



Permit Press

City Of San Diego Construction And Development Newsletter

CLOSURE

Services limited during Christmas-New Year's holiday Inspections, 'no plan' permits available at Kearny Mesa location

Planning and Development Review's Inspection Services Office in Kearny Mesa will be the only department facility open from December 26-29.

Field inspections and minor permits will be available through this office during this week.

The Inspection Services office is located at 9601 Ridgehaven Ct., Suite 220.

The downtown offices, including those at 1222 First Avenue and 202 C Street, will be closed. Permits requested through the PermitFax service will not be issued from December 26-29.

Special office hours from Dec. 26-29 will be: 7 a.m. to 3:30 p.m. Payment for permits is by check only. The office telephone number is (858) 492-5070.

Construction inspections will also be available from Dec. 26-29. To schedule inspections, use InspectionLine at (858) 581-7111.

HOLIDAY Continues on Page 2

PLAN SUBMITTAL

CAD templates for designers to be available on Planning and Development Review web site

Use of standard templates will cut corrections, rejections

AutoCAD templates for commercial, residential and tenant-improvement construction plan cover sheets will be available for download from the

Planning and Development Review web site in January.

The standard cover sheets will help designers create plans that conform to department requirements and have been developed in cooperation with local designers.

Making the standard tem-

City Council to consider second update to Land Development Code

Telecommunications facilities, subdivision procedures on agenda

Amendments that clarify the city's new Land Development Code are scheduled to be considered by the City Council in December as well as changes to regulations covering subdivisions and telecommunications facilities, along with other "maintenance" revisions.

In a public hearing scheduled December 12, the Council is also scheduled to consider amendments to the Carmel Valley Planned District Ordinance parking regulations and the Transit Area Overlay Zone.

Part of the regular review process established when the code was approved in 1999, this is the second round of amendments to the code.

The monitoring program sets up a regular process to make changes and an advisory Code Monitoring Team to review the issues. The Planning Commission, in August, sent a positive recommendation to the City Council for consideration. The Council's Land Use and Housing Committee endorsed the changes in October.

CODE Continues on Page 3

The Code Monitoring Team reviewed the changes

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Holidays

City of San Diego
Offices Will Be Closed

**Monday,
January 1, New
Year's Day, Legal
Holiday**

**Monday,
January 15,
Dr. Martin Luther
King Day, Legal
Holiday**

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Reminder

Fees changed on
**October 1. For details
on the new fees, see
the "News" section of
our web site.**

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TRAFFIC

Street work off limits downtown, near malls off limits during holidays Annual construction moratorium affects anything impacting retail

The city's annual moratorium on street construction or any other activity affecting traffic in downtown or near major shopping areas runs from Thanksgiving, Nov. 23, through New Year's Day, Jan. 1.

Construction activities which affect either on-street parking, vehicle travel lanes or pedestrian sidewalk areas should be delayed until after the holiday season.

Streets adjacent to major re-

tail shopping areas and downtown are affected. Areas include streets around University Towne Centre, Fashion Valley and Mission Valley centers, downtown La Jolla and other

TRAFFIC Continues on Page 2

plates available was a suggestion from the city's Technical Advisory Committee. The panel, appointed by the City Council's Land Use and Housing Committee, is made up of representatives of the development and real estate industries.

"This will help eliminate

many of the plan corrections we now require," said Stephen M. Haase, the city's Development Review Manager.

"Many times, plans are rejected or need corrections only because the notes and information page is incomplete. This

CAD Continues on Page 2

Holiday

Continued from Page 1.

All city offices will be closed on Thursday, Nov. 23, Monday, December 25 and Monday, January 1 for legal holidays. All Planning and Development Review offices will be closed on Friday, Nov. 24.

For more information on the holiday closures, call (619) 446-5000. ☎

CAD

Continued from Page 1.

will help designers submit things correctly, right from the start."

Three templates, all in AutoCAD version 14, will be posted for download on the web site, <http://www.ci.sandiego.ca.us/development-services>

To get to the "Forms and Information Handouts" section, click on the "Construction Industry Professionals" link from the Planning and Development Review home page.

