

GREATER GOLDEN HILL PLANNING COMMITTEE

REVISED AGENDA

September 10, 2014

6:30 PM

Balboa Park Golf Course Clubhouse, 2600 Golf Course Drive

www.sandiego.gov/planning/community/cpg

Call to Order **6:30

Additions and/or Deletions to Agenda

Approval of Minutes

Governmental Reports **6:35

Community Police Officer – Kevin Vasquez {619.674.7268 or
kvasquez@pd.sandiego.gov}

39th Senate District – Chris Ward {619.645.3133 or christopher.ward@sen.ca.gov}

53rd Congressional District – Gavin Deeb {619.280.5353 or
gavin.deeb@mail.house.gov}

80th Assembly District – Aida Castaneda {619.338.8090 or aida.castaneda@asm.ca.gov}

Council District 3 – Molly Chase {619.236.6633 or mchase@sandiego.gov}

City Planner – Bernard Turgeon {619.533.6575 or bturgeon@sandiego.gov}

Non Agenda Public Comment **6:50

Chair Report, Vice Chair Report **7:00

Action Items **7:05

- **Urban Forestry Plan**, Rachele Melious {858-354-4158}
- **1445 32nd Street**, Terrence Pirtle tpirtle@webuysandiegorealty.com

Information Items **7:30

- **Community Plan Up-date**, Bernie Turgeon

Sub-Committee Updates

Historic* – Susan Bugbee {bugbee@sandiego.edu}

Adjournment **8:30

*If you are interested in attending the Historic meeting please email the appropriate committee to confirm meeting and agenda.

**All times are estimated – Action Items may also be taken before Information Items.

The City of San Diego distributes agendas via email and can also provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please contact the City at 619.236.6479 or sdplanninggroups@sandiego.gov



THE CITY OF SAN DIEGO

September 5, 2014

VIA EMAIL: michaelazarmi@att.net

Michael Azarmi
Franklin Design
6151 Fairmount Ave., #205
San Diego, CA 92120

Dear Mr. Azarmi:

Subject: 1445 32nd Street NDP; Assessment Letter; Project No. 357695; Internal Order No. 24004409; Greater Golden Hill Community Plan

The Development Services Department has completed the initial review of the project referenced above, and described as:

A request for a Neighborhood Development Permit to construct a detached, approximately 325-square-foot garage and construct an approximately 1,125-square-foot, 2-story addition to an existing residence with proposed deck at 1445 32nd Street. The 0.229-acre lot is located in the RS-1-4 Zone, within the Greater Golden Hill Community Plan area and Council District 3.

Note: Please see LDR-Planning Review comments – project as currently presented would **also** require a Process 3 Variance due to encroachments into setback.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned “Point of Contact.” The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

- **Required approvals:** A Process 2 Neighborhood Development Permit (NDP) is required. In addition, a Variance (Process 3) is required for encroachments into the setbacks, for the project as currently proposed.

NOTE: Should the project be modified to remove the encroachments into the setbacks, it would have the potential to become a Process 2 NDP again. See LDR-Planning Review comments for further information on this issue.

- The decision to approve, conditionally approve, or deny a Process 3 project is made at a public hearing, by the Hearing Officer, with appeal rights to the Planning Commission.
- The decision to approve, conditionally approve, or deny a Process 2 project is made by the Development Services Department staff, with appeal rights to the Planning Commission.
- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings (SDMC Sections 126.0404.a and b. – *Findings for Neighborhood Development Permit Approval, including Supplemental Findings for Environmentally Sensitive Lands* and SDMC Section 126.0805 – *Findings for Variance Approval*).

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional comments and explanation are provided in the attached Cycle Issues Report; please read that document carefully.

KEY ISSUES:

- LDR-Planning Review: Make plan corrections as indicated, including correct setbacks. Plans are difficult to read: Ensure all plans are accurate, clear, and easy to interpret and read. Confirm intention to pursue variance or modify structure to conform with regulations. Provide a biology study as specified, which includes brush management. Additional review will be completed after receipt of that study. The project is within the FAA Part 77 Notification Area, and as such must conform with the process specified in: <http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib520.pdf>
- LDR-Engineering Review: Make plan and notes corrections as indicated, including addressing: construction BMPs, sewer main, drive aisle, driveway information, drainage, grading details, water and sewer. Ensure vehicular path from street for driveway and parking purposes is delineated, easily understood, and clear. Submit a Preliminary Drainage Study and a Water Quality Study, as indicated.
- LDR-Environmental: The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) is not able to make a determination at this time pending submittal of additional information, and resolution of the other reviewing disciplines' (LDR-Planning, Fire-Plan Review, and LDR-Landscaping) issues. Further, additional review may be required after receipt and review of the required biology study (see LDR-Planning Review); ensure this study also addresses the potential for noise impacts and brush management. Make plan and notes corrections as indicated, including addressing grading, walls, fences. Please note that a geotechnical report may be required.
- Fire-Plan Review: Address comments as noted regarding sprinklers fire hydrant, and hose pulls. Fire is also reviewing for conformance with brush management conformance.
- LDR-Landscape: Essential information has been provided; please see detailed comments in the Cycle Issues Report. Provide responses to comments regarding brush management, the revegetation plan, and the planting plan.
- Plan-Historic: Staff has reviewed the information provided and has determined that the property does not meet local designation criteria and additional information is not required at this time.

