



**NORTH PARK PLANNING COMMITTEE**

[www.northparkplanning.org](http://www.northparkplanning.org)

**URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE**

**MEETING AGENDA: Monday, May 2, 2011 – 6:00 p.m.**

**North Park Recreation Center/Adult Center, 2719 Howard Avenue**

**I. Parliamentary Items (6:00 pm)**

- A. Call to Order
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: April 4, 2011
- D. Announcements

**II. Non Agenda Public Comment (2 minutes each).** Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

**III. Information**

None

**IV. Action**

**A. Plaza de Panama - Balboa Park (Project No. 233958):** Proposed project includes an amendment to the Balboa Park Master Plan; an amendment to the Central Mesa Precise Plan; and a Site Development Permit. Project elements include:

1. **Plaza de Panama.** Eliminate automobile traffic from the Plaza de Panama and adjacent promenades and remove parking from the Plaza.
2. **El Prado and Plaza de California.** Allow for pedestrian use of El Prado and Plaza de California by re-routing traffic to the bypass road.
3. **Bypass Road and Bridge.** Construct a new two-way bypass road starting at the east end of the Cabrillo Bridge and continuing through the eucalyptus grove around the southwest corner of the Museum of Man to the Alcazar Parking Lot.
4. **Alcazar Parking Lot and Walkway.** Redesign the Alcazar Parking Lot to provide additional accessible parking as well as passenger drop-off, museum loading, and valet.
5. **Esplanade & Pan American Road.** Reclaim both the Esplanade and Pan American Road for pedestrian access by rerouting vehicle traffic west of Pan American Road.
6. **Parking Structure and Roof-top Park.** Construct a new parking structure with a roof-top park and garden at the location of an existing Organ Pavilion surface parking lot. The new multi-level underground structure would consist of 265,242 square-feet with 785 parking spaces on three levels. The new rooftop park would consist of 97,000 square-feet.

**V. Unfinished, New Business & Future Agenda Items**

**Next scheduled meeting date: Monday, June 6, 2011**

**VI. Adjournment (8:00 pm)**

*For information about this subcommittee please contact the Chair, Robert Barry, at 619 954-5588 or [robert.barry@cox.net](mailto:robert.barry@cox.net). The next meeting of the North Park Planning Committee is May 17, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).*



THE CITY OF SAN DIEGO

April 14, 2011

VIA EMAIL: [mwhile@rickengineering.com](mailto:mwhile@rickengineering.com)

Mike While  
Rick Engineering Company  
5620 Friars Road  
San Diego, CA 92108

Dear Mr. While:

Subject: Balboa Park – Plaza de Panama; Assessment Letter; Project No. 233958; Internal Order No. 21002440; Balboa Park

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

BALBOA PARK MASTER PLAN AMENDMENT, CENTRAL MESA PRECISE PLAN AMENDMENT and SITE DEVELOPMENT PERMIT (SDP) to implement the proposed Balboa Park Plaza de Panama Project. Project elements include:

1. **Plaza de Panama.** Eliminate automobile traffic from the Plaza de Panama and adjacent promenades and remove parking from the Plaza.
2. **El Prado and Plaza de California.** Allow for pedestrian use of El Prado and Plaza de California by re-routing traffic to the bypass road.
3. **Bypass Road and Bridge.** Construct a new two-way bypass road starting at the east end of the Cabrillo Bridge and continuing through the eucalyptus grove around the southwest corner of the Museum of Man to the Alcazar Parking Lot.
4. **Alcazar Parking Lot and Walkway.** Redesign the Alcazar Parking Lot to provide additional accessible parking as well as passenger drop-off, museum loading, and valet.
5. **Esplanade & Pan American Road.** Reclaim both the Esplanade and Pan American Road for pedestrian access by rerouting vehicle traffic west of Pan American Road.
6. **Parking Structure and Roof-top Park.** Construct a new parking structure with a roof-top park and garden at the location of an existing Organ Pavilion surface parking lot. The new multi-level underground structure would consist of 265,242 square-feet with 785 parking spaces on three levels. The new rooftop park would consist of 97,000 square-feet.

The property is located in Balboa Park, San Diego, California; Council Districts 2 and 3.

April 14, 2011

The Amendments to the Balboa Park Master Plan and Central Mesa Precise Plan were initiated by the Planning Commission on October 21, 2010 (Planning Commission Resolution No. 4640-PC).

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

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

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

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

▪ **Required approvals:** Process 5 Master Plan and Precise Plan Amendments and Site Development Permit (required due to the presence of Environmentally Sensitive Lands and historic resources). 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 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. Please make sure your resubmittal contains your draft Site Development Permit Findings (standard findings per SDMC Section 126.0504.a, Supplemental ESL findings per SDMC Section 126.0504.b, and Supplemental Historic findings per SDMC Section 126.0504.i).

**II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of issues could affect your project. Additional details and comments are provided in the Cycle Issues Report.

Comments are provided in DRAFT form at this point, since there is one review outstanding. Provision of these comments (LDR-Transportation Development) may affect other comments.

Note that a Submittal Requirements Report cannot be prepared until all comments have been completed. Accordingly, this report will be provided upon completion of the LDR-Transportation Development comments).

**KEY ISSUES:**

- LDR-Environmental: The project as proposed, and as discussed with the consultants and applicant, requires the preparation of an Environmental Impact Report (EIR). A Public Notice for the preparation of an EIR and Scoping Meeting was distributed for a 30-day public review period beginning on March 23, 2011. The public scoping meeting has been scheduled for Thursday, April 14, 2011. Any comments submitted during the public comment period will be incorporated into the EIR. At this point, the currently identified issue areas that need to be addressed are: Land Use, Transportation/ Circulation/Parking, Historical Resources, Air Quality/Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health Safety/Hazardous Materials, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Visual Effects/Neighborhood Character/Landform Alteration, Water Quality, and Cumulative Effects.
- Park & Recreation: Detailed comments are provided, generally on a sheet-by-sheet basis, within the attached Cycle Issues Report. Please review and address each comment. Redlined drawings for these comments can be provided under separate cover; please contact me to schedule your pick-up of these drawings.
- Plan-Historic: The project will result in substantial alterations to the Historic Landmark District, and a Site Development Permit will be required per SDMC Section 143.0210.e.2. Preliminary comments are detailed within the Cycle Issues Report that elaborate on project elements that are resulting in adverse impacts to the resource; please address these issues as noted.
- LDR-Transportation Development: Comments have not yet been completed, but will be provided as soon as possible, under separate cover.
- LDR-Planning Review: Provide grading and hillside/slope details as noted. Provide plan revisions regarding the parking structure and bridge as noted.
- Environmental Services Department: A Waste Management Plan is required. Comments will be provided after this plan is provided and reviewed. Environmental Services prefers that documents be provided to them electronically to cut down on

their waste. Please include an e-copy (CD) of this plan with your resubmittal, and note comments regarding site plan.

