

UPTOWN PLANNERS

Uptown Community Planning Committee

AGENDA

NOTICE OF PUBLIC MEETING

March 3, 2009 (Tuesday) – 6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Terra and Aladdin Restaurants)

- I. Board Meeting: Parliamentary Items/ Reports: (6:00 p.m.)**
 - A. Introductions
 - B. Adoption of Agenda and Rules of Order
 - C. Approval of Minutes
 - D. Treasurer's Report
 - E. Website Report
 - F. Chair/ CPC Report

- II. Public Communication – Non-Agenda Public Comment (3 minutes);** Speakers are encouraged, although not required, to fill out public comment forms and provide them to the Secretary at the beginning of the meeting. **(6:15 p.m.)**

- III. Representatives of Elected Officials: (3 minutes each) (6:30 p.m.)**

- IV. Consent Agenda:** Members present: Roy Dahl, Janet O'Dea, Mary Wendorf, Ernie Bonn, Ian Epley, Jay Hyde, David Gatzke, Leo Wilson
 - 1. 3265 INDIA STREET CUP ("CAMP RUN A MUTT") – Process Three –** Middleton -- Conditional Use Permit (CUP) for a dog day care with outdoor play area and boarding facility on a 0.22 acre site with an existing commercial building. The property is located at 3265 India Street in the CL-6 Zone. *(DRS Motion by O'Dea, second by Bonn: To approve the project as presented: 7 – 0 - 1)*

- V. Action Items: Projects: (6:45 p.m.)**
 - 1. 101 DICKINSON STREET ("SHIRAZ MEDICAL CENTER") – Process Five –** North Hillcrest – Site Development Permit and Rezone from RS-1-1 to demolish existing structures and construct a four-story medical building with height and setback deviations on a 1.4 acre site at 101 Dickinson Street within the Uptown Community Plan, FAA Flight Path, Community Plan Implementation Overlay Area B.
 - 2. 2965 FRONT STREET ("QUINCE STREET REZONE/ VACATION") – Process Five – Bankers Hill/ Park West --** Public Right-of-Way Vacation to vacate a portion of West Quince Street and Rezone from RS-1-2 and RS-1-7 at 2965 Front Street; within Airport Influence Zone, FAA Part 77, Residential Tandem Parking, and Transit Area. (DRS, 17 Feb 2009) **(7:15 p.m.)**

3. **4325 SIXTH AVENUE ('PROMONTORY CONDOS') – Process Four** – North Hillcrest – Extension of Time for Site Development Permit 123430 and Tentative Map 123433 to construct a seven-story building with 12 residential condominium units on a 0.35 acre site at 4325 Sixth Avenue in the MR-800B Zone. **(7:40 p.m.)**
4. **3545 ALBATROSS ("MACHADO DUPLEX") -- Process Two** – Hillcrest – Neighborhood Development Permit for a 461 sq. ft. addition to a previously conforming duplex and 378 sq. ft. garage on a 0.14 acre site at 3545 Albatross Street in the RS-1-7 Zone; Tandem Parking Overlay Zone; Tandem Parking Overlay Zone; Transit Area. **(7:55 p.m.)**
5. **1005 ROBINSON MAP WAIVER – Process Three** – Hillcrest – Map Waiver application to waive the requirements of a Tentative Map to convert one existing unit to condominiums and create one new condominium unit on a 0,05 acre site at 1005 Robinson Avenue in the MR-1000 Zone; FAA Part 77; Residential Tandem Parking; Transit Area Overlay Zone. **(8:15 p.m.)**