- III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 30 days to complete.
- VI. RESUBMITTALS/NEXT STEPS:** Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). Please be prepared to provide the following:
- A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.
- B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.
- C. CEQA Fees: Information will be provided in future reviews regarding the required CEQA processing fees, when the project is closer to a decision point and when the CEQA determinations have been made. However, the following information is provided to help you plan for future costs:

- If an environmental document (ND, MND, EIR) is required, the CEQA Filing Fees described in http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html will be required. In addition, the San Diego County Clerk requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.
- If the project is determined to be Exempt from the provisions of the California Environmental Quality Act (CEQA); a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the “San Diego County Clerk” in the amount of \$50 must be forwarded to my attention.

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Further information regarding that required fee will be provided closer to a decision point.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact **Ruchell Alvarez**, Chairperson of the Greater Golden Hill Planning Committee, via email at goldenhillplanningcommittee@gmail.com to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, “Coordination of Project Management with Community Planning Committees” (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

Page 6

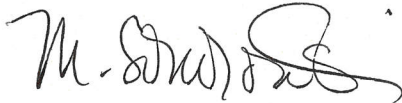
Michael Azarmi – PTS 357695

September 5, 2014

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5278 or via e-mail at msokolowski@sandiego.gov (preferred).

Sincerely,



Michelle Sokolowski
Development Project Manager

Enclosures:

1. Cycle No. 2 Issues Report
2. Required Findings (SDMC Sections 126.0404.a and b. – *Findings for Neighborhood Development Permit Approval, including Supplemental Findings for Environmentally Sensitive Lands and SDMC Section 126.0805 – Findings for Variance Approval*)
3. Submittal Requirements Report

cc: File
Ruchell Alvarez, Chair, Greater Golden Hill Planning Committee
Reviewing Staff
Terry Pirtle, Manter LLC, Owner



L64A-003A

Project Information

Project Nbr: 357695 **Title:** 1445 32nd Street NDP
Project Mgr: Sokolowski, Michelle (619) 446-5278 msokolowski@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/18/2014	Deemed Complete on 06/19/2014
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/19/2014	
Reviewer: Braun, Corey (619) 446-5311 cbraun@sandiego.gov	Assigned: 06/20/2014	
	Started: 07/31/2014	
Hours of Review: 7.00	Review Due: 07/18/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/13/2014	COMPLETED LATE
	Closed: 09/05/2014	

- . The review due date was changed to 08/11/2014 from 07/23/2014 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 153 reviews, 45.1% were on-time, and 61.4% were on projects at less than < 3 complete submittals.

RS-1-4 Zone

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | The applicant appears to be mistaken that the site is zoned RS-1-7 instead of RS-1-4. The RS-1-7 zone setbacks are shown on the site plan. Please correct the setbacks to reflect those required by the RS-1-4 zone. The rear yard setback may be reduced to 10 feet since the lot is less than 100 feet in depth. The front setback is along the 31st Street right-of-way frontage. The street side setback is along the Beech Street right-of-way frontage. The side setback along the east property line may be reduced to 4 feet as long as a 24-foot setback is maintained from the west property line.

(New Issue) |
| <input type="checkbox"/> | 2 | The rear 6 feet of the proposed garage is within the rear setback. Per M.C. Section 131.0461(a)(12)(B) the portion of the garage within the setback may not exceed a structure height of 15 feet. The portion of the garage within the rear setback has a height of 17.83 feet. This will require a Process 3 Variance to be approved. Provide the evidence to show why the garage cannot be located outside of the setback or cannot be located where it would not exceed a structure height of 15 feet.

(New Issue) |

ESL

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 3 | Based upon City topographic and ortho-photos records the project site appears to contain Environmentally Sensitive Lands in the form of sensitive biological resources. Proposed development on property that contains sensitive biological resources must comply with the Land Development Code 143.0140 & 143.0141 and the Biology Guidelines in the Land Development Manual. Development on a property with only a single dwelling unit and less than 15,000 square feet of area requires a Neighborhood Development Permit. (Information only, no response required.)

(New Issue) |
| <input type="checkbox"/> | 4 | All development occurring in sensitive biological resources is subject to a site-specific impact analysis conducted by a qualified Biologist, in accordance with the Biology Guidelines in the Land Development Manual. The impact analysis shall evaluate impacts to sensitive biological resources and CEQA sensitive species. The analysis shall determine the corresponding mitigation, where appropriate, and the requirements for protection and management. Incorporate any recommendations from the Biologist into the plans as necessary.

(New Issue) |

Community Plan

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

For questions regarding the 'LDR-Planning Review' review, please call Corey Braun at (619) 446-5311. Project Nbr: 357695 / Cycle: 2





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Issue
Cleared? Num Issue Text

5 The Land Use designation for the project site on page 21 of the Greater Golden Hill Community Plan is Low Density Residential at a density of 1 - 9 dwelling units per acre. The project site is also adjacent to the 32nd Street Canyon which is designated as Open Space in the Community Plan. The single dwelling unit development at the site is consistent with the recommendations of the Community Plan. (Information only, no response required.)

(New Issue)

6 Page 37 of the Urban Design Element and page 72 of the Open Space Element of the Community Plan recommend that new development be designed to complement the natural character of the land, minimize disturbance of the topography and vegetation, and maintain existing views and public access to canyon areas. Subject to the implementation of any recommendations from the Biologist's report for the preservation of any sensitive biological resources, the project as proposed will accomplish these goals.

