

UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

NOTICE OF SPECIAL MEETING

February 22, 2018 (THURSDAY) – 6:00-9:00 p.m.

St. Paul's Cathedral "Great Hall"

2728 Fifth Avenue.

I. Call to Order and Introductions

II. Adoption of Agenda and Rules of Order

III. Public Communication – Pursuant to California Government Code Section 54954.3, as applicable to special meetings, members of the public will be provided the opportunity to make public comment regarding the special order of business on the agenda. There will be no non-agenda public comment.

IV. Special Order of Business:

(1.) OLIVE STREET PARK PROJECT – Bankers Hill/Park West – Action Item -- Presentation by City of San Diego Public Works Department -- Yovanna Lewis, Project Manager – Project consist of design and construction of an approximately 0.60 acre neighborhood park, Consultants for the project, KTU+A, and city staff will present the draft plans for the new Olive Street Park located at Third Avenue & Olive Street; which will also include the San Diego AIDS Memorial. Uptown Planners serves as the advisory committee for the City of San Diego's Park & Recreation Committee for this project, which in turn makes a recommendation to the Mayor regarding the project.

(2.) 2761, 2769 & 2665 FIFTH AVENUE ("6th & OLIVE STREET") – Bankers Hill/Park West – Informational Item – The project proposes to demolish the Park Chateau Apartments, cathedral administrative offices, and surface parking, and construct a 204-unit, 262,000-square feet mixed use building, with five levels of underground parking, and the remodel/ expansion of the existing St. Paul's Cathedral in multiple phases. The project is an infill mixed-use development with 18 (or 9% percent) affordable housing units and deviations within the Transit Priority Area. The project site is located at 2761, 2729, and 2665 5th Avenue in the CC-3-9 and RM-4-10 zone(s), the Community Plan Implementation Overlay Zone (CPIOZ A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Airport Influence Areas of the SDIA Zone (Review Area 2), Federal Aviation Administration (FAA) Part 77 Notification Zone for SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone.

Note: All times indicated are only estimates: Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please contact Leo Wilson, Chair, at (619) 822-5103 or at leo.wikstrom@sbcglobal.net. Uptown Planners is the City's recognized advisory community planning group for the Uptown Planning Area.
Community

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



Wednesday, January 3, 2018

Uptown Planners, City of San Diego
Leo Wilson, Chair

Re: Alternative Design for Olive Street Park, February 2018 Agenda Request

Chair Wilson,

At the Bankers Hill Community Group (BHCG) meeting on November 20, very strong support was illustrated for the alternative design (see attached) regarding Olive Street Park. The BHCG alternative does not include a regional AIDS Memorial, however, the park bench dedicated to Dr. Brad Truax does highlight how Bankers Hill contributes to the overall AIDS narrative in San Diego. Due to the overwhelming neighborhood support for this alternative community-based design, the BHCG requests for this design to be an Action Item on the February 6, 2018 agenda for Uptown Planners.

This alternative design has the support of the community, primarily, because it plans for a neighborhood park, and not a regional memorial/event location. More specifically, the playground (if still necessary) is located away from the residential buildings and incorporates fitness for adults too; the history wall that notes the Woods/McKee families is a more prominent feature; there is access and focus on the canyon overlook; potential for future canyon trail connectivity; and the entry is bumped out even farther for pedestrian safety. The passive grass area also ensures a variety of activities and people can enjoy this space at once. Although the BHCG does not support a regional AIDS Memorial to be the focus of this park, the Group does support acknowledgement of Dr. Brad Truax, whose hospice building is located nearby, within the Bankers Hill neighborhood.

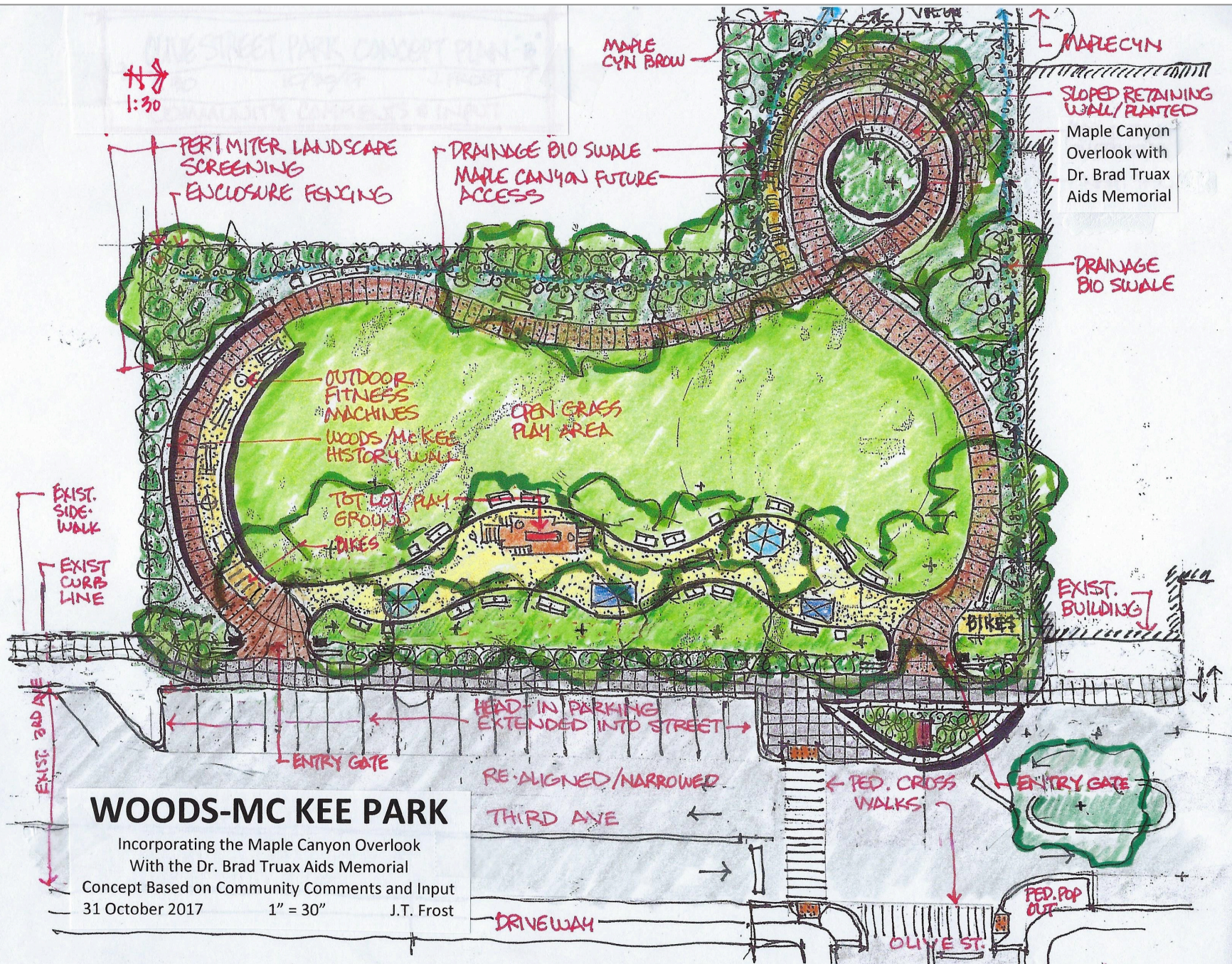
The magnitude and importance of San Diego within the national AIDS narrative warrants a public process to find a prominent, respectful, and easily accessible location. While the BHCG understands there is much interest for an AIDS memorial to finally happen, the location itself is a very important decision. The BHCG fully supports a regional AIDS Memorial in San Diego that follows a transparent and open public process, however, Olive Street Park is not an appropriate location.

The BHCG requests for this alternative community-based design to be an Action Item on the Uptown Planners February 6, 2018 agenda due to strong neighborhood support.

Sincerely,

A handwritten signature in black ink that reads "Amie Hayes". The signature is fluid and cursive, with the first name "Amie" and last name "Hayes" clearly distinguishable.

Amie Hayes, Chair
Bankers Hill Community Group



WOODS-MC KEE PARK

Incorporating the Maple Canyon Overlook
With the Dr. Brad Truax Aids Memorial
Concept Based on Community Comments and Input
31 October 2017 1" = 30" J.T. Frost



January 15, 2018

San Diego City Councilmember Chris Ward
City of San Diego
202 C. Street.
San Diego, CA 92101

Dear Councilmember Ward,

On behalf of the 1,200 businesses of Hillcrest, I am writing to contribute to the conversation concerning the San Diego AIDS Memorial. We understand that there have been a number of proposals made and a wide variety of conversations concerning this memorial.

Board of the Hillcrest Business Association would like to let you know that the HBA is interested in exploring the possibility of an AIDS memorial in Hillcrest. Hillcrest seems like a natural place for a memorial of this nature, as our neighborhood was at the heart of the AIDS crisis where many found shelter and succor during this horrible time.

Please don't hesitate to call upon me directly if you have any questions, comments, or require further clarification.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Nicholls", is written over a faint, circular watermark or seal.

Benjamin Nicholls
Executive Director
Hillcrest Business Association

Copy: Mayor Kevin Faulconer,
Nicole Murray-Ramirez, Chair of San Diego AIDS Memorial Taskforce

January 23, 2018

SENT VIA EMAIL TO: sdelmarenglish@jwdainc.com

Sophia Del Mar English
JWDA
2359 Fourth Avenue, Suite 300
San Diego, CA 92101

Subject: 6th & Olive; Mandatory Initial Review Assessment Letter;
Project No. 591198; Internal Order No. 24007668;
Located at: 2761, 2729, and 2665 5th Avenue
Uptown Community Plan area

Dear Ms. Del Mar English:

The Development Services Department (DSD) has completed the Mandatory Initial Review (MIR) for the project referenced above, which is an amendment to prior entitlements approved under Project No. 96101. The project proposes to demolish the Park Chateau apartments, cathedral administrative offices, and surface parking, and construct a 204-unit, 262,000-square foot mixed use building, with five levels of underground parking, and the remodel/expansion of the existing St. Paul's Cathedral in multiple phases. The project is an infill mixed-use development with 18 (or 9 percent) affordable housing units and deviations within the Transit Priority Area. The project site is located at 2761, 2729, and 2665 5th Avenue in the CC-3-9 and RM-4-10 Zone(s), the Community Plan Implementation Overlay Zone (CPIOZ Type A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, the Transit Priority Area, Airport Influence Area for SDIA (Review Area 2), Federal Aviation Administration (FAA) Part 77 Notification Area for SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone, within the Uptown Community Plan area and Council District 3.

Please be advised that your project as currently proposed does not meet the eligibility criteria for the Affordable, In-Fill Housing and Sustainable Buildings Expedite Program (Program). Please reference the "Key Issues" section of this letter for clarification. Prior to your formal project submittal, please provide evidence demonstrating your project qualifies and is eligible to be processed within the Program.

