



UPTOWN PLANNERS

NOTICE OF SUBCOMMITTEE MEETING

Design Review Subcommittee

February 17, 2009 – 4:30-6:15 p.m. – (Tuesday)

SPECIAL MEETING LOCATION

**Meeting Location: Swedenborgian Church
4144 Campus Avenue, University Heights
(Southwest corner of Campus Avenue and Tyler Street)**

- I. Call to Order and Introductions**
- II. Adoption of Agenda and Rules of Order;**
- III. Recusals and Disclosures**
- IV. Public Comment**
- V. Action Items: Projects:**
 - 1. 3265 INDIA STREET CUP (“CAMP RUN A MUTT”) – Process Three** – Middleton -- Conditional Use Permit (CUP) for a dog day care with outdoor play area and boarding facility on a 0.22 acre site with an existing commercial building. The property is located at 3265 India Street in the CL-6 Zone. **(4:30 p.m.)**
 - 2. 3535 INDIA STREET CUP (“ROUTE 66 GAS STATION”) -- Process Three** – Middleton --Conditional Use Permit (CUP) to amend CUP # 85-0789 to demolish existing mini-mart and construct a 3,398 sq. ft. convenience store for an existing gas station with two new gas dispensers on a 0.50 acre site at 3535 India Street in the CL-6 Zone; Airport Influence Area, FAA Part 77; AAOZ; **(4:55 p.m.)**
 - 3. 3545 ALBATROSS (“MACHADO DUPLEX”) -- Process Two** – Hillcrest – Neighborhood Development Permit for a 461 sq. ft. addition to a previously conforming duplex and 378 sq. ft. garage on a 0.14 acre site at 3545 Albatross Street in the RS-1-7 Zone; Tandem Parking Overlay Zone; Tandem Parking Overlay Zone; Transit Area. **(5:20 p.m.)**
 - 4. 2965 FRONT STREET (“QUINCE STREET REZONE/ VACATION”) – Process Five** – Bankers Hill/ Park West -- Public Right of Way Vacation to vacate a portion of West Quince Street and Rezone from RS-1-2 and RS-1-7at 2965 Front Street; within Airport Influence Zone, FAA Part 77, Residential Tandem Parking, and Transit Area. **(5:45 p.m.)**
- VI. Adjournment: (6:10 p.m.)**

Note: All times indicated are only estimates: Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please contact Leo Wilson, Chair, at (619) 231-4495 or at Leo.Wikstrom@sbcglobal.net. Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown

Planners is the City's recognized advisory community planning group for the Uptown Community Planning Area.

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

Back to the Drawing Board

By Dorian Hargrove | Published Thursday, Feb. 5, 2009

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This past December, the Uptown Planners agreed on the vision for the West Lewis Street Mini Park in Mission Hills. They didn't want concrete walkways or planters or bridges; they wanted the design to be simple, just a nice canyon overlook.

Two months later, at the February 3 meeting of the Uptown Planners, Glen Schmidt from Schmidt Design Group, along with Sheila Bose, the city's project manager, presented their vision for the West Lewis Street Mini-Park. The design included boulder-shaped benches, an interpretive bird exhibit, and eight madrone trees in planters surrounded by a hardscape of decomposed granite and recycled-glass pavers.

And that was just phase one. Phase two includes a steel bridge and canyon overlook.

Here's what some members of the committee thought about the design:

"It looks like urban planning on steroids..."

"I'd rather bring my own rug and sit in the dirt..."

"It looks like Fashion Valley..."

"The formality of the site is at odds with the spirit of the neighborhood."

"It looks too much like a monument, not a park."

But the design and the lack of greenery aren't the only issues registered by the community; the cost for phase one is now at \$630,000, up from previous estimates of \$450,000, which were up from preliminary estimates of \$280,000, and that's without the steel bridge proposed in phase two.

The cost for both phases, according Uptown Planners chairman Leo Wilson, is rumored to be as high as \$1.2 million. Wilson asked project manager Bose where the funds will come from.

“It’s funded right now in the amount of \$450,000, from the DIF [developer impact fee] funds,” answered Bose.

“Do you understand that our DIF funds are about \$2.1 million? So, you would be using the majority of our DIF funds for the bridge and this overlook,” said Wilson.

Bose said no estimates for phase two have been calculated and she didn’t want to speculate.

One Mission Hills resident blamed the increase in cost and lack of progress on the park on city mismanagement. “We want our park. What’s sad about this...just do the numbers: soft costs, city staff time, consultant fees, and so forth. When you’re handed an amount of money, that’s your budget.... Something is happening downtown and somebody should be held accountable for this.”

For more, go to uptownplanners.org.



THE CITY OF SAN DIEGO

January 22, 2009

VIA EMAIL: mike.tecolote@yahoo.com

Mike Wells
Tecolote Design
P.O. Box 195
Del Mar, CA 92014

Dear Mr. Wells:

Subject: MACHADO DUPLEX Assessment Letter **One**; Project No. 168085; Account No. 43-1786; Uptown Community Plan Area

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

- A Neighborhood Development Permit for a 461 square-foot addition to an existing 2,565 square-foot previously conforming duplex and the addition of a 378 square-foot garage on a 0.14-acre site located at 3545 Albatross Street in the RS-1-7 Zone within the Uptown Community Plan.