- Airport (ALUC/FAA): The project is within the Airport Influence Area for San Diego International Airport. A determination of consistency with the Airport Land Use Plan is required by the San Diego County Regional Airport Land Use Commission (ALUC). The project was sent to the ALUC for a consistency determination on April 14, 2011. The project is also subject to FAA Notification (see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process); a copy of the FAA's determination must be included with the package to the ALUC. It is understood that you have already submitted a request for an FAA Determination of No Hazard. Please provide that determination once you have received it (emailed pdf version is acceptable).
- Fire-Plans Officer: Provide a fire access plan, and note other elements required by the Fire Department on your plans. Please contact Ron Carter directly to schedule an appointment regarding this project prior to your next submittal.
- LDR-Engineering Review: A Water Quality Technical Report is required; please note specifics in Cycle Issues Report. Provide a preliminary Drainage Study, as specified. Design the proposed bypass bridge per the City's Street Design Manual (standard commercial local street). Provide street cross-section and street names on plans. Provide a completed grading data table. Make all notes to plans as described.
- LDR-Geology: The project site is located within geologic hazard zones 51 and 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. A geotechnical report that addresses the project currently proposed is required. The geotechnical report must be prepared in accordance with the City's "Guidelines for Geotechnical Reports."
- PUD-Water & Sewer: Provide modifications to water and sewer as detailed within the Cycle Issues Report. If proposed water main is public, it must be relocated as noted. Please note Informational Items.
- Real Estate Assets: Please ensure the concerns detailed regarding elderly and disabled access, financial impacts, and right-of-entry consideration are addressed in your project processing.
- LDR-Map Check: Provide a Preliminary Title Report. Add the Legal Description, Assessor Parcel Numbers and any existing recorded easement within the project area to the project plans.



- SDG&E: This project has been sent to SDG&E for their review and comment. As of this date, no comments have been received. We will let you know when comments have been received.
- Caltrans: Caltrans has received and reviewed the proposed project and has no comments at this time.

**III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).

**IV. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 15 days to complete.

**V. RESUBMITTALS/NEXT STEPS:** When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

**A. Plans and Reports:** Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. **The plans should be folded to an approximate 8 ½ x 11 inch size.**

**B. Cycle Issues Report response letter:** Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. **Include your response letter with each set of plans.**

**C. Please note for the required future (CEQA Filing):** A California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and

Game Fee (CDFG) filing fee or a CDFG “No Effect” form, and a San Diego County document handling fee.

CDFG LINK- [http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html)

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the “Process for No Effect Determinations” on the California Department of Fish and Game web site, [http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html) (under the “No Effect Determinations” section), or you may contact Leslee Newton-Reed at CDFG by phone (858) 467-4281 or e-mail at [lnewtonreed@dfg.ca.gov](mailto:lnewtonreed@dfg.ca.gov).

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFG “No Effect” Form and a check for \$50 (handling fee) made payable to the “San Diego County Clerk”. -or-
- A check, payable to the “San Diego County Clerk” in the amount of \$2,889.25 (\$2,839.25 CDFG Fee + \$50 handling fee) for the Environmental Impact Report prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

**VI. COMMUNITY PLANNING GROUP/BALBOA PARK COMMITTEE:** Staff provides the decision maker with the recommendations received from locally recognized community planning groups and the Balboa Park Committee. If you have not already done so, please contact Bruce Martinez, staff to the Balboa Park Committee, at (619) 235-1124, as well as Vicki Granowitz, Chair of the North Park Planning Committee, at (619) 584-1203, to schedule your project for a recommendation from these groups. If you have already obtained a recommendation from the groups, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the groups.

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

April 14, 2011

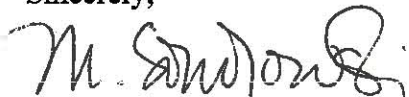
**VII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

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>

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

Sincerely,



Michelle Sokolowski  
Development Project Manager

Enclosures:

1. Cycle Nos. 3 and 7 Issues Reports
2. Required Findings (Site Development Permit, include supplemental ESL and historic – Sections 126.0504.a, b and i)
3. Submittal Requirements Report (will be provided after all comments completed)

cc: File

Bruce Martinez, Balboa Park Committee  
Vicki Granowitz, Chair, North Park Planning Committee  
Reviewing Staff  
Marlon Pangilinan, Long Range Planning  
Rob Fitch, Rick Engineering Company  
Bobbi Herdes, RECON  
Lance Unverzagt, RECON  
Stacy LoMedico, Park & Rec  
Cecilia Gallardo, Development Services





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Project Information

Project Nbr: **233958** Title: BALBOA PARK PLAZA DE PANAMA

Project Mgr: Sokolowski, Michelle

(619) 446-5278

msokolowski@sandiego.gov



## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Geiler, Gary (619) 446-5366	<b>Assigned:</b> 03/21/2011	
<b>Hours of Review:</b> 3.00	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/14/2011	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/13/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 145 reviews, 51.0% were on-time, and 58.6% were on projects at less than < 3 complete submittals.

## Planning

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project requires an amendment to the Balboa Park Master Plan and the Central Mesa Precise Plan, and a Site Development Permit for development on a premises containing environmentally sensitive lands and historical resources. (New Issue)
<input type="checkbox"/>	2	The site is unzoned, City owned property located within Balboa Park Master Plan and Central Mesa Precise Plan. The premises contains sensitive biological resources and steep hillsides and designated historic resources. (New Issue)

## Plan Revisions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Grading Plan (Sheet 2)-Project Tabulation is conceptual. Revise to show amount of site to be graded, amount of site with 25% slopes or greater, and amount of site with natural steep hillsides (per Environmentally Sensitive Lands Regulations). (New Issue)
<input type="checkbox"/>	4	Slope Analysis (Sheet 6)-Identify on the graphic and include a tabulation of those areas that are natural steep hillsides and disturbed areas. (New Issue)
<input type="checkbox"/>	5	Parking Garage Sections (Sheet 15,16)-Revise the Sheet Titles to reflect the drawings. Sheet 15 Parking garage sections are street/site sections. Sheet 16 contains parking garage sections. All sections shall be fully dimensioned with pre-existing and finished grades, spot elevations, etc. (See Submittal Manual for required information on Section Plans). (New Issue)
<input type="checkbox"/>	6	Bridge Concepts Alternative (Sheet 17)-Individual elevations of each bridge shall be provided in order to determine height. (See Submittal Manual for required information on Elevation Plans). (New Issue)
<input type="checkbox"/>	7	Parking Structure (Sheet 22)-Identify spot elevations at the all high points, including the informational center, guardrails, etc. (See Submittal Manual for required information on Elevation and Section Plans). (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Shearer-Nguyen, Liz (619) 446-5369	<b>Assigned:</b> 03/15/2011	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 04/14/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/18/2011	
	<b>Completed:</b> 04/14/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 68 reviews, 51.5% were on-time, and 50.8% were on projects at less than < 3 complete submittals.

## 1st Review 4/11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) of the Entitlements Section has reviewed the above-referenced project and determined that the project as proposed, and as discussed with the consultants and applicant, requires the preparation of an Environmental Impact Report (EIR). A Public Notice for the preparation of an EIR and Scoping Meeting was distributed for a 30-day public review period beginning on March 23, 2011. The public scoping meeting has been scheduled for Thursday, April 14, 2011. Any comments submitted during the public comment period will be incorporated into the EIR. (New Issue)
<input type="checkbox"/>	2	The currently identified issue areas that need to be addressed are: Land Use, Transportation/Circulation/Parking, Historical Resources, Air Quality/Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health Safety/Hazardous Materials, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Visual Effects/Neighborhood Character/Landform Alteration, Water Quality, and Cumulative Effects. (New Issue)
<input type="checkbox"/>	3	Please be aware that the environmental review may change in response to any project changes and/or new information. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Ocen, Julius (619) 446-5295	<b>Assigned:</b> 03/15/2011	
<b>Hours of Review:</b> 10.10	<b>Started:</b> 04/11/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/14/2011	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 54 reviews, 77.8% were on-time, and 49.0% were on projects at less than < 3 complete submittals.

