



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, November 4, 2013 – 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: October 7, 2013
- 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. Action

None

IV. Information

- A. AT&T North Parker WCF PDP – 3409 30th Street (Project No. 33179):** Proposed Planned Development Permit (PDP, Process 4) for installation of a wireless communications facility (WCF) consisting of 12 panel antennas located on the roof of the to-be-constructed North Parker mixed-use residential/commercial development at 3409 30th Street, with additional WCF equipment located inside the building. The site is located in the CN-1-2 zone, which allows a WCF with a Process 2 Neighborhood Use Permit (NUP); however, the project proposes to exceed the 30-ft. height limit by constructing two roof-mounted structures at 39'-6" and 40'-7". A Planned Development permit is required for the requested deviations, which is a Process 4 decision that is made by the Planning Commission and is appealable to the City Council.
City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

- B. Community Housing Works – Arizona Street Development:** Proposed mixed-income development consisting of approximately 118 market-rate multi-family units on the 1.21-acre site at 4220 Arizona Street (the northeast corner of Texas Street and Howard Avenue, fronted by Texas Street, Howard Avenue, and Arizona Street) and approximately 76 affordable senior apartments on the 0.56-acre site at 4212 Texas Street (the northwest corner of Texas Street and Howard Avenue). The project will require a Community Development Permit. The project developer will present schematic plans and design concepts for discussion and feedback.

- A. 4427-4429 Georgia Street – Code Enforcement Issue:** The property owner of 4427- and 4429 Georgia Street is requesting feedback from the subcommittee regarding a code enforcement issue involving unpermitted construction. Councilmember Gloria's office recommended the

property owner present the issue to the planning committee for review prior to initiating the permit process for the improvements.

- D. North Park Community Plan Update - Urban Design Element:** Continuing discussion of the North Park Community Plan Update. The existing Urban Design Element and existing/proposed Urban Design Areas will be discussed.

City of San Diego Project Mgr: Marlon Pangilinan, (619) 235-5293, mpangilinan@saniego.gov

V. Unfinished, New Business & Future Agenda Items

None

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, December 2, 2013

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Robert Barry, at robert.barry@cox.net or (619) 954-5588.

** **Subcommittee Membership & Quorum:** When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.*

*** **Community Voting Members:** North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.*

***North Park Planning Committee** meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on November 19, 2013.*

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:

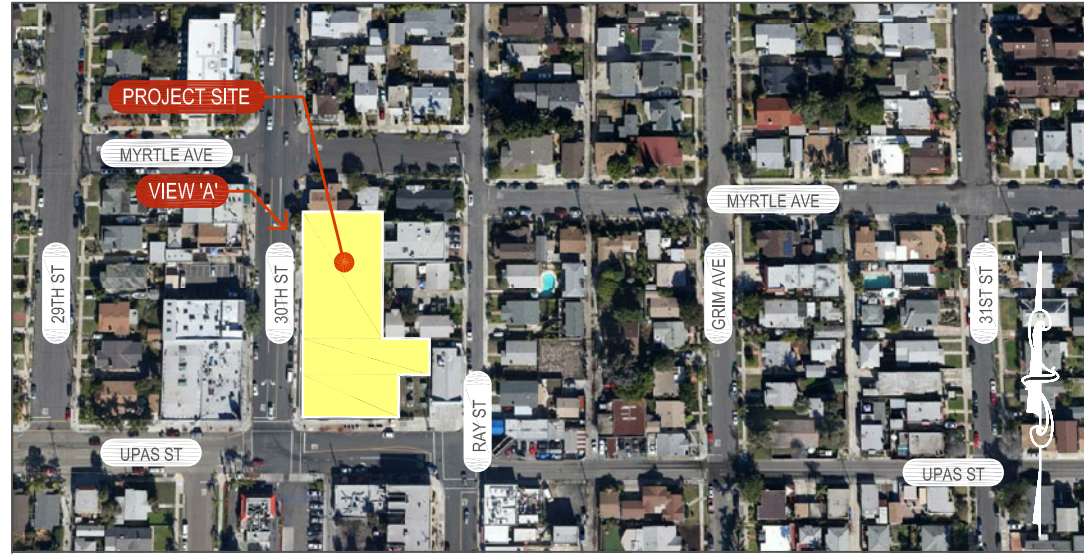


[NorthParkPlanning](https://www.facebook.com/NorthParkPlanning)