VI. Action Items: Non-Project

1. **REQUEST FOR LETTER OF SUPPORT FOR ROCK AND ROLL MARATHON;** Event will take place on May 31, 2009. **(8:30 p.m.)**
2. **REQUEST FOR LETTER OF SUPPORT FOR TOPS OUTDOOR THEATRE –** Mission Hills – Request to the City Council that TOPS Outdoor Theatre, which has provided outdoor movie entertainment in Mission Hills/ Uptown community for several decades, be allowed to continue to operate pending the update of the Uptown Community Plan/ Mid-City PDO. City Code Enforcement is attempting to close the theater based on a claim it does not comply with the uses permitted in the current Mid-City PDO. **(8:35 p.m.)**
3. **LETTER REQUESTING THAT UPTOWN PLANNERS BE REPRESENTED ON ANY COMMITTEE REVIEWING THE 'DESTINATION LINDBERGH AIRPORT' PLAN:** The "Destination Lindbergh Airport" plan involves shifting a substantial amount of the airport passenger entry facilities to the northeast side of San Diego International Airport adjacent to Interstate 5; James Mellos would be appointed as the Uptown Planners representative on any such committee. **(8:50 p.m.)**

VII. Subcommittee Reports:

VIII. Board Member/ Community Organization Reports

IX. Adjournment. (9:00 p.m.)

X. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee: Next meeting: March 17, 2009, at 5:00 p. m.; at Swedenborgian Church, 4144 Campus Avenue, in University Heights:.

Historic Resources Subcommittee: Next meeting: March 10, 2009, at 2:00 p.m., at Jimmy Carter's Restaurant, 3172 Fifth Avenue, in Bankers Hill/ Park West.

Public Facilities Subcommittee: – Next meeting; March 19, 2008, at 3:00 p.m., at Bassam Café, 3088 Fifth Avenue, in Bankers Hill/ Park West.

Uptown Planners: Next meeting: April 7, 2009, at 6:00 p. m. at the Joyce Beers Community Center, Hillcrest.

Note: All times listed are estimates only: Anyone who requires an alternative format of this agenda or has special access needs, please contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, contact Leo Wilson, Chair, at (619) 231-4495 or at leo.wikstrom@sbcglobal.net . Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown Planners is the City's recognized advisory community planning group for the Uptown Community Planning Area.

Visit our website at www.uptownplanners.org for meeting agendas and other information



THE CITY OF SAN DIEGO

December 2, 2008

VIA EMAIL: beth.reiter@vonreiter.com

Elisabeth Reiter
Von Reiter Group
1110 Negley Avenue
San Diego, CA 92131

Dear Ms. Reiter:

Subject: 1005 Robinson Map Waiver – Project No. 168721; Job Order No. 43-1835

The Development Services Department has completed the current review of the above referenced Map Waiver or Tentative Map project. In order to expedite the return of comments to you, this brief cover letter is provided in lieu of a full project assessment letter.

Attached you will find a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies.

Please refer to the Development Services Department's website to obtain the most updated information regarding condominium conversion regulations:

<http://www.sandiego.gov/development-services/industry/condoconver.shtml>

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.


When you are ready to resubmit, please phone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the required amount of plans, reports, cover letter indicating how you responded to each issue (attached to each set of plans), and other documentation included in the Submittal Requirements Report (attached). The plans should be folded to an approximate 8 ½ x 11 inch size.

If you have not already done so, please contact the appropriate community planning group to schedule your project for a recommendation. 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.

Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly.

For modifications to the project scope, submittal requirements, account status or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by phone at (619) 446-5103 or via e-mail at pgodwin@sandiego.gov.

Sincerely,



Paul Godwin
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Project Management Administrative Aide
Community Planning Group
Reviewing Staff (Assessment letter only)



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

L64A-003A

Project Information

Project Nbr: 168721 **Title:** 1005 ROBINSON MAP WAIVER
Project Mgr: Godwin, Paul (619) 446-5103 pgodwin@sandiego.gov

**Review Information**

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/04/2008	Deemed Complete on 11/12/2008
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/12/2008	
Reviewer: Braun, Corey (619) 446-5311	Assigned: 11/13/2008	
Hours of Review: 4.00	Started: 11/24/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/26/2008	
	Completed: 11/24/2008	COMPLETED ON TIME
	Closed: 12/02/2008	

- . 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 4 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 147 reviews, 74.8% were on-time, and 54.9% were on projects at less than < 3 complete submittals.