## 1st Review Issues

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	(1 of 2) The project is subject to Priority Permanent Storm Water BMP requirements. Therefore, the applicant shall submit a Water Quality Technical Report consistent with the City of San Diego's Storm Water Standards Appendix F. The report shall include, but not be limited to how Low Impact Development (LID) and Source Control BMPs have been incorporated to the project, selection and calculations regarding the numeric sizing treatment standards, BMP maintenance schedules and maintenance costs and the party responsible for future maintenance and associated costs. (New Issue)
<input type="checkbox"/>	2	(2 of 2) The report will also need to address water quality, by describing the type of pollutants which will be generated post-construction, the pollutants to be captured and treated by the proposed BMP's and the quality of the resultant discharge. If substantial impacts are anticipated, list the measures which must be taken to mitigate such impacts. This project must determine Hydromodification Management Requirements HMP per section 4 of the storm water standards.  The Storm Water Standards are available online at <a href="http://www.sandiego.gov/development-services/industry/stormwater.shtml">http://www.sandiego.gov/development-services/industry/stormwater.shtml</a> (New Issue)
<input type="checkbox"/>	3	ADD NOTE TO PLANS FOR ALL PROJECTS WITH PERMANENT BMP REQUIREMENTS:  Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.  (New Issue)
<input type="checkbox"/>	4	ADD NOTE TO PLANS FOR ALL PROJECTS WITH CONSTRUCTION:  Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	5	The conceptual grading plan need to have a completed grading data table with cut/fill import/export quantities, slope gradient, drainage patterns, and the collection/discharge points for all site/roof drains. Please provide this information accordingly. (New Issue)
<input type="checkbox"/>	6	Submit a preliminary drainage study and address the adequacy of the down stream system(s) and demonstrate that no adverse impacts will occur to downstream systems/properties as a result of the**increased runoff from this proposed development. If impacts are anticipated, what measures must be taken to mitigate such impacts. (New Issue)
<input type="checkbox"/>	7	The proposed bypass bridge needs to be designed using the the standard commercial local street per the city's street design manual with a parkway width of 20 feet, 8% maximum grade and a minimum curve radius of 290 feet. Please revise plans accordingly. (New Issue)
<input type="checkbox"/>	8	Please provide street cross section BB shown on sheet 1. Additionally provide all street names on the plans. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Fire-Plans Officer	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Carter, Ron (619) 446-5449	<b>Assigned:</b> 03/18/2011	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 04/11/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/12/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Fire-Plans Officer on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with Fire-Plans Officer (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Fire-Plans Officer performed 8 reviews, 75.0% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

## Fire Dept issues (1st review)

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Show location of all existing hydrants, within 600', on site plan. (UFC903.2) (New Issue)
<input type="checkbox"/>	2	Provide fire access roadways in accordance with FHPS Policy A-08-1 (UFC 902.1) (New Issue)
<input type="checkbox"/>	3	Provide turn radius for fire apparatus in accordance with FHPS Policy A-08-1 (New Issue)
<input type="checkbox"/>	4	Post indicator valves, fire department connections, and alarm bell are to be located on the address/access side of the structure. UFC 1001.4 - provide as a note on the site plan. (New Issue)
<input type="checkbox"/>	5	Call Ron Carter at 619-446-5449 for an appointment to discuss these requirements. Email to schedule appt acceptable (New Issue)
<input type="checkbox"/>	6	Provide a Fire Access plan to show existing hydrants and Fire Access Roadways (New Issue)







# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Sokolowski, Michelle (619) 446-5278	<b>Assigned:</b> 03/25/2011	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/13/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 44 reviews, 38.6% were on-time, and 46.5% were on projects at less than < 3 complete submittals.

## Balboa Park Committee

### Balboa Park Committee

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Bruce Martinez, staff for the Balboa Park Committee to make arrangements to present your project for review and recommendation. This group is officially recognized by the City as a representative of Balboa Park, and an advisor to the City in actions that would affect this area. The Development Services Department has notified Mr. Martinez of your request and has sent a copy of your project plans and documents. (New Issue)
<input type="checkbox"/>	2	You can contact Bruce Martinez at (619) 235-1124 or via email at bmartinez@sandiego.gov. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Park & Rec	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Harkness, Jeff (619) 533-6595	<b>Assigned:</b> 03/22/2011	
<b>Hours of Review:</b> 1.50	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/14/2011	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 48 outstanding review issues with Park & Rec (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Park & Rec performed 21 reviews, 66.7% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

## Review 4-14-11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	General - The City of San Diego Real Estate Assets Department should review the plans to assure there are no conflicts with existing leaseholds. - Former Balboa Park Horticulturalist Kathy Puplava has provided comments regarding potential impacts to existing trees within the project area. Please consider these comments and revise the design as feasible to minimize impacts to sensitive species. - See redline plans for clarification on comments for sheets 1 through 22. (New Issue)
<input type="checkbox"/>	2	Sheet 1 - Development Summary, 1, D: There is only one national historic landmark district, not two. - Development Summary, 7: Add public restrooms and park maintenance facilities to the existing uses. - Legend: The legend lists proposed overhead electric line. There are no overhead electric lines in this area, and none should be added. (New Issue)
<input type="checkbox"/>	3	Sheet 2 - Indicate how traffic will physically be stopped from proceeding east on El Prado at the bypass road. - Where the bypass road intersects with El Prado, the east radius appears to be larger than necessary? Traffic will not be turning right off the bypass road at this intersection. - Where the bypass road intersects with El Prado, there is a pinch point on the west side where the sidewalk appears too narrow. - Curb ramps and detectable warning tiles are not shown on the plans. These are needed to determine the accessible path of travel. (New Issue)
<input type="checkbox"/>	4	Sheet 2 con't. - Staff has a concern regarding pedestrian/bicycle/vehicle conflict at the intersection of the bypass road and El Prado. Vehicles turning onto and off of the bypass road will conflict with pedestrians and cyclists continuing east and west along El Prado. - One maintenance shed is being removed and access to another is severely hampered. Also, storage in the existing restroom building is being removed. The plans should specifically address how the loss of these maintenance facilities will be mitigated and where replacement facilities will be located. (New Issue)
<input type="checkbox"/>	5	Sheet 2 con't. - Dumpsters and dumpster enclosures are not included in the plans. The plans need to locate / relocated the appropriate number of trash facilities. - Provide a "staff only" parking space by the existing maintenance facility. - Parking aisle width is not listed on the middle aisle. Minimum width is 24 feet per code. - The aisle width on the southern aisle is listed as 21.5 feet. Minimum aisle width is 24 feet per code. (New Issue)
<input type="checkbox"/>	6	Sheet 2 con't. - Traffic in the southern aisle is labeled as one-way. This will be confusing, and consideration should be given to designing this two-way. Concern is that people will drive both ways regardless of arrows. - On the south row of parking there is one space that is not accessible and has no special label. Please indicate its use. - All accessible parking spaces should have the International Symbol of Access (ISA) shown on the plans. Include wheel stops and signage. (New Issue)

For questions regarding the 'Park & Rec' review, please call Jeff Harkness at (619) 533-6595. Project Nbr: 233958 / Cycle: 3





