

April 5, 2023

Ms. Jennifer Clemente
KLR Planning
P.O. Box 882676
San Diego, CA 92168
Submitted via email to: Jennifer@klrplanning.com

Subject: AVA PACIFIC BEACH
138 multi-family residential units: five affordable and 133 market rate
Jewell Street and La Playa Avenue, San Diego, CA 92109

Dear Ms. Clemente:

We are in receipt of your March 22, 2023 letter requesting school information for the above referenced development. In this letter we address your questions and provide requested information.

1. *The following schools currently serve the project site:*

School	Address	Estimated Program Capacity	2022-23 Enrollment	2023-24 Projected Enrollment
Crown Point Elementary	4033 Ingraham Street San Diego, CA 92109	286	278	282
Pacific Beach Middle	4676 Ingraham Street San Diego, CA 92109	1,023	582	576
Mission Bay High	2475 Grand Avenue San Diego, CA 92109	1,375	1,189	1,128

Capacities are approximate and calculated using current class size ratios; if class sizes ratios change, additional or less capacity may be available. Additionally, attendance boundaries are reviewed annually and subject to change.

2. *How many portables/relocatable classrooms are utilized at these schools? Are there any identified deficiencies in school services and facilities?*

As of the 2022-23 school year, Crown Point Elementary has 1 portable and 15 permanent classrooms; Pacific Beach Middle has zero portable and 41 permanent classrooms; and Mission Bay High has 14 portable and 50 permanent classrooms. There are no identified deficiencies at these schools at this time.

3. *Has the district implemented reduced class sizes?*

Not at this time.

4. According to the district's generation rates, how many students would the project generate? What are the generation rates?

Student generation rates vary based on the type of project, number of units, bedroom mix, neighborhood, perceived quality of assigned schools, and other factors. There are not district standard rates. In order to estimate the number of students generated by new residential development, we reference existing residential development of similar type and size in the same neighborhood as the proposed project. The assumption is the new project will 'behave' in a manner similar to existing development in terms of the number of students generated.

In this case, there are existing buildings on the same property comprising 564 market rate multi-family apartment units, so these are used for reference, as well another nearby similar development. The information available indicates this project will include 138 multi-family residential units, 133 market rate and five affordable.

TABLE 1. Existing Developments					
Existing Development	Address	Number of Units	Year Built	2022-23 students	Student Generation Rate
AVA Pacific Beach (Market rate)	3932-3982 Jewell Street 3805-3923 Ingraham Street San Diego, CA 92109	564	1969	UTK-5: 2 6-8: 3 9-12: 1 UTK-12: 6	UTK-5: 0.004 6-8: 0.005 9-12: 0.002 UTK-12: 0.011
Bay Pointe Apartments (Market rate)	3840-3950 Ingraham Street 1542-1552 La Playa Avenue 3889-3899 Haines Street San Diego, CA 92109	506	1968	UTK-5: 8 6-8: 1 9-12: 5 UTK-12: 14	UTK-5: 0.016 6-8: 0.002 9-12: 0.010 UTK-12: 0.028

For the five **affordable** units proposed in this project, we use the following student generation rates which are based on a recent separate analysis:

UTK-5: 0.508 6-8: 0.185 9-12: 0.171 UTK-12: 0.865

Based on the above information, proposed student generation rates for the project that is the subject of this letter are shown in Table 2.

TABLE 2. Estimated Generation Rates for the Proposed Project			
AVA Pacific Beach	Number of Units	Estimated Student Generation Rate	Estimated Number of Students
Affordable units	5	UTK-5: 0.508 6-8: 0.185 9-12: 0.171 UTK-12: 0.865	UTK-5: 3 6-8: 1 9-12: 1 UTK-12: 5
Market rate units (using the highest observed rate)	133	UTK-5: 0.016 6-8: 0.005 9-12: 0.010 UTK-12: 0.031	UTK-5: 2 6-8: 1 9-12: 1 UTK-12: 4

5. *Based on the district's calculation of the project's student generation, would the project result in a need for additional school facilities?*

Based on the above information, the number of students estimated from the proposed project (nine total students, UTK-12) is not likely to result in a need for additional school facilities.

6. *Please describe any developer fee assessment program which has been implemented by the district. Who is responsible, how is the amount determined, and what is the payment method?*

For information on developer fees please visit <https://www.sandiegounified.org/developer-fees>

7. *Please describe any agreements the district has with the city regarding use of school fields and game courts by the public.*

For information on Joint Use please visit this website: <https://www.sandiegounified.org/joint-use>

8. *Does the district anticipate or expect any long term (10 year, 20 year, 30 year or longer) impacts associated with school services due to anticipated development? If so, please describe the nature of these impacts and how this project may contribute to those impacts. If impact would occur, what suggestions do you have to minimize their effects?*

At this time this office is not aware of any specific anticipated impacts to schools in this area.

Please keep this office apprised of revisions to the development plan as new information may result in changes to the information stated in this letter. Thank you.

Sincerely,



Sarah Hudson
Demographer

From: "Del Valle, Xavier" <XDelValle@sandiego.gov>
Subject: FW: SDPD response, RE: 1059329 - 3823 Ingraham Street (SDPD)
Date: April 21, 2023 at 2:25:36 PM PDT
To: KLR Planning <Karen@klrplanning.com>

Good afternoon Karen. FYI below. Have a nice weekend.

Xavier Del Valle

Development Project Manager
City of San Diego
Development Services Department
T (619) 557-7941
xdelvalle@sandiego.gov

What's the Latest?

Visit sandiego.gov/dsd to keep up-to-date with DSD's operational and program updates. You can also stay informed about the City's response to COVID-19 by visiting the [City's COVID-19 information page](#).

DSD Email Updates

Visit sandiego.gov/dsd-email to receive the latest operational updates from DSD directly into your email inbox.

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From: Mccurry, Benjamin <bmccurry@pd.sandiego.gov>
Sent: Tuesday, April 11, 2023 6:44 AM
To: Del Valle, Xavier <XDelValle@sandiego.gov>
Subject: SDPD response, RE: 1059329 - 3823 Ingraham Street

(SDPD)

DPM Del Valle:

I support this project and CUP, RE: 1059329 - 3823 Ingraham Street. At this time I do not have any questions and do not request any San Diego Police conditions for this CUP.

Please let me know if there are any meetings or hearings relating to this CUP.

Please let me know if you have any additional questions or need anything further from me.

Ben McCurry
Detective Sergeant
San Diego Police Department
Investigations I-Vice Permits & Licensing
1401 Broadway #735
San Diego, Ca. 92101
Office: 619-531-2973



8/7/2024

Shannon Lloyd
5251 California Avenue, Suite 130
Irvine, CA 92617

Dear Shannon Lloyd:

Subject: **WILL SERVE LETTER: 3913 Ingraham St, San Diego, CA 92109**

In accordance with SDG&E "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES OF THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to **3913 Ingraham St, San Diego, CA 92109**.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

We appreciate your business and hope you are very satisfied with our service. If I may be of further assistance or should you have any non-construction-related questions (easements, charges, etc.), please call me or your Project Support Coordinator at the number below. Our office hours are 7:00 a.m. to 4:00 p.m., Monday through Friday. For additional information, visit [sdge.com/builder-services](https://www.sdge.com/builder-services).

Sincerely,

Amy McBroom

Amy McBroom
Planning Supervisor
(619) 676- 7067