(New Issue)

FAA Part 77 Notification Area

Issue
Cleared? Num Issue Text

7 The Federal Aviation Administration (FAA) has notified the City that the Airport Land Use Compatibility Plans for all Airports in the City do not include all areas that are subject to Federal notification requirements and structure height limits near airports. (Information only, no response required.)

(New Issue)

8 Due to the height and proximity of the proposed project to Lindbergh Field, your project must be submitted to the Federal Aviation Administration (FAA) for Obstruction Evaluation and Airport Airspace Analysis as required by the Code of Federal Regulations Title 14 Part 77, Subpart B to ensure that the structure will not be an obstruction or hazard to air navigation. The following is a link to the FAA website for submitting projects (form 4760-1) to the FAA:

www.oaaaa.faa.gov

(New Issue)

9 As an alternative, notification to the FAA is not required if a professional, licensed by the State of California to prepare construction documents provides certification on the plans along with their signature and registration stamp, that the structure(s) or modification to the existing structure(s) shown on the plans do not require the FAA notice because, per Section 77.15(a) of Title 14 of the Code of Federal Regulations CFR Part 77, notice is not required. The applicant will be required to sign a 'No FAA Notification Self Certification Agreement' prior to Permit Issuance.

(New Issue)

Airport Influence Area

Issue
Cleared? Num Issue Text

10 The project site is located within an Airport Influence Area. However, because the proposal does not represent a change in use or an increase in density at the site, a Determination of Consistency with the Airport Land Use Plan by the Airport Land Use Commission is not required. (Information only, no response required.)

(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/18/2014	Deemed Complete on 06/19/2014
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/19/2014	
Reviewer: Benally, Rhonda (619) 446-5468 Rbenally@sandiego.gov	Assigned: 06/26/2014	
	Started: 07/21/2014	
Hours of Review: 0.00	Review Due: 08/11/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/04/2014	COMPLETED ON TIME
	Closed: 09/05/2014	

- . The review due date was changed to 08/11/2014 from 07/23/2014 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 121 reviews, 53.7% were on-time, and 51.3% were on projects at less than < 3 complete submittals.

Review 7/25/2014

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1 | Scope of Work (INFORMATION ONLY, NO ACTION REQUIRED) |
| | | The project proposes a Neighborhood Development Permit (NDP) to allow the construction of a 2-story addition to an existing single-family residence with a new deck, and a new detached 325 square-foot garage on a 0.229 acre site. (New Issue) |
| <input checked="" type="checkbox"/> | 2 | The project is addressed at 1445 32nd Street in the RS-1-4 zone within the Greater Golden Hill Community Planning area, Brush Management, Very High Fire Hazard Severity Zones, Outdoor Lighting Zones, Residential Tandem Parking Overlay Zone, Airport Influence Area, ALUCP Noise Contours (CNEL), and the Federal Aviation Administration Part 77 Notification Area. (New Issue) |

Project Issues

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 3 | The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) is not able to make a determination at this time pending submittal of additional information, and the resolution of the other reviewing disciplines' (LDR-Planning, LDR-Engineering, Fire-Plan Review, and LDR-Landscaping) issues. (New Issue) |
|--------------------------|---|--|

Biological Resources

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 4 | It appears from Aerial Photos (bing maps) the parcel may contain sensitive biological vegetation. Based on the information provided in this submittal a biological letter report must be completed for this project. The letter report shall be prepared in accordance with the City of San Diego's Biology Guidelines (April 2012). The letter report shall address the potential for noise impacts from construction activities on sensitive species which may be located in the area, and include a discussion regarding Brush Management Zones. (New Issue) |
| <input type="checkbox"/> | 5 | (Continued) |
| | | Please provide a discussion in the report if any modifications to the structure and/or if fire rating is required. Please provide two copies of the letter report for the City's Project Manager, and EAS in your next submittal. (New Issue) |

NESTING BIRD DISCLOSURE

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 6 | NESTING BIRD DISCLOSURE - Please note that nesting birds may be present during construction, and are protected under US and State Law including the Federal Migratory Bird Treaty Act and in particular; CA Law - Fish and Game Code - Section 3503. |
| | | CDFG Code 3503 states: "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." (New Issue) |





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	7	The intent of these comments are to alert the property owner/agent that they are responsible for compliance with these laws, and that they may be subject to fines/prosecution should the laws be violated. It is recommended that this information be placed on the construction plans to ensure compliance.
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For more information on Section 3503 go to:

<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fgc&group=03001-04000&file=3500-3516> (New Issue)

Historical Resources (Archaeol)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	8	EAS has consulted with City staff and no further archaeological analysis is required. (New Issue)
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Grading/Excavation/Paleontoloq