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 (POC) 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 a Process Four Vesting Tentative Map (VTM) to consolidate six lots into one, and a condominium project for the creation of 204 residential units and 4 commercial units; and a Process Two Neighborhood Development Permit to exceed the maximum allowable height of 65 feet per CPIOZ-A requirements in the Uptown Community Plan (SDMC Section 126.0502(c)), for an Affordable/Infill project of more than 20 dwelling units in the RM-4-10 Zone on lots that are consolidated for the purpose of accommodating the development (SDMC Section 126.0502(b)), and for the proposed deviations from the applicable Land Development Code regulations (SDMC Section 126.0402(p)).

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Planning Commission, with appeal rights to the City Council.

- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings, which the applicant shall submit "draft" finding based on the proposed project. Enclosure 3 is the Deviations Request Form, which outlines the applicant requested deviations and justification. The applicant needs to complete both documents and submit with the next submittal.

Please be advised that additional discretionary permits and findings may apply pending further clarification of project scope and items identified in the Mandatory Initial Review Cycle Issues Report.

- 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:

- On January 16, 2018, the DSD conducted a MIR meeting with the applicant and staff. During this meeting staff responded and/or clarified the applicant's questions and/or issues identified within the Cycle Issues Report (Enclosure 1).
- Subsequent to the MIR meeting and clarification of project scope, staff has confirmed the applicant's density bonus calculations are incorrect. The project's density bonus has been calculated at 30%, with 9% (or 18) very low-income dwelling units required, and one allowable incentive. Please reference LDR-Planning review for details.
- In order to qualify for the Expedite Program, at least 10% of the units are required to be affordable. As indicated above, your project proposes 9% affordable units. Please reference Information Bulletin 538.
- Pursuant to the consolidation of processing regulations set forth in SDMC Section 112.0103, the subject application cannot be submitted until the Lot Tie Agreement/Parcel Map application currently in review under Project No. 567695 has been completed
- The project uses lot areas for the Cathedral, Nutmeg, and Olive sites for density calculations. As such, please update project plans to include all existing and proposed development within the entire project boundary, which includes all three sites, so that staff can determine whether the previously approved/existing development complies with current regulations.
- Please note non-conformance with the minimum and maximum driveway widths is to be processed as a deviation to the development regulations.
- Additional information/studies have been identified as necessary to complete the environmental review of the project. Please reference LDR-Environmental Cycle Issues for details.
- Please update plans to include the correct legal description for the Nutmeg site. Additionally, please provide current copies of Grant Deeds for the Cathedral and 6th & Olive sites, and an Ownership Disclosure form signed by all current property owners/tenants. Please include a list of the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). This information has been provided only for Greystar GP II, LLC. A signature is required of at least one of the corporate officers or partners and the property owner. This list will be attached to the submitted Ownership Disclosure Form. [Note: The applicant is responsible for notifying

the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.].

- Staff is requesting revisions/clarifications/calculations/documents/reports to be submitted with initial submittal (see the attached Cycle Issues Report for staffs' comments).

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 a positive balance of approximately \$5,983.39 as of December 29, 2017, the last posting date (Account/ Internal Order No. 24007668). This last review has not been posted to your account (Auditor's Office takes 4-6 weeks to post charges to your account). [Reminder that your Expedite Fee is held in a separate account until the project has been completed and will not appear in the monthly account statements, see Information Bulletin No. 538 for additional information.]

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

V. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle will be the initial submittal and should take approximately 10 working 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: After the plans and associated documents have been modified pursuant to direction identified within the Cycle Issues Report, **please call your DPM at 619-446-5325 for an appointment at least two days in advance to resubmit.**

After all required documents are submitted, I will route the packages to the same Multi-Disciplinary Team of reviewers. 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. 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. (Note: cleared issues are identified with an 'X' within the comment box.) 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. Deposit Account: Our most recent records show that there is a balance of \$5,895.59 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis.

Before submitting your project, contact me to verify the additional deposit that is required with the resubmittal. Pursuant to Information Bulletin No. 503, your project would require subsequent reviews and a minimum balance of \$18,000.00 (VTM, SDP, and NDP).

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. Upon the initial submittal, a set of plans shall be sent to the Uptown Planners.

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

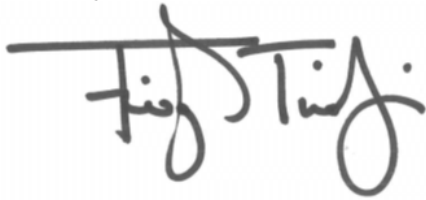
VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

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/opendsd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to submittal. I may be reached by telephone at (619) 446-5325 or via e-mail at FTirandazi@sandiego.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. Tirandazi', with a horizontal line above the first part of the signature.

Firouzeh Tirandazi
Development Project Manager

Enclosures:

1. Cycle No. 2 MIR Issues Report
2. Draft Findings
3. Deviation Request Form
4. Cycle No. 7 Full Submittal Requirements Report
5. Copy of Sign-In Sheet from January 16, 2018
6. SDPD-CEPTED Letter (previously sent via email to applicant)

cc: File
Reviewing Staff (via email)

Cycle Issues



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

1/23/18 12:51 pm

Page 1 of 30

L64A-003A

Project Information

Project Nbr: 591198 **Title:** 6th and Olive - SDP/NDP/VTM
Project Mgr: Tirandazi, Firouzeh (619) 446-5325

ftirandazi@sandiego.gov



Review Information

Cycle Type: 3 Preliminary Review **Submitted:** 12/20/2017 Deemed Complete on 12/20/2017
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 12/20/2017
Reviewer: Abalos, Raynard **Assigned:** 12/21/2017
(619) 446-5377 **Started:** 01/13/2018
rabalos@sandiego.gov **Review Due:** 01/23/2018
Hours of Review: 4.50 **Completed:** 01/19/2018 **COMPLETED ON TIME**
Next Review Method: Preliminary Review **Closed:** 01/23/2018

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 30 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 67 reviews, 82.1% were on-time, and 41.8% were on projects at less than < 3 complete submittals.

MIR Jan 2018

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within the CC-3-9 (west half) and RM-4-10 (east half) zones, the Community Plan Implementation Overlay Zone (CPIOZ Type A), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, a Transit Priority Area, and is within the Uptown Community Plan area. The project site is subject to SDP No. 312733, NDP No. 534371, and VTM 851727 (PTS Project No. 96101). [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	2	The project site is also within the Airport Influence Area for SDIA (Review Area 2), the FAA Part 77 Notification Area for SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone (450' AMSL toward the southern half of the block however the proposed work is outside this overlay zone). Please refer to Plan-Airport's review for Airport Authority and FAA requirements for this project. (New Issue)
<input type="checkbox"/>	3	The project proposes a Site Development Permit (SDP) and VTM for the demolition of existing apartments and cathedral administrative offices, the construction of a 204 dwelling unit residential building with commercial space over five levels of underground parking, and an expansion of the existing cathedral (see "Discussion" below). (New Issue)
<input type="checkbox"/>	4	The project utilizes the lot areas for all lots originally entitled under the approved SDP, NDP and VTM (Project No. 96101), however, the density bonus calculations are not shown correctly. In accordance with SDMC 143.0715, density bonus calculations are based on the permitted density of the zone. The maximum allowable density on the project site, which includes the olive, cathedral and nutmeg sites, are 192 dwelling units. (continued below) (New Issue)
<input type="checkbox"/>	5	Although 45 units have been constructed on the nutmeg site, this should be removed from the calculations only after all density bonus calculations have been made. That is, the total number of requested dwelling units on the project site is 204 dwelling units plus the 45 existing dwelling units on the nutmeg site, for a total of 249 dwelling units on the project site. In order to achieve this, the project requires a 30% density bonus that would provide 57 density bonus units (30% x 192 = 57.6). (continued below) (New Issue)
<input type="checkbox"/>	6	This would require the provision of 9% of the predensity bonus units, or 18 dwelling units, to be set aside for very low income households in accordance with SDMC Table 143-07A. This would also allow 1 incentive. Alternatively, the project can provide a greater amount of affordable units for an increase in density bonus and incentives. Please revise the plans to clarify the density bonus calculations as described above and verify the proposed number and percentage of affordable units. (New Issue)
<input type="checkbox"/>	7	Required/proposed discretionary permits and findings will be included in the next review pending confirmation of the scope of work and items discussed above and below. (New Issue)

Discussion

<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 Raynard Abalos at (619) 446-5377. Project Nbr: 591198 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	The previously approved discretionary permits were required for the following: SDP - For development that exceeded the unit thresholds in the Mid-City PDO zones and for deviations from the Mid-City PDO. It was also required for encroachments in the public right-of-way where the applicant was not the record owner. (New Issue)
<input type="checkbox"/>	9	NDP - For construction of a privately owned structure in the public right-of-way. VTM - For the consolidation of 12 lots into 6 and a condominium project for the creation of 110 residential units and 10 commercial units. (New Issue)
<input type="checkbox"/>	10	Because the site has been rezoned from the Mid-City Communities Planned District zones (CV-1 and MR-400) to the citywide base zones (CC-3-9 and RM-4-10), the project site no longer requires an SDP for development within the Mid-City PDO as specified above. However, the project proposes the SDP to exceed the maximum allowable height of 65 feet as required by the CPIOZ Type A requirements in the Uptown Community Plan. (New Issue)
<input type="checkbox"/>	11	Please verify if the NDP and SDP for encroachments into the right-of-way were utilized or are still needed. (New Issue)
<input type="checkbox"/>	12	An NDP is required for an Affordable/In-Fill Project of more than 20 dwelling unit in the RM-4-10 zone on lots which are consolidated or joined together for the purpose of accommodating the development in accordance with SDMC 126.0502(b). (New Issue)
<input type="checkbox"/>	13	Because the project is utilizing the lot areas for the cathedral, nutmeg and olive sites for density calculations, the entire project area shall include all three sites. Therefore, the entire development shall include all existing and proposed development over these sites and shall be reviewed for conformance with the current regulations. Provide information for the cathedral and Nutmeg sites on the plans so staff can determine whether the previously approved/existing development complies with current regulations. (New Issue)
<input type="checkbox"/>	14	If the development does not comply, deviations may be requested as an Affordable Housing Density Bonus Incentive or through a Neighborhood Development Permit in accordance with the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations in SDMC Chapter 14, Article 3, Division 9. The project appears to qualify for the NDP as an Affordable Housing project as described in SDMC 143.0915(a). (New Issue)
<input type="checkbox"/>	15	The project requires an amendment to the approved VTM for Parcel 2 to consolidate 6 lots into 1 and a condominium project for the creation of 204 residential units and 4 commercial units. (New Issue)

Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Although staff has reviewed the project for conformance with the applicable zoning requirements, conformance with some regulations cannot be determined until drawings and information for the cathedral and Nutmeg sites are incorporated into the plans. See below for additional detail. (New Issue)