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project is a Tentative Map Waiver for the conversion of 2-unit residential building currently under construction to a 2-unit residential condominium complex located at 3745 Tenth Ave & 1005 Robinson Ave. The 2,466 sf site is within the MR-1000 zone of the Mid-City Communities Planned District in the Uptown Community Planning area. The site is also located in the Residential Tandem Parking and Transit Area Overlay Zones and the FAA Part 77 Notification Area. (New Issue)
<input checked="" type="checkbox"/>	2	The project to convert an existing single dwelling unit into a duplex was reviewed and approved for conformance to zoning regulations and building permit #534584 under PTS #159939 was issued on 9/10/2008. The project is currently under construction. (New Issue)
<input checked="" type="checkbox"/>	3	DENSITY - The project site is in the MR-1000 zone which is a residential zone that allows a density of one unit per 1,000 square feet of lot area. Therefore, the site allows 2 units. The overall density allowed at the site is 2,466/ 1,000 = 2.466 or 2 (rounded to the nearest whole number). The 2 units currently under construction are therefore permitted by the zone. (New Issue)
<input checked="" type="checkbox"/>	4	LAND USE DESIGNATION - The project site is located within the Hillcrest Neighborhood of the Uptown Community Plan area. The Land Use designation for the project site in the Uptown Community Plan is Residential Use at a Medium High density level of 29 - 44 dwelling units per acre. The two dwelling units on the 2,466 sf lot provide a density rate of 35 dwelling units per acre and so the development at the site is within the density range allowed in the community plan. (New Issue)
<input type="checkbox"/>	5	PARKING - The two - 1-bedroom residential units require a total of 3 parking spaces (2 X 1.25 = 2.5) according to the current parking regulations. However, the existing sfd has Previously Conforming rights to only have one parking space so the project under construction will have 2 surface parking spaces (1 + 1.25 = 2.25). The project site is located in the Transit Area Overlay Zone and within the Residential Tandem Parking Overlay Zone. Correct the parking table on the map to show the correct parking tabulation. (New Issue)
<input type="checkbox"/>	6	REFUSE STORAGE AREA - Per SDMC Section 142.0810, please show where trash enclosures and recyclable material storage areas are located. If a symbol is used to label the trash bin area, then identify what the symbol indicates in the Legend. Also indicate the number of square feet the trash and recyclable area contains. (New Issue)
<input type="checkbox"/>	7	SETBACKS - Please dimension the distance the building will have from all property lines on the Tentative Map Waiver exhibit. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Corey Braun at (619) 446-5311. Project Nbr: 168721 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	INCLUSIONARY HOUSING REGULATIONS - The condominium project will be subject to the Inclusionary Housing Regulations adopted by the City Council in May 2003. The ordinance requires that all new residential development of two units or more provide affordable housing through a variety of methods. The regulations are outlined in Chapter 14, Article 2, Division 13 of the Municipal Code. Prior to recording of the final map, the project must comply with the Inclusionary Housing Regulations. (New Issue)
<input checked="" type="checkbox"/>	9	CODE VIOLATIONS - There are no open building or zoning code violations against this property. (New Issue)
<input type="checkbox"/>	10	The Tentative Map Waiver may be approved once the minor corrections adding the trash and recyclable area and setback dimensions and correcting the Parking Table as mentioned above are addressed. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/04/2008	Deemed Complete on 11/12/2008
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/12/2008	
Reviewer: Teasley, Ken (619) 446-5390	Assigned: 11/13/2008	
Hours of Review: 2.00	Started: 11/21/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/26/2008	
	Completed: 11/21/2008	COMPLETED ON TIME
	Closed: 12/02/2008	

- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 92 reviews, 56.5% were on-time, and 60.7% were on projects at less than < 3 complete submittals.

