



**PUBLIC MEETING AGENDA
2212 MAIN STREET, SAN DIEGO CA 92113**

6:00 PM – 8:00 PM, December 21st, 2016

1. Call to Order

2. Roll Call

3. Approval of the minutes of the September 21st, October 19th, and November 16th, 2016 meetings

**Mark Steele, Chair
Brent Beltran, Vice Chair
Capt. Roy Love, US Navy
Rafael Castellanos, SD Port
Mario Chacon
Tim Fraser
Erick Ortega
Hector Perez
Tom Ryan
Josie Talamantez
Hector Villegas
Tina Camarillo
Matt Carr
Dennis O'Connor
David Duea
Norene Riveroll
Mike Clapp**

4. Adoption of the Agenda

5. Staff Reports

- City of San Diego Council District 8 Office – Gabriela Dominguez
- City of San Diego Planning Department – Sara Osborne
- Port of San Diego – Ron Powell
- State of California, Assemblywoman Lorena Gonzalez – Aida Castaneda

**6. Report on the Barrio Logan Maintenance Assessment District Ad-hoc committee:
Norene Riveroll**

7. Comments from the public

8. Reports and discussion from the Planning Group Board

Ongoing discussion and action items:

- A. Community disruptive noise and light issues
- B. Handicap curb ramps needs
- C. Parking congestion and lack of handicap parking
- D. Storm water and storm drain needs
- E. Paper street – extension of 26th Street
- F. Traffic signals on Cesar Chavez Blvd.

9. Information item: Dewey Youngerman - emissions reduction initiatives Continental Marine

- 10. Action Item:** Hector Perez: Los Patios mixed use project, 1776 National Avenue. The Development Service Department has complete the first review of this project and has requested our recommendation. The project includes the demolition of an existing commercial building and the construction of a mixed-use building with three commercial units and 20 residential units. 14% of the units are for very low income residents. This allows a 46.5% density bonus with deviations. The 0.32-acre site is within the Coastal Overlay zone and the BLPD-RECEVLP-SUBD zone.

11. Adjournment: Next meeting January 18th, 2017

November 22, 2016

VIA EMAIL: aaron@sandiegodrafting.com

Aaron Borja
3316 4th Avenue
San Diego, CA 92103

Subject: Los Patios – 1776 National Avenue, Assessment Letter; Project No. 507041,
Internal Order No. 24006917; Barrio Logan Community Plan

Dear Mr. Borja:

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

- The demolition of an existing commercial building and the construction of a mixed-use building with three commercial units and 20 residential units, with 14% very low income affordable units and a 46.5% density bonus with deviations. The 0.32-acre site is within the Coastal Overlay Zone (non-appealable) located at 1776 National Avenue in the BLPD-REDEVLP-SUBD zone.

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.

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:
- o Process 4 Site Development Permit and Coastal Development Permit. A Process 4 will be heard at a public hearing with a decision rendered by the Planning Commission, appealable to the City Council.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Please include a response to the findings below in your next submittal.

Findings for all Site 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.
- (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Findings for all Coastal Development Permits:

- (1) The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.
- (2) The proposed coastal development will not adversely affect environmentally sensitive lands.
- (3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.
- (4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

II. SIGNIFICANT PROJECT ISSUES:

- o Before a CEQA determination can be made, LDR-Environmental is requiring a Climate Action Plan (CAP) Consistency Checklist to be prepared for this project. Please see this [link](#) for the checklist and please submit two copies with your next submittal. Please be sure to provide an explanation for every 'Yes' or 'NA' answer. They are also requesting the amount of excavation including any trenching for utilities.

- Please provide notification to the FAA or submit the FAA Notification Self-Certification agreement via this [link](#) with your next submittal.
- It appears the new Affordable Housing Density Bonus regulations have been utilized for this project, however these regulations are not yet approved in the Coastal Zone.
- Comments remain from Fire, Landscaping, Engineering, Transportation and Historic.

III. PROJECT 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.

IV. 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.

V. 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. Response to Cycle Issues Report: 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.

VI. 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.

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>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

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) 446-5190 or via e-mail at pgodwin@sandiego.gov

Sincerely,

Paul Godwin

Paul Godwin
Development Project Manager

Enclosures:

1. Cycle No. 7 Issues Report
2. Cycle No. 8 Submittal Requirements Report

cc: File
Reviewing Staff (Assessment letter only)



L64A-003A

Project Information

Project Nbr: 507041 **Title:** Los Patios - CDP / SDP
Project Mgr: Godwin, Paul (619) 446-5190 pgodwin@sandiego.gov



Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: BDR-Structural	Cycle Distributed: 11/09/2016	
Reviewer: Hill, Michael (619) 446-5047 Mhill@sandiego.gov	Assigned: 11/16/2016	
	Started: 11/16/2016	
Hours of Review: 0.10	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/16/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 per agreement with customer.
- . We request a 2nd complete submittal for BDR-Structural on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month BDR-Structural performed 1311 reviews, 88.9% were on-time, and 82.0% were on projects at less than < 3 complete submittals.

Note to Customer

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	If you have questions on the fire/life-safety or structural review comments, please phone Michael Hill at (619) 446-5047. (From Cycle 2)
<input checked="" type="checkbox"/>	2	This review is for the preliminary plans only. Building permits must be obtained per City of San Diego Land Development Code Section 129.0202. A complete plan review for compliance with the California Building Code has not been performed at this time. A complete review will be performed when the plans are submitted for a building permit. The following responses are only from the perspective of structural plan check and the requirements of the California Building Code. (From Cycle 2)
<input checked="" type="checkbox"/>	3	No recheck is required. Plans for recheck and responses to issues under this preliminary review need not be submitted and a recheck will not be performed. (From Cycle 2)