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Sheet 2 con't. - There is a drop-off zone and a loading zone in the Alcazar Lot. What is the difference between the two, and why are both needed? Consolidation of these two elements would simplify circulation. - Access to the Archery Range appears to have been eliminated and the Archery Range layout will be impacted. How will this be mitigated? - The public restrooms have been eliminated. Staff understands there are public restrooms in the House of Charm adjacent to the Alcazar garden that were closed for an unknown reason. Investigate re-opening of these restrooms. (New Issue)
<input type="checkbox"/>	8	Sheet 2 con't. - Access to the existing wood bridge and stairs at Palm Canyon does not appear to be accurate. Please confirm access and modify plans as appropriate, including the stairs down into Palm Canyon. (New Issue)
<input type="checkbox"/>	9	Sheet 2 con't. - There is an existing Kauri Pine (Agathis australis) at the southeast corner of the House of Charm. This tree is extremely rare and valuable, and needs to be protected in place. The proposed retaining wall along the west side of the Esplanade will have a severe impact on this tree. The walkway should be re-aligned to further south on the Esplanade or to the west end of the House of Charm arcade (where the existing walkway enters). (New Issue)
<input type="checkbox"/>	10	Sheet 2 con't. - There is an existing door on the south side of the House of Charm that currently has walkway access. This door appears to have no access on the current plans. - A retaining wall is shown in the vicinity of a large Ficus tree on the east side of the Alcazar Lot. This wall will have an impact on the tree's root system. (New Issue)
<input type="checkbox"/>	11	Sheet 2 con't. -The existing historic stairs and at the southeast corner of the Alcazar Lot appear to be impacted. More accurately indicate the stairs and preserve them. Provide access to the stairs. - The existing historic stairs and bridge abutment on the south side of Palm Canyon appear to be impacted by grading and road re-alignment. Please preserve the historic stairs and bridge abutment. (New Issue)
<input type="checkbox"/>	12	Sheet 2 con't. - Grading at the southwest corner of the Alcazar Lot may impact existing historic footings from the Alcazar Garden arbor. Please confirm and make appropriate modifications to the plans to mitigate the issue. - A large portion of the retaining walls along the Esplanade appear to be unnecessary and may not be an appropriate addition to the National Historic Landmark District. Retaining walls and free-standing walls should be minimized. (New Issue)
<input type="checkbox"/>	13	Sheet 2 con't. - The intersection of Pan American Road and Pan American Road West should be re-configured to make it clear the general public does not have access. Traffic bollards or other means should be used to keep traffic from turning from the new bypass road onto Pan American Road West. (New Issue)
<input type="checkbox"/>	14	Sheet 2 con't. - Provide a plan that shows accessible paths of travel. The arrows shown on this plan are not the typical symbol used, and the path of travel appears incomplete. Path of travel must be provided to all nearby institutions (Museum of Man, Old Globe, Museum of Art, House of Charm, House of Hospitality, Timken Museum, etc.). - The route of the park tram must be accommodated to the West Mesa. How will this be accomplished? Will there be a tram stop in the Alcazar Lot? (New Issue)
<input type="checkbox"/>	15	Sheet 2 con't. - Where will bus drop-off occur? This currently happens along the east side of the Esplanade. - Where will limousine drop-off occur for weddings and other special events? This currently occurs at several locations in the Plaza de Panama. - Staff has a concern that too many functions are proposed to be accommodated in a very small space (Alcazar Lot). Current functions are much more spread out in the Plaza de Panama, Esplanade and Alcazar Lot. (New Issue)
<input type="checkbox"/>	16	Sheet 2 con't. - The Alcazar Lot will generate much more noise than it does currently. This will make the Alcazar Garden a much less desirable location for weddings and similar events, which it currently hosts. What is the mitigation for this? - It takes a large crew and effort to plant Alcazar Garden 4 times per year. It takes 6-10 trucks to deliver the flower flats and the soil amendments, and a large crew to plant the garden. This type of maintenance activity needs be considered in the planning of the Alcazar Lot. (New Issue)





# Cycle Issues

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Sheet 3 - There is an existing Kauri Pine ( <i>Agathis australis</i> ) at the southeast corner of the House of Charm. This tree is extremely rare and valuable, and needs to be protected in place. The proposed retaining wall along the west side of the Esplanade will have a severe impact on this tree. The walkway should be re-aligned to further south on the Esplanade or to the west end of the House of Charm arcade (where the existing walkway enters).
		(New Issue)
<input type="checkbox"/>	18	Sheet 3 con't. - The wall along the east side of the Esplanade should be deleted. It is not a historic wall, and blocks access to the new viewing platform by the Japanese Friendship Garden. - This plan does not show any new walkways as indicated on other plans. - Staff supports keeping the existing fountain in the center of the Plaza de Panama.
		(New Issue)
<input type="checkbox"/>	19	Sheet 3 con't. - Two Park and Recreation maintenance facilities are impacted by this plan. The relocation and design of the facilities must be addressed. - The drainage along the bypass road east of the parking structure does not appear to be at the low point of the road.
		(New Issue)
<input type="checkbox"/>	20	Sheet 3 con't. - The proposed tram turn-around does not appear to address parkwide tram circulation needs. Also, the turn-around unnecessarily impacts existing accessible and standard parking spaces, usable turf and Palm trees. The tram turn-around can be accommodated within the existing footprint of the Palisades parking lot without the need for re-alignment of the Palisades lot entrance. - Grading along Presidents Way should be minimized to preserve existing mature Podocarpus trees. Grading shown appears to be unnecessary.
		(New Issue)
<input type="checkbox"/>	21	Sheet 3 con't. Stairs shown at the southwest corner of the parking structure will be an attractive nuisance; skateboarders and bikes will congregate there. (New Issue)
<input type="checkbox"/>	22	Sheet 8 - Existing conditions noted in the keynotes are not adequately labeled on the plans. - The existing historic stairs to the former bridge location need to be shown accurately and preserved. They appear to be impacted according to this plan. - Benches are shown on the keynotes but not on the plans. Consider benches for the valet drop-off/pick-up and for the drop-off areas. The proposed seat walls do not meet ADA requirements for benches.
		(New Issue)
<input type="checkbox"/>	23	Sheet 8 con't. - Curb ramps and detectable warning tiles are not shown on the plans. Any pedestrian areas that are flush with adjacent vehicular paving will require a continuous three foot wide strip of detectable warning tiles. - Identify all accessible parking spaces with the ISA. Include wheel stops and signage. - The parking space at the southwestern corner of the lot is not accessible. Is there a special designation for this space? - Retaining walls shown on the grading plans are not shown on this plan. - Paving on this plan does not appear to match the grading plan.
		(New Issue)
<input type="checkbox"/>	24	Sheet 8 con't. - Protect the existing Ficus trees adjacent to the Alcazar lot, especially the tree between the Alcazar Garden and the lot. - Show the existing wall between the Alcazar Garden and the lot, and indicate its disposition. - Identify a "staff only" space adjacent to the existing maintenance facility. Maintenance needs must be addressed on the plans. - Native/naturalized vegetation along Palm canyon is not appropriate. Select appropriate plantings for this area.
		(New Issue)
<input type="checkbox"/>	25	Sheet 8 con't. - The slopes at the bridge abutments are too steep to install as non-irrigated. Provide irrigated re-vegetation compatible with the Archery Range area. - All trees are deciduous and native or naturalized. Please provide more variety, including evergreen trees, as appropriate for the area being planted. The trees do not need to be native or naturalized in this area.
		(New Issue)







# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Sheet 8 con't. - The plant legend is too general to provide comment on. - Keynote 3.3: Please define "pedestrian light." - Trees should be kept clear of any light standards. - Steel bollards (3.4) are too difficult to see. These are not adequate pedestrian protection for visually impaired and detectable warning tiles are required along the entire edge where pedestrian paving is flush with auto paving. - The wood seat cap (2.2) will be difficult to maintain and will be carved up with graffiti. Seat walls do not meet ADA requirements. - Please define what a "specialty curb" is (2.6) (New Issue)
<input type="checkbox"/>	27	Sheet 9 - Staff prefers to keep the existing plantings at the base of all buildings, including the arcades along El Prado and buildings surrounding the Plaza de Panama. - Paving along the outside edges of the arcades is discouraged. People will tend to cut through the planters to get to the walkways, creating a maintenance problem. - Locate benches along the edge of walkways within the walkway paving. Placing benches within lawn areas will create mowing and edging problems and the benches will not be ADA compliant. (New Issue)
<input type="checkbox"/>	28	Sheet 9 con't. - Show the Friends of Balboa Park information kiosk currently located adjacent to the Timken Museum. - Lights are shown too close to trees. Trees will block the light and make maintenance difficult. - The proposed stair configuration at the Museum of Art is not historically accurate. Also, the Museum of Art leasehold is defined by the current stair configuration. Please keep the existing stair configuration. - Please indicate the proposed tram route on the plans. (New Issue)
<input type="checkbox"/>	29	Sheet 10 - Staff supports an option that keeps existing foundation plantings at the base of existing buildings, without walkways adjacent to the arcades. - Staff does not support movable planters. - Staff does not support vertical water jets. - Staff supports keeping the existing fountain in its current location. - Staff supports permanent reflecting pools on either side of the existing fountain. (New Issue)
<input type="checkbox"/>	30	Sheet 11 - Do not plant any trees other than Palms in Palm Canyon (delete deciduous native/naturalized trees). - Delete the low wall on the east side of the Esplanade. This wall blocks access to the Japanese friendship Garden and viewing area. Delete the low wall/retaining wall on the west side of the Esplanade to the largest extent possible. Use grading to take up the slope as much as possible. - Delete narrow strips of turf. They are difficult to maintain. Use appropriate shrubs and groundcovers instead. (New Issue)
<input type="checkbox"/>	31	Sheet 11 con't. - Locate benches along the edge of walkways within the walkway paving. Placing benches within lawn areas will create mowing and edging problems and the benches will not be ADA compliant. - The change in the design of the center island precludes access with a mower. Please provide mower access. - Re-align the walkway from the Alcazar Lot to the Esplanade to avoid impacting the Kauri Pine. - The walkway should be routed further south or into the west end of the arcade at the House of Charm. (New Issue)
<input type="checkbox"/>	32	Sheet 11 con't. - It appears the curb line of the roadway is too close to the fountain at the north end of the Organ Pavilion. Provide adequate clearance. The curb line does not appear to match the grading plans or existing alignment. - The existing paving and planting inside the Organ Pavilion is shown incorrectly. - Show the existing Palm Canyon walk and stairs to below differently from proposed walkway extensions. - Cross sections of retaining walls should include safety railings for maintenance staff. (New Issue)
<input type="checkbox"/>	33	Sheet 11 con't. - Native/naturalized plantings in this area are not appropriate. Plantings should match surrounding landscape. - The symbols for existing shrubs to remain and proposed shrubs are identical. Please differentiate. - Reduce the amount of hedge planting. Hedging is high maintenance. - Trees along the Esplanade should be centered in the space. Turf maintenance will be more difficult with the trees so close to the paving edge. (New Issue)
<input type="checkbox"/>	34	Sheet 11 con't. - The area to the east of this plan sheet (along Pan American Road West) is missing. - Will there be a connection from the Palm Canyon boardwalk to the Organ Pavilion? (New Issue)





# Cycle Issues

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	Sheet 12 - The rooftop garden design needs to incorporate maintenance vehicle access. Maintenance vehicles need to access lighting, restrooms, information center, elevators, etc. This same access should also be provided for event related vehicle access. - The restrooms are very far from the Organ Pavilion (+/- 400 feet). This is much further than the existing restrooms. The Organ Pavilion is a major venue in the park and needs convenient restroom facilities. Consideration should be given to the relocation of restroom facilities to serve the Pavilion. (New Issue)
<input type="checkbox"/>	36	Sheet 12 con't. - The use of hedges appears excessive and will require high maintenance. Please reduce the amount of hedging required. Do not plant hedges between paving and turf; the hedges will not survive the foot traffic. - The Children's Garden is located very close to the edge of the parking structure and the stairwell. Safety should be considered in siting this feature. (New Issue)
<input type="checkbox"/>	37	Sheet 12 con't. - The use of native/naturalized plant materials in these areas may not be appropriate. The Australian Garden is located southeast of this area (Gold Gulch) and similar planting should be used east of the new bypass road. Native/naturalized plants in the space between the bypass road and parking structure may not be appropriate in the middle of a high maintenance urban park. (New Issue)
<input type="checkbox"/>	38	Sheet 13 - The walkway leading from the intersection of Presidents Way and the new bypass road to the rooftop park appears to be too steep to meet ADA requirements. - Stairs shown at the southwest corner of the parking structure appear to be an attractive nuisance; skateboarders and bikes will likely congregate there. - The openings for the Palm trees planted inside the parking structure are not shown. (New Issue)
<input type="checkbox"/>	39	Sheet 13 con't. - Retain the existing Podocarpus trees along Presidents Way to the greatest extent possible. Minimize grading in this area. - Provide screen planting for the air shaft at the south end of the parking structure. - The maintenance shed shown at the lower right is impacted by grading. - The terraced stairs (2.13) are acceptable provided the surrounding paving is stabilized decomposed granite. If the paving changes, these terraced stairs will be attractive to skateboarders and should be deleted. (New Issue)
<input type="checkbox"/>	40	Sheet 14 - Do not show tree planting outside the area of work. - The tram turn-around should be shifted to the south and contained within the footprint of the existing palisades lot. The tram stop should be designed to accommodate a park-wide tram system. This design eliminates palm trees and usable turf as well as usable parking spaces. Presidents Way should not be re-aligned. (New Issue)
<input type="checkbox"/>	41	Sheet 15 - It is not clear on the plan sheets where cross-sections are cut; not all section locations are called out. - Cross-section A shows a low wall that is not shown on the plans. Is this the existing wall or a new wall? Cross-section A also shows what appears to be a very narrow drive aisle. The minimum width for a drive aisle is 24 feet. (New Issue)
<input type="checkbox"/>	42	Sheet 15 con't. - Cross-section B incorrectly labels Palm Canyon as native chaparral. It also incorrectly identifies the Japanese Friendship Garden as native chaparral. This cross-section does not accurately show walls proposed on the grading plans. - Cross-section D shows a deep drop from landscaping to the road bed below. A guard rail needs to be included in this section for worker safety. The same comment applies to cross-section D. (New Issue)
<input type="checkbox"/>	43	Sheet 16 - Cross-section E incorrectly labels Presidents Way as Pan American Road. Grading on the south end of the parking structure is not accurately shown. Identify the clearance between the bypass road and the bottom of the pedestrian overpass. - Cross-section F shows palm trees planted on Level 3 but the garage plans show planters on Level 1. The planting plans show "terraced stairs", which appear to be raised planters. These are not shown on the cross-sections. (New Issue)
<input type="checkbox"/>	44	Sheet 16 con't. - Cross-section G shows stairs at the west end of the structure. These stairs may be attractive to skateboarders. Delete the stairs and replace them with terraced planters or vegetated mounding. (New Issue)
<input type="checkbox"/>	45	Sheet 17 - A large bridge abutment is shown adjacent to the Alcazar Lot. Consider modifying the design to minimize the size of the bridge abutment. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	46	Sheet 18 - The label for valet storage appears to be free-floating. (New Issue)
<input type="checkbox"/>	47	Sheet 20 - The six spaces in the northwest corner need to be reserved for staff only, including the civic organist and others. (New Issue)
<input type="checkbox"/>	48	Sheet 22 - The terms "ground level" and "first level" are used interchangeably. Keep the terminology consistent. - The first level plan shows planters for palm trees while the other levels appear to have cut-outs for the trees to grow through. This is not what is shown on these cross-sections. If the trees will not be planted in the ground, it seems of little benefit to plant them one level down with the risk of people climbing down or falling down the tree holes. (New Issue)





# Cycle Issues

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L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Khaligh, Kamran (619) 446-5357	<b>Assigned:</b> 03/15/2011	
<b>Hours of Review:</b> 12.00	<b>Started:</b> 04/15/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/20/2011	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 28 reviews, 57.1% were on-time, and 40.9% were on projects at less than < 3 complete submittals.