New Issue Group (1029503)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Environmental Analysis Section has reviewed the proposed conversion of one existing residential unit to a condominium and the creation of a second residential condominium unit and determined that the project would be exempt from further CEQA review pursuant to State CEQA Guidelines Section 15301, existing facilities. (New Issue) [Recommended]





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/04/2008	Deemed Complete on 11/12/2008
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/12/2008	
Reviewer: Torres, Sean (619) 446-5305	Assigned: 11/13/2008	
Hours of Review: 8.00	Started: 11/19/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/26/2008	
	Completed: 11/25/2008	COMPLETED ON TIME
	Closed: 12/02/2008	

- . 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-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 33 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 80 reviews, 92.5% were on-time, and 48.0% 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	The applicant has requested a waiver from undergrounding the existing overhead facilities. The request is consistent with Council Policy 600-25. The approval/denial of the waiver request will be made by the Hearing Officer. (New Issue)
<input type="checkbox"/>	2	(1of 2) Please revise the TMW to show the street lights, nearest the project site, in both directions and on both sides of Tenth Avenue and Robinson Avenue. Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. (New Issue)
<input type="checkbox"/>	3	(2 of 2) The subdivider may be required to, but not be limited to, install a new street light(s), upgrade the luminaire from low pressure to high pressure sodium vapor and/or upgrade the luminaire wattage. (New Issue)
<input type="checkbox"/>	4	(1 of 2) The subdivision into condominiums of nonresidential buildings, a future or under construction residential building is not considered a condominium conversion, per Information bulletin 539, thus resulting in a revision to the parking table. Please revise the parking table to state the required parking rate as "1.25", and the required parking space total as "2.5" which would then be rounded up to "3.0". The project site is required to provide 3 off-street parking spaces resulting in the project being deficient by 1 off-street parking space. (New Issue)
<input type="checkbox"/>	5	(2 of 2) If the site has previously conforming rights to an existing off-street parking space, please indicate this in the parking table and revise all tabulations accordingly. (New Issue)
<input type="checkbox"/>	6	There will a requirement to reconstruct the existing curb ramp, to current City Standards, at the Tenth Avenue and Robinson Avenue intersection adjacent to the site. Please revise the plans to reflect this requirement. (New Issue)
<input type="checkbox"/>	7	There will a requirement to repair the damaged portions of sidewalk, maintaining the existing scoring pattern and preserving any contractor's stamp, adjacent to the site on Tenth Avenue and Robinson Avenue. Please revise the plans to reflect this requirement. (New Issue)
<input type="checkbox"/>	8	There will a requirement to remove the existing fencing from the public right-of-way, adjacent to the site on Tenth Avenue and Robinson Avenue. Please revise the plans to reflect this requirement. (New Issue)

Comments/Corrections

TMW Exhibit

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Revise the TMW exhibit, as follows: Please use 606448 for the Tentative Map Waiver number, revise all headings accordingly. (New Issue)
<input type="checkbox"/>	10	Please revise the Legal Description of the subject site to be consistent with the Preliminary Title Report. (New Issue)
<input type="checkbox"/>	11	Please show the limits of the red curbing at the corner of Robinson Avenue and Tenth Avenue. (New Issue)
<input type="checkbox"/>	12	Please show the diagonal on-street parking, adjacent to the site on Tenth Avenue. (New Issue)
<input type="checkbox"/>	13	The dimensions for Tenth Avenue shown on the plan view do not match the cross section view. (New Issue)
<input type="checkbox"/>	14	Show, number, and dimension all proposed off-street parking spaces. (New Issue)
<input type="checkbox"/>	15	Please call out the top and bottom of fence elevations. (New Issue)
<input type="checkbox"/>	16	Under the General Notes heading, please state the number of existing lots. (New Issue)
<input type="checkbox"/>	17	Please state that the project is "Currently Under Construction". (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Sean Torres at (619) 446-5305. Project Nbr: 168721 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Please delete the Transportation heading and the notes below it. (New Issue)
<input type="checkbox"/>	19	Please revise the On-site Utility Table to clarify that the electrical utility proposed to be undergrounded is the service run only and not the adjacent overhead electrical lines. (New Issue)
<input type="checkbox"/>	20	Please use 1852-6283 for the NAD 83 Coordinates. (New Issue)
<input type="checkbox"/>	21	The owner and engineer must sign the Tentative Map Waiver exhibit. (New Issue)