[@NPPlanning](https://twitter.com/NPPlanning)

AERIAL MAP



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PROPOSED TELECOM MODIFICATION



ORIGINAL DESIGN



DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F



**NORTH PARKER LOFT
SD0525**

3409 30TH STREET
SAN DIEGO, CA 92102

VIEW

A

SHEET

1 / 3

AERIAL MAP

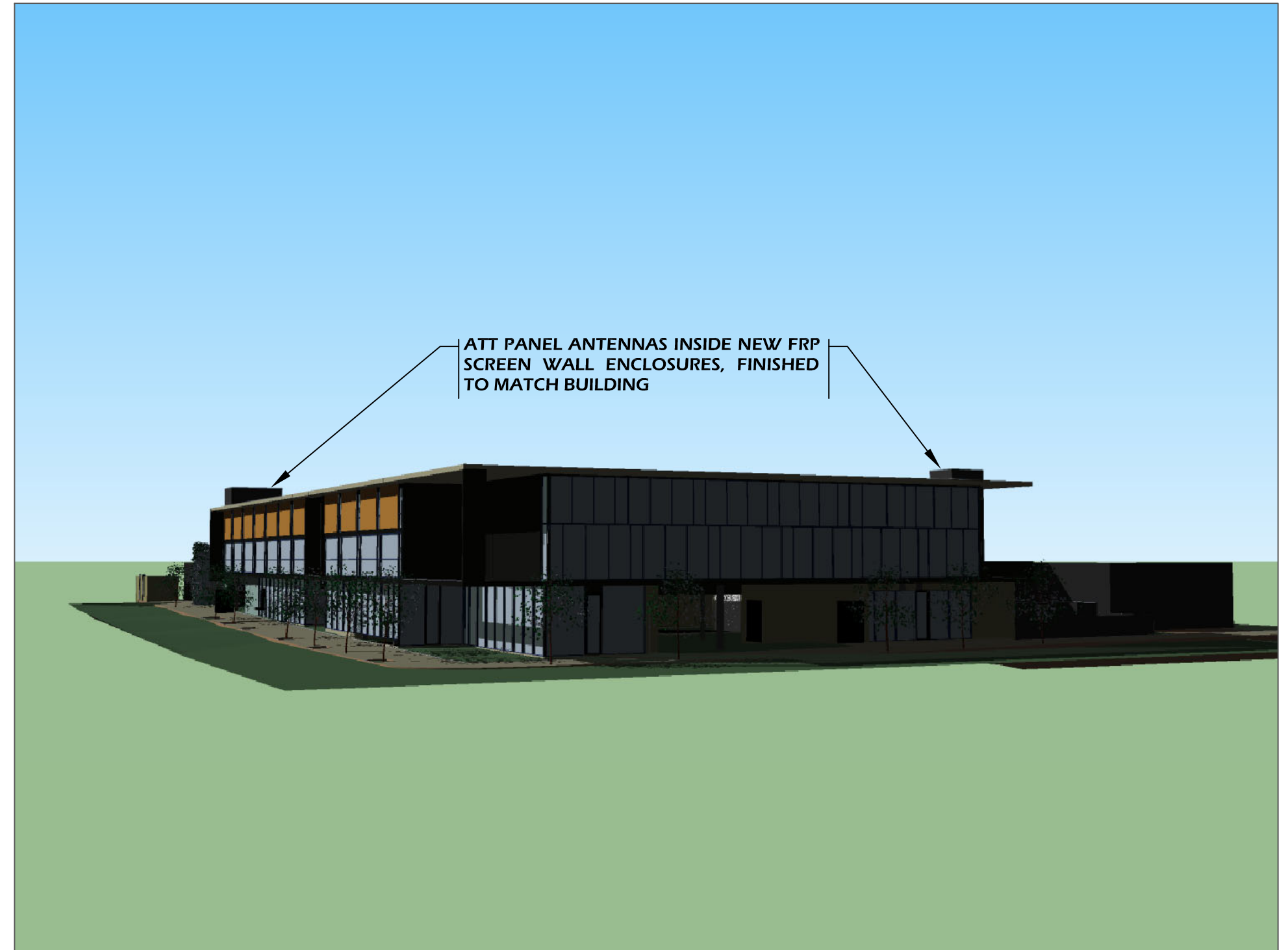


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ORIGINAL DESIGN



PROPOSED TELECOM MODIFICATION



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 T 949 475.1000 | 949 475.1001 F