Preliminary review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	There are no specific Structural and/or Fire Life Safety questions for this review. The following comments are general comments applicable to this project. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Scope of review: Please be advised that the scope of this review is limited to a preliminary plan review. The plans, drawings and reports have NOT been reviewed for the purpose of issuing a building permit. A comprehensive and complete review will be performed by City staff when a complete set of construction document drawings and reports are submitted for the purpose of ministerial review and for obtaining a building permit. The comments stated herein are advisory and are for information only. Building code references refer to the current (2013) CBC. (From Cycle 2)
<input checked="" type="checkbox"/>	6	The current California construction codes are the 2013 California Building Code (based on 2012 IBC published by ICC), the 2013 California Electrical Code (based on the 2011 NEC published by NFPA), the 2013 California Plumbing Code (based on the 2012 UPC published by IAPMO), the 2013 California Mechanical Code (based on the 2012 UMC published by IAPMO) and the 2013 California Fire Code (based on the 2012 IFC published by ICC), the 2013 California Green Building Code and the 2013 California Residential Code (based on 2012 IRC published by ICC). (From Cycle 2)
<input checked="" type="checkbox"/>	7	City of San Diego Building Code: Construction permit applications submitted and Deemed Complete on or after January 1, 2017 (the Department's last business day of the year for projects to be Deemed Complete is December 22, 2016), are required to comply with the new 2016 edition of State of California building codes, as well as adopted local amendments published in the San Diego Municipal Code. (From Cycle 2)
<input checked="" type="checkbox"/>	8	It is the responsibility of the architect or engineer of record to assure that all requirements of the latest adopted edition of the California Building Code as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans, specifications and structural calculations. (From Cycle 2)
<input checked="" type="checkbox"/>	9	Preliminary Review: Info Bulletin 513: Preliminary Review is not a comprehensive plan review, nor is it intended to replace the services provided by design professionals (architects, engineers, land use attorneys, code consultants, etc.). Through preliminary review, you can obtain general information on the regulations with which your project must comply and obtain interpretations on how the City will apply code provisions to specific situations. For detailed information please refer to Information Bulletin 513. (From Cycle 2)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	School Fees: The proposed development is subject to School Fees assessment. For detailed explanation on how the City of San Diego determines "assessable space" for residential buildings, and "chargeable covered and enclosed space" for commercial or industrial buildings, and for buildings with mixed residential and commercial occupancies, please refer to Information Bulletin 146 or at the following link http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib146.pdf . Proof of School fees payment to the school district shall be provided at the time permit issuance. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Not a complete list: The following comments are only a partial list of issues discovered as a result of this preliminary review. They are NOT to be construed as a complete list of corrections or a complete list of issues. (From Cycle 2)
<input checked="" type="checkbox"/>	12	EVCS: Electric Vehicle Charging: For new multifamily dwelling construction, where 17 or more multifamily dwelling units are constructed on a building site Electric Vehicle Charging Stations (EVCS) shall be provided (if parking facility is provided). Show on plan accessible EVCS. Refer to governing California Green Building Standards Code (CGBSC), Chapter 4, Residential Mandatory Measures (CGBSC, Sec. 4.106.4.2), and CBC, Section 406.9 for requirements. (From Cycle 2)
<input checked="" type="checkbox"/>	13	Accessibility: The proposed development [the site, buildings, parking, route of travel, all common areas, elevator, amenities, bicycle parking, laundry facilities, trash room, storage, etc.] must be accessible by persons with disabilities, and shall comply with the applicable provisions set forth in Chapter 11A (privately funded housing), Chapter 11B (public accommodations, commercial buildings and publicly funded housing) of the governing California Building Code, as well as with Title III of the Americans with Disabilities Act (ADA) regulations as applicable. (From Cycle 2)
<input checked="" type="checkbox"/>	14	All ground floor units and at least 10 percent of the units of all multistory buildings on a site without an elevator shall have accessible features as specified in Items 1 thru 4 of Section 1102A.3.1. Identify accessible units, associated accessible features and accessible route on plan. (From Cycle 2)
<input checked="" type="checkbox"/>	15	Geotechnical Investigation Report: The proposed project is located in Geologic Hazard Category (13), in accordance with the City of San Diego Seismic Study maps. A geotechnical investigation report is required to be submitted. [SDMC, Ch 14, Art. (5), Division 18]. (From Cycle 2)
<input checked="" type="checkbox"/>	16	Van accessible parking must be provided for both the multi family (Chapter 11A) and the commercial (Chapter 11B) occupancies. The separate occupancies cannot share a van accessible parking space. (From Cycle 2)
<input checked="" type="checkbox"/>	17	Vertical clearance: All entrances, exits and vehicular passageways to and from required accessible parking spaces (and common areas such as trash/recycle area, bike rack area) within parking facilities, shall have a min. vertical clearance of 8 feet 2 inches from the floor to the lowest projection of the ceiling (such as ceiling, floor slab, beams, girders, pipes, ducts, sprinkler system, signs, etc.). (CBC, Sec. 1109A.8.1). (From Cycle 2)
<input checked="" type="checkbox"/>	18	The accessible parking spaces shown shall be van-accessible. Loading/unloading access aisle shall have the words "NO PARKING" painted on the bottom of the access aisle. (CBC, Sec. 1109A.8.6) (From Cycle 2)
<input checked="" type="checkbox"/>	19	Trash/Recycle area and Bike rack are considered as common areas and as such are required to be on an accessible route. This accessible route complying with CBC, Ch 11A provisions shall be designated, identified and marked on plans. (From Cycle 2)
<input checked="" type="checkbox"/>	20	Unit 102 and 103 first floor restrooms appear to have a sink within the shower. Bathing and toilet facilities shall comply with CBC Section 1134A. (From Cycle 2)
<input checked="" type="checkbox"/>	21	There does not appear to be adequate clearance around the roof mounted PV system (CBC 3111.4.3). Solar photovoltaic power systems shall be installed in accordance with Sections 3111.2 through 3111.5 and the California Electrical Code. (From Cycle 2)