CC-3-9 Reqs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	The Olive site appears to comply with all development regulations of the CC-3-9 zone except for the visibility area (see "Incentives" below) and the refuse and recyclable material storage area requirements. (New Issue)
<input type="checkbox"/>	18	The project only proposes 442 sf of refuse and recyclable materials storage area for both the residential and commercial component. Please revise the project to comply with Chapter 14, Article 2, Division 8. (New Issue)
<input type="checkbox"/>	19	In addition, please confirm compliance with the building articulation requirements in SDMC 131.0554 by providing a sheet that shows the elevations and required offset planes. The sheet should show the elevations with crosshatching to delineate each offset plane and should include a table showing the area calculations of each plane. (New Issue)
<input type="checkbox"/>	20	LDR-Planning cannot verify conformance with the CC-3-9 maximum FAR allowance until drawings and information for the cathedral and Nutmeg sites are incorporated into the plans. Revise the plans to include this information and demonstrate conformance with the maximum allowable FAR for the entire project site, which include the olive, cathedral and nutmeg areas. (New Issue)

RM-4-10 Reqs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	The project does not appear to comply with the following RM-4-10 regulations: <ul style="list-style-type: none"> - Minimum north and east setback of 15 feet (see "Incentives" below) - Verify on Sheet T001 that each dwelling unit will have a private storage area in accordance with SDMC 131.0454. In addition, provide a typical detail with dimensions and volume on a section or floor plan. - Private exterior open space (all units on the south elevation do not have a minimum 50 sf of private exterior open space. Please clarify or revise to comply) (New Issue)
<input type="checkbox"/>	22	- The project only proposes 442 sf of refuse and recyclable materials storage area for both the residential and commercial component. Please revise the project to comply with Chapter 14, Article 2, Division 8. <ul style="list-style-type: none"> - Verify conformance with the common open space requirement of 5,100 sf (25 sf x 204 dwelling units) and provide the calculation on Sheet T001. (New Issue)
<input type="checkbox"/>	23	- Visibility Area (see "Incentives" below) <ul style="list-style-type: none"> - Confirmation of max FAR will depend on how the FAR is transferred within the entire project area including the Nutmeg and Cathedral sites. (New Issue)

Incentives

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	The project proposes the following incentives: <ul style="list-style-type: none"> - Deviation from the setback requirements of the RM-4-10 zone in SDMC 131.0443(g), which require minimum 15-foot setbacks from the north and east property lines. - Deviation from the on-site loading area requirement in SDMC 1512.0407. The Mid-City PDO is no longer applicable. Please clarify this request. - Deviation from the visibility area requirements in SDMC 113.0273. (New Issue)
<input type="checkbox"/>	25	In accordance with SDMC 143.0740, the City shall grant the incentives unless a written finding of denial is made, based upon substantial evidence of the criteria listed in SDMC 143.0740(c)(1). LDR-Planning will work with Transportation staff to determine if there may be an adverse impact on public health and safety if the visibility area incentive is granted. (New Issue)
<input type="checkbox"/>	26	Although LDR-Planning doesn't have any issues with the setback incentives for the buildings, please explain why the transformers within the setback along 6th are needed in that location. (New Issue)
<input type="checkbox"/>	27	In addition, please clarify the loading area incentive as discussed above. (New Issue)

Other Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Incorporate calculations, information and drawings for the cathedral and Nutmeg sites as discussed above. (New Issue)
<input type="checkbox"/>	29	On Sheet T001, revise per the following: <ul style="list-style-type: none"> - Revise the scope of work to include the cathedral and Nutmeg sites, including the expansion of the cathedral. - Include the Transit Priority Area and CPIOZ Type A as overlay zones under Zoning Data. - Revise the reference to Incentive 2 once the appropriate section is verified as discussed above. - Revise the reference to Incentive 3. The visibility area requirement is in SDMC 113.0273. - Revise the vicinity map to show the entire project area including the cathedral and Nutmeg sites. (New Issue)
<input type="checkbox"/>	30	Revise Sheet T002 to show the cathedral and Nutmeg sites. (New Issue)



Cycle Issues



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

1/23/18 12:51 pm

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L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 12/20/2017	
Reviewer: Shearer-Nguyen, Liz (619) 446-5369 eshearer@sandiego.gov	Assigned: 01/02/2018	
	Started: 01/12/2018	
Hours of Review: 7.00	Review Due: 01/10/2018	
Next Review Method: Preliminary Review	Completed: 01/18/2018	COMPLETED LATE
	Closed: 01/23/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 24 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 61 reviews, 86.9% were on-time, and 29.8% were on projects at less than < 3 complete submittals.

MIR Review 01/18

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	EAS has completed a mandatory initial review for the project; additional comments and/or issue areas may be identified once a formal project submittal is made, which could necessitate additional issue areas and/or technical studies being required. This assessment is designed to evaluate issues only and is not intended to substitute for an Initial Study. (New Issue)

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	As described Project Information and Project Data Sheet, Sheet No. T001, the scope of work proposes is to demolish the existing Park Chateau Apartments, cathedral administrative offices and parking lot and subsequent construction of the construction of a 204 multi-dwelling unit (with 18 affordable housing units and 186 market rate units) residential building with commercial space over five levels of underground parking, as well as the expansion of the "Cathedral Site". (New Issue)
<input type="checkbox"/>	3	The "Cathedral Site" would require the demolition of the approximately 4,973-square feet of cathedral ancillary area and subsequent construction to be completed in three phases. Phases I would entail expansion of the sanctuary /choir, chapel sacristy, north transept and basement area; Phase II would include new lantern at crossing; and Phase III would involve two new bell towers. Upon resubmittal, please clarify if the project is proposes to construct the "Cathedral Site" as part of the current scope of work. (New Issue)

Previous Environmental Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The project site has been analyzed within Environmental Impact Report (EIR) No. 96101/SCH No. 2009101036 prepared for the St. Paul's Cathedral and Residences project. The EIR conducted a project-level analysis that would require implementation of the associated mitigation. (New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The EIR identified a less than significant impact with mitigation to Land Use. EAS defers to Planning Review on Land Development Code (LDC) issues and Plan-Long Range Planning on General Plan and community plan issues; please refer to those individual disciplines for additional information and/or clarification related to the project. EAS will coordinate with staff. (New Issue)

Circulation

For questions regarding the 'LDR-Environmental' review, please call Liz Shearer-Nguyen at (619) 446-5369. Project Nbr: 591198 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The EIR identified a significant impact to Circulation, but would be mitigated to below a level of significance with mitigation. LDR Transportation staff determined that the project requires the preparation of a traffic impact analysis, please provide a copy to EAS. Also, Transportation has identified various revisions/additional comments; refer to their comments for further clarification and/or direction. EAS will coordinate with staff to determine what, if any, impacts and required mitigation is necessary. (New Issue)
<input type="checkbox"/>	7	Lastly, as the review progresses, please be aware that any revisions to the traffic impact analysis may require changes to other technical studies in order to incorporate revised information and ensure consistency and/or new studies and/or analysis may be requested based on locale of impact. (New Issue)

Air Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	The EIR identified a less than significant impact on Air Quality. The current project proposes additional units which would be considered a substantial change to the previously analyzed project. In order to determine if the project would result in a new significant or substantially increased adverse impacts, please provide an air quality analysis that addresses the current proposal. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	With respect to Biological Resources, the EIR determined that no impact would result. Furthermore, review of aerial photographs shows that the project site is an existing developed site with non-native landscaping within an urbanized area. The project site does not contain any sensitive riparian habitat or other identified habitat community. The project would be required to comply with both the federal and state MBTA regulations. No further documentation is required consistent with the EIR. (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	With respect to Geologic Conditions, the EIR determined to have a less than significant impact. Geology is requesting that an addendum geotechnical report be prepared; please refer to their comments for further direction and/or clarification. Provide a copy of the revised geotechnical report and any other documentation submitted for review to EAS. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	GHG emission impacts were determined to be less than significant with implementation of project design features outlined within measures GHG-1 through GHG-4. Since certification of the EIR, the City of San Diego has adopted a Climate Action Plan (CAP) as well as a CAP Consistency Checklist for development projects. The current project proposes additional units which would be considered a substantial change to the previously analyzed project. Staff will reach out to discuss further. (New Issue)

Health & Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Health and Public Safety impacts were determined to be less than significant. As identified within the final environmental document, the project would be required to comply with applicable federal, state, and local regulations. (New Issue)

Historical Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Historical Resources (Archaeology and Built Environment) were determined to be less than significant with mitigation. (AR-1 and HR-1, and HR-2). The current project would be required to implement those measure applicable. EAS will coordinate with Plan-Historic staff as it relates to the built environment. Written acknowledgement by the applicant to implement the mitigation, monitoring and reporting program is required prior to a formal environmental document determination being made. (New Issue)
Hydrology/Drainage		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	The EIR determined a less than significant impact to Hydrology/Drainage. Engineering has identified various revisions to the drainage study and the plan set; refer to their comments for further clarification and/or direction. Please provide a copy of the revised technical report to EAS. EAS will coordinate with Engineering. (New Issue)
Noise		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	With respect to Noise, the EIR identified a less than significant impact with mitigation as it relates to construction-level noise. The current project would be required to implement those measure applicable. Written acknowledgement by the applicant to implement the mitigation, monitoring and reporting program is required prior to a formal environmental document determination being made. (New Issue)
<input type="checkbox"/>	16	The current project proposes additional units which would be considered a substantial change to the previously analyzed project. In order to if determine the project would result in a new significant or substantially increased adverse impacts, please provide a noise analysis that addresses the current proposal. (New Issue)
Paleontological Resources		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	The EIR determined a less than significant impact with mitigation to paleontological resources. The current project would be required to implement those measure applicable. Written acknowledgement by the applicant to implement the mitigation, monitoring and reporting program is required prior to a formal environmental document determination being made. (New Issue)
Public Services & Facilities		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	The EIR identified a less than significant impact to Public Services and Facilities. (New Issue)
Visual Effects/Neighborhood		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Overall, the EIR identified a less than significant impact to Visual Effects and Neighborhood Character; although as it relates to loss of distinctive or landmark trees, the EIR determined a less than significant impact with mitigation. The current project would be required to implement those measures applicable. Written acknowledgement by the applicant to implement the mitigation, monitoring and reporting program is required prior to a formal environmental document determination being made. (New Issue)
Water Quality		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	The EIR determined a less than significant impact to water quality. Engineering has identified various revisions to the storm water quality management plan and the plan set; refer to their comments for further clarification and/or direction. Please provide a copy of the revised technical report to EAS. EAS will coordinate with Engineering. (New Issue)
Other (sustainable)		





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	[INFORMATONAL ONLY] The applicant should provide a description and/or detailed information on how the project is consistent with the Conservation Element of the General Plan. Please identify what features will be incorporated into the project design. Please refer to additional comments provided by either LDR Planning and/or Long-Range Planning for further direction. (New Issue)

Other (deviations)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	- -INFORMATIONAL ONLY- - Should it be determined by Planning Review that additional deviations are required, please complete and provide the Affordable/In-Fill Housing & Sustainable Buildings Deviation Request Form so that the information can be included within the appropriate environmental document. This information is necessary in order to ensure that the whole of the project is analyzed as well as disclosed. (New Issue)

Environmental Det.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. (New Issue)
<input type="checkbox"/>	24	As previously identified, EIR No. No. 96101/SCH No. 2009101036 prepared for the St. Paul's Cathedral and Residences project. Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS should be able to make a determination as to the appropriate environmental document based on all reviewed and submitted information. (New Issue)





L64A-003A

Review Information

Cycle Type:	3 Preliminary Review	Submitted:	12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline:	LDR-Landscaping	Cycle Distributed:	12/20/2017	
Reviewer:	Neri, Daniel	Assigned:	12/26/2017	
	(619) 687-5967	Started:	01/09/2018	
	Dneri@sandiego.gov	Review Due:	01/09/2018	
Hours of Review:	5.00	Completed:	01/09/2018	COMPLETED ON TIME
Next Review Method:	LDR-Landscaping(Submit)	Closed:	01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 34 reviews, 91.2% were on-time, and 41.9% were on projects at less than < 3 complete submittals.