**NORTH PARKER LOFT
 SD0525**
 3409 30TH STREET
 SAN DIEGO, CA 92102

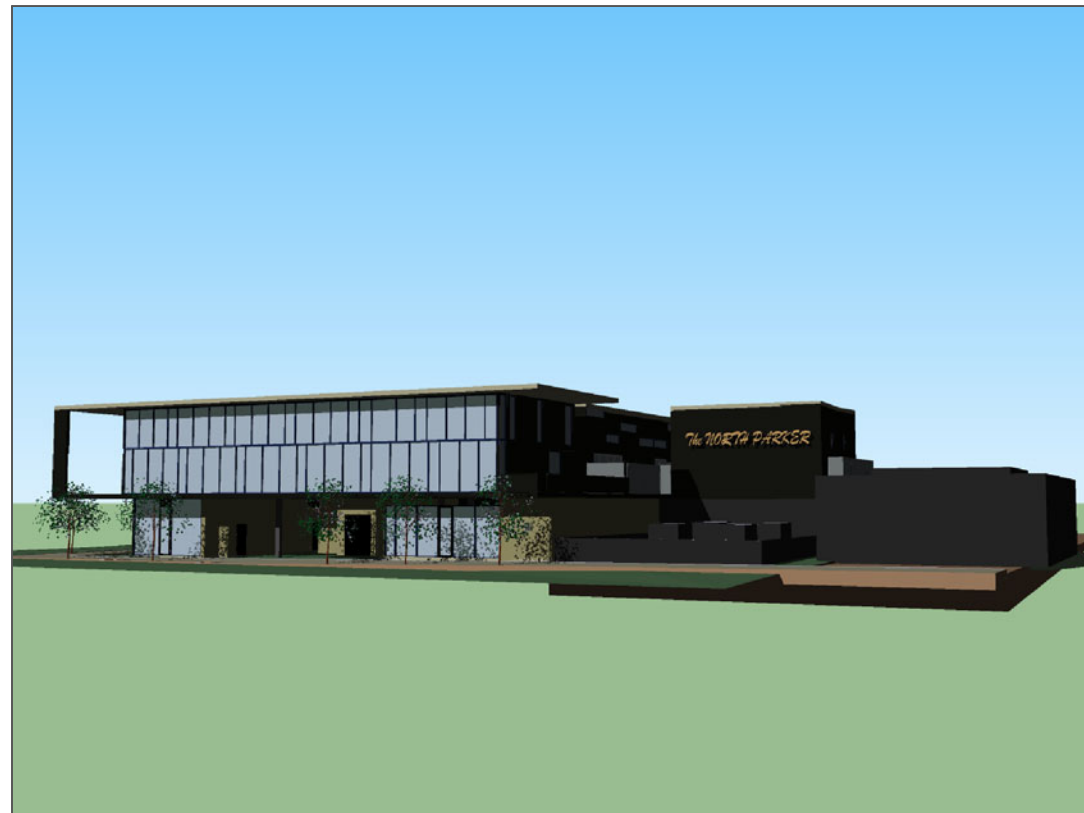
VIEW	SHEET
B	2 / 3

AERIAL MAP



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ORIGINAL DESIGN



PROPOSED TELECOM MODIFICATION



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NORTH PARKER LOFT
SD0525
 3409 30TH STREET
 SAN DIEGO, CA 92102

VIEW

C

SHEET

3 / 3

Project Description

Mid-Cities Community Development Permit¹ to construct a phased mixed-income multifamily development on two parcels totaling 1.77 acres at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2) in the MR-800B Zone (Mid-Cities Community Planned Development Ordinance) and Transit Area Overlay Zone within the Greater North Park Community Plan pursuant to the Affordable Housing Density Bonus Regulations. Lot 1 consists of 1.21 acres and currently improved with an approximately 49,500 square foot non-conforming office building and surface parking. Lot 2 consists of 0.56 acres and is currently improved as a surface parking lot. Lot 1 will be improved with a 165,736 square foot multifamily building including 118 dwelling units and 152 parking spaces in four stories plus a mezzanine level over a basement parking. The dwelling units are arranged around two exterior courtyard areas and an approximately 3,375 square foot open plaza at the northeast corner of Texas Street and Howard Avenue. Lot 2 will be improved with an 87,972 square foot income-restricted (affordable) and age-restricted (senior) multifamily building including 76 dwelling units and 60 parking spaces in five stories (four stories over lobby and at-grade parking). Incentives under the Affordable Housing Density Bonus Regulations are requested for deviations to development standards for density, FAR, setbacks, offsetting planes, and diagonal plan dimension.