Note to PM

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	No Rechecks: Plans for recheck and responses to issues under this preliminary review need not be submitted and recheck will not be performed. (From Cycle 2)
<input checked="" type="checkbox"/>	23	P.M., please print all issues for customer. The designer shall address these issues when the project is submitted for the building permit process. We will verify and confirm compliance during the building permit process. A recheck is not required for this review. (From Cycle 2)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: Housing Commission	Cycle Distributed: 11/09/2016	
Reviewer: Godwin, Paul (619) 446-5190 pgodwin@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/09/2016	
Hours of Review: 0.10	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/09/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 Housing Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Housing Commission (None of which are new)
- . Last month Housing Commission performed 13 reviews, 46.2% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This project is subject to the Inclusionary Housing requirements of San Diego Municipal Code Chapter 14, Article 2, Division 13. In addition, the applicant has requested a density bonus pursuant to California Government Code Sections 65915-65918 and San Diego Municipal Code Chapter 14, Article 3, Division 7. (From Cycle 2)
<input checked="" type="checkbox"/>	2	The underlying zoning of the property allows for the development of 14 units. The applicant has proposed to provide 14% of the project, which is 2 units (14*.140 = 1.96 units rounded up to 2 units), as affordable to very-low income households (rents at 30% of 50% AMI) for a period of 55 years. By providing 14% of the pre-bonus units with rents affordable to very-low income households a period of 55 years the applicant is eligible for a density bonus of 46.25% and four development incentives (From Cycle 2)
<input type="checkbox"/>	3	Applicant must submit the Housing Commission Density Bonus Application with required documentation for processing. Contact Kiki Allen at kikia@sdhc.org or (619) 578-7528 to obtain a copy of the application. (From Cycle 2)
<input type="checkbox"/>	4	Applicant must provide two affordable rental units of comparable size, bedroom mix, and amenities to the market-rate units in the development. (From Cycle 2)
<input type="checkbox"/>	5	PERMIT CONDITION: Prior to issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations]. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust, (con't.) (From Cycle 2)
<input type="checkbox"/>	6	PERMIT CONDITION (Con't.) that incorporates applicable affordability conditions consistent with the SDMC; specifically including that, in exchange for the City's approval of the Project, which contains a 46.25% density bonus (7 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 2 units with rents of no more than 30% of 50% of AMI, so as to be considered affordable to very-low income households, for no fewer than 55 years. (From Cycle 2)
<input checked="" type="checkbox"/>	7	The Agreement referenced in the preceding paragraph will satisfy the requirements of SDMC section 143.1303(g) and therefore, exempt the Project from Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations]. (From Cycle 2)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 11/09/2016	
Reviewer: Sylvester, Brenda (619) 446-5449 bsylvester@sandiego.gov	Assigned: 11/16/2016	
	Started: 11/16/2016	
Hours of Review: 0.30	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/16/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 11 outstanding review issues with Fire-Plan Review (None of which are new)
- . Last month Fire-Plan Review performed 65 reviews, 66.2% were on-time, and 78.9% 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	Refer to policy A-14-1 for access requirements: sandiego.gov, Public Safety, Fire, Services and Programs, Policies, Fire Access Roadways (From Cycle 2)
<input type="checkbox"/>	2	Show all existing roadways, road widths, and setbacks from curb/access road to face of building. (From Cycle 2)
<input type="checkbox"/>	3	When adjacent to buildings that are greater than 30 feet in height above natural grade, the access roadway shall have a minimum width of 26 feet. The location shall be 15-30 feet from the building and shall be positioned parallel to one entire side of the building. (Longest Side) Show dimensions on the Fire Access Plan. Show location where aerial access is being obtained. (See FPB Policy A-14-1) (From Cycle 2)
<input type="checkbox"/>	4	Post indicator valves, fire department connections, and alarm bell are to be located on the address/access side of the structure. (From Cycle 2)
<input type="checkbox"/>	5	For hydrants refer to appendix B CFC. (Based on Fire Flow and Type of Construction. Fire flow reduction for sprinklers B105.2 Exception 1 (From Cycle 2)
<input type="checkbox"/>	6	Radius for hydrants to all portions of the exterior of the building is based on Table C105.1 (Appendix C/CFC). For Example: If required fire flow is 1,750 or less, spacing between is 500 ft., radius is 250 ft. to reach all portions of the exterior of bldg./buildings. (This is how number of hydrants is determined), can use existing hydrants with required radius). http://codes.iccsafe.org/California.html#2013 (From Cycle 2)
<input type="checkbox"/>	7	Clearly define all red curb/No parking sign areas. The required width of access roadways shall not be obstructed in any manner, including the parking of vehicles. Where no space is provided for parking along access roadways, they shall be kept clear by the posting of signs or the painting of curbs per policy A-14-1. (From Cycle 2)
<input type="checkbox"/>	8	Provide an approved key (knox) box in an approved location. Show location on plans. See Fire Department Policy K-15-2 (sandiego.gov, Public Safety, Fire, Services & Programs, Policies, Knox Box Requirements) (From Cycle 2)
<input type="checkbox"/>	9	CFC 504.3 - New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal shall be provided with a stairway to the roof. (Provide as a note on the Fire Access Plan) (From Cycle 2)
<input type="checkbox"/>	10	Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, Fire Department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns or strobes. (From Cycle 2)
<input type="checkbox"/>	11	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 the CFC. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with this code. (From Cycle 2)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: LDR-Geology	Cycle Distributed: 11/09/2016	
Reviewer: Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	Assigned: 11/16/2016	
	Started: 11/16/2016	
Hours of Review: 0.50	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/16/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Geology performed 110 reviews, 84.5% were on-time, and 64.0% were on projects at less than < 3 complete submittals.

507041-2 (11/1/2016)

Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	References: Geotechnical Investigation, Los Patios - Mixed Use, 1776 National Avenue, San Diego, California, prepared by Geocon, Inc., dated October 3, 2016 (their project no. G2035-11-01). Development Plans: Los Patios - Mixed Use, prepared by The Red Office, dated September 9, 2016 (their project no. 160306). (From Cycle 2)
<input checked="" type="checkbox"/>	2	Comments: The Geology Section has reviewed the referenced geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed development. (From Cycle 2)
<input checked="" type="checkbox"/>	3	The project's geotechnical consultant has determined that a partial infiltration condition exists on the proposed project site. The Geology Section has reviewed the geotechnical report addressing the storm water standards and Table C.4-1. Based on that review, the project's geotechnical consultant has adequately documented the planning phase infiltration feasibility condition of the site. (From Cycle 2)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 11/09/2016	
Reviewer: Burgess, Victoria (619) 533-3684 vburgess@sandiego.gov	Assigned: 11/14/2016	
	Started: 11/15/2016	
Hours of Review: 0.20	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/15/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Facilities Financing performed 116 reviews, 94.8% were on-time, and 88.4% were on projects at less than < 3 complete submittals.

Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted Barrio Logan DIF rate for residential development is \$13,006 per single-dwelling unit and/or \$13,006 per multi-dwelling unit. Rates provided are subject to annual change on July 1 or updates to a Community Public Facilities Financing Plan (PFFP). (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	2	City RTCIP Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. RTCIP Fee is \$2,745 per sdu and/or \$2,196 per mdu. Rates subject to change annually July 1. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issuance. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	3	Development Impact Fees (DIF) are required at building permit issuance based on increased non-residential development and/or a change to existing land use. The currently adopted Barrio Logan DIF rate for non-residential development is \$151 per trip; \$522/1,000 gross square feet of development. Rates provided are subject to annual change on July 1 or updates to a Community Public Facilities Financing Plan (PFFP). (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	4	Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in San Diego. The current HIF Fee Rates are \$1.76 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.06 per sq. ft. for retail and hotel use. Rates are subject to change. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	5	The Impact Fee Schedule outlines the fees which the Facilities Financing Section of the City collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees are paid through OpenDSD at http://opensds.sandiego.gov/web/invoices/ . The schedule can be accessed on the City web site at: https://www.sandiego.gov/sites/default/files/feeschedule.pdf Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact (From Cycle 2) [Recommended]





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 11/09/2016	
Reviewer: Neri, Daniel (619) 687-5967 Dneri@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/09/2016	
Hours of Review: 6.00	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/09/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 20 outstanding review issues with LDR-Landscaping (None of which are new)
- . Last month LDR-Landscaping performed 61 reviews, 90.2% were on-time, and 33.3% were on projects at less than < 3 complete submittals.

1st Review - 10/31/2016

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	LDR-Landscape comments may pertain to trades other than Landscape. It shall be the responsibility of the prime consultant to ensure that LDR-Landscape comments are distributed to Civil or Architectural trades as appropriate. (From Cycle 2)
<input type="checkbox"/>	2	North Arrow (A004, A100-A107): Please provide a North Arrow on all Architectural sheets. (From Cycle 2)
<input type="checkbox"/>	3	Trees at Alley (Sht. L-1): It is unclear why the trees in the alley are being placed between parking stalls. Per §142.0406(b), a 6-inch curb is required for any planting area within the VUA. Please address. (From Cycle 2)
<input type="checkbox"/>	4	Trees Between Parking Stalls (Sht. L-1): Per Table 142-05K of the Parking Regulations under §142.0560, parking stalls shall be 9-ft wide if an obstruction is one side, or 9.5-ft wide if an obstruction is on both sides. The trees proposed are considered an obstruction and will require adjustment of the parking stall widths. Please address. (From Cycle 2)
<input type="checkbox"/>	5	Landscape Legend (Sht. L-1): Please enlarge the symbology in the landscape legend so that it is more legible. (From Cycle 2)
<input type="checkbox"/>	6	Landscape/Pedestrian Material Legend (Sht. L-1): The hatchmarks in the legend/plan are difficult to read, either because of scale or screening. Please choose a hatchmark and scale that is more visible. Also, the hatchmarks for the aggregate are very similar and difficult to distinguish in the plan. (From Cycle 2)
<input type="checkbox"/>	7	Property Line (Sht. L-1, L-2): Clearly label the property line and provide a dimension. (From Cycle 2)
<input type="checkbox"/>	8	Street Trees - Species (Sht. L-1): Project is located in the Community Village Area within the Barrio Logan Community Plan. The proposed Arbutus marina trees are approved as the theme tree for this area. (From Cycle 2)
<input type="checkbox"/>	9	Yard/VUA Calculations (Sht. L-2): Area calculations shall include columns for required planting area, planting area provided, and excess area provided. Alternatively, staff highly recommends completing Forms DS-4 for Commercial Street Yard, DS-5 for Vehicular Use Area, and DS-6 for Residential Remaining Yard. These forms can be scanned and placed directly onto the plans. (From Cycle 2)
<input type="checkbox"/>	10	Street Yard (Sht. L-2): Project proposes street level commercial. Therefore, please calculate area E (shown on Sheet L-2) as the Commercial Street Yard, per SDMC 142.0405. (From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 507041 / Cycle: 7





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Vehicular Use Area (Sht. L-2): Please combine the calculations for areas A and C (Shown on L-2). Remove calculations and hatches for Areas B, as this is covered by structure and not factored into the VUA required calculations. (From Cycle 2)
<input type="checkbox"/>	12	Planting Areas: Please show/outline all planting areas in the required yards. Please provide the square footages of each planting area to demonstrate that the minimum required planting areas are being met for each yard. (From Cycle 2)
<input type="checkbox"/>	13	Root Zone: Provide a root zone of 40 square feet per tree with a minimum dimension of 5'. Where site conditions do not allow the installation of the street trees required by this section in the parkways, trees may be located on the private property within 10' of the property line along that street frontage. (From Cycle 2)
<input type="checkbox"/>	14	Structure Above (sht. L-2): On the Area diagram, please clearly show and identify the line of the structure above. (From Cycle 2)
<input type="checkbox"/>	15	Tree Planting Areas (A101, L-1): Street Tree planting areas shall be shown consistently as 5'x8' as shown on the Landscape Plans. (From Cycle 2)
<input type="checkbox"/>	16	Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (From Cycle 2)
<input type="checkbox"/>	17	Provide the following note on the Landscape Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (From Cycle 2)
<input type="checkbox"/>	18	Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (From Cycle 2)
<input type="checkbox"/>	19	Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5)." (From Cycle 2)
<input type="checkbox"/>	20	Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC §142.0411." (From Cycle 2)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: Plan-Airport	Cycle Distributed: 11/09/2016	
Reviewer: Mordenti, Bobby (619) 236-5064 Bmordenti@sandiego.gov	Assigned: 11/17/2016	
	Started: 11/18/2016	
Hours of Review: 0.50	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/18/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 Plan-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with Plan-Airport (None of which are new)
- . Last month Plan-Airport performed 6 reviews, 100.0% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

Plan Airport

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	ALUCP: The project is located in the Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). (From Cycle 2)
<input type="checkbox"/>	2	NOISE: The project is located outside of the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP. (From Cycle 2)
<input type="checkbox"/>	3	SAFETY: The project is not located in a Safety Zone as depicted in the 2014 ALUCP; therefore, the use and density are consistent with the ALUCP. (From Cycle 2)
<input type="checkbox"/>	4	AIRSPACE: The maximum height of the proposed project is 99.6 feet Above Mean Sea Level. The FAA Part 77 notification surface is above the site at 145 ft Above Mean Sea Level (AMSL) for SDIA and 191 ft AMSL for North Island Naval Air Station. Although the FAA Part 77 notification surface for SDIA is above the site at 145 ft, the area is in proximity to a navigation facility and may impact the assurance of navigation signal reception; therefore, provide notification to the FAA or submit the FAA notification self-certification agreement. (From Cycle 2)
<input type="checkbox"/>	5	AIRSPACE: Please provide notification to the FAA or submit the FAA notification self certification agreement. Refer to Information Bulletin 520: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib520.pdf and the FAA obstruction evaluation site: https://oeaaa.faa.gov/oeaaa/external/portal.jsp (From Cycle 2)
<input type="checkbox"/>	6	CONSISTENCY DETERMINATION: Since the project is within AIA Review Area 2, the City is not required to submit the proposed project to the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), for a consistency determination with the adopted ALUCP for SDIA if the applicant provides a FAA no hazard letter or self certification agreement. (From Cycle 2)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 11/09/2016	
Reviewer: Khaligh, Kamran (619) 446-5357 khalighK@sandiego.gov	Assigned: 11/15/2016	
	Started: 11/15/2016	
Hours of Review: 5.00	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/15/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Transportation Dev (None of which are new)
- . Last month LDR-Transportation Dev performed 58 reviews, 91.4% were on-time, and 36.2% were on projects at less than < 3 complete submittals.