Preliminary Review - 1/9/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan Inconsistencies (Sht. T0004, A205, L-1): There are various discrepancies on the diagram of Sheet T004. The parkways planting areas/Tree Wells along Fifth Avenue and Olive Street do not match the Civil and Landscape Plans. the Building entries and landscape areas along Sixth Avenue do not match. The Units on ground level are listed as retail/townhomes on T004 and as Residential/Classrooms on A205. Please address. (New Issue)
<input type="checkbox"/>	2	Section - Sixth Avenue (Sht. C3.0): The Section of Sixth Avenue shows a double row of palms in the ROW. However, the Landscape Plans show that the row of palms adjacent to the property line are being removed. Please correct this section to accurately reflect this section. (New Issue)
<input type="checkbox"/>	3	ROW Shrub Planting (Sht. L-1): Please provide a separate hatchmark and plant palette for shrubs located in the tree wells of the ROW. Shrubs located in tree wells shall be species without thorns, and shall grow to no larger than 24-inches. (New Issue)
<input type="checkbox"/>	4	Interior Accent Trees (Sht. L-1): Please change the cultivar of Magnolia grandiflora from "Little Gem" to "St. Mary's." (New Issue)
<input type="checkbox"/>	5	Queen Palms Quantities (Sht. L-1): Please note that the quantities of palms to remain or to be removed or not accurate in the Plant Material Legend compared to what is shown on the plans. Please correct. (New Issue)
<input type="checkbox"/>	6	Trees On Podium Level (Sht. L-1): Please provide a section demonstrating planting medium depth for all trees located on podium level over the parking structure. Staff needs to ensure that the project is accounting for enough planting medium to achieve the proposed landscape design. (New Issue)
<input type="checkbox"/>	7	Utilities (Sht. L-1): Please show the underground utilities on the planting plan to ensure that the minimum tree separation distances are achieved. (New Issue)
<input type="checkbox"/>	8	Street Yard Area (Sht. L-2): At the corner of Sixth and Olive, the area in front of the chamfered corner of the building shall be included in the total street yard area. Please correct diagram and update calculations. (New Issue)
<input type="checkbox"/>	9	Landscape Calculations - Street Yard (Sht. L-2): Please change "Street Yard - Sixth Avenue" to "Street Yard". Please remove the sections for "Street Yard - Fifth Avenue" and "Street Yard - Olive Street". (New Issue)
<input type="checkbox"/>	10	Street Yard Planting Points Provided (Sht. L-2): The planting points provided says 670 points total, however, the tree points are listed as 80 + 136, which only equals 216. Please address discrepancy. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 591198 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Vehicular Use Area: Please change to "Vehicular Use Area = 0-sq.ft. (all VUA is subterranean)." There is not need for separate calculations sections of Inside Street Yard and Outside Street Yard. (New Issue)
<input type="checkbox"/>	12	Street Tree Quantities (Sht. L-2): It appears that the Street Tree Quantities listed in the calculations for Sixth Avenue are incorrect when compared to the plans. Please ensure that tree counts correspond to the plans. (New Issue)
<input type="checkbox"/>	13	Remaining Yard: Although there is no setback requirement for the project and therefore, no remaining yard, the project offers a well landscaped entry walk and primary courtyard. Staff would like to count these areas as meeting the intent of a remaining yard. Please provide the total area of the Entry Walk and Primary Courtyard, the total planting area provided in the Entry Walk and Primary Courtyard, and provide the total points achieved in these areas. (New Issue)
<input type="checkbox"/>	14	Transformers / Screening (Sht. L-1, A401): Landscape Plans only show a gravel/unit pavers treatment at the transformer wall shown on Sheet A401. Please provide landscaped screening to soften the visual impact of the 5-ft. wall from the public right of way. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 12/20/2017	
Reviewer: Adams, Tamara	Assigned: 12/21/2017	
(619) 446-5417	Started: 01/04/2018	
TAADAMS@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 10.50	Completed: 01/10/2018	COMPLETED LATE
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 52 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 64 reviews, 95.3% were on-time, and 36.7% were on projects at less than < 3 complete submittals.

1st Eng. Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The following comments need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Site Development Permit, Neighborhood Development Permit, and the Vesting Tentative Map:
		(New Issue)
<input type="checkbox"/>	2	Please provide documentation from SDG&E and any 3rd party that may be involved, stating their approval for the proposed work in their existing easement as identified within the plan set. Once the approval is obtained, provide a note on sheet 2 to reference the letter of permission/approval and the date the approval was obtained.

(New Issue)

Drainage Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Page 3 identifies soil type B for the project site, however, page 5 references bype D. Please revise accordingly.
		(New Issue)
<input type="checkbox"/>	4	Page 4: 2.2 Proposed Drainage Improvement: Please explain if the MWS is designed to accept peak flows.
		(New Issue)
<input type="checkbox"/>	5	Page 7: Please add a column to list the associated C-values for both existing and proposed conditions.
		(New Issue)
<input type="checkbox"/>	6	In the drainage study, please provide a discussion to explain if the proposed project and this amendment will have an adverse impacts to the adjacent property (St. Paul's Cathedral) and its site's drainage systems as a result of the redesign/amending the original permit. Please support the discussion with calculations and exhibits to compare the previously approved drainage study under PTS 96101 and this drainage study.
		(New Issue)
<input type="checkbox"/>	7	The proposed Drainage Map shows drainage from the adjacent site being diverted to 5th avenue when compared to the existing Drainage Map, how this will be achieved if no work is being proposed to adjacent site?
		(New Issue)
<input type="checkbox"/>	8	Please revise the drainage maps (existing and proposed) to include the following (based on peak flows):
		a) Discharge points (include elevation)
		b) Q & V at all discharge points.
		(New Issue)
<input type="checkbox"/>	9	Please provide a narrative in the drainage study indicating if the proposed project is required to obtain approval from the Regional Water Quality Control Board under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior permit issuance.

(New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	If there are no negative impacts to any adjacent properties, a statement should be made in the report, add a statement to the conclusion.

(New Issue)

Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	T001: Project Information: Please explain if all the phases provided in the project information are part of this amendment. Please revise the information provided in this sheet accordingly if needed.
		(New Issue)
<input type="checkbox"/>	12	T001: Please provide a commercial and residential unit information table that has the following information: square footage of the area of each unit, number of units, unit type (res. condo/apt, commercial condo, etc..)
		(New Issue)
<input type="checkbox"/>	13	Please remove any information that do not pertain to this amendment from the plan set. Note the scope of work entered in the City's Project Tracking System for this amendment states the following: SDP, NDP, VTM Amend permits in PTS 96101. Demolish ex park chateau apartments & cathedral admin offices & construct 204 unit, 262,000 gross sq ft mixed use bldg. w/18 aff housing units & 186 market rate units, with UG parking. A 38.75% density bonus w/a 12% very low income units.
		(New Issue)
<input type="checkbox"/>	14	T004: Please add the proposed property lines to the existing Site Plan and clearly identify the line as "proposed TM boundary"
		(New Issue)
<input type="checkbox"/>	15	Sheets 1-3: Revise the key notes for lot line adjustment to Property Line/TM Boundary.
		(New Issue)
<input type="checkbox"/>	16	Sheet 1: Will there be any utilities crossing the newly created parcel to serve the existing adjacent Cathedral?
		(New Issue)
<input type="checkbox"/>	17	Sheet 1: Key Notes 1, 5, & 41, please add "per Current City Standards"
		(New Issue)
<input type="checkbox"/>	18	FYI: The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
		(New Issue)
<input type="checkbox"/>	19	Sheet 2 or 3: The subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded.
		(New Issue)
<input type="checkbox"/>	20	Within the plan set, call out Vesting Tentative Map No. 2078817, Neighborhood Development Permit No. 2078816, and Site Development Permit No. 2078814.
		(New Issue)
<input type="checkbox"/>	21	Sheets 1-3: Please provide pad elevations.
		(New Issue)
<input type="checkbox"/>	22	Sheet 1: Please revise the call out for modified curb outlets, key note 35, to curb outlets per current City Standards.
		(New Issue)
<input type="checkbox"/>	23	The owner and engineer need to sign the exhibit.
		(New Issue)
<input type="checkbox"/>	24	Sheet 1: Add a Bench Mark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum.

(New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	Sheet 1: Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS for the proposed driveway and at the corner of Fifth Av. and Olive St. Revise Key Note 53 to state: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb. Please refer to San Diego Municipal Code section 113.0273 and SDMC Chapter 14, article 2. (New Issue)
<input type="checkbox"/>	26	Sheet 1 & 3: On the plan view, please clearly identify the curb to PL distance and remove the +/- for the provided dimensions. Please provide exact dimensions. (New Issue)
<input type="checkbox"/>	27	Sheet 1: Call out for key note 36 closer to the south corner of the property adjacent to Sixth Ave. is inaccurate, please revise accordingly. (New Issue)
<input type="checkbox"/>	28	Sheet 1: Please Include the spacing between the existing street lights adjacent to the project site along 5th Ave, 6th Ave, and Olive St. (New Issue)
<input type="checkbox"/>	29	All street lights shall be installed per the current street design manual and their spacing/distance. There is a transit stop within 1,320 feet of the project site on Fifth Ave., therefore, street lights' spacing shall to be max. 150', Please revise sheet 1 accordingly. Refer to the City of San Diego Street Design Manual and Council Policy 200-18 and section 4.3 of the current Street Design Manual. The link can be found below: https://www.sandiego.gov/sites/default/files/street_design_manual_march_2017-final.pdf (New Issue)
<input type="checkbox"/>	30	Sheet 1: Verify Key Note 6 pointing at the proposed sewer lateral per Key Note 36, if accurate, identify the existing water meter to be removed. (New Issue)
<input type="checkbox"/>	31	Sheet 1: Identify the hatched small square symbols along the sidewalk adjacent to site on Sixth Ave. (New Issue)
<input type="checkbox"/>	32	Sheet 1: Show removal and replacement of the existing sidewalk and landscaping in the parkway along the property frontage with darker line weight and symbols. (New Issue)
<input type="checkbox"/>	33	FYI: The project will be conditioned to obtain and EMRA for all encroaching private improvements that are 3' or less in height in the right of way such as ramps, landscaping, stairs, etc... (New Issue)
<input type="checkbox"/>	34	Sheet 1: Key Note 53: Please call out the dimensions of the visibility triangle area and note that . plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb. Please refer to San Diego Municipal Code section 113.0273. (New Issue)
<input type="checkbox"/>	35	Sheet 1: Please clearly identify the planters in the right of way as shown on L-1, provide planter dimensions and distances between the planters adjacent to site on both Olive St. and Fifth Ave. (New Issue)
<input type="checkbox"/>	36	Sheet 1: Please clearly identify the height of the existing and proposed plants in the City's right of way adjacent to site on Sixth Ave. Please provide a recorded EMRA for any existing landscaping/irrigation that is associated with the project site. (New Issue)
<input type="checkbox"/>	37	Sheet 2: Please provide a legend to clearly identify the lines and improvements shown on this sheet. On the plan view, please clearly identify the TM Boundaries and the existing PLs. Call out existing structures to be removed and to remain. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	Sheet 3: Update the legend to include all improvements and lines shown on the plan view. (New Issue)
<input type="checkbox"/>	39	Sheet 3: Please identify street slopes on the provided street sections and complete the commercial condo unit information table. (New Issue)
<input type="checkbox"/>	40	Sheet 3: Please call out the provided sections A-A and B-B on sheet 4 on the concept grading plan. Call out the existing and proposed grades on the sections. (New Issue)
<input type="checkbox"/>	41	Sheet 3: Revise the concept grading plan sheet to demonstrates storm water run-off drainage pattern and discharge locations. Add surface drainage flow patterns and show existing and proposed grading contours and spot elevations. Clearly identify post construction permanent BMPs and show the proposed storm drain system to identify the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	42	Please note the project will be conditioned to obtain a grading permit. (New Issue)
<input type="checkbox"/>	43	L-1 - L-3: Please clearly identify the right of way and provide dimensions for the right of way and the planting areas. (New Issue)