Supplemental Description

Affordable/in-Fill Housing & Sustainable Building Expedite Program (Expedite Program)

Applicant intends to process the project submittal under the Expedite Program under eligibility criteria A². This submittal is not intended as the Mandatory Initial Review, but instead is meant to be a multidisciplinary Preliminary Review pursuant to Information Bulletin 513.

Affordable Housing

Applicant proposes an affordable housing density bonus development subject to §143.0720 or §143.0730 and provide a minimum of 15% of the pre-density bonus units on site as very low income units as defined by the ordinance. All of the affordable units will be located on Lot 2 as part of the senior affordable building. Applicant's intent is to develop 100% of the building on Lot 2 as affordable to low or very low income residents but expects that the development permit will only restrict the number of affordable units to those units required by the land development code in order to allow applicant the maximum flexibility in financing the future affordable development.

¹ §1512.0203(a): "An application for a Mid-Cities Communities Development Permit...shall be processed in the same manner as an application for a Site Development Permit...."

² Information Bulletin 538 I.A.: "Residential development projects where at least 10 percent of the units are set aside for households with an income at or below 65 percent area median income (AMI) for rental units...."

Calculation of Low Income Units Provided	
Site square footage	77,021 sf
1 du/600 sf per MR-800B	Divided by 600
Allowed units	128
Multiplied by 15%	19.2
Very Low Income Units Provided (Rounded up)	20

Applicant will negotiate and enter into a written agreement and provide a recorded deed of trust to secure the agreement between applicant and the San Diego Housing Commission. Applicant will negotiate agreement with the Commission and ***applicant is requesting that the Preliminary Review application not be routed to the San Diego Housing Commission for Preliminary Review.***

Section 142.1303(f) and (g) exempt the development from the Affordable Housing Inclusionary Regulations.

Deviations

In accordance with §143.0740 and Table 143-07B, the commitment to provide 15 percent of the pre-density bonus units as restricted very low income units entitles applicant to three incentives necessary to make the housing units economically feasible³ unless the City makes a finding of denial that the incentive is not required to provide for affordable housing costs⁴ or the incentive would have a specific adverse impact on health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources.⁵

The attached table delineates the requested incentives/deviations and provides summary findings to justify each.

Parking

Parking is provided pursuant to §143.0740(g) (Affordable Housing Density Bonus Parking Regulations). See calculation table following page.

³ §143.0740(b): “An incentive means...(1) A deviation to a development regulation.”

⁴ §143.0740(d)(1)(A)

⁵ §143.0740(d)(1)(B)

Required Parking Calculation §143.0720(g)							
§143.0720(g) In addition to any other incentive, and upon the request of an applicant that proposes a development meeting the criteria of Section 143.0720(c),(d), or (e) the City shall apply the following vehicular parking ratio, inclusive of handicapped and guest parking:							
	Space Required	(4)(A) Development that is...within a transit area...shall receive a 0.25 space per dwelling unit reduction in the parking ratio for the entire development.	Net Space required	Lot 1		Lot 2	
				Units	Parking Required	Units	Parking Required
(1) Zero to one bedroom	1		0.75	83	62.25	73	54.75
(2) Two to three bedrooms	2		1.75	35	61.25	3	5.25
Parking Required				124		60	
Parking Provided				152		60	
Surplus/(Deficit)				29		0	

Preliminary Review Questions

Civil

1. Are there any active/future CIP Projects for water and sewer within the immediately surrounding area?
2. Is the City aware of any known capacity issues with the existing sewer/water infrastructure in the immediately surrounding area?
3. Please confirm the number and size of existing water services to each site.
4. Are there any recent flow test results for the existing fire hydrants close to the site? (FHs are at the corners of: Howard Avenue & Texas Street, El Cajon Boulevard & Texas Street, El Cajon Boulevard & Arizona Street, and Howard Avenue & Arizona Street)