11/16 Review:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	TRIP GENERATION-The proposed 21 multifamily residential units, and 2,102 s.f. commercial space is expected to generate approximately 210 average weekday trips - ADT, with 13 AM peak hour trips and 19 PM peak hour trips. This is based on the rate of 6 ADT/dwelling unit, and 40 ADT/1,000 s.f. for commercial services. A transportation impact analysis is not required. (From Cycle 2)
<input type="checkbox"/>	2	PARKING-The minimum parking requirement for the proposed 21 multifamily units could be as low as 12 parking spaces based on the rate of 0.5 space/bedroom or studio per Affordable Housing Density Bonus Regulation SDMC Sections 143.0710 through 143.0740, and Table 143-07D. However, plans should verify that the proposed development falls into the parameters identified in the above sections and table. Otherwise a higher parking rate would apply. Project should also verify that the transit proximity requirements as stated in above table are met. (From Cycle 2)
<input type="checkbox"/>	3	PARKING-The minimum parking requirement for 2,102 s.f. commercial space is 4 parking spaces at the rate of 2.1 spaces/1,000 square feet of commercial space per SDMC Table 142.05E for projects within a transit area. The total parking requirement for this project is 16 spaces comprising of 12 residential and 4 commercial spaces. Project proposes to provide a total of 22 parking spaces including 2 accessible spaces. Please revise the parking calculations on the plans to reflect the above. Also, the required parking calculations should be calculated and rounded off separately (not combined) for re (From Cycle 2)
<input type="checkbox"/>	4	UNIT MIX/PARKING-If any of the units contain lofts, study rooms, or any other type of proposed open rooms that can easily be converted to a bedrooms, then project should count such rooms as (potential) bedrooms and adjust the project data and the parking calculations accordingly. (From Cycle 2)
<input type="checkbox"/>	5	PLANS/PARKING-The minimum parking stall dimensions and aisle width should comply with the SDMC section 142.0560. Please dimension the parking spaces and drive aisles or provide a typical exhibit on the plans. Also, number the spaces for each use such as residential or commercial. Further, parking aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space per SDMC 142.0560(d)(3). (From Cycle 2)
<input type="checkbox"/>	6	FRONTAGE-Plans should show and dimension all existing and proposed curb to curb, property line to property line, property line to center line, and property line to curb line distances on all fronting streets and alleys. Plans should also show all existing and proposed curb, gutter, sidewalk, driveways, and their width on the fronting streets and alleys. The existing non-utilized driveways should also be shown in light print, and their removal and replacement with curb, gutter, and sidewalk called out on the plans. (From Cycle 2)
<input type="checkbox"/>	7	ON-STREET PARKING-To determine the net gain or loss of the on-street parking spaces on the project fronting streets, the existing and the proposed on street parking spaces with dimensions and counts should be shown on the plans. The total net gain or loss of the number of on-street parking spaces should be called out including the break down for each of the fronting streets. Also, none of the on-street parking spaces could be counted towards the project's on-site parking spaces. (From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Kamran Khaligh at (619) 446-5357. Project Nbr: 507041 / Cycle: 7





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 11/09/2016	
Reviewer: Rastakhiz, Mehdi (619) 446-5420 mrastakhiz@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/09/2016	
Hours of Review: 0.10	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/09/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with PUD-Water & Sewer Dev (None of which are new)
- . Last month PUD-Water & Sewer Dev performed 127 reviews, 92.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals.

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and Sewer capacity charges will be due at the time of building permit issuance. Capacity charges which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	2	All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	3	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	4	The Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service, in a manner satisfactory to the Public Utilities Director and the City Engineer. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	5	Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	6	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	7	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	8	If you have any questions regarding the Water and Sewer Review Section comments, please contact Mehdi Rastakhiz at (619) 446-5420. (From Cycle 2) [Recommended]

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Show and indentify all public utilities in project's frontage. Please identify pipe size, material and D-sheet associated with the existing utilities. (From Cycle 2)
<input type="checkbox"/>	10	Please provide your projects water demand. Include fire flow, domestic and commercial use. Given your demand we will run the hydraulics to check the adequacy of existing water main sizes. (From Cycle 2)
<input type="checkbox"/>	11	Show all existing sewer manhole invert and rim elevations. (From Cycle 2)
<input type="checkbox"/>	12	Show the proposed point of connections to the water and sewer mains. Are you planning to put a master water meter and submeter afterward or provide individual public meters? Will there be a CC&R? (From Cycle 2)
<input type="checkbox"/>	13	Show north arrow on the vicinity map and plans. (From Cycle 2)
<input type="checkbox"/>	14	All on-site utilities must be private. (From Cycle 2)
<input type="checkbox"/>	15	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (From Cycle 2)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Mehdi Rastakhiz at (619) 446-5420. Project Nbr: 507041 / Cycle: 7





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/09/2016	
Reviewer: Flores, Robert (619) 446-5378 RCFlores@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/15/2016	
Hours of Review: 10.00	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/18/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 25 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 101 reviews, 75.2% were on-time, and 45.6% were on projects at less than < 3 complete submittals.