SWQMP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	44	Page 11: The provided soil type to be consistent with the drainage study. (New Issue)
<input type="checkbox"/>	45	Please revise the provided exhibit for the CCSYA in attachment 2B and provide a complete exhibit that demonstrates the criteria listed in section 3.3.2 of the Storm Water Manual. for Management of Critical coarse sediment Yield Areas. The project area shall be clearly identified, you may over lay the provided map over an arial map. (New Issue)
<input type="checkbox"/>	46	Please submit to LDR-Geology a copy of a final version of Worksheet C.4-1 and the DMA map for their review and approval of the full infiltration of the DCV and for the proposed location of the drywell near the right of way. (New Issue)
<input type="checkbox"/>	47	Attachment 1, please provide backup calculations for the assumed c-values per worksheet B.2-1 for both BMPs. (New Issue)
<input type="checkbox"/>	48	DMA map: Please provide Q and V at the discharge points. (New Issue)
<input type="checkbox"/>	49	In order to approve the exemption from hydromodification requirements for the portion of the runoff, please revise the provided exhibit in attachment 2 to clearly highlight the path of storm drain system and to include drawing numbers from the point of compliance to the discharge location. (New Issue)
<input type="checkbox"/>	50	Attachment 4, please provide a Plan Sheets Showing Permanent Storm Water BMPs, please use the provided checklist to ensure the required information has been included on the plans. Please insert a copy of revised drawings. It includes a downsized copy of the plan set, this attachment should include a plan sheet showing permanent storm water BMPs with the associated details. (New Issue)
<input type="checkbox"/>	51	HMP Study: Please provide peak flow frequency curves for existing and mitigated conditions. (New Issue)
<input type="checkbox"/>	52	Please a result column to the flow frequency - long-term simulation data sheets. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 12/20/2017	
Reviewer: Montes De Oca, John (619) 446-5439 Jmontesdeoca@sandiego.gov	Assigned: 12/21/2017	
	Started: 01/10/2018	
Hours of Review: 3.00	Review Due: 01/09/2018	
Next Review Method: Preliminary Review	Completed: 01/11/2018	COMPLETED LATE
	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Map Check (all of which are new).
- . Last month LDR-Map Check performed 103 reviews, 79.6% were on-time, and 52.9% were on projects at less than < 3 complete submittals.

First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	On top of the VTM Exhibit add VTM no. 1135226 and Project no. 591198 (New Issue)
<input type="checkbox"/>	2	Add Index Coordinates of VTM Exhibit: LC: 208-1721 CCS83: 1848-6281 (New Issue)
<input type="checkbox"/>	3	Mapping Note: A Final Map shall be filed at the County Recorder's office prior the expiration of the Tentative Map, if approved. A detailed Procedure of Survey shall be shown on the Final Map and all property corners shall be marked with durable survey monuments. (New Issue)
<input type="checkbox"/>	4	See additional comments on redlined check print. Please return check print with next submittal. (New Issue)

VTM Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Prior to the expiration of the Tentative Map, a Map merger and Resubdivision shall be recorded in the office of the County Recorder. (New Issue)
<input type="checkbox"/>	6	Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Final Map. (New Issue)
<input type="checkbox"/>	7	All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code. (New Issue)
<input type="checkbox"/>	8	The Final Map shall: a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations. (New Issue)
<input type="checkbox"/>	9	(continued) b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map. (New Issue)





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	<p>The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.</p> <p>All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the filed map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.</p> <p>(New Issue)</p>





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 12/20/2017	
Reviewer: Khaligh, Kamran	Assigned: 12/22/2017	
(619) 446-5357	Started: 01/09/2018	
khalighK@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 6.00	Completed: 01/10/2018	COMPLETED LATE
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 40 reviews, 85.0% were on-time, and 27.0% were on projects at less than < 3 complete submittals.

1/18 Review:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	TRANSPORTATION IMPACT ANALYSIS-A transportation impact analysis is required to analyze the impact of the anticipated additional trips on the fronting and nearby intersections, and roadways. (New Issue)
<input type="checkbox"/>	2	PLANS-Plans and development summary should provide a breakdown of the specific uses and square footage of each of the non-residential components of the project, such as commercial services, retail, restaurant, offices, etc., Each of the specific commercial uses, as well as the amenity spaces should be identified on the plans with their size and specific use. The cathedral expansion with its specific uses and parameters should also be clearly identified and called out. (New Issue)
<input type="checkbox"/>	3	PLANS-Parking data and calculations should not only, include the parking rates and calculations for the proposed residential units, but also identify all various non-residential uses including cathedral uses and expansion, and the required parking rates and numbers for all uses per SDMC section 142.0560. Further, if any of the parking spaces proposed to be removed is to serve any existing uses that will remain, they should be replaced within the development and identified on the plans. (New Issue)
<input type="checkbox"/>	4	PARKING-Parking calculations with their applicable rates, and references to the specific sections and tables of SDMC should be clearly called out within development summary for each use category such as multifamily family dwelling units, offices, uses, etc. The required and provided number of parking spaces, accessible spaces, loading spaces, motorcycle spaces, and bicycle spaces should all be listed. The proposed number of tandem spaces should also be called out. (New Issue)
<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 on the plans, and number the parking spaces separately as residential or commercial spaces. Also, drive 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 (see SDMC 142.0560(d)(3)). (New Issue)
<input type="checkbox"/>	6	PARKING-The minimum parking requirement for the proposed 204 multifamily units could be as low as 143 parking spaces based on the rate of 0.5 space/per unit per Affordable Housing Density Bonus Regulation SDMC Sections 143.0710 through 143.0740, and Table 143-07D if the parameters identified in the above sections and table are met, or a higher parking rate would apply. Project should also verify that the transit proximity requirements as stated in above table are met via additional information and exhibits. (New Issue)
<input type="checkbox"/>	7	PARKING-The non-residential parking requirement and calculations should be further clarified and expanded on the plans to address the above issues. (New Issue)
<input type="checkbox"/>	8	OFF-STREET LOADING SPACES-Project shall provide adequate number of on-site loading spaces based on SDMC Section 142.1010 and Table 142-10B guidelines. These spaces should be shown on the plans with their minimum dimensions of 12 feet wide, 35 feet long, and 14 feet high. Please include the calculation for the required and provided number of loading spaces under the Parking Summary, and show these spaces on the plans. (New Issue)
<input type="checkbox"/>	9	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 (preferably in a table format). Further, call out whether any of the parking spaces are metered, time limited, etc. (New Issue)
<input type="checkbox"/>	10	FRONTAGE-Site plan 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. Plans should also show all existing and proposed curb, gutter, sidewalk, driveways, and their width on the fronting streets. (New Issue)





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	DRIVEWAY-Minimum and maximum two-way driveway width is 20 and 25 feet for multiple dwelling units, and 24 and 30 feet (respectively) for non-residential uses (per SDMC Table 142-05L). Width of project driveways should be within the above range depending on its associated uses. However, if a driveway will access parking spaces for both uses, the commercial driveway standard should be used. Accordingly, revise project driveway's width to comply with the above. (New Issue)
<input type="checkbox"/>	12	PARKING/GATES-Please separately number the provided on-site parking spaces for different uses such as residential (R), commercial (C), and sanctuary (S) uses on the plans. Also assure that all the non-residential parking spaces would be located prior to any security gate. Further, if any of the excess residential parking spaces are to serve the visitors/guests, they should be located prior to such gates. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: Plan-Long Range Planning	Cycle Distributed: 12/20/2017	
Reviewer: Prinz, Michael	Assigned: 12/22/2017	
(619) 533-5931	Started: 01/02/2018	
Mprinz@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 4.00	Completed: 01/09/2018	COMPLETED ON TIME
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with Plan-Long Range Planning (all of which are new).
- . Last month Plan-Long Range Planning performed 15 reviews, 86.7% were on-time, and 38.5% were on projects at less than < 3 complete submittals.