Planning / Architectural – Both Lots

1. Please review the provided deviations/incentives chart and advise applicant of any questions/concerns/issues to address with the Mandatory Initial Submittal.
2. Applicant may request additional minor deviations beyond the incentives provided in the Affordable Housing Density Bonus Regulations, will these deviations listed below necessarily trigger Process Four⁶, or does discretion exist for a Hearing Officer to make any

⁶ §126.0502(d): “A Site Development Permit decided in accordance with Process Four is required for ...(5) Development for which the applicant, using the Affordable Housing Density Bonus Regulations, seeks a

or all of the following additional minor deviations (< 10%) under a Process Three Mid-Cities Community Development Permit?

- a. §1512.0303(e) – Height: deviations of less than 6’ additional feet from the 60’ max allowed height may be necessary for parapets and elevator towers.
 - b. §1512.0303(h) – Pedestrian Access: one pedestrian entry per 50’ of street frontage is required. On Lot 1, applicant’s desire to retain or replicate the existing building façade along Arizona Street and a portion of Howard Street prevents providing the pedestrian access. Is a waiver given the nature of the existing building available? On Lot 2, the desire for limited/secure access to the building and the location of the parking preclude offering multiple entries on the Howard Street frontage.
 - c. §1512.0312(a) – Offsetting Planes Requirement: Applicant’s desire to retain or replicate the existing commercial building façade along Arizona Street may make achievement of the offsetting planes requirement difficult.
3. Applicant is requesting clarification on 1512.0303(i) Maximum Diagonal Plan Dimension and how this is measured/calculated. Does the modulation provided by the upper floor covered balconies as shown on the plans provide sufficient modulation? Since the combined street frontages exceed 300’, does the Mid-City Communities Development Permit approval suffice as acceptance of the requirements? Are levels with parking exempted? Do the plans as depicted illustrate any concerns?
 4. Lot 1 – Building is showing a cantilever at levels 2 – 6 that has a minor encroachment on the public right of way at the alley and sidewalk. What is the process for approving this cantilever and what additional agreements will be required as part of the development permit?
 5. Lot 1 – Building has an existing cellular tower, permitted previously, that will be relocated and retained on site. Can this be processed as part of this same development permit? Is that still a Process Three? Or, can it be processed in a separate but parallel track?
 6. Applicant will be closing four separate curb cuts along Howard Ave. and increasing on-street parking. Applicant would like to study the feasibility of having the added spaces reserved for Car2Go exclusive parking and may also be willing to arrange for charging stations in the public right of way. What kind of permitting/approval would be required for this? (Applicant understands a similar arrangement was provided for the Civita (f.k.a. Quarry Falls) development.)

deviation from the applicable development regulations that exceeds the allowable incentives provided for in Section 143.0470.”



THE CITY OF SAN DIEGO

August 5, 2013

Tim Henion
DePratti, Inc., agents representing AT&T Mobility

Sent via e-mail only to: thenion@deprattiinc.com

Dear Tim Henion:

Subject: AT&T – North Parker, Completeness Review
Project No. 331379; Internal Order No. 24003939
Located at: 3409 30th Street

The Development Services Department [DSD] has conducted a Completeness Review of the above-referenced telecom project.

Enclosed you will find a Cycle Issues Report, which contains comments from staff representing various disciplines and outside agencies. Please resubmit your project application with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project. Once the project application is resubmitted with the requested information and revisions, and any required additional deposit is paid, your project will be “Deemed Complete” for purposes of compliance with the Permit Streamlining Act (California Government Code sections 65920-65964) and for purposes of compliance with the FCC “Shot Clock” Ruling (FCC 09-99, Nov. 18, 2009). Please review Information Bulletin 536 for updated submittal information:
<http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib536.pdf> Ensuring that your project addresses each of the submittal requirements will facilitate the processing of your project.

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

To avoid the closure of your application file, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before September 5, 2013**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a “Discretionary Submittal.” Submittals 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 at 1222 First Avenue, San Diego,

CA 92101. Please note that during the time it takes for you to resubmit your project application, your application will be tolled for purposes of the time periods specified in the FCC Shot Clock Ruling and the Permit Streamlining Act.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@sandiego.gov.