This section also includes a complete set of the Building Newsletters code interpretations and other forms and technical bulletins.

Designers using the CAD files should complete the information requested but not change the font, format or sheet size.

For more information, call (619) 446-5092. ☎

Traffic

Continued from Page 1.

major community retail shopping centers.

Downtown includes the area from San Diego Bay north to Cedar Street and east to 12th

SEMINAR REGISTRATION

Traffic Control Training Class

Cost: \$42 per person.

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- January 17
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**Traffic Control Class
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Planning and Dev. Review
Land Development Review
Traffic Control Section
1222 First Ave., MS-502
San Diego, CA 92101**

Avenue.

Traffic control permits and other approvals are generally required for any activity blocking the street or sidewalk.

For more information, call Dave Alvarez at (619) 446-5284. ☎

PUBLICATION ORDER

For information, call (619) 446-5100.

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Company

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City, State, ZIP Code

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Item	Each	Qty.
1997 Edition San Diego Regional Standard Drawings	\$29.50	
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1997 UBC Building Newsletters	\$25.00	
Land Development Code	\$90.00	
Land Development Code video	\$10.75	
Total		

To order, enclose a check made payable to **City Treasurer** with the amount of your order and mail to:

**Publications Order
City of San Diego
Planning and Dev. Review
1222 First Avenue, MS-401
San Diego, CA 92101-4153**



CITY OF SAN DIEGO

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This information is available in alternative formats for persons with disabilities. To request this bulletin in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).



Printed on recycled paper

San Diego's nature preserve nearly 90 percent assembled

2000 Annual Report notes three-year anniversary of Multiple Species Conservation Program

Habitat conservation for the City's landmark Multiple Species Conservation Program continued at a brisk pace during 1999 and into 2000, according to a report presented November 14.

Enhanced management and a new monitoring program are also being implemented through a combination of budgeted city funds and several state grants.

The annual report, required by federal and state agencies, said 89 percent of the program's targeted 52,012 acres have either been conserved or approved for conservation. The MSCP Nature Preserve now covers over 46,000 acres.

Approved by local, state and federal agencies in 1997, it identifies areas to be set aside for native plants and animals. By conserving larger blocks of habitat in an interconnected habitat system, fewer plants and animals will become endangered than if we only preserve isolated patches of open space.

The program also established monitor-



California Gnatcatcher, resident of the MSCP.

ing, restoration and management requirements of the conserved lands. Biologically sensitive area outside of the designated habitat can be targeted for development.

As one of only two such programs in California, the MSCP sets standards and identifies land for habitat preservation, it helps speed the development process for other areas.

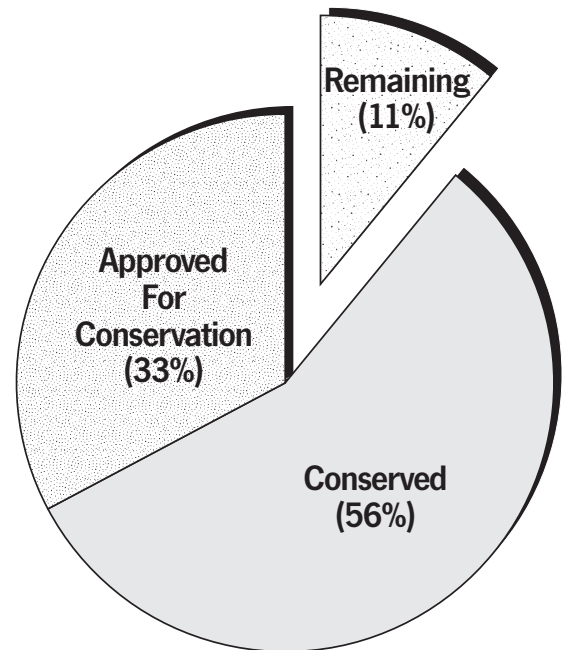
During 1999, 115 development projects were reviewed for consistency with the plan; through September, 2000, an additional 140 plans were checked. The MSCP helps many developers avoid lengthy review by US Fish and Wildlife Service and the California Department of Fish and Game.