Draft TMW Conditions

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted. (New Issue)
<input type="checkbox"/>	23	A Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder, prior to the Map Waiver expiration date. (New Issue)
<input type="checkbox"/>	24	Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition. (New Issue)
<input type="checkbox"/>	25	The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	26	Water and Sewer Requirements:

The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.

<input type="checkbox"/>	27	The subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot. (New Issue) The subdivider shall remove the existing driveway and replace with a 15' wide City Standard Driveway, adjacent to the site on Robinson Avenue. (New Issue)
<input type="checkbox"/>	28	The subdivider shall reconstruct the existing curb ramp, to current City Standards, at the Tenth Avenue and Robinson Avenue intersection adjacent to the site. (New Issue)
<input type="checkbox"/>	29	The subdivider shall repair the damaged portions of sidewalk, maintaining the existing scoring pattern and preserving any contractor's stamp, adjacent to the site on Tenth Avenue and Robinson Avenue. (New Issue)
<input type="checkbox"/>	30	The subdivider shall remove the existing fencing from the public right-of-way, adjacent to the site on Tenth Avenue and Robinson Avenue. (New Issue)

TMW Findings

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Whereas the map proposes the subdivision of a 0.057 acre site into one (1) lot for a 2 unit residential condominium development, currently under construction. (New Issue)
<input type="checkbox"/>	32	The requested undergrounding waiver of existing overhead facilities in the abutting public right-of-way, qualifies under the guidelines of Council Policy No. 600 25-Underground Conversion of Utility Lines at Developers Expense in that:

The conversion involves a short span of overhead facility (less than 600 feet in length). (New Issue)

TMW Information

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/04/2008	Deemed Complete on 11/12/2008
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/12/2008	
Reviewer: Godwin, Paul (619) 446-5103	Assigned: 12/02/2008	
Hours of Review: 0.00	Started: 12/02/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/26/2008	
	Completed: 12/02/2008	COMPLETED LATE
	Closed: 12/02/2008	

- . 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 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).
- . The reviewer has not signed off 1 job.
- . Last month Community Planning Group performed 72 reviews, 51.4% were on-time, and 51.4% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Uptown Planners, Leo Wilson, at (619) 231-4495 to make arrangements to present your project for review at their next available meeting. This Community Planning 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)





THE CITY OF SAN DIEGO

January 22, 2009

VIA EMAIL: mike.tecolote@yahoo.com

Mike Wells
Tecolote Design
P.O. Box 195
Del Mar, CA 92014

Dear Mr. Wells:

Subject: MACHADO DUPLEX Assessment Letter **One**; Project No. 168085; Account No. 43-1786; Uptown Community Plan Area

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

- A Neighborhood Development Permit for a 461 square-foot addition to an existing 2,565 square-foot previously conforming duplex and the addition of a 378 square-foot garage on a 0.14-acre site located at 3545 Albatross Street in the RS-1-7 Zone within the Uptown Community Plan.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines. 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.

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:**
Process 2 Neighborhood Development Permit
- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Per Section 126.0404 the findings for a Neighborhood Development Permit are:
 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.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