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	9	According to the Geology of the San Diego Metropolitan Area, the subject property is underlain by the San Diego Formation which is considered highly sensitive, and Lindavista Formation which is considered moderately sensitive for paleontological resources. The Scope of Work on the Title Sheet states "No Grading is Proposed," however the Site Notes on this plan states "Major Grading is not proposed on this Project." (New Issue)
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<input type="checkbox"/>	10	(Continued)
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It appears some excavation may be required for the foundation, footings, water and sewer lines (if proposed), etc. In addition, LDR-Engineering stated that a Grading Data Table needs to be added to the plans. Refer to LDR-Engineering for additional information. Please provide the total amount of excavation (in cubic yards), and the maximum depth of cut on the plans. Until this information is provided EAS cannot address paleontological resources. (New Issue)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	11	The project will be reviewed by LDR-Planning. The City's Information Bulletin 515 states if a project requires a Neighborhood Development Permit (NDP) for Environmentally Sensitive Lands (ESL) then a geotechnical report will be required. If it is determined that an NDP for ESL is required please provide a geotechnical report for LDR-Geology in the next submittal. (New Issue)
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Water Quality/Drainage Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	12	LDR-Engineering stated that a Water Quality Study (WQS) and Preliminary Drainage Study (PDS) need to be submitted. Refer to LDR-Engineering for additional information. Provide a final WQS and final PDS to EAS, upon acceptance by LDR-Engineering. (New Issue)
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Historical (Architectural)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	13	The project has been reviewed by the City's Plan-Historic staff (PHS). PHS has reviewed the documentation provided in this submittal, and determined the property located at 1445 32nd Street is not an individually designated resource and is not located within a designated historic district. PHS further stated the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria, therefore, no historical research report is required at this time. (New Issue)
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<input checked="" type="checkbox"/>	14	(Continued)
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PHS also stated this determination is good for 5 years from this date, July 16, 2014, unless new information is provided that speaks to the building's eligibility for designation. PHS also stated that "Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements." Refer to PHS for additional information. (New Issue)

Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	15	The Title Sheet states the project requires a Neighborhood Development Permit, however, the Scope of Work on the Title Sheet states the project requires a Neighborhood Use Permit. Please clarify if this information is accurate. Revise plan, if necessary. (New Issue)
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<input type="checkbox"/>	16	The Plot Plan shows a concrete and a rock wall. Please clarify the length and height of any proposed or existing walls or fences onsite. (New Issue)
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New Issue Group (1968244)

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 357695 / Cycle: 2





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Please note additional environmental issues may arise as the review progresses. Should there be a change in the Scope of Work or the project is redesigned then EAS needs to review the project. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/18/2014	Deemed Complete on 06/19/2014
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 06/19/2014	
Reviewer: Mansour, Amanda (619) 446-5312 AMANSOUR@sandiego.go	Assigned: 06/19/2014	
	Started: 07/14/2014	
Hours of Review: 5.00	Review Due: 07/18/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/14/2014	COMPLETED ON TIME
	Closed: 09/05/2014	

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- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 96 reviews, 88.5% were on-time, and 52.3% were on projects at less than < 3 complete submittals.

1st Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Title Sheet: Please remove all construction BMPs notes. (New Issue)
<input type="checkbox"/>	2	Title Sheet: This project is subject to the regulations contained in the revised City's Storm Water Standards dated January 20, 2012. Owner's Certificates for Post Construction BMPs are no longer accepted to show compliance with the current Storm Water Standards. Revise the Site Plan Sheet 1. Remove the Owner's Certificates for Post Construction BMPs. (New Issue)
<input type="checkbox"/>	3	Site Plan Sheet 1: Please clearly show the sewer main adjacent to the site within 32nd Street. Please also identify and sewer easement onsite related to the sewer main. (New Issue)
<input type="checkbox"/>	4	Site Plan Sheet 1: Per the City of San Diego Municipal Code, show the required 12' drive aisle width. (New Issue)
<input type="checkbox"/>	5	Site Plan Sheet 1: Please clearly show the edge of AC pavement within Beech Street and identify the pavement width. Per Chapter 14 of the City of San Diego Municipal Code, all parking spaces, parking areas, loading areas, and driveways shall be surfaced with asphaltic concrete at least 2 inches in depth or its equivalent. Please update the site plan accordingly. (New Issue)
<input type="checkbox"/>	6	Site Plan Sheet 1: Please show the access in the right of way to the site. Please identify the existing driveway width. The Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the existing driveway. (New Issue)
<input type="checkbox"/>	7	Site Plan Sheet 1: Revise the driveway design into the garage. Add a detailed driveway profile to verify the proposed driveway adheres to the Municipal Code. The plans show more than the allowed 20% max slope with no transitions which is not acceptable. Per San Diego Municipal Code Section 142.0560 (j)(9)(c) and Diagram 142-05D driveway slopes greater than 14% there shall be transitions for the first and last 8 feet of the ramp. (New Issue)
<input type="checkbox"/>	8	Site Plan Sheet 1: Revise the Site Plan Sheet A1. Show the door opening and access from the proposed garage to the existing residence. Show any required grading in this area for the access. (New Issue)
<input type="checkbox"/>	9	Site Plan Sheet 1: Revise the Site Plan to show and call out the location of the roof drains and deck drains and how they are discharged. Please also indicate how the drainage shall be treated. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Amanda Mansour at (619) 446-5312. Project Nbr: 357695 / Cycle: 2