1st Rev. (Cycle 7) 11.15.16

Informational

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Project scope: SDP and CDP to demolish existing commercial building and construct a mixed-use building with 3 commercial units and 21 residential units, with 14% very low income affordable units and a 46.5 density bonus with deviations. (New Issue)
<input type="checkbox"/>	2	Project site: 1776 National Avenue, San Diego, CA (Barrio Logan); APN 538-050-1200; legally described as Lot 17, 18, 19, and 20, Block 139, Map 209 (Mannasse and Schillers Subdivision of Pueblo Lot 1157). (New Issue)

Zoning, Permits & Process

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Zoning - The project site is located within the Barrio Logan Planned District (BLPD) and is zoned BLPD-Redevelopment Subdistrict (Residential). The site is also within the following overlay zones: Coastal (non-appealable area two [N-APP-2]), Parking Impact Overlay Zone (Coastal Impact), Residential Tandem Parking, and Transit Area. This information is NOT correctly noted on the plans. Please note the information correctly on the plans. (New Issue)
<input type="checkbox"/>	4	Development Permits required, pursuant to LDC Section 152.202: A BLPD Development Permit (Decision Process 3) is required for all proposed development within the Redevelopment Subdistrict of the BLPD. This permit shall be processed as a Site Development Permit(SDP). A Coastal Development Permit (CDP) [Decision Process 2 because in a non-appealable area] is required for all proposed development within the Barrio Logan Planned District which is located within the Coastal Overlay Zone. (New Issue)
<input type="checkbox"/>	5	Development Permits required, pursuant to LDC Section 143.0750: A Site Development Permit (Decision Process 4) is required for additional development incentives for affordable housing. (New Issue)
<input type="checkbox"/>	6	Consolidation of Processing, pursuant to LDC Section 112.0103: When more than one permit is required, processing is consolidated and reviewed by a single decision maker who acts on the application at the highest level of authority. Findings required for approval of each permit shall be considered individually, consistent with LDC Section 126.0105. (New Issue)

General/Community Plan

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Robert Flores at (619) 446-5378. Project Nbr: 507041 / Cycle: 7





L64A-003A

Cleared? Issue Num Issue Text

- 7
The project site is located within the Barrio Logan Community Plan (BLCP). The BLCP designates the land use for the project site as "Residential Use" (page 219 of the community plan), which recommends a density of 14-29 dwelling units per acre. The established land use is implemented by the BLPD Redevelopment Subdistrict zone (Residential), which allows one (1) dwelling unit per 1,000 square feet of lot and limited commercial as described in LDC 152.0316/Table 152-03A and 152.0317 (b)(4). (con't.) (New Issue)
- 8
(con't.) The project proposes a maximum of 14 dwelling units for the 13,991 sq. ft. lot (base density calculation without density bonus), which conforms to the density required by the BLPD Redevelopment Subdistrict zone (Residential) and the proposed commercial units will be limited as required by the PDO. Therefore, the proposed project conforms to the BLCP. (New Issue)

Sustainability

Cleared? Issue Num Issue Text

- 9
The City of San Diego's General Plan (GP), Conservation Element contains Climate Change and Sustainable Development Goals and Policies. Plans should demonstrate and list all sustainable, clean, and green building and development techniques as well as conservation efforts being employed within the proposed project in addition to the solar panels to be found consistent with the GP. (New Issue)
- 10
The project should implement sustainable landscape design and consider eliminating or reducing outdoor water features which contribute to water waste in the landscape through evaporation. (New Issue)
- 11
The applicant should review the GP Conservation Element and provide notes on the plans which show implementation of the applicable policies and goals. (New Issue)

Development Summary & Plans

Cleared? Issue Num Issue Text

- 12
Please provide a complete and detailed Density Bonus Calculation, including lot size, density, base density, affordable units and percent, density bonus, total units, maximum dwelling units per acre, etc. (New Issue)
- 13
Please list the specific commercial uses proposed for the three (3) commercial units. The commercial use is limited in this zone, so specificity is required. (New Issue)

Development Regulations

Zoning

Cleared? Issue Num Issue Text

- 14
Maximum density of 53 dwelling units per gross acre. (New Issue)
- 15
The applicant shall submit a Proposed Management Program for rental units, which addresses security, maintenance, and operational plan. (New Issue)
- 16
Lots consolidations by means of building across lot lines shall be prohibited when such action would create a premise containing over 14,000 square feet of lot area or over 100 feet of frontage along the front property line. (New Issue)
- 17
Residential component: encroachments as permitted in LDC Section 152.0319 are not allowed on the interior side or rear setbacks. (New Issue)
- 18
The 10 percent of the gross lot area designated as common, exterior usable areas shall not include walkways and access paths to dwellings. Please revise the Sheet A003 to conform with this requirement. (New Issue)
- 19
60 Percent of all residential units within a project shall provide a private exterior usable area (minimum 20 sq. ft. and maximum 100 sq. ft. in area) for each unit. Since the proposed patios are not allowed to encroach into interior side setbacks, many of the residential patios may be eliminated. Please revise plans to show continued conformance to this requirement, including minimum and maximum areas. (New Issue)
- 20
Each dwelling unit shall have direct pedestrian access from both the abutting street and rear parking areas. Please show on the plans how this is being achieve and conformance to this requirement. (New Issue)
- 21
Street wall shall be enhanced, pursuant to LDC Section 152.0319 (e)(2)(C). Facade treatment shall change every 40 feet, etc. Please show conformance on the plans/elevations. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The maximum building height shall be 50 feet not to exceed four stories, with limited encroachment, pursuant to LDC Section 152.0319 (g) (New Issue)

Affordable Housing

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	The project site is within the Coastal Overlay Zone, so the new Affordable Housing Density Bonus Regulation do not apply until the California Coastal Commission certifies the Local Coastal Program Amendment. (New Issue)
<input type="checkbox"/>	24	Therefore, using the applicable Affordable Housing Density Bonus regulations and based on 14 dwelling units with 2 very low income units set aside, the property qualifies for 35% density bonus with 2 incentives. Calculation: 13,991 sq. ft. (lot are) / 1000 = (13.991 or) 14 units; 2 very low units / 13.991 units = (0.14294 or) 14% very low units, which qualifies for 35% density bonus with 2 incentives; 13.991 X 35% density bonus = (18.89 or) 19 total units. Density bonus: 19 units, including 2 very low income units, with 2 incentives. (please add this calculations to the plans) (New Issue)
<input type="checkbox"/>	25	Please detail on the plans the specific incentives being requested. (New Issue)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/09/2016	
Reviewer: Benally, Rhonda (619) 446-5468 Rbenally@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/16/2016	
Hours of Review: 0.00	Review Due: 12/15/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/16/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . 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 15 outstanding review issues with LDR-Environmental (None of which are new)
- . Last month LDR-Environmental performed 115 reviews, 92.2% were on-time, and 39.4% were on projects at less than < 3 complete submittals.