- Your project is subject to FAA Notification, please see Enclosure 2, Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process and comments from LDR-Planning.
- LDR-Planning: A San Diego County Assessor Residential Building Record is needed in order to confirm the previously conforming rights of the structure. Accessory buildings, such as the existing and proposed garages, may encroach into required yards only if the cumulative gross floor area does not exceed 525 square feet. A reduction or redesign of the proposed garage is needed in order to comply.
- LDR-Engineering: Revisions to the plans and the BMP Report are required. The applicant shall grant to the City a 2.5 foot wide Irrevocable Offer of Dedication for the adjacent alley, satisfactory to the City Engineer and the garage may not be within that area.
- LDR-Landscaping: When the percentage of new structures gross floor area increases (28% in this case), the development is subject to the full requirements for street trees and street yard.
- LDR-Transportation: The four parking spaces within these two garages will be adequate for the two 2-bedrooms units on this site. The garage door of the proposed garage should

be widened to provide an opening of approximately 16 feet (instead of the shown 9 feet) to allow convenient access and parking for two vehicles within this garage. The project should construct a 5-foot minimum width sidewalk along its frontage.

- 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, however, our records show approximately \$2,400 billed to date. During the processing of your project, you will continue to receive statements with the breakdown 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.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. **RESUBMITTALS/NEXT STEPS:** When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, 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 Filing Fees: Since your project has been 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. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

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 Leo Wilson, Chairperson of the Uptown Planners, www.uptownplanners.com at 619-231-4495 or leo.wikstrom@sbcglobal.net 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://clerkdoc.sannet.gov/Website/council-policy>.

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.

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Mr. Wells
January 22, 2009

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) 446-5001 or via e-mail at rmezo@sandiego.gov

Sincerely,

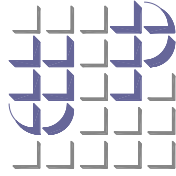


Renee Mezo
Development Project Manager

Enclosures:

1. Cycle No. 2 Issues Report
2. Info Bulletin 520
3. Submittal Requirements Report

cc: File
Leo Wilson, Uptown Planning Group
Reviewing Staff (Assessment letter only)
Pangilinan, Marlon, CPCI, sent VIA EMAIL



UPTOWN PLANNERS

Uptown Community Planning Committee
1010 University Avenue, PMB 1781
San Diego, CA 92103
(619) 231-4495

February 5, 2009

Mr. Mark Rogers
Associate Traffic Engineer
City of San Diego
Engineering and Capital Projects Department
1010 Second Avenue, MS 608
San Diego, CA 92101

Dear Mr. Rogers:

I am writing this letter on behalf of Uptown Planners, which voted at its February 3, 2009 meeting to support the SANDAG Smart Growth Incentive Program (SGIP) grant application for the pedestrian improvements on Nutmeg Street, at the intersections of Fourth and Fifth Avenues, in the Uptown community. The project will improve the walking safety of pedestrians and transit users in this area of Uptown.

The site of the proposed improvement is a particularly sensitive location. The neighborhood it is located in has one of the highest population densities in San Diego, including a high concentration of senior citizens in large facilities such as St. Paul's Manor. Approximately 1,000 new dwelling units have been either approved or are in the planning process within the five block area of the intersections, including two large senior citizen facilities.

The intersections are only a block away from Balboa Park, which is visited by 13 million individuals each year. A significant number of these visitors park in the neighborhood in which the proposed improvements would be made. There is also a very large religious institution, St. Paul's Cathedral, located on the corner of Fifth and Nutmeg, which attracts several hundreds of individuals to the

intersections in question every week. Both intersections also have transit stops, which serve central Bankers Hill.

The proposal to install corner curb extensions at both the Fourth and Nutmeg intersection and the Fifth and Nutmeg intersection will narrow the crossing distances which improves safety and walkability. Adding crosswalk lighting in the pavement at the Fifth/ Fourth and Nutmeg intersections will help make the street crossings experience safer and more comfortable. The combination of these improvements will give the pedestrians an improved walking experience in this part of Uptown. Pedestrian and transit users will no longer be limited in their movement in this area by a wide street and fast moving cars. These improvements should increase the use of transit facilities and improve walkability in the neighborhood.

Uptown Planners supports the efforts of the City of San Diego to secure funding for these improvements through the Smart Growth Incentive Program. They will benefit the residents, businesses and visitors to this part of Uptown.

Sincerely,

Leo Wilson
Chair
Uptown Planners