First Review Issues

Project Information

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is to demolish the existing Park Chateau Apartments, cathedral administrative offices and cathedral parking lot, and construct a 204-unit mixed-use residential development with 18 affordable housing units, 186 market rate units, Cathedral ancillary space, and amenity space. (New Issue)

Land Use and Residential Densi

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The proposed project site has a land use designation of Residential Very High (74-109 Du/Ac) and Community Commercial (0-109 Du/Ac) in the Uptown Community Plan. The proposed project incorporates ground floor office uses along 5th Avenue and Olive Street consistent with the uses allowed in the Community Commercial land use designation, and residential uses along 6th Avenue and Olive Street consistent with the Residential - Very High land use designation. (New Issue)
<input type="checkbox"/>	3	The total project area consists of three sites - the 0.62-acre Olive site, 0.68-acre Cathedral site, and the 0.46-acre Nutmeg site adjacent to the property. The total site acreage is 1.76 acres, and would allow for a maximum of 192 dwelling units. The Nutmeg site is approved for 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The proposed project includes a 38.75% residential density bonus through the Affordable Housing Density Bonus program, allowing a total of 204 residential units. (New Issue)
<input type="checkbox"/>	4	The proposed project consists of mixed residential and office uses consistent with the land use goals and policies of the Uptown Community Plan, which encourage mixed-use infill development along commercial corridors and in the core village centers. The proposed project site is located within the Mixed-Use Corridor as identified on Figure 2-5 of the Community Plan. (New Issue)
<input type="checkbox"/>	5	The proposed project includes on-site affordable housing consistent with the policies of the Housing Element and the Community Plan. (New Issue)

CPIOZ

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The proposed project site is located within the Community Plan Implementation Overlay Zone (CPIOZ) Type A - Building Heights, as shown on Figure 4-12 of the Community Plan. The CPIOZ identifies areas within the community where ministerial approval is granted for proposed development projects with buildings or structures that do not exceed 65 feet in Hillcrest and Bankers Hill/Park West. (New Issue)
<input type="checkbox"/>	7	The proposed development's building height would exceed the 65 foot limit set forth in the CPIOZ. Proposed development projects that exceed the height limitations set forth in the Type A requirements may be approved to the maximum allowed height of the applicable base zone, or the maximum allowed floor area of the base zone for zones without a maximum height limit with a Site Development Permit per Chapter 13, Article 2, Division 14 of the code if they comply with the applicable regulations of the code and are consistent with the applicable policies in the General Plan and Community Plan. (New Issue)
<input type="checkbox"/>	8	Please identify the CPIOZ and required Site Development Permit on the Project Information & Project Data sheet. (New Issue)

Urban Design

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





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Consistent with the Streetscape and Public Realm policies of the Community Plan, the proposed project would include a planting strip between the curb and sidewalk to provide a buffer between pedestrians and the street edge. (New Issue)
<input type="checkbox"/>	10	The proposed project's landscape concept plan is consistent with the Uptown Community Plan Street Tree Plan. (New Issue)
<input type="checkbox"/>	11	The proposed project incorporates façade articulation through the use of balconies, upper-story setbacks, and windows along all walls visible from the public realm's design is consistent with the policies of the Urban Design Element. (New Issue)
<input type="checkbox"/>	12	Policy UD-4.23 states that "For buildings on corner lots, consider locating entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages." Please consider locating an entrance at the corner of 6th Avenue and Olive Street to help implement this policy. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 12/20/2017	
Reviewer: January, Frank	Assigned: 12/20/2017	
(619) 533-3699	Started: 12/21/2017	
fjanuary@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 1.00	Completed: 12/21/2017	COMPLETED ON TIME
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with Plan-Facilities Financing (all of which are new).
- . Last month Plan-Facilities Financing performed 132 reviews, 96.2% were on-time, and 87.8% were on projects at less than < 3 complete submittals.

Impact Fees - December 21, 201

Discretionary & Prelim Reviews

DIF - Residential

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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 Uptown DIF rate for residential development is \$11,642 dwelling unit. Rates are subject to change. (New Issue)

RTCIP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	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. The current City RTCIP Fee is \$2,240 per multi-dwelling unit. 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. (New Issue)

DIF - Non-Residential

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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 Uptown DIF rate for non-residential development is \$151 per average daily trip for the transportation component; \$103/1,000 gross square feet for the fire-rescue component. Rates are subject to change. (New Issue)

HIF

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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 \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.28 per sq. ft. for retail and hotel use. Rates are subject to change. Credit for existing facilities may be provided upon proof of demolition.

Applicant may request a deferral of Development Impact Fees (DIF). (New Issue)

Current Impact Fee Schedule

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensd.sandiego.gov/web/invoices/ . The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing

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 Fee Study. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: LDR-Geology	Cycle Distributed: 12/20/2017	
Reviewer: Mills, Kreg	Assigned: 12/20/2017	
(619) 446-5295	Started: 01/08/2018	
Kmills@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 2.00	Completed: 01/08/2018	COMPLETED ON TIME
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 69 reviews, 88.4% were on-time, and 62.3% were on projects at less than < 3 complete submittals.

591198-3 (1/8/2018)

REFERENCES REVIEWED:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Preliminary Geotechnical Investigation, Proposed Residential Development, Saint Paul's Cathedral, Fifth Avenue, San Diego, California, prepared by Leighton and Associates, Inc., dated September 21, 2004 (their project no. 041311)
		Updated Geotechnical Investigation, Proposed Mixed-Use Development, 6th and Olive, San Diego, California, prepared by Leighton and Associates, Inc., dated August 15, 2016 (their project no. 11403)
		Geotechnical Update Letter, Proposed Mixed-Use Development, 6th and Olive, San Diego, California, prepared by Leighton and Associates, Inc., dated May 17, 2017
		(New Issue)
<input checked="" type="checkbox"/>	2	Development Plans for 6th and Olive, prepared by Joseph Wong Design Associates, dated December 18, 2017 (their job no. 3266); Vesting Tentative Map prepared by Project Design Consultants, dated December 18, 2017 (their project no. 2848.50)
		(New Issue)

REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purposes of environmental review that specifically addresses the proposed development plans, tentative parcel map, and the following:
		(New Issue)
<input type="checkbox"/>	4	Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.
		(New Issue)
<input type="checkbox"/>	5	Provide a statement as to whether or not the site is suitable for the intended use.
		(New Issue)



Cycle Issues



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

1/23/18 12:51 pm

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L64A-003A

Review Information

Cycle Type:	3 Preliminary Review	Submitted:	12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline:	SDPD-CEPTED	Cycle Distributed:	12/20/2017	
Reviewer:	Tirandazi, Firouzeh	Assigned:	12/22/2017	
	(619) 446-5325	Started:	01/12/2018	
	ftirandazi@sandiego.gov	Review Due:	01/09/2018	
Hours of Review:	0.50	Completed:	01/12/2018	COMPLETED LATE
Next Review Method:	Conditions	Closed:	01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with SDPD-CEPTED (all of which are new).

SDPD-CEPTED Comments

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	SDPD-Crime Prevention Through Environmental Design (CPTED) review comments will be emailed to the applicant upon receipt, and provided as an attachmend to the MIR Assessment Letter. (New Issue)
<input type="checkbox"/>	2	SDPD provides this informational service to assist proposed development.The project will not have to address comments from, or be resubmitted for review to, SDPD-CPTED.
Reviewer Contact Information: Ted Parker, SDPD Neighborhood Policing Resource Team (858) 523-7049 (New Issue)		



Cycle Issues



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

1/23/18 12:51 pm

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L64A-003A

Review Information

Cycle Type:	3 Preliminary Review	Submitted:	12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline:	Park & Rec	Cycle Distributed:	12/20/2017	
Reviewer:	Scoggins, Shannon	Assigned:	12/21/2017	
	(619) 236-6894	Started:	12/21/2017	
	Sscoggins@sandiego.gov	Review Due:	01/09/2018	
Hours of Review:	1.00	Completed:	12/21/2017	COMPLETED ON TIME
Next Review Method:	Preliminary Review	Closed:	01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 21 reviews, 85.7% were on-time, and 75.0% were on projects at less than < 3 complete submittals.

12-21-17

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This project was reviewed for conformance with the City's General Plan guidelines for population-based parks, the Uptown Community Plan and the Public Facilities Impact Fee Study. (New Issue)
<input checked="" type="checkbox"/>	2	The park portion of the current per-unit Development Impact Fee (DIF) to be paid at the time of building permit issuance, provides for public facilities required to support the population of the community at build-out. No additional park fees are required. (New Issue)





L64A-003A

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

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: Housing Commission	Cycle Distributed: 12/20/2017	
Reviewer: Tirandazi, Firouzeh	Assigned: 12/22/2017	
(619) 446-5325	Started: 01/10/2018	
ftirandazi@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 0.50	Completed: 01/10/2018	COMPLETED LATE
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with Housing Commission (all of which are new).
- . Last month Housing Commission performed 5 reviews, 100.0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

SDHC Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This project is subject to the Inclusionary Housing requirements of San Diego Municipal Code Chapter 14, Article 2, Division 13. (New Issue)
<input type="checkbox"/>	2	The applicant requests a density bonus pursuant to California Government Code Sections 65915-65918 and San Diego Municipal Code Chapter 14, Article 3, Division 7. The underlying zoning of the property allows for the development of 147 units for the Olive Street and Cathedral sites. (New Issue)
<input type="checkbox"/>	3	The applicant proposes 12% of the project (18 units, $147 \times 12\% = 17.64$ rounded to 18) will be affordable to very-low income households with rents at 30% of 50% AMI for a period of 55 years which allows for a 38.75% density bonus and 3 development incentives. (New Issue)
<input type="checkbox"/>	4	The applicant must submit the Housing Commission Density Bonus Application with required documentation for processing. Contact DC Navarrette at dcn@sdhc.org or (619) 578-7585 to obtain a copy of the application. (New Issue)
<input type="checkbox"/>	5	The project plans indicate the demolition of an existing apartment complex. If demolished structures contained rental dwelling units occupied by persons and families of low income or very low income at any point in the 5 years prior to application the project will be subject to the required replacement of any affordable dwellings per California Government Code 65915. The applicant will be required to provide the San Diego Housing Commission with tenant income information to determine the replacement unit requirements. (New Issue)
<input type="checkbox"/>	6	(...cont.) Once the replacement requirement is known the Housing Commission will discuss any impacts with the applicant. (New Issue)
<input type="checkbox"/>	7	The combined affordability provisions of the Density Bonus and Inclusionary Housing programs require the project to set aside 18 affordable rental units. These units must be provided in a comparable mix to the total development. Comparability will be determined by the San Diego Housing Commission. (New Issue)
<input type="checkbox"/>	8	Please contact DC Navarrette, Sr. Program Analyst, San Diego Housing Commission at dcn@sdhc.org or (619) 578-7585 with any questions related to this review. (New Issue)

Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Prior to issuance of any building permit associated with this Project the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. (New Issue)
<input type="checkbox"/>	10	(...cont.) The Agreement will specify that in exchange for the City's approval of the Project, which contains a 38.75% density bonus (57 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 only density bonus units with rents of no more than 30% of 50% of AMI for no fewer than 55 years. (New Issue)
<input type="checkbox"/>	11	The Agreement referenced in the preceding paragraph will satisfy the requirements of San Diego Municipal Code section 143.1303(g) and therefore, exempt the Project from the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the San Diego Municipal Code. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: Plan-Airport	Cycle Distributed: 12/20/2017	
Reviewer: White, Victoria	Assigned: 01/02/2018	
(619) 533-3945	Started: 01/08/2018	
Vwhite@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 0.70	Completed: 01/08/2018	COMPLETED ON TIME
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Plan-Airport (all of which are new).
- . Last month Plan-Airport performed 7 reviews, 100.0% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

ALUCP First Review

		Issue
Cleared?	Num	Issue Text
<input checked="" 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). (New Issue)
<input checked="" type="checkbox"/>	2	NOISE: The project is located outside of the airport noise contours as depicted in the 2014 ALUCP. (New Issue)
<input checked="" type="checkbox"/>	3	SAFETY: The project is not located in a Safety Zone as depicted in the 2014 ALUCP. (New Issue)
<input checked="" type="checkbox"/>	4	AIRSPACE - AAOZ: The project is not located within the Airport Approach Overlay Zone (AAOZ). (New Issue)
<input type="checkbox"/>	5	AIRSPACE - FAA Part 77: The maximum height of the proposed structure is approximately 498.75 ft Above Mean Sea Level (AMSL). At the project site, the FAA Part 77 notification surface for SDIA is located at 60 to 65 ft AMSL, and the FAA Part 77 notification surface for North Island Naval Air Station is located at 201-206 ft AMSL. Therefore, notification to the FAA is required. (Continued) (New Issue)
<input type="checkbox"/>	6	AIRSPACE- FAA Part 77 CONTINUED: FAA Determination of No Hazard Letters were provided for the project site for a maximum building height of 495 ft AMSL. Please clarify whether FAA Determination letters are forthcoming for the proposed maximum building height of 498.75 ft AMSL. (New Issue)
<input type="checkbox"/>	7	CONSISTENCY DETERMINATION: Because the proposed project is located 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 an FAA Determination of No Hazard Letter for the proposed maximum building height. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 12/20/2017	
Reviewer: Purdy, Jay	Assigned: 12/20/2017	
(619) 446-5456	Started: 12/26/2017	
JPurdy@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 6.00	Completed: 01/09/2018	COMPLETED ON TIME
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 111 reviews, 93.7% were on-time, and 65.7% were on projects at less than < 3 complete submittals.