Sincerely,

Alex Hempton, AICP
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements

cc: File



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **331379**

Title: AT&T North Parker

Project Mgr: Hempton, Alexander

(619) 446-5349

Ahempton@sandiego.gov



Review Information

Cycle Type: 1 Completeness Review-Telecom

Submitted: 07/11/2013

Deemed Complete on 07/12/2013

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 07/12/2013

Reviewer: Hempton, Alexander

Assigned: 07/17/2013

(619) 446-5349

Started: 08/01/2013

Ahempton@sandiego.gov

Review Due: 07/26/2013

Hours of Review: 1.25

Completed: 08/05/2013

COMPLETED LATE

Next Review Method: Submitted (Multi-Discipline)

Closed: 08/05/2013

- . 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 9 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 116 reviews, 42.2% were on-time, and 53.8% were on projects at less than < 3 complete submittals.

Completteness Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	AT&T North Parker is an application for a WCF consisting of 12 panel antennas located on a new mixed use building, currently under construction, with equipment located inside the building. (New Issue)
<input type="checkbox"/>	2	On A03, the enclosure housing antenna sectors A and C is called out as 38'-6" while on A04 it is called out as 39'-6". Please correct to be consistent. (New Issue)
<input type="checkbox"/>	3	On the title sheet, list the deviation requested to the zone height limit. (New Issue)
<input type="checkbox"/>	4	The title sheet refers to 8-foot antennas, but the elevations appear to show shorter antennas. Please revise plans to be consistent with what is being proposed. (New Issue)
<input type="checkbox"/>	5	Provide an equipment layout for the equipment room in the plan set. (New Issue)
<input type="checkbox"/>	6	This project proposes antennas on a new building in the CN-1-2 zone with a mixed commercial/residential use. The WCF Regulations allow WCFs in a mixed use zone with the processing of a Process 2 Neighborhood Use Permit (NUP). The project exceeds the CN-1-2 zone 30-foot height limit with two roof-mounted structures at 39'-6" and 40'-7". A Planned Development Permit (PDP), Process 4, is required to allow the deviation to the 30-foot zone height limit. (New Issue)
<input type="checkbox"/>	7	Provide an FAA Determination of No Hazard. (New Issue)
<input type="checkbox"/>	8	On the coverage maps, provide major street names and identify the wireless site names. (New Issue)
<input type="checkbox"/>	9	Page 9 of the RF report shows that an area of the roof in front of Sector B will require mitigation to identify a hot spot on the roof. Provide details on the plans and photo sims to indicate how this will appear. The design of this barrier needs to be determined now to ensure that the barrier will be visually compatible with the approved design. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 1 Completeness Review-Telecom	Submitted: 07/11/2013	Deemed Complete on 07/12/2013
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 07/12/2013	
Reviewer: Cooper, Scott	Assigned: 07/17/2013	
(619) 446-5378	Started: 07/17/2013	
SJCooper@sandiego.gov	Review Due: 07/26/2013	
Hours of Review: 1.00	Completed: 07/26/2013	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 08/05/2013	

- . 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-Environmental 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-Environmental (all of which are new).
- . Last month LDR-Environmental performed 67 reviews, 23.9% were on-time, and 43.5% were on projects at less than < 3 complete submittals.

Environmental Determination

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

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 1 | The proposed Neighborhood Use Permit for the installation of twelve panel antennas, twenty four RRU's, and three surge suppressors located on an existing commercial building roof-top within two separate screen enclosures (192'-0" and 90'-0" square feet each) along with the lease of an existing T.I. space within the commercial building for equipment cabinets and racks may qualify for a Class 1 categorical exemption from CEQA since the project does not exceed 2,500 square feet in floor area. (New Issue) |
| <input type="checkbox"/> | 2 | However, the Environmental Analysis Section (EAS) bases its environmental determination on the information submitted with the project application, as well as review comments and any issues identified by other City review disciplines after the application has been deemed complete. If other reviewing disciplines determine that the application is incomplete, or require additional information or project changes, the environmental determination could change. Therefore, the EAS determination that project may be exempt from CEQA is preliminary. (New Issue) |





L64A-003A

Review Information

Cycle Type: 1 Completeness Review-Telecom	Submitted: 07/11/2013	Deemed Complete on 07/12/2013
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 07/12/2013	
Reviewer: Spindell, Glenn (619) 446-5353 gspindell@sandiego.gov	Assigned: 07/15/2013	
	Started: 07/25/2013	
Hours of Review: 1.00	Review Due: 07/26/2013	
Next Review Method: Conditions	Completed: 07/25/2013	COMPLETED ON TIME
	Closed: 08/05/2013	

- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Landscaping performed 41 reviews, 70.7% were on-time, and 44.1% were on projects at less than < 3 complete submittals.