L64A-003A

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	10	Site Plan Sheet 1: Revise the Site Plan to add a note that states: This project will not discharge any increase in storm water run-off onto the existing hillside areas or adjacent properties. (New Issue)
<input type="checkbox"/>	11	Revise Grading Plan: Clearly differentiate between existing and proposed grading contours and spot elevations. Clearly identify the pad limits of the proposed addition and garage. Show all improvements as "existing" or "proposed". Show the drainage pattern around to the proposed structures. (New Issue)
<input type="checkbox"/>	12	Revise Grading Plan: Clearly show the proposed access to the garage, and the proposed grading for the access, with proposed slopes. (New Issue)
<input type="checkbox"/>	13	On the Site Plan Sheet1, show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain. (New Issue)
<input type="checkbox"/>	14	On the Site Plan Sheet1, please show and call out the new sewer laterals for the new bathrooms proposed in the garage, and in the addition area. (New Issue)
<input type="checkbox"/>	15	Conceptual Grading Plan: Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	16	Conceptual Grading Plan: Add a note that states: At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the discharge to non-erodible velocities. Add a note that states: Multiple storm water discharge locations will be used to mimic the existing drainage pattern. Add a note that states: No additional run-off is proposed for the discharge locations. (New Issue)
<input type="checkbox"/>	17	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site. Per SDMC section 143.0142(f) states: Any increase in runoff resulting from the development of the site shall be directed away from any steep hillside areas. Any proposed increase in run off must be mitigated. (New Issue)
<input type="checkbox"/>	18	Site Plan Sheet 1: Revise the Site Plan Sheet A1. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	19	Site Plan Sheet 1: Revise the Site Plan Sheet A1. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	20	Submit a Standard Storm Water BMP Report, listed as a Water Quality Study in next time documents, that Identifies Pollutants from the Project Area and addresses how the 5 possible Low Impact Development (LID) BMP's and 15 possible Source Control BMP's have been incorporated into the project. (New Issue)
<input type="checkbox"/>	21	If any of the 20 possible BMPs have not been used in the project design, add a discussion in the report why the omitted BMPs are not feasible or not applicable. Please Note: A Water Quality Study is required, not a Water Quality Technical Report. For an example of a Water Quality Study, contact my office at amansour@SanDiego.gov (New Issue)
<input type="checkbox"/>	22	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Please note, the proposed development is not significant enough to warrant the public improvements at this time. The applicant should be made aware that any redevelopment of the site would require the public improvements.
		(New Issue)
<input type="checkbox"/>	24	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Amanda Mansour at 619 446-5312.
		(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/18/2014	Deemed Complete on 06/19/2014
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/19/2014	
Reviewer: Sokolowski, Michelle (619) 446-5278 msokolowski@sandiego.gov	Assigned: 07/16/2014	
	Started: 07/16/2014	
Hours of Review: 1.00	Review Due: 07/18/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/16/2014	COMPLETED ON TIME
	Closed: 09/05/2014	

- . The review due date was changed to 08/11/2014 from 07/23/2014 per agreement with customer.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 71 reviews, 42.3% were on-time, and 54.9% were on projects at less than < 3 complete submittals.

Greater Golden Hill Planning C

Greater Golden Hill

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Greater Golden Hill Planning Committee, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 06/18/2014 Deemed Complete on 06/19/2014
Reviewing Discipline: LDR-Landscaping **Cycle Distributed:** 06/19/2014
Reviewer: Robles, Jeff **Assigned:** 06/20/2014
(619) 446-5225 **Started:** 08/29/2014
jwrobles@sandiego.gov **Review Due:** 07/18/2014
Hours of Review: 8.00 **Completed:** 09/04/2014 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 09/05/2014

- . The review due date was changed to 08/11/2014 from 07/23/2014 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 29 outstanding review issues with LDR-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 62 reviews, 77.4% were on-time, and 58.2% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) Aug 14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A resubmittal is required. Please revise and provide information in the following format: On a separate sheet restate the question/issue and Issue No., provide an individual response to each question/issue, indicate the sheet(s) and sheet number(s) where issues are addressed. (New Issue)

Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Landscape Regulations are contained in Chapter 14, Article 2, Division 4 of the San Diego Municipal Code. Project is subject to Table 142-04A, Landscape Regulations Applicability. (New Issue)
<input type="checkbox"/>	3	Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. SDMC 142.0412. (New Issue)
<input type="checkbox"/>	4	Type of Development Proposal(s) from Table 142-04A relevant to your project and landscape regulations will require a Brush Management Plan, Planting Plan and Revegetation Plan. Provide on separate sheets. (New Issue)
<input type="checkbox"/>	5	Publicly or privately owned premises that are within 100 feet of a structure, and contain native or naturalized vegetation. Code Sections which apply: 142.0403, 142.0412, and 142.0413 (New Issue)
<input type="checkbox"/>	6	Permanent Revegetation. All graded, disturbed, or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated. SDMC 142.0411 (a). See Table 142-04F. (New Issue)
<input type="checkbox"/>	7	All existing, invasive plant species, including vegetative parts and root systems, shall be completely removed from the premises when the combination of species type, location, and surrounding environmental conditions provides a means for the species to invade other areas of native plant material that are on or off of the premises. (New Issue)
<input type="checkbox"/>	8	Site appears to contain sensitive biological vegetation. The biological letter report in accordance with the City of San Diego's Biological Guidelines may require revisions to the Brush Management and Revegetation Plans. (New Issue)

Brush Management

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Brush Management Zone One width shall be provided between native or naturalized vegetation and any structure. It is measured from the nearest exterior point of a structure to the fuel source (brush/vegetation). Measurement of Zone One would be from the exterior portion of the garage to the vegetation. Revise Zone One for the garage and addition. (New Issue)
<input type="checkbox"/>	10	The proposed addition and garage do not adequately provide standard brush management protection of 35 feet for Zone One and 65 feet for Zone 2. Proposed garage should be moved towards existing residence. Please revise. (New Issue)
<input type="checkbox"/>	11	The Code does however provide for alternative compliance. Conditions are listed below: The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Jeff Robles at (619) 446-5225. Project Nbr: 357695 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	(Continued) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break. (New Issue)
<input type="checkbox"/>	13	(Continued) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area. Indicate if applicant is seeking alternative compliance. (New Issue)
<input type="checkbox"/>	14	Include Fire in the next review. Provide Fire with a copy of Landscaping/Brush Management plan. (New Issue)
<input type="checkbox"/>	15	Please separate the Planting Plan from the Brush Management Plan. Clearly identify Brush Management Zones One and Two in accordance with previously stated regulations. If alternative compliance is being used indicate and dimension proposed Zones One and Two. (New Issue)
<input type="checkbox"/>	16	Indicate that there will be a permanently automatic irrigation system in Zone One. Indicate general coverage area. (New Issue)