Review 11/7/2016

<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 Site Development Permit (SDP) and Coastal Development Permit (CDP) to allow the demolition of an existing commercial building, and construction of a mixed-use building with 3 commercial units, and 20 residential units, with 14% of very low income affordable units and a 46.5% density bonus with deviations, on a 0.32 acre site.
(From Cycle 2) |
| <input checked="" type="checkbox"/> | 2 | The project is addressed at 1776 National Avenue (APN 538-050-1200) in the BLPD-REDEVELP-SUBD zone within the Barrio Logan Community Planning Area, Redevelopment District, Coastal Overlay Zone (Non-Appealable), Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area. (From Cycle 2) |

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 resolution of the other reviewing disciplines' (LDR-Planning, LDR-Engineering, LDR-Transportation, LDR-Landscaping, Fire-Plan Review, PUD-Water and Sewer, and Plan-Airport) issues.
(From Cycle 2) |
|--------------------------|---|--|

Community Plan

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

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 4 | Refer to LDR-Planning for consistency with the community plan. (From Cycle 2) |
|--------------------------|---|---|

Health and Safety

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

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 5 | Hazardous Materials:

As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal or remediation of hazardous materials. According to Geotracker the site has an open site assessment case, LOC Case # DEH2016-LSAM-0003669, at 1776 National Avenue, San Diego, CA. (From Cycle 2) |
| <input type="checkbox"/> | 6 | The City of San Diego's CEQA Significance Determination Thresholds states "As residential redevelopment and new residential construction occurs in or near areas historically used for industry, commerce, solid waste (e.g. fuel storage) contaminated soils and groundwater can be found." In addition, "Where a change in use is proposed the County of San Diego's Department of Environmental Health (DEH) should be consulted." (From Cycle 2) |
| <input type="checkbox"/> | 7 | (Continued)

The County DEH, Site Assessment and Mitigation Program is the lead agency and is providing oversight for this location. Per discussion with DEH a soil management plan (SMP) will need to be submitted for their review please provide a copy of the SMP to EAS. The applicant is participating in the County's Voluntary Assistance Program (VAP), and will need to address any additional requirements as requested by DEH. (From Cycle 2) |

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 507041 / Cycle: 7





L64A-003A

Cleared? Issue Num Issue Text

8 FAA Notification/Consistency Determination:

The project is located in Airport Influence Area (Review Area 2) and the FAA Notification area. Refer to the Plan-Airport reviewer if an FAA Notification and/or consistency determination is required. If required, please provide a copy to EAS.
(From Cycle 2)

Historical Resources (Archaeol)

Cleared? Issue Num Issue Text

9 The project is located in a high sensitivity area for archaeological resources. EAS will consult with City staff to determine if further archaeological analysis is required. (From Cycle 2)

Grading/Excavation/Paleontolog

Cleared? Issue Num Issue Text

10 According to the Geology of the San Diego Metropolitan Area, California, the subject property is underlain by Old Paralac Formation. The Old Paralac Formation is considered highly sensitive for paleontological resources. Please clarify the total amount of excavation (in cubic yards) required for the entire project (including any sewer and water lines, footings) and the maximum depth of cut on the plans. (From Cycle 2)

11 (Continued)

Until this information is provided EAS cannot address paleontological resources.
(From Cycle 2)

Historical (Architectural)

Cleared? Issue Num Issue Text

12 According to the plans the site contains a building that was constructed in 1946. The project has been reviewed by the City's Plan-Historic staff (PHS). PHS staff stated additional information is required. Refer to PHS for additional information. Please provide the information as requested by PHS to EAS. Until this issue has been addressed to the satisfaction of PHS this issue cannot be cleared. (From Cycle 2)

Greenhouse Gas Emissions

Cleared? Issue Num Issue Text

13 The City's Climate Action Plan (CAP) Consistency Checklist was adopted by City Council on July 12, 2016. Compliance with the checklist is the new City of San Diego GHG significance threshold. Please submit a CAP Consistency Checklist in your next submittal. The CAP Consistency Checklist can be found at: https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist_071316.pdf
(From Cycle 2)

14 If you have questions please contact the EAS analyst Rhonda Benally @ RBenally@sandiego.gov (From Cycle 2)

Water Quality

Cleared? Issue Num Issue Text

15 LDR-Engineering stated a Storm Water Quality Management Plan (SWQMP) will need to be submitted. Refer to LDR-Engineering for additional information. Please provide a final SWQMP to EAS, upon acceptance by LDR-Engineering. (From Cycle 2)

Plans

Cleared? Issue Num Issue Text

16 Please clarify what type of commercial uses would be proposed onsite. (From Cycle 2)

New Issue Group (2644411)

Cleared? Issue Num Issue Text

17 Please note additional 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. (From Cycle 2)

Noise

Cleared? Issue Num Issue Text

18 EAS defers to LDR-Planning for consistency with Table NE-3 of the General Plan. (From Cycle 2)

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 507041 / Cycle: 7





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Construction Noise: If the project generates construction noise the project would be required to comply with the City's Noise Ordinance. (From Cycle 2)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/09/2016	
Reviewer: Canning, Jack (619) 446-5425 jcanning@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/09/2016	
Hours of Review: 0.10	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/09/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 22 outstanding review issues with LDR-Engineering Review (None of which are new)
- . Last month LDR-Engineering Review performed 94 reviews, 93.6% were on-time, and 36.6% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Site Development Permit Plans. (From Cycle 2)
<input type="checkbox"/>	2	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The new Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (From Cycle 2)
<input type="checkbox"/>	3	Revise the Site Plan Sheet A100. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. (From Cycle 2)
<input type="checkbox"/>	4	Revise the Site Plan Sheet A100. Show and call out the location of the roof, patio and site drains and how they are discharged to the Public Right-of-Way. (From Cycle 2)
<input type="checkbox"/>	5	Revise the Site Plan Sheet A100. Show and call out the proposed Treatment Control BMP's that will be called out in the required SWQMP. (From Cycle 2)
<input type="checkbox"/>	6	Revise the Site Plan Sheet A100. Show and call out to reconstruct the damaged portions of the existing alley with current City Standard concrete alley. (From Cycle 2)
<input type="checkbox"/>	7	Revise the Ground Level Site Plan Sheet A101 and Ground Level Floor Plan Sheet A103. Change how the access door opens so no door swings into the Public Right-of-Way. Add a note that states: No access door or gate shall swing open into the Public Right-of-Way. (From Cycle 2)
<input type="checkbox"/>	8	Revise the Site Plan Sheet A100. Show and call out to close the non-utilized driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on National Avenue. (From Cycle 2)
<input type="checkbox"/>	9	Revise Ground Level Site Plan Sheet A101. Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the garage entrance from the alley. Visibility area shall extend 10 feet inward along the driveway & along the property line. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. (continued below) (From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 507041 / Cycle: 7





L64A-003A

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 10 | This may require the applicant to provide adequate sight visibility for vehicles leaving the proposed parking structure by a visually open concept or installing convex safety mirrors to indicate to motorists leaving the parking structure the presence or absence of a moving or stationary vehicle and/or pedestrian in the right-of-way.
Show and call out how site visibility will be obtained.