The annual report, available on the City's web site, detailed the status of the project during 1999, in which 5,682 acres were preserved.

More than \$7.2 million was spent by the city to purchase land; land was also bought by other government agencies, or donated to compensate for a project's impact.

New development impacted 3,174 acres of habitat, mostly outside of MSCP boundaries.

A \$309,000 monitoring program has now been established, which checks the



Status of land assembly for the MSCP.

habitat areas for positive and negative changes. Organizations such as San Diego State University and the Friends of Los Peñasquitos Canyon are also participating in monitoring.

Future funding may come from the March, 2000, Prop. 12, which set a \$100 million state fund for land purchases. On Nov. 27, the City Council is scheduled to consider a three-year funding plan.

For more information, call (619) 236-7258. ☎

Code

Continued from Page 1.

Among the changes to be considered by the City Council:

- **Consistency corrections** resulting in minor changes to language in the areas covering: grade establishment in the Coastal Overlay Zone; the description of the Light Manufacturing Use subcategory; accessory structures in residential zones; maximum floor area ratio in IP, IL and IH zones; parking for guest quarters; residential density in mixed use projects; and making flood plain development regulations consistent with federal rules.

- **Telecommunication facilities in residential areas** are addressed in the proposal, based on recommendations of a committee representing the telecommunications industry, City Council districts

and Planning Groups.

The new rules would require notification of residents that will be affected by the any facility installation, as well as Hearing Officer hearing with Planning Commission appeal on major facilities. Information on radio-frequency effects will be required as part of the application.

Design standards for installations in the public right-of-way are also recommended.

- **Subdivision maps** can be approved by the City Engineer, under state law, and the proposal would amend the city Land Development Code to allow this. The City Engineer's decision then could be appealed to the City Council.

- **Parking in the Carmel Valley**

Planned District Ordinance area would be revised to require four spaces per 1,000 square feet of gross floor area in the Business And Professional Office/Government/Regional And Corporate Headquarters category in the Employment Center Zone.

- **Transit Area Overlay Zone** overlay maps would be updated to include areas adjacent to transit centers in areas such as Alvarado Canyon Road (east of Mission Gorge Road), the New Century Center in Kearny Mesa, the Sorrento Valley Coaster Station and Marketplace at the Grove (College Grove).

For more information on the hearing or proposal, call (619) 446-5388. ☎



THE CITY OF SAN DIEGO

Permit Press
City of San Diego Planning & Development Review Department
1222 First Avenue MS-401
San Diego, CA 92101-4154

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Get Involved In Your Community... Attend A Community Planning Group Meeting

Call (619) 236-6479 for locations and meeting dates,
or see our web site.

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Fire Plan Check (619) 446-5440
After Hours/Weekend Building
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Services by FAX

For printouts of plan clearances. You will be faxed the printout or mailed a copy.
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PermitFax Line (619) 236-7687

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Appointment Optional Services

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San Diego Regional Permit Assistance Center: CAL-EPA, Caltrans, Air Resources Control Board, Regional Water Quality, County Environmental Health Services, Air Pollution Control, (619) 236-5938
Seismic/Geologic Hazards (619) 446-5460
Traffic Control Plan Check (619) 446-5150

Schedule In Advance Services

New Construction, Relocation, Removal, Demolition Inspections (858) 581-7111
Engineering Field Inspections . (619) 627-3200

Service Locations

Development Review Center, 1222 First Ave.
Planning & Development Review (Building Development Review, Information & Application Services, Land Development Review, Support Services).
Stadium/Keamy Mesa area, 9601 Ridgehaven Ct., Suite 220

Planning & Development Review Inspection Services: Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.

City Administration Building, 202 C St.

Planning and Development Review (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing)

Executive Complex, 1010 Second Ave.

Engineering and Capital Projects Dept., Traffic Engineering.

Civic Center Plaza, 1200 Third Ave.

Neighborhood Code Compliance

Community Service Centers are located in many neighborhoods, including Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo and San Ysidro. Call City Information at (619) 236-5555 for the nearest location and operating hours.