Information Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	All required backflow prevention devices (BFPDs) are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public ROW and in-line with the public water service line. (New Issue)
<input checked="" type="checkbox"/>	2	All proposed work on water and sewer facilities (public and private) within the public ROW or public easement must be handled in accordance with the City of San Diego's current water and sewer facility design guidelines, regulations, standards, and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	3	Sewer laterals shall be equipped with an approved backwater device at all locations where dictated by the currently adopted edition of the Uniform Building Code to prevent public sewer from spilling into structures if the sewer main should fail. The Design Engineer shall design the system to ensure that the main spills a manhole which shall take into consideration the weight of the manhole cover and whether or not the manhole cover is bolted. Backwater devices shall be installed outside of the public ROW and shall be maintained by the property owner. (New Issue)
<input checked="" type="checkbox"/>	4	No trees or shrubs whose height will be 3' or greater at maturity shall be installed or retained within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities. (New Issue)
<input checked="" type="checkbox"/>	5	Water and sewer capacity charges will be due at the time of Building Construction Permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card 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). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	Please direct any questions you may have regarding the information, comments or conditions contained in this review to Jay Purdy via email at jpurdy@sandiego.gov. (New Issue) [Recommended]

Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	On the Site Plan, please add the following comment: ALL WATER LINES SERVING THIS DEVELOPMENT MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD). (New Issue)
<input type="checkbox"/>	8	On the Site Plan, please locate and label all BFPDs and their respective wet rooms where applicable. (New Issue)



Cycle Issues



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

1/23/18 12:51 pm

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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	On the Site Plan, please label the diameter of the water and sewer service laterals.
		(New Issue)
<input type="checkbox"/>	10	On the Site Plan, please add a water meter box removal note (similar to note #29) for the Sixth Avenue water service to be killed at the main.
		(New Issue)
<input type="checkbox"/>	11	Please submit a Sewer Planning Study (requirements for the study are provided in the City's Sewer Design Manual section 1.3). (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Preliminary Review	Submitted: 12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 12/20/2017	
Reviewer: Sylvester, Brenda	Assigned: 12/28/2017	
(619) 446-5449	Started: 01/12/2018	
bsylvester@sandiego.gov	Review Due: 01/09/2018	
Hours of Review: 1.50	Completed: 01/12/2018	COMPLETED LATE
Next Review Method: Preliminary Review	Closed: 01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 36 outstanding review issues with Fire-Plan Review (all of which are new).
- . Last month Fire-Plan Review performed 32 reviews, 56.3% were on-time, and 79.3% 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. (New Issue)
<input type="checkbox"/>	2	Provide Fire Access Plan per Engineering Scale 20, 30, 40, 50, 60. If Applicable; Turn radius 30 ft. inside, 50 ft. outside. (New Issue)
<input type="checkbox"/>	3	Fire apparatus Access Roads and Water Supplies for fire protection, shall be installed and made serviceable prior to and during time of construction CFC 501.4 (New Issue)
<input type="checkbox"/>	4	Building should be addressed off the main Lobby. Provide Bldg. Address. Provide Building Address numbers, visible and legible from the street or road fronting the property per San Diego Municipal Code Section §95.0209 (New Issue)
<input type="checkbox"/>	5	FIRE COMMAND CENTER should be visible from the main lobby/entrance and shall comply with NFPA 72 and shall contain the features listed in CFC 2013, Section 508. (New Issue)
<input type="checkbox"/>	6	Minimum room size for Fire Command Center is 200 Square Feet in area with a minimum dimension of 10 Ft. Show dimensions. CFC 508.1.3 (New Issue)
<input type="checkbox"/>	7	Post Indicator Valves, Fire Department Connections, and Alarm Bell are to be located on the address/access side of the structure. (New Issue)
<input type="checkbox"/>	8	FD Policy 10-09 - High Rise buildings FDC shall have four 2 1/2 inch inlets. High rise buildings shall have two remotely located FDC's for each zone. High rise and other buildings equipped with hose valves of the pressure regulating type (PRV's) shall provide a sign indicating the minimum pressure the fire apparatus required to pump to pump into the FDC. (Example: FD minimum pump pressure 225 psi). A weather-resistant sign secured with a corrosion resistant chain or fastener shall indicate the address, portion of the building served. See NFPA 14 - 6.4.6 For height requirements (New Issue)
<input type="checkbox"/>	9	Show required hose pulls to all portions of the exterior of the building/buildings per policy A-14-1. (New Issue)
<input type="checkbox"/>	10	CBC Sec. 3002.4a - General Stretcher Requirements - All buildings and structures with one or more passenger service elevators shall be provided with not less than one medical emergency service elevator to all landings meeting the provisions of Section 3002.4a (New Issue)
<input type="checkbox"/>	11	Complete plans and specifications for the operation of elevators under fire or other emergency conditions shall be submitted Life Safety for review and approval prior to installation. CBC Sec. 3003 (New Issue)
<input type="checkbox"/>	12	For hydrants refer to appendix B CFC. (Based on Fire Flow and Type of Construction. (New Issue)
<input type="checkbox"/>	13	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. (New Issue)
<input type="checkbox"/>	14	CFC 507.5.5 - Clear space around hydrants - A 3 foot clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved. (New Issue)
<input type="checkbox"/>	15	San Diego Municipal Code Section §55.0507 item (c) hydrant locations shall be identified by the installation of reflective blue colored markers. Such markers shall be affixed to the roadway surface, approximately centered between curbs, and at a right angle to the hydrant. (New Issue)
<input type="checkbox"/>	16	CFC 507.5.6 - Physical Protection - If additional hydrants are required and where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section CFC 312. (New Issue)
<input type="checkbox"/>	17	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. (New Issue)

For questions regarding the 'Fire-Plan Review' review, please call Brenda Sylvester at (619) 446-5449. Project Nbr: 591198 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	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) (New Issue)
<input type="checkbox"/>	19	At least one fire extinguisher with a minimum rating of 2-A-10-BC shall be provided withing 75 feet maximum travel distance for each 6,000 square feet or portion thereof on each floor. CFC Sec. 906 (New Issue)
<input type="checkbox"/>	20	Provide as a note on the Fire Access Plan: Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard (2A10BC) as follows: 1. At each stairway on all floor levels where combustible materials have accumulated. 2. In every storage and construction shed. 3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids. (New Issue)
<input type="checkbox"/>	21	Stairways exiting directly to the exterior of a building four or more stories in height shall be provided with a means for emergency entry for fire department access. (New Issue)
<input type="checkbox"/>	22	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. (New Issue)
<input type="checkbox"/>	23	A Class I (or I and II or III) standpipe outlet connection is required in occupancies of 4 or more stories at every floor-level connection of every required stairway above or below grade. Outlets at stairways shall be located within the exit enclosure or, in the case of pressurized enclosures, within the vestibule or exterior balcony, giving access to the stairway. There shall be at least 1 outlet above the roof line when the roof has a slope of less than 4 /12 units horizontal. In bldgs where more than 1 standpipe is provided, the standpipes shall be interconnected. (New Issue)
<input type="checkbox"/>	24	Every building four stories or more in height shall be provided with not less than one standpipe for use during construction installed in accordance with CFC 3313.1. Standpipe shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of Fire Department access. CFC 3313.1 (New Issue)
<input type="checkbox"/>	25	Emergency systems conforming with CFC Section 604 and the California Electrical Code shall be provided. - NOTE - Fuel Tanks require plan check and approval from the Technical Services Section of the Fire-Rescue Department. Obtain permit /TA Number at 1010 2nd Ave. Ste. 300 (619) 533-4477. Building Final will not be approved until the tank permit has been approved. (New Issue)
<input type="checkbox"/>	26	CFC 913.6 - Engine-driven fire pumps and electric drive fire pumps supplied by generators shall both be provided with an on-premises fuel supply, sufficient for not less than 8-hour full-demand operation at 100 percent of the rated pump capacity in addition to all other required supply demands in accordance with Sections 9.6 and 11.4.2 of NFPA 20 and this section. (Also see Section 604 (New Issue)
<input type="checkbox"/>	27	Show the location of the standby power/generator on the plans. CFC 604.1.1 For Fuel Oil Storage comply with requirements of CFC 603.3 - 603.3.2.1 (New Issue)
<input type="checkbox"/>	28	Show the location, type, and size of the Fire Pump. CFC Sec. 913-913.6 (New Issue)
<input type="checkbox"/>	29	A two-way communication system complying with sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge.. CFC 1009.8 (New Issue)
<input type="checkbox"/>	30	Provide Emergency Responder Radio Coverage per CFC Section 510 (New Issue)
<input type="checkbox"/>	31	An approved access walkway leading from fire apparatus access roads to exterior openings required by the Fire or the Building Code shall be provided. Show walkway on plans. (New Issue)
<input type="checkbox"/>	32	Show the location and size of the emergency secondary water supply. See DSD Tech. Bulletin FIRE-9-1 sandiego.gov/development services/construction industry/forms and development information/fire safety codes regulations and information/technical bulletins/FIRE-9-1 (New Issue)
<input type="checkbox"/>	33	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. (New Issue)
<input type="checkbox"/>	34	Decorative materials shall be maintained in a flame-retardant condition. CFC Sec. 804 (New Issue)
<input type="checkbox"/>	35	All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC. (New Issue)
<input type="checkbox"/>	36	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. (New Issue)



Cycle Issues



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

1/23/18 12:51 pm

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L64A-003A

Review Information

Cycle Type:	3 Preliminary Review	Submitted:	12/20/2017	Deemed Complete on 12/20/2017
Reviewing Discipline:	Environmental Services Dept	Cycle Distributed:	12/20/2017	
Reviewer:	Wood, Lisa	Assigned:	12/22/2017	
	(858) 573-1236	Started:	01/11/2018	
	LFWood@sandiego.gov	Review Due:	01/09/2018	
Hours of Review:	1.00	Completed:	01/11/2018	COMPLETED LATE
Next Review Method:	Preliminary Review	Closed:	01/23/2018	

- . The review due date was changed to 01/23/2018 from 01/10/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Environmental Services Dept (all of which are new).
- . Last month Environmental Services Dept performed 4 reviews, 100.0% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

New Issue Group (3059067)

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	Page 9: Specify what the intent is with the 20% target: will building materials include a 20% post-consumer content target, or will the 20% be achieved by reusing the base materials, or . . . ? Page 13: Subtract out the estimated existing waste generated from the 24,818 square feet of existing use and subtract it from the 278 tons per year of estimated ongoing waste generation for a more accurate consideration of the impact of the project. (New Issue)



Affordable/In-Fill Housing & Sustainable Buildings Expedite Program

Findings

PROJECT NAME: 6th & Olive

PROJECT NUMBER: 591198

Based on project information submitted with the MIR, your project requires the processing of a (Process 4) Vesting Tentative Map (VTM), and Neighborhood Development Permit (NDP) for the proposed amendment to prior entitlements approved under Project No. 96101, and demolition of the Park Chateau apartments, cathedral administrative offices, and surface parking, and the construction of a 204-unit, 262,000-square foot mixed use building, with five levels of underground parking, and the remodel/expansion of the existing St. Paul's Cathedral in multiple phases. The project is an infill mixed-use development with 18 (or 9 percent) affordable housing units and deviations within the Transit Priority Area. The project site is located at 2761, 2729, and 2665 5th Avenue.