Revegetation Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	On a separate sheet provide a revegetation plan which includes the following. Items are listed separately to expedite subsequent reviews. (New Issue)
<input type="checkbox"/>	18	Identify invasive plant species (New Issue)
<input type="checkbox"/>	19	Indicate existing plant material (New Issue)
<input type="checkbox"/>	20	Indicate plant material to be removed and remained. (New Issue)
<input type="checkbox"/>	21	Indicate revegetation method as indicated in Table 142-04F (New Issue)
<input type="checkbox"/>	22	Provide proposed hydroseed mix or indicate mix shall contain no invasives. (New Issue)
<input type="checkbox"/>	23	Remove or revise "Note: Existing plantings ... be maintained per the Brush Management Requirements." Existing slope plantings contain invasive species which shall be removed. (New Issue)

Planting Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Provide and indicate Street Trees (New Issue)
<input type="checkbox"/>	25	Street trees shall be planted between the curb and abutting property line. The number of required street trees shall be calculated at the rate of one 24-inch box tree for every 30 feet of street frontage. The installed tree spacing may be varied to accommodate site conditions or design considerations; however, the number of trees required for each street frontage on a lot bounded by more than one street shall be planted along the corresponding street frontage. Provide appropriate Street Trees along 32nd and Beech. (New Issue)
<input type="checkbox"/>	26	Indicate existing, proposed or proposed to be removed walls/fences. Dimension (New Issue)
<input type="checkbox"/>	27	Show all existing and proposed utilities on the site or in the adjacent right-of-way such as hydrants, vaults, transformers and poles, water services/meters, sewer laterals or fire services. Specific information that should be noted on the plans is location, size, and type of all new and existing services and laterals. (New Issue)
<input type="checkbox"/>	28	Verify and design so as to maintain a minimum distance from trees: Underground Utility Lines (except sewer) - 5 feet Sewer Lines - 10 feet Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc) - 10 feet Driveways - 10 feet (New Issue)
<input type="checkbox"/>	29	Revise Title to Landscape Development Plan. Provide appropriate Title Block on each landscape development plan sheet. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/18/2014	Deemed Complete on 06/19/2014
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 06/19/2014	
Reviewer: Sylvester, Brenda	Assigned: 06/27/2014	
(619) 446-5449	Started: 07/21/2014	
bsylvester@sandiego.gov	Review Due: 07/18/2014	
Hours of Review: 1.00	Completed: 07/21/2014	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 09/05/2014	

- . The review due date was changed to 08/11/2014 from 07/23/2014 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Fire-Plan Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Fire-Plan Review performed 41 reviews, 61.0% were on-time, and 88.9% were on projects at less than < 3 complete submittals.

Fire Department Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Show on the plans if the existing home is sprinklered or non-sprinklered. (See Technical Bulletin): http://www.sandiego.gov/development-services/pdf/industry/techbulletin/resd-3-1.pdf - Item F may apply. (New Issue)
<input type="checkbox"/>	2	Show the spacing of the hydrant from 33rd & Beech St. (May be less than 600 feet). If this hydrant can be used show location on plan. (New Issue)
<input type="checkbox"/>	3	Show required hose pulls to all portions of the exterior of the buildings. (New Issue)
<input type="checkbox"/>	4	CFC 105.4.4 - Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with this code. (Provide as a Note) (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/18/2014	Deemed Complete on 06/19/2014
Reviewing Discipline: Plan-Historic	Cycle Distributed: 06/19/2014	
Reviewer: Stanco, Kelley (619) 236-6545 Kstanco@sandiego.gov	Assigned: 06/23/2014	
	Started: 07/16/2014	
Hours of Review: 0.50	Review Due: 07/18/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/16/2014	COMPLETED ON TIME
	Closed: 09/05/2014	

- . The review due date was changed to 08/11/2014 from 07/23/2014 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Historic performed 324 reviews, 88.9% were on-time, and 91.9% were on projects at less than < 3 complete submittals.

7/16/2014

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The property located at 1445 32nd Street is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	7	Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; chain of title; and listing of occupants; as well as any available historic photographs; Sanborn maps; and Notices of Completion. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input checked="" type="checkbox"/>	8	The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)





Submittal Requirements

9/5/14 2:16 pm

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

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Project Information

Project Nbr: 357695 **Title:** 1445 32nd Street NDP
Project Mgr: Sokolowski, Michelle (619)446-5278 msokolowski@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 09/05/2014 1:45 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	6	Landscape Development Plans	6
Biology - Consultant Submittals	4	Biology Survey Report - Letter	4
Draft Findings	3	Draft Findings	3
Drainage/Hydrology Study	3	Drainage Study	3
Water Quality Study	3	Water Quality Study	3
Development Plans	6	Site Development Plans	6





Submittal Requirements

9/5/14 2:16 pm

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

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Project Information

Project Nbr: 357695 **Title:** 1445 32nd Street NDP
Project Mgr: Sokolowski, Michelle (619)446-5278 msokolowski@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 09/05/2014 1:45 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	6	Landscape Development Plans	6
Biology - Consultant Submittals	4	Biology Survey Report - Letter	4
Draft Findings	3	Draft Findings	3
Drainage/Hydrology Study	3	Drainage Study	3
Water Quality Study	3	Water Quality Study	3
Development Plans	6	Site Development Plans	6