(From Cycle 2) |
| <input type="checkbox"/> | 11 | Revise the Site Plan Sheet A1. Add the following 4 Storm Water Notes:
1. 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.

(From Cycle 2) |
| <input type="checkbox"/> | 12 | 2. 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.

(From Cycle 2) |
| <input type="checkbox"/> | 13 | 3. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

(From Cycle 2) |
| <input type="checkbox"/> | 14 | 4. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

(From Cycle 2) |
| <input type="checkbox"/> | 15 | Development Permit Conditions will be determined on the next submittal when all requested information is provided.

(From Cycle 2) |
| <input type="checkbox"/> | 16 | 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 Jack Canning at 619 446-5425.

(From Cycle 2) |

SWQMP

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 17 | The applicant shall submit an electronic and hard copy of a Storm Water Quality Management Plan (SWQMP) consistent with the City of San Diego's Storm Water Standards. Required elements of a SWQMP are provided in Appendix A on this manual. Details supporting all decisions made in accordance with Chapter 4 requirements shall be documented in the SWQMP.

(From Cycle 2) |
| <input type="checkbox"/> | 18 | The SWQMP shall include a completed Submittal Template per Appendix A of the revised Storm Water Standards.

(From Cycle 2) |
| <input type="checkbox"/> | 19 | The project will be required to add to a SWQMP, a completed Applicability of Hydromodification Management BMP Requirements Figure 1-2 to determine if the proposed project is subject to hydromodification criteria among other requirements. If applicable, hydromodification management facilities shall be required to mitigate project-related increases to discharge rates and durations.

(From Cycle 2) |
| <input type="checkbox"/> | 20 | Project must perform and report feasibility analysis for infiltration with respect to geotechnical and groundwater conditions. Applicant shall submit a completed Form I-8: Categorization of Infiltration Feasibility Condition. All supporting studies, calculations, maps, data sources, etc must be included with the completed Worksheet. This must be reviewed and the Infiltration Feasibility Condition determined by DSD Geology Review.

(From Cycle 2) |
| <input type="checkbox"/> | 21 | All projects must evaluate the feasibility of harvest and use BMPs by submitting calculations of harvested water demand. Therefore, submit a completed Harvest and Use Feasibility Screening Checklist Form I-7.

(From Cycle 2) |
| <input type="checkbox"/> | 22 | Add an Exhibit that shows and calls out all DMAs proposed including tributary area for BMP sizing.

(From Cycle 2) |

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 507041 / Cycle: 7





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/09/2016	
Reviewer: Godwin, Paul (619) 446-5190 pgodwin@sandiego.gov	Assigned: 11/09/2016	
	Started: 11/09/2016	
Hours of Review: 0.10	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/09/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 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 (None of which are new)
- . Last month Community Planning Group performed 58 reviews, 72.4% were on-time, and 41.4% 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 Barrio Logan, (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. (From Cycle 2)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/09/2016	Deemed Complete on 11/09/2016
Reviewing Discipline: Plan-Historic	Cycle Distributed: 11/09/2016	
Reviewer: Pekarek, Camille (619) 236-7173 CLPekarek@sandiego.gov	Assigned: 11/16/2016	
	Started: 11/16/2016	
Hours of Review: 0.50	Review Due: 12/12/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/16/2016	COMPLETED ON TIME
	Closed: 11/18/2016	

- . The review due date was changed to 12/15/2016 from 12/15/2016 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 Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with Plan-Historic (None of which are new)
- . Last month Plan-Historic performed 271 reviews, 96.7% were on-time, and 95.3% were on projects at less than < 3 complete submittals.

11-2-2016

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The property located at 1776 National Avenue, APN 538-050-1200, 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) (From Cycle 2)
<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) (From Cycle 2)
<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) (From Cycle 2)
<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) (From Cycle 2)
<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...) (From Cycle 2)
<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) (From Cycle 2)
<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; as well as any available historic photographs; and Notices of Completion. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (From Cycle 2)
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 2)
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (From Cycle 2)

For questions regarding the 'Plan-Historic' review, please call Camille Pekarek at (619) 236-7173. Project Nbr: 507041 / Cycle: 7





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Chain of Title - available through title search companies or by conducting research at the County Administration Center. The Chain of Title must be in tabular format, listing the property's conveyance from seller to buyer (with date) since construction through the present day. As noted in Info Bulletin 580, deed copies do not satisfy this requirement. (From Cycle 2)
<input type="checkbox"/>	11	City Directory listing of occupants - available in the City Directories at the San Diego Public Library, or San Diego Historical Society Archives. The tabular listing of occupants must account for all years from the time of construction to the present. If the property is vacant or not listed for a particular year(s), please note it as such. (continued...) (From Cycle 2)
<input type="checkbox"/>	12	(...continued) Please Note: The "Electronic Address List" provided appears to show occupants for nearby properties - this does not satisfy this requirement. The listing of occupants must provide all occupants of the subject property only from the time of construction to the present. (From Cycle 2)
<input type="checkbox"/>	13	Staff has confirmed the availability of Sanborn Maps for the subject property. Please provide Sanborn Maps for all published years, available at San Diego Public Library or San Diego Historical Society Archives. (From Cycle 2)
<input type="checkbox"/>	14	Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD. (continued...) (From Cycle 2)
<input type="checkbox"/>	15	(...continued) PLEASE NOTE: As noted in Info Bulletin 580, Google images are not permissible as photo documentation. The photo survey must provide current clear color photos showing all sides of all structures on the subject parcel. (From Cycle 2)





Submittal Requirements

11/22/16 10:38 am

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

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L64A-001

Project Information

Project Nbr: 507041 **Title:** Los Patios - CDP / SDP
Project Mgr: Godwin, Paul (619)446-5190 pgodwin@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 11/18/2016 2:18 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Historic Resource Information	2	Historic Resource Information	2
Climate Action Plan Consistency Checklist	2	Climate Action Plan Consistency Checklist	2
Development Plans	11	Site Development Plans	11
Storm Water Quality Management Plan	2	Storm Water Quality Management Plan	2