Review 072613

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Potential visual impacts of the wireless communication facility (including the antennae and the equipment enclosures) are proposed to be minimized by means of architectural concealment. (New Issue)
<input checked="" type="checkbox"/>	2	As landscaping is not proposed as a means of concealing/ minimizing the visual impacts of the wireless communication facility, the Landscape Section of the Development Services Department has no further issues with this project. (New Issue)





L64A-003A

Review Information

Cycle Type: 1 Completeness Review-Telecom	Submitted: 07/11/2013	Deemed Complete on 07/12/2013
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 07/12/2013	
Reviewer: Bakier, Zakaria (619) 557-7982 Zbakier@sandiego.gov	Assigned: 07/13/2013	
	Started: 07/16/2013	
Hours of Review: 2.50	Review Due: 07/26/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/16/2013	COMPLETED ON TIME
	Closed: 08/05/2013	

- . 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 10 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 65 reviews, 75.4% were on-time, and 43.1% were on projects at less than < 3 complete submittals.

First Engineering Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Neighborhood Use Permit Plans. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan A01. Add a note that states: THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan A01. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	4	Revise the Site Plan A01. Add a note that states: This project proposes no work within the Public Right-of-Way. (New Issue)
<input type="checkbox"/>	5	Revise the Site Plan A01. Add a note that states: THIS IS A ROOF TOP INSTALLATION ON AN EXISITNG FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	6	The subject development is a standard BMP project. Revise the site plan to include the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" which is attached with the Assessment letters. Please contact me if Lessee's Certificate not attached. The Lessee needs to sign this certificate on the site plan. (New Issue)
<input type="checkbox"/>	7	On the Partial Ground Floor Plan A02, please show and call out the source of the E/T. (New Issue)
<input type="checkbox"/>	8	From the project scope of work on sheet T01, the project does not propose any developments. Please check and revise all plans to call out the correct legends. (E) For existing developments and (N or P) for proposed work. (New Issue)
<input type="checkbox"/>	9	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	10	Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call or e-mail Zakaria Bakier at 619-557-7982, zbakier@sandiego.gov. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Zakaria Bakier at (619) 557-7982. Project Nbr: 331379 / Cycle: 1





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 1 Completeness Review-Telecom	Submitted: 07/11/2013	Deemed Complete on 07/12/2013
Reviewing Discipline: ITC-Communications	Cycle Distributed: 07/12/2013	
Reviewer: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov	Assigned: 07/17/2013	
	Started: 08/01/2013	
Hours of Review: 0.25	Review Due: 07/26/2013	
Next Review Method: Completeness Review-Telecom	Completed: 08/05/2013	COMPLETED LATE
	Closed: 08/05/2013	

- . We request a 2nd complete submittal for ITC-Communications on this project as: Completeness Review-Telecom.
- . The reviewer has requested more documents be submitted.
- . Last month ITC-Communications performed 20 reviews, 35.0% were on-time, and 95.0% were on projects at less than < 3 complete submittals.

No issues





Submittal Requirements

8/5/13 2:04 pm

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 331379 **Title:** AT&T North Parker
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 6 Submitted (Multi-Discipline)

Opened: 08/05/2013 2:01 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Applicant Correspondence	4	Applicant Correspondence	4
Project File	1	General Application (DS-3032)	1
Photo Simulations	3	Photo Simulations	3
Telcom Technical Analysis	1	Telecom Coverage Map	1
Dev. Plans reduced 11x17	5	Dev. Plans reduced 11x17	5
Noticing	1	Public Notice Package	1
Noticing	1	Supplemental Discretionary Application (DS-3035)	1
Project File	1	FAA Determination of No Hazard	1