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

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

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 2 Neighborhood Development Permit
- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Per Section 126.0404 the findings for a Neighborhood Development Permit are:
 1. The proposed development will not adversely affect the applicable land use plan;
 2. The proposed development will not be detrimental to the public health, safety, and welfare; and
 3. The proposed development will comply with the applicable regulations of the Land Development Code.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

- Your project is subject to FAA Notification, please see Enclosure 2, Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process and comments from LDR-Planning.
- LDR-Planning: A San Diego County Assessor Residential Building Record is needed in order to confirm the previously conforming rights of the structure. Accessory buildings, such as the existing and proposed garages, may encroach into required yards only if the cumulative gross floor area does not exceed 525 square feet. A reduction or redesign of the proposed garage is needed in order to comply.
- LDR-Engineering: Revisions to the plans and the BMP Report are required. The applicant shall grant to the City a 2.5 foot wide Irrevocable Offer of Dedication for the adjacent alley, satisfactory to the City Engineer and the garage may not be within that area.
- LDR-Landscaping: When the percentage of new structures gross floor area increases (28% in this case), the development is subject to the full requirements for street trees and street yard.
- LDR-Transportation: The four parking spaces within these two garages will be adequate for the two 2-bedrooms units on this site. The garage door of the proposed garage should

be widened to provide an opening of approximately 16 feet (instead of the shown 9 feet) to allow convenient access and parking for two vehicles within this garage. The project should construct a 5-foot minimum width sidewalk along its frontage.

- III. **STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).
- IV. **PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$2,400 billed to date. During the processing of your project, you will continue to receive statements with the breakdown of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 30 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. **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 a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

C. CEQA Filing Fees: Since your project has been determined to be Exempt from the provisions of the California Environmental Quality Act (CEQA); a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community-planning group. If you have not already done so, please contact Leo Wilson, Chairperson of the Uptown Planners, www.uptownplanners.com at 619-231-4495 or leo.wikstrom@sbcglobal.net to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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>.

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

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Mr. Wells
January 22, 2009

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) 446-5001 or via e-mail at rmezo@sandiego.gov

Sincerely,



Renee Mezo
Development Project Manager

Enclosures:

1. Cycle No. 2 Issues Report
2. Info Bulletin 520
3. Submittal Requirements Report

cc: File
Leo Wilson, Uptown Planning Group
Reviewing Staff (Assessment letter only)
Pangilinan, Marlon, CPCI, sent VIA EMAIL



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 168085 **Title:** MACHADO DUPLEX
Project Mgr: Mezo, Renee (619) 446-5001 rmezo@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/12/2008	Deemed Complete on 12/11/2008
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 12/11/2008	
Reviewer: Abalos, Raynard (619) 446-5377	Assigned: 12/11/2008	
Hours of Review: 4.00	Started: 12/22/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/20/2009	
	Completed: 12/23/2008	COMPLETED ON TIME
	Closed: 01/22/2009	

- . The review due date was changed to 01/23/2009 from 01/23/2009 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 20 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 106 reviews, 73.6% were on-time, and 51.5% were on projects at less than < 3 complete submittals.

1st Rev Dec 08

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within the RS-1-7 zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Uptown Community Plan Area. Prior to the existing zone, which was applied to the site in 2000, the site was zoned R1-5000 in 1989 and R-2 in 1930. [Information Only - No Response Required] (New Issue)
<input type="checkbox"/>	2	The project proposes a 461 sf addition to an existing 2,565 sf previously conforming (use) duplex. The site also contains a 360 sf garage. A second 378 sf garage is proposed. [Information Only - No Response Required] (New Issue)

Community Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The project site is designated as low density residential (5-10 dwelling units/acre). The plan recommends that new construction and improvements to existing structures should be compatible with the existing architectural detail and overall appearance of the quality development in the surrounding neighborhood. The proposed addition continues the style of the existing structure and will provide an architecturally seamless addition. [Information Only - No Response Required] (New Issue)
<input type="checkbox"/>	4	The project will not adversely affect the Uptown Community Plan. [Information Only - No Response Required] (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The project requires a Process Two Neighborhood Use Permit (NUP) for the expansion of a previously conforming use (see "Previously Conforming Rights" below). [Information Only - No Response Required] (New Issue)
<input type="checkbox"/>	6	The NUP may be approved or conditionally approved only if the decision maker (staff level decision) makes all the required findings outlined in SDMC 126.0205. LDR-Planning can make all the required findings for this project if the following issues are resolved. [Information Only - No Response Required] (New Issue)

FAA Part 77

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The project site is located within the FAA Part 77 Notification Area. The project encroaches into the Part 77 planes of 60' and 206' MSL for Lindbergh Field and North Island NAS respectively. The project therefore requires FAA review. The City may not issue building or development permits until a Determination of No Hazard has been received from the FAA. It is the applicant's responsibility to submit to the FAA for review. See Info Bulletin #520 for more information. To view online, please visit

www.sandiego.gov/development-services/industry/pdf/infobulletin/ib520.pdf
(New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Raynard Abalos at (619) 446-5377. Project Nbr: 168085 / Cycle: 2





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Issue

Cleared? Num Issue Text

- 8 Since the addition would not be taller than the existing house, the City may not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents provides certification on the plans along with their signature and registration stamp, that the structure(s) or modification to existing structure(s) shown on the plans do not require Federal Aviation Administration notice because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notice is not required. (New Issue)
- 9 The Applicant will be required to sign a 'No FAA Notification Self Certification Agreement prior to Permit Issuance. See Info Bulletin #520. (