### 4/11 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 any additional trips and redistribution of existing trips due to this development on the nearby intersections, street segments, and freeways. This study should also discuss and analyze the existing versus the proposed parking in terms of numbers, type and location of spaces, including the proposed valet parking operation and the impact of potential paid parking. (New Issue)
<input type="checkbox"/>	2	TRANSPORTATION IMPACT ANALYSIS-A queue analysis (to be included in the transportation impact analysis) should also evaluate potential queues at gates or check in/check out booths particularly at the entrances to the proposed parking structure. (New Issue)
<input type="checkbox"/>	3	PARKING-The parking spaces within each area including the proposed parking structure should be sequentially numbered (from the first space to the last space) on the plans, to verify the provision of the number of spaces stated (within each lot/area) in the parking calculation table on Sheet 1. Also, please clarify why this table includes the number of existing and proposed parking spaces for the Federal Building lots, and the Inspiration Point (with no change to them), and whether they are part of the project area. (New Issue)
<input type="checkbox"/>	4	PARKING-The parking calculation table on Sheet 1 indicates removal of all 54 parking spaces within the Plaza De Panama, reduction of the 136 existing spaces within the Alcazar area to 33 spaces, and construction of a 785 parking spaces structure within the Organ Pavilion lot by replacing the existing 367 spaces there; with an overall net increase of 261 parking spaces within the entire project area. Plans should clearly verify the parking data listed on this table. (New Issue)
<input type="checkbox"/>	5	PARKING AREA-Please improve the signage and pavement markings within the Alcazar parking lot area to clearly mark any proposed one-way road with appropriate signage and pavement legends. Such one-way pavement legends should be bolded. (New Issue)
<input type="checkbox"/>	6	PARKING AREA-All the valet parking within Alcazar parking lot and other areas should be clearly called out. All drive aisles should also be dimensioned including the drive aisle south of the frontage road within this lot. Further, please check and correct the two most westerly parking spaces' striping within this aisle, which appear to extend too far north and would be in conflict with the two way traffic within this isle (see Sheet 2 and other related sheets). (New Issue)
<input type="checkbox"/>	7	INTERNAL ROADS-All the proposed internal roads should be designed to have a 28 foot minimum pavement width to allow a 14 foot wide lane in each direction. This is the minimum requirement of a bike route travel lane that would allow bikes to share the road with vehicles. These roads should accordingly be signed as "No Parking/Bike Route". The main drive aisle within the Alcazar lot (as part of the internal roads) should also include 14 foot wide lanes (where 12 foot lanes are shown) and the center two-way-left-turn-lane should be clearly striped. (New Issue)
<input type="checkbox"/>	8	GATES-Any proposed or future gates or check in/check out booth, particularly at the entrances to the proposed parking structure, should be shown and clearly called out on the plans. Their design and locations should be done in a manner not to result in any long queues and delays. A queue analysis in the transportation impact analysis should analyze this and discuss it. (New Issue)
<input type="checkbox"/>	9	TRAMS-Plans should provide additional information related to the proposed tram system. This should include a detailed drawing showing the layout of the tramway, patron loading and waiting areas, and potential separate tram parking area with dimensions. The direction of travel, its expected frequency, capacity and speed should also be identified if available. Any envisioned expanded tram system depending on future demands and paid parking versus free parking should also be shown and discussed. (New Issue)
<input type="checkbox"/>	10	PEDESTRIANS-Plans should show and call out all existing and proposed pedestrian walkways and crossings with dimensions within the impacted project area. A detailed horizontal and vertical profile of proposed pedestrian crossings with dimensions at the Alcazar parking lot should be included. Also, the westerly proposed pedestrian crossing should be moved to the east end of the frontage road instead of the west end of the internal parking bays. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Kamran Khaligh at (619) 446-5357. Project Nbr: 233958 / Cycle: 3







L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	PEDESTRIANS-Plans should identify if the depicted islands within the frontage road at each end of the Alcazar parking lot are raised or not, and they should not be in conflict with pedestrian crossings. Also, accessible curb ramps should be shown and installed at all paved crossing areas at this lot and all other locations within the project area. (New Issue)
<input type="checkbox"/>	12	CONSTRUCTION PHASING-Proposed construction phasing plans should be included, or at least described. The impact to parking, and vehicular and pedestrian circulation during these phases should also be shown on the plans as well as evaluated and discussed in the transportation impact analysis. (New Issue)
<input type="checkbox"/>	13	TRAFFIC OPERATIONS-If any other operational issues would be created or envisioned due to the project implementation and the new configuration of roads and access points, it should be shown on the plans, plus discussed and evaluated in the transportation impact analysis. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Plan-Facilities Financing	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Galvez III, Oscar (619) 533-3685	<b>Assigned:</b> 03/16/2011	
<b>Hours of Review:</b> 2.00	<b>Started:</b> 03/25/2011	
<b>Next Review Method:</b> Conditions	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 03/28/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Facilities Financing (all of which are new).
- . Last month Plan-Facilities Financing performed 29 reviews, 93.1% were on-time, and 89.3% were on projects at less than < 3 complete submittals.

## Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Facilities Financing has no outstanding issues. Additional review will be required only in the event major revisions in the scope of the project result in a new assessment of Development Impact and Housing Trust Fund fees. Contact: Oscar Galvez III, Facilities Financing Project Manager, 619-533-3679. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Keshavarzi, Mahmood (619) 533-4692	<b>Assigned:</b> 03/16/2011	
<b>Hours of Review:</b> 8.00	<b>Started:</b> 04/11/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/13/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month PUD-Water & Sewer Dev performed 67 reviews, 94.0% were on-time, and 76.2% were on projects at less than < 3 complete submittals.

## Informational Items

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	Water and sewer capacity charges will be due at the time of building 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"/>	3	Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris. Utilization of existing sewer laterals is at the sole risk and responsibility of the Owner/Permittee to ensure the laterals are functional and connected to a public sewer facility. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue) [Recommended]

## 1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Revise Sheets 2 - 4 per items below: 1. Call out the existing and proposed public water and sewer mains with size and reference drawing number. Show all existing appurtenances. 2. Show and call out the existing sewer and water laterals and identify to remain or abandon. 3. Show and call out the proposed water service(s) (domestic, fire, irrigation) and sewer lateral(s). 4. Is the proposed 16" water main public or private? if public move it to Pan American Road. Continued below: (New Issue)
<input type="checkbox"/>	7	5. Add the following note; "No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities". (New Issue)
<input type="checkbox"/>	8	Upon review of the revised plans addressing the above comments, the Water and Sewer Review Section will provide additional comments, if any, and draft permit conditions. If you have any questions regarding the Water and Sewer Review Section comments, please contact Moe Keshavarzi at (619) 533-4692. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Caltrans	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Sokolowski, Michelle (619) 446-5278	<b>Assigned:</b> 03/25/2011	
<b>Hours of Review:</b> 4.00	<b>Started:</b> 03/30/2011	
<b>Next Review Method:</b> Conditions	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 03/30/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . We request a 2nd complete submittal for Caltrans on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.