Article 6: Development Permits

Division 4: Neighborhood Development Permit Procedures
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0401 Purpose of The Neighborhood Development Permit Procedures

The purpose of these procedures is to establish a review process for proposed *development* that may be desirable but may have some limited physical impacts on the surrounding properties. The intent of these procedures is to determine if the proposed *development* complies with the development regulations of the applicable zone, as well as supplemental regulations for the type of *development* proposed, and to apply limited conditions if necessary to achieve conformance with these regulations.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0402 When a Neighborhood Development Permit Is Required

- (a) A Neighborhood Development Permit is required for the following types of *development* on sites with *previously conforming premises* or uses:
 - (1) Maintenance, repair, or alteration of a *previously conforming structure* that incorporates *previously conforming* uses or *density* if costs would exceed 50 percent of *market value* as described in Section 127.0104;
 - (2) Reconstruction of a *structure* with *previously conforming* nonresidential uses if costs would exceed 50 percent of *market value* as described in Section 127.0105;
 - (3) Expansion or enlargement of a *previously conforming structural envelope* where the existing *previously conforming structure* does not conform with current zoning regulations for *density* or use as described in Section 127.0106;
 - (4) Expansion or enlargement of a *previously conforming structure* where the new construction proposes up to 20 percent reduction in the required *setback* as described in Section 127.0106; and
 - (5) Maintenance, repair, rebuilding, or alteration of a *previously conforming advertising display sign* where the costs of new construction would exceed 50 percent of the assessed value of the existing *advertising display sign*, but would not expand beyond the existing *structural envelope* as provided in Section 127.0303.

- (b) A Neighborhood Development Permit is required for *single dwelling unit development* on an individual *lot* that is less than or equal to 15,000 square feet and contains *steep hillsides, Special Flood Hazard Areas, or sensitive biological resources* as described in Section 143.0110.
- (c) A Neighborhood Development Permit is required for *single dwelling unit development* on a *lot* containing *historical resources* other than *designated historical resources* and *historical districts* as described in Section 143.0210 unless exempted in accordance with Section 143.0220.
- (d) A Neighborhood Development Permit is required for commercial *development* proposing tandem parking as described in Section 142.0555(b).
- (e) A Neighborhood Development Permit is required for *mobilehome parks* in any RM zone, as described in Section 143.0302, regardless of the unit number requirements in Table 126-05A.
- (f) A Neighborhood Development Permit is required for relocating a building to a *premises* where an existing building is to remain as described in Section 143.0302.
- (g) A Neighborhood Development Permit is required for *development* proposing *fences, walls, or retaining walls* that exceed the height permitted in Chapter 14, Article 2, Division 3, by 20 percent or less as described in Section 142.0350.
- (h) A Neighborhood Development Permit is required for nonresidential *development* exceeding the maximum permitted parking as described in Section 142.0540(b).
- (i) A Neighborhood Development Permit is required for *development* providing shared parking for uses not specified in Section 142.0545(c) as described in Section 142.0545(b)(7).
- (j) A Neighborhood Development Permit is required for construction of a privately owned *structure* proposed in the *public right-of-way* dedicated for a *street* or an *alley*, where the *applicant* is the *record owner* of the underlying fee title as described in Sections 129.0710(a) and 129.0710(b)(2).
- (k) A Neighborhood Development Permit is required for *development* of a *large retail establishment* of 50,000 or more square feet *gross floor area* in all commercial and industrial zones, and in all planned districts, except the Centre City Planned District.

- (l) A Neighborhood Development Permit is required for the following types of *development* within the Airport Land Use Compatibility Overlay Zone:
- (1) Non-residential *development* where alternative compliance is requested to demonstrate safety compatibility in accordance with Section 132.1515(d) using an equivalent calculation of intensity (people per acre).
 - (2) Non-residential *development* within the Brown Field or Montgomery Field airport influence areas where additional intensity (people per acre) is requested for a building designed to minimize risk and increase the safety of building occupants beyond the minimum requirements of the California Building Code in accordance with Section 132.1515(g)(2).
- (m) A Neighborhood Development *Permit* is required for *development* of a *wireless communication facility* with an equipment enclosure that exceeds 250 square feet as described in Section 141.0420(g)(3), or that contains equipment enclosures not placed underground as described in Section 141.0420(i)(2).
- (n) A Neighborhood Development *Permit* is required for *development* proposing to count tandem parking spaces as two parking spaces towards the off-street parking requirement as described in Section 132.0905(a)(5).
- (o) A Neighborhood Development Permit is required for *development* of a college, university, vocational, or trade school on a *premises* identified as Prime Industrial Land in a *land use plan* as described in Section 141.0407(e)(2).

(Amended 4-22-2002 by O-19051 N.S.; effective 10-8-2002.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)

(Amended 11-13-08 by O-19803 N.S; effective 12-13-2008.)

(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

[Editors Note: Amendments as adopted by O-20261 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20261-SO.pdf]

§126.0403 Decision Process for a Neighborhood Development Permit

A decision on a Neighborhood Development Permit shall be made in accordance with Process Two.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0404 Findings for Neighborhood Development Permit Approval

A Neighborhood Development Permit may be approved or conditionally approved only if the decision maker makes all of the *findings* in Section 126.0404(a) and the supplemental *findings* in Section 126.0404(b) through (e) that are applicable to the proposed *development* as specified in this section.