- NDP – SDMC Sections 126.0404 (a) and (f), and SDP Findings 126.0505 (a) and (l) pursuant to SDMC Section 143.0920(a); and
- VTM - SDMC Section 125.0440.

I. Neighborhood Development Permit - Section 126.0404 (a) and (f)

a. Findings for all Neighborhood Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan;**

[Insert applicant's finding.]

- 2. The proposed development will not be detrimental to the public health, safety, and welfare; and**

[Insert applicant's finding.]

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

[Insert applicant's finding.]

b. **Supplemental Findings-Affordable Housing, In-Fill Projects, Sustainable Buildings Deviation**

1. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities; and

[Insert applicant's finding.]

2. Any proposed deviations are appropriate for the proposed location.

[Insert applicant's finding.]

II. **Site Development Permit - Section 126.0505 (a) and (l)**

a. **Findings for all Site Development Permits**

1. The proposed development will not adversely affect the applicable land use plan;

[Insert applicant's finding.]

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

[Insert applicant's finding.]

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

[Insert applicant's finding.]

b. **Supplemental Findings--Deviations for Affordable Housing**

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

[Insert applicant's finding.]

2. The development will not be inconsistent with the purpose of the underlying zone; and

[Insert applicant's finding.]

3. The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to Section 143.0725.

[Insert applicant's finding.]

III. **Tentative Map (Vesting Tentative Map)- Section 125.0440**

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

[Insert applicant's finding.]

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

[Insert applicant's finding.]

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

[Insert applicant's finding.]

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

[Insert applicant's finding.]

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

[Insert applicant's finding.]

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

[Insert applicant's finding.]

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

[Insert applicant's finding.]

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

[Insert applicant's finding.]

Affordable/In-Fill Housing & Sustainable Buildings Expedite Program

Deviations/Incentives Request Form

PROJECT NAME: 6th & Olive

PROJECT NUMBER: 591198

Land Development Code (LDC) Section 143.0920 allows Affordable/In-Fill Housing and Sustainable Building projects to request deviations from applicable development regulations through a Process 2 Neighborhood Development Permit, provided findings in Section 126.0404(a) and (f) are made.

Pursuant to LDC Section 143.0750, an applicant may request a deviation from the applicable development regulations as an additional development incentive for affordable housing pursuant a Process 4 Site Development Permit, provided the Findings per 126.0504(a) and 126.0504(l) can be met:

In the spaces provided in the pages attached, please describe each specific deviation requested (in the first box), and the specific reason or justification as to why the deviation is needed (in the second box). Please remember that City staff can only support those deviations that meet the applicable Neighborhood Development, or Site Development, Permit findings.

Examples of requested Deviations (Code Section may not be correct, only used as an example):

1) A deviation from SDMC Section 103.1510(c)(5) for the required front setback within the NP-1 zone. A 10-foot front setback is required, while a variable setback ranging from 5 feet 2.5 inches to 10 feet is provided.

2) A deviation from San Diego Municipal Code (SDMC) Section 142.0340(e) for the maximum permitted retaining wall height of 12' outside the setback. The retaining wall on the north side of the project will exceed the maximum permitted height by a maximum of 3' for a length of 191'.

3) A deviation from SDMC Section 103.1510(c)(3) for the maximum allowed building height of the NP-1 zone. The zone allows a maximum of 60 feet where a building is above enclosed parking, while 65 is provided.

4) A deviation from SDMC Section 142.0560(j)(8)(A) for maximum number of driveways permitted on a premises. The municipal code permits a maximum of one driveway for each 100 feet of street frontage or a total of 8 for the project and the project propose 31 driveways.

DEVIATION/INCENTIVE REQUEST #1:

Clearly define the specific deviation or incentive requested:

***Example:** A deviation from San Diego Municipal Code (SDMC) Section ____ for (wall height, parking, landscape, front setback, etc.). The ____ will exceed the maximum permitted by ____.*

State why the deviation is necessary - and explain how the Finding can be met:

Reason or Justification:

NOTE: If this is an incentive, just state that it is "one of the incentive(s)" (no justification required).

DEVIATION/INCENTIVE REQUEST #2:

Clearly define the specific deviation or incentive requested:

State why the deviation is necessary - and explain how the Finding can be met:

DEVIATION/INCENTIVE REQUEST #3:

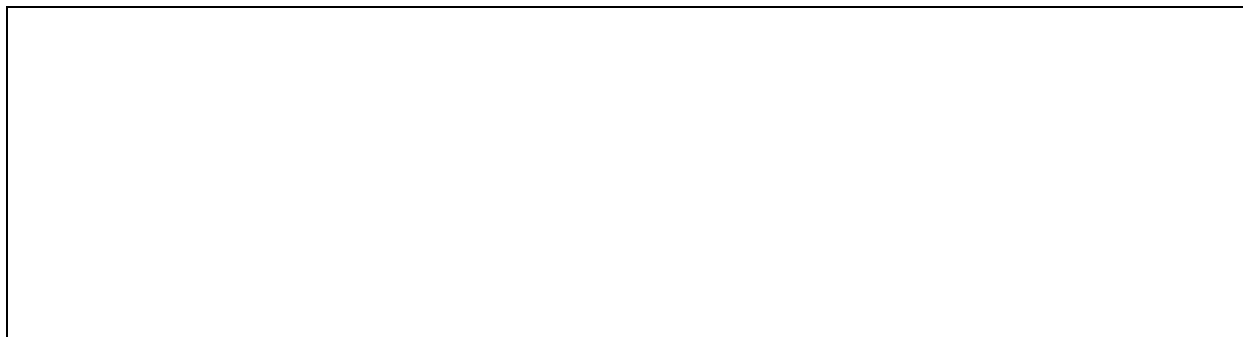
Clearly define the specific deviation or incentive requested:

State why the deviation is necessary - and explain how the Finding can be met:

DEVIATION/INCENTIVE REQUEST #4:

Clearly define the specific deviation or incentive requested:

State why the deviation is necessary - and explain how the Finding can be met:



DEVIATION/INCENTIVE REQUEST #5:

Clearly define the specific deviation or incentive requested:

State why the deviation is necessary - and explain how the Finding can be met:

DEVIATION/INCENTIVE REQUEST #6:

Clearly define the specific deviation or incentive requested:

State why the deviation is necessary - and explain how the Finding can be met:

Attach additional pages if necessary.

Applicant's Signature	Applicant's Printed Name	Date
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Submittal Requirements

1/23/18 3:20 pm

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L64A-001

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

Project Information

Project Nbr: 591198 **Title:** 6th and Olive - SDP/NDP/VTM
Project Mgr: Tirandazi, Firouzeh (619)446-5325 ftirandazi@sandiego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline)

Opened: 01/23/2018 12:53 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Project File	1	Grant Deed-Proof of Ownership	1
Sewer Study	3	Sewer Study	3
Development Plans	14	Site Development Plans	14
Drainage/Hydrology Study	3	Drainage Study	3
Noticing	1	Public Notice Package	1
Project File	1	Ownership Disclosure (DS-318)	1
Project File	1	FAA Determination of No Hazard	1
Climate Action Plan Consistency Checklist	5	Climate Action Plan Consistency Checklist	5
Waste Management Plan	2	Waste Management Plan	2
Geotechnical Reports	3	Geotechnical Investigation Report Addendum	3
Project File	1	General Application (DS-3032)	1
Traffic Study	3	Traffic Study	3
Noticing	1	Supplemental Discretionary Application (DS-3035)	1
Noise Study	2	Noise Study	2
Project File	1	Assessor's Map Page	1
Air Quality Study	2	Air Quality Study	2
Deviation from Standards	3	Deviations from Standards	3
Development Plans	14	Applicant Response to Issues	14
Storm Water Quality Management Plan	3	Storm Water Quality Management Plan	3



6th & Olive - Project No. 591198
Mandatory Initial Review (MIR) Meeting
Sign-In

January 16, 2018
1:00PM - 3:00PM

4th Floor Training Room, Development Services Center

MEETING FACILITATOR:

Firouzeh Tirandazi, Development Project Manager

619-446-5325

APPLICANT:	SIGNATURE:	PHONE NO:
1. Sophia Del Mar English		619-233-6777 Ext. 362
2. Omar Rawi		949-202-3553
3. Sean Mulcahy		619.881.3392
4. Marcela Escobar-Eck		619-523-1930
5. Joseph Wong		6192336777
6. Karen Ruggels		619 578 9505
7. TOM DELANEY		619.997.3452
8. CHRIS FASSLER		619.233.6777
9. David Park		619.744.0186
10. Bob LaFever		310-403-1542

CITY STAFF:

	SIGNATURE:	PHONE NO:
1. Liz Shearer-Nguyen		619-446-5369
2. Raynard Abalos		619-446-5377
3. Daniel Neri	Excused	619-687-5967
4. Tamara Adams	Excused - See Louis Schultz	619-446-5417
5. Louis Schultz		619-557-7908
6. Kamran Khaligh		619-446-5357

7. Michael Prinz	_____	619-533-5931
8. Kreg Mills	<i>Excused</i>	619-446-5295
9. Shannon Scoggins	<i>Excused</i>	619-236-6894
10. DC Navarrette, Housing Commission	<i>Excused</i>	619-578-7585
11. Ted Parker, SDPD	<i>Excused</i>	858-523-7049
12. Vickie White	<i>Excused</i>	619-533-3945
13. John De Oca Montes	<i>Excused</i>	619-446-5439
14. Jay Purdy	<i>Excused</i>	619-446-5456
15. Mehdi Rastakhiz	<i>Excused</i>	619-446-5420
16. Brenda Sylvester	_____	619-446-5449
17. Lisa Wood	<i>Excused</i>	858-573-1236
18. Frank January	<i>Excused</i>	619-533-3699
Bob LaFever		310-405-1562

Applicants (cont...)

Brittany Ruggels Wallace newablace
Joseph Villapando

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