## Caltrans Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	<p>Caltrans has received and reviewed the Balboa Park Plaza de Panama (PTS 233958) Parking Structure and Circulation brief and site plans. Caltrans has no comments at this time. If you have any questions, please contact me.</p> <p>Christian Bushong Caltrans, District 11 Planning Department Development Review Branch 4050 Taylor Street, MS 240 San Diego, CA 92110</p> <p>christian.bushong@dot.ca.gov (619) 688-6494 (New Issue)</p>





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Environmental Services Dept	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Sokolowski, Michelle (619) 446-5278	<b>Assigned:</b> 03/18/2011	
<b>Hours of Review:</b> 2.00	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/13/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Environmental Services Dept on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Environmental Services Dept (all of which are new).
- . Last month Environmental Services Dept performed 3 reviews, 66.7% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

## Waste Management Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A Waste Management Plan is required. Comments will be provided after this plan is provided and reviewed. Environmental Services prefers that documents be provided to them electronically to cut down on their waste. Please include an e-copy (CD) of this plan with your resubmittal. (New Issue)
<input type="checkbox"/>	2	Also, detailed construction plans, are not required for this discipline; just a site plan that shows the location of the project and an aerial view of the proposed work included in the Waste Management Plan. Please clearly mark this package of your resubmittal specifically for the Environmental Services Dept. so they receive the correct plan package. (New Issue)
<input checked="" type="checkbox"/>	3	Questions should be directed to Lisa Wood at lwood@sandiego.gov; (858) 573-1236 or to Eric Turner at eturner@sandiego.gov; (858) 627-3302. (New Issue)







L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Plan-Historic	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Stanco, Kelley (619) 236-6545	<b>Assigned:</b> 03/17/2011	
<b>Hours of Review:</b> 10.00	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/13/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 20 outstanding review issues with Plan-Historic (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Plan-Historic performed 173 reviews, 98.8% were on-time, and 95.8% were on projects at less than < 3 complete submittals.

### Plan-Historic Review 4/13/2011

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

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | The project site is located within the Balboa Park National Register Landmark Historic District (also designated as HRB Site #1). All work on the property requires a building permit and must be reviewed by Plan-Historic staff for compliance with the City's Historic Resources Regulations (SDMC Ch14, Art 3 Div 2) and the U.S. Secretary of the Interior's Standards. (Info Only; No Response or Action Required) (New Issue)   |
| <input type="checkbox"/> | 2 | Projects which do not comply with the above Standards and criteria will require a Site Development Permit (Process 4) in accordance with SDMC 143.0210(e)(2). The Site Development Permit requires findings to be made in support of the deviation. These findings can be found in SDMC Section 126.0504(i). (Info Only; No Response or Action Required) (New Issue)   |
| <input type="checkbox"/> | 3 | The U.S. Secretary of the Interior's Standards can be viewed at the following website:<br><br><a href="http://www.nps.gov/history/hps/tps/standards/rehabilitation.htm">http://www.nps.gov/history/hps/tps/standards/rehabilitation.htm</a><br><a href="http://www.nps.gov/history/hps/tps/download/standards_guidelines.pdf">http://www.nps.gov/history/hps/tps/download/standards_guidelines.pdf</a> (pages 68-122)<br><br>(For Reference Only; No Response or Action Required)<br>(New Issue)   |
| <input type="checkbox"/> | 4 | The project application proposes the following scope of work:<br><br>1. Construct a bypass bridge and road connecting to the Cabrillo Bridge and leading to a new underground parking garage just south of the Organ Pavilion.<br><br>2. Construct a new 785-car underground parking structure just south of the Organ Pavilion with a roof-top garden that includes lawn, formal gardens, an elevator, restrooms, and retail structures.<br><br>3. Construct new retaining walls to facilitate construction of the bypass road and underground parking structure. (New Issue) |
| <input type="checkbox"/> | 5 | 4. Expand and improve the Alcazar Garden parking lot for ADA accessible and valet parking.<br><br>5. Remove existing paving and install new pedestrian oriented improvements at the Plaza de California, Plaza de Panama and adjacent Esplanade.<br><br>6. Construct a new pedestrian walkway along Palm canyon, tying into the existing pedestrian bridge.<br><br>7. Develop and provide improvements for a new tram system.<br><br>8. Misc landscaping and street furniture enhancements. (New Issue)  |

### Prior Reviews/Conceptual Proj

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

**Issue**  
**Cleared? Num Issue Text**

- 6  
The proposed project has been presented in concept at a number of public forms, including Historical Resources Board (HRB) Hearings. The Office of Historic Preservation (OHP) was invited to review the project and provide comment, but declined to provide specific comments. While review by OHP and the National Park Service (NPS) is not required, both agencies will have an opportunity to provide comment during public review. (Info Only; No Response or Action Required) (New Issue)

**Project Proposal & Impacts**

**Issue**  
**Cleared? Num Issue Text**

- 7  
Plan-Historic staff has reviewed the project proposal for consistency with the U.S. Secretary of the Interior's Standards for Rehabilitation (Standards) and has found that the project will result in substantial alterations to the Historic Landmark District that will have an adverse impact on the resource. Therefore, a Site Development Permit will be required for the proposed project, consistent with SDMC Section 143.0210(e)(2). (New Issue)
- 8  
The comments below elaborate on the project elements that have singularly and cumulatively resulted in the adverse impact to the resource. These comments are preliminary, and the project is subject to additional review and analysis by Plan-Historic staff as more information is provided and/or the project evolves. Additional documentation and exhibits may be required for a more detailed analysis. (Info Only; No Response or Action Required) (New Issue)
- 9  
The construction of the bypass bridge results in an intrusion into the district that adversely impacts the setting and feeling of the historic district and alters historic spatial relationships. (New Issue)
- 10  
The construction of the bypass road is a significant new element extending through a large portion of the district that also adversely impacts the setting and feeling. The construction of the road necessitates substantial land form alterations through extensive grading and use of retaining walls. These alterations significantly alter the character of the district and introduce highly contemporary grading and infrastructure improvements that disrupt the historic feel. (New Issue)
- 11  
The construction of the underground parking garage will adversely impact the historic setting of the Speckels Organ Pavilion, one of the few remaining structures dating to the original 1915/1916 Exposition. The finished grade at the top of the parking garage will be roughly level with grade around the Organ Pavilion, and will connect across over the bypass road to the Pavilion. (continue...) (New Issue)
- 12  
(...continue) This is a significant change from the current spatial relationships and setting around the Pavilion, which is set higher than the current parking area. In addition, the wooded backdrop behind the Pavilion will be removed and the new rooftop gardens and open space will be visible beyond. (New Issue)
- 13  
The improvements on top of the parking garage include a formal garden, an open lawn area, stairwells, an elevator shaft, restrooms, and misc retail space. The formal garden proposed will introduce elements found in other areas of the park not present at this area historically. The formal garden should be removed and changed to a less formal garden or open space. In addition, while a restroom facility can be supported, misc commercial structures are not appropriate. (New Issue)
- 14  
Removal of the parking from the Plaza de Panama and restoring the pedestrian oriented use has the potential to positively impact the district and could be determined to be consistent with the Standards. Of the four design concepts shown, the "Historic Plaza" option is the most consistent with the Standards and should be pursued. However, some of the improvements shown as part of that option are not consistent. Specifically, these elements include alteration of the stairs and landing in front of the Museum of Art and the use of decorative paving (please see issue #15 for more detail). (New Issue)
- 15  
The extensive use of enhanced and decorative paving is not consistent with the Standards. Staff has two issues in this regard. First, the sheer amount of new paving introduced. Staff is concerned that this will result in a loss of historic character and feeling. New paving should be limited unless it is restoring non-historic paving to a historic appearance. The second issue is the many different types of paving proposed and the appropriateness of the paving. Overall, proposed paving must be simplified. (continued...) (New Issue)
- 16  
(...continued) Enhanced paving for pedestrian circulation is a contemporary philosophy not consistent with the period of significance of the district. Paving varieties must be kept to a minimum, must be simplified, and must be consistent with the historic character and period of significance for the district. Specific paving materials, style, color, pattern, etc will have to be identified as part of this application. (New Issue)
- 17  
Other pedestrian enhancements, including extensive lighting and steel bollards, are also not appropriate or consistent with the Standards. These improvements must be scaled back and consistent with the historic character of the district. (New Issue)