(a) Findings for all Neighborhood Development Permits

- (1) The proposed *development* will not adversely affect the applicable *land use plan*;
- (2) The proposed *development* will not be detrimental to the public health, safety, and welfare; and
- (3) The proposed *development* will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

(b) Supplemental Findings--Environmentally Sensitive Lands

A Neighborhood Development Permit required in accordance with Section 143.0110 because of potential impacts to *environmentally sensitive lands* may be approved or conditionally approved only if the decision maker makes the following supplemental *findings* in addition to the *findings* in Section 126.0404(a):

- (1) The site is physically suitable for the design and siting of the proposed *development* and the *development* will result in minimum disturbance to *environmentally sensitive lands*;
- (2) The proposed *development* will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, *flood hazards*, or fire hazards;

- (3) The proposed *development* will be sited and designed to prevent adverse impacts on any adjacent *environmentally sensitive lands*; and
- (4) The proposed *development* will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

(c) Supplemental Findings--Environmentally Sensitive Lands Deviation

A Neighborhood Development Permit required in accordance with Section 143.0110 because of potential impacts to *environmentally sensitive lands* where a deviation is requested in accordance with Section 143.0150 may be approved or conditionally approved only if the decision maker makes the following supplemental *findings* in addition to the *findings* in Section 126.0404(a) and the supplemental *findings* in Section 126.0404(b):

- (1) There are no feasible measures that can further minimize the potential adverse effects on *environmentally sensitive lands*; and
- (2) The deviation requested is the minimum necessary to afford relief from special circumstances or conditions applicable to the land and not of the *applicant's* making.

(d) Supplemental Findings-- Important Archaeological Sites and Traditional Cultural Properties

A Neighborhood Development Permit required in accordance with Section 143.0210 because of potential impacts to an *important archaeological site* or a *traditional cultural property* may be approved or conditionally approved only if the decision maker makes the following supplemental *findings* in addition to the *findings* in Section 126.0404(a):

- (1) The site is physically suitable for the design and siting of the proposed *development*, the *development* will result in minimum disturbance to *historical resources*, and measures to fully mitigate for any disturbance have been provided by the *applicant*; and
- (2) All feasible measures to protect and preserve the special character or the special historical, archaeological, or cultural value of the resource have been provided by the *applicant*.

- (e) Supplemental Findings – Additional Intensity for Non-residential Development in the Brown Field or Montgomery Field Airport Influence Areas. The *applicant* shall demonstrate that the building has been designed to minimize risk and increase the safety of the occupants beyond the minimum requirements of the California Building Code through evaluation of the following:
- (1) The proposed building provides increased fire resistant rated construction to prevent or delay fire-induced structural damage;
 - (2) The proposed building provides increased fire protection systems to allow occupants more time to exit the building and to delay the spread of fire to adjacent buildings;
 - (3) The building provides enhanced means for building egress; and
 - (4) The design of the building's structural systems addresses light aircraft impact loads to reduce the potential for structural damage.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

(Amended 11-13-08 by O-19805 N.S.; effective 12-13-2008.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

§126.0405 Violations of a Neighborhood Development Permit

It is unlawful for any person to maintain, use, or develop any *premises* without a Neighborhood Development Permit if such a permit is required for that use or *development* or to maintain, use or develop any *premises* contrary to the requirements or conditions of an existing Neighborhood Development Permit. Violation of any provision of this division shall be subject to the enforcement provisions contained in Chapter 12, Article 1. Violations of this division shall be treated as strict liability offenses regardless of intent.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0406 Judicial Review

For a Neighborhood Development Permit required by Chapter 12, Article 7, Division 3 an *applicant* may seek judicial review of a final decision on the permit application, pursuant to California Code of Civil Procedure section 1094.8. This provision does not limit an *applicant's* ability to seek judicial review by other means.

(“Judicial Review” added 1-13-2004 by O-19253 N.S.)

Article 6: Development Permits

Division 8: Variance Procedures

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0801 Purpose of Variance Procedures

The purpose of these procedures is to provide relief for cases in which, because of special circumstances applicable to the property including size, shape, topography, location, or surroundings, the strict application of the development regulations would deprive the property of privileges enjoyed by other property in the vicinity and under the same land use designation and zone.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0802 When a Variance May Be Requested

A variance may be requested for proposed *development* that would not comply with an applicable development regulation of the Land Development Code, except that *density* shall not be increased through a variance.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0803 Application for a Variance

An application for a variance shall be filed in accordance with Section 112.0102.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0804 Decision Processes for a Variance

A decision on an application for a variance shall be made in accordance with Process Three. The decision may be appealed to the Planning Commission unless otherwise specified by the Land Development Code.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

§126.0805 Findings for Variance Approval

The decision maker may approve or conditionally approve an application for a variance only if the decision maker makes the following *findings*:

- (a) There are special circumstances or conditions applying to the land or *premises* for which the variance is sought that are peculiar to the land or *premises* and do not apply generally to the land or *premises* in the neighborhood, and these conditions have not resulted from any act of the *applicant* after the adoption of the applicable zone regulations;

- (b) The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the *applicant* of reasonable use of the land or *premises* and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or *premises*;
- (c) The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare; and
- (d) The granting of the variance will not adversely affect the applicable *land use plan*. If the variance is being sought in conjunction with any proposed *coastal development*, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified *land use plan*.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)