For questions regarding the 'Plan-Historic' review, please call Kelley Stanco at (619) 236-6545. Project Nbr: 233958 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Extensive grading is proposed throughout the project boundary. This grading results in significant alteration to land forms and changes in spatial relationships in different areas of the district. The applicant will need to demonstrate whether or not there is historic precedent for these relationships; i.e. whether or not these changes reflect a prior condition. Staff is especially concerned about the relationship between the Organ Pavilion and the area to the south; as well as the area between the proposed parking garage and the International Cottages. (New Issue)
<input type="checkbox"/>	19	Retaining walls are used extensively throughout the project to accommodate the new access road. These walls are an intrusion into the district, and as noted in issue #10, are a contemporary element that significantly impact the historic feel and setting. Additional information in the form of elevations and renderings are required to better understand the visual impacts of these walls throughout the district. In addition, the need for some of the walls must be addressed, in particular the wall on the east side of the Esplanade. (New Issue)
<input type="checkbox"/>	20	Alternative project designs that address the adverse impacts identified should be developed as part of the environmental review process. Staff will review alternatives, as well as additional information provided by the applicant and revisions to the project scope and will provide additional comment during future review cycles. Should you have any questions regarding these comments, please contact the Development Project Manager to set up a meeting. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Hall, Dan (619) 446-5169	<b>Assigned:</b> 03/15/2011	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 04/12/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/12/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Map Check on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Map Check (all of which are new).
- . Last month LDR-Map Check performed 81 reviews, 90.1% were on-time, and 64.9% 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	If possible supply a current Prelim Title Report (New Issue)
<input type="checkbox"/>	2	Add the Legal Description, Assessor Parcel Numbers and any existing recorded easement within the project area. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Thomas, Patrick (619) 446-5296	<b>Assigned:</b> 03/16/2011	
<b>Hours of Review:</b> 2.00	<b>Started:</b> 03/16/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/12/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Geology (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Geology performed 48 reviews, 85.4% were on-time, and 72.7% were on projects at less than < 3 complete submittals.

### 1st Review/Cycle 3 Information

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within geologic hazard zones 51 and 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 51 is characterized by level mesas underlain by terrace deposits and bedrock, nominal risk. Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. (New Issue)

### 1st Review/Cycle 3 Reference

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Grading Plan, Balboa Park, Plaza De Panama Circulation and Parking Structure Project, Plaza De Panama, Balboa Park, San Diego, California, prepared by Rick Engineering Company, dated March 15, 2011. (New Issue)

### 1st Review/Cycle 3 Issues

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	A geotechnical report that addresses the project currently proposed (PTS No. 233958) must be submitted for review. The geotechnical report must be prepared in accordance with the City's "Guidelines for Geotechnical Reports." (New Issue)







# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> REA-Asset Marketing	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Sokolowski, Michelle (619) 446-5278	<b>Assigned:</b> 03/25/2011	
<b>Hours of Review:</b> 1.50	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/14/2011	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for REA-Asset Marketing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with REA-Asset Marketing (all of which are new).
- . Last month REA-Asset Marketing performed 1 reviews, 100.0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

## Real Estate Assets Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The absence of vehicles or vehicle drop-off in the Plaza will require an alternative solution to avoid impacting access to the institutions for the elderly and the disabled. Please make sure to address this in your processing. (New Issue)
<input type="checkbox"/>	2	Lack of vehicle access could have financial impacts to the institutions by limiting or restricting special events and weddings at the Museums and the House of Hospitality. Please make sure to address this in your processing. (New Issue)
<input type="checkbox"/>	3	Staff suggests that the impacted institutions be given the ability to apply for a Right of Entry Permit from the Park and Recreation Department for vehicle access on the Plaza de Panama for special events at the impacted institutions. Please make sure to address this in your processing. (New Issue)
<input type="checkbox"/>	4	It appears that the project will encroach on the steps to the Museum of Art which is within the Museum of Arts leasehold and may require that the lease be amended. Please address this issue. (New Issue)
<input checked="" type="checkbox"/>	5	For questions, please contact Patti D. Phillips, Supervising Property Agent, City of San Diego Real Estate Assets Department, (619) 236-6766   Fax: (619) 236-6706   pphillips@sandiego.gov (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> SDG&E	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Sokolowski, Michelle (619) 446-5278	<b>Assigned:</b> 03/25/2011	
<b>Hours of Review:</b> 1.00	<b>Started:</b> 04/13/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/13/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for SDG&E on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with SDG&E (all of which are new).

## SDG&E Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This project has been sent to SDG&E for their review and comment. As of this date, no comments have been received. We will let you know when comments have been received. (New Issue)





# Cycle Issues

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 03/15/2011	Deemed Complete on 03/15/2011
<b>Reviewing Discipline:</b> Plan-Airport	<b>Cycle Distributed:</b> 03/15/2011	
<b>Reviewer:</b> Galloway, Tait (619) 533-4550	<b>Assigned:</b> 03/16/2011	
<b>Hours of Review:</b> 0.50	<b>Started:</b> 03/18/2011	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 04/13/2011	
	<b>Completed:</b> 04/06/2011	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/20/2011	

- . The review due date was changed to 04/18/2011 from 04/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Plan-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Airport (all of which are new).
- . Last month Plan-Airport performed 6 reviews, 83.3% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

## ALUCP 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	AIRPORT INFLUENCE AREA: The proposed below grade parking structure and circulation road project is located in the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP). (New Issue)
<input checked="" type="checkbox"/>	2	NOISE: The proposed project is within the 60 to 65 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 ALUCP. Parking structures are a compatible use for aircraft noise in the 60-65 dB CNEL. (New Issue)
<input checked="" type="checkbox"/>	3	AIRSPACE: The height of the proposed parking structure and road does not exceed the existing grade; therefore, notification to the FAA is not required. (New Issue)
<input type="checkbox"/>	4	CONSISTENCY DETERMINATION: The proposed project is required to be submitted the San Diego County Regional Airport Authority, acting as the Airport Land Use Commission, for a constancy determination with the ALUCP for SDIA. (New Issue)





# Cycle Issues

4/14/11 3:29 pm

Page 1 of 1

THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Project Information

**Project Nbr:** 233958 **Title:** BALBOA PARK PLAZA DE PANAMA

**Project Mgr:** Sokolowski, Michelle

(619) 446-5278

msokolowski@sandiego.gov



## Review Information

**Cycle Type:** 7 Community Planning Grp 2 (Sub)

**Submitted:** 04/13/2011

Deemed Complete on 04/13/2011

**Reviewing Discipline:** Community Planning Group 2

**Cycle Distributed:** 04/13/2011

**Reviewer:** Sokolowski, Michelle  
(619) 446-5278

**Assigned:** 04/13/2011

**Started:** 04/13/2011

**Hours of Review:** 1.00

**Review Due:** 04/14/2011

**Next Review Method:** Community Planning Grp 2 (Sub)

**Completed:** 04/13/2011

**COMPLETED ON TIME**

**Closed:** 04/14/2011

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group 2 on this project as: Community Planning Grp 2 (Sub).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group 2 (all of which are new).
- . Last month Community Planning Group 2 performed 2 reviews, .0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

## North Park Planning Committee

### Issue

**Cleared?** **Num** **Issue Text**

- 1 The North Park Planning Committee has requested to receive this project for review and comment. The initial submittal has been provided to this group as requested. (New Issue)

## Greater North Park

### Issue

**Cleared?** **Num** **Issue Text**

- 2 Please contact the Chair for the North Park Planning Committee, Vicki Granowitz, to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the Greater North Park community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)
- 3 You can reach Vicki Granowitz at (619) 584-1203. (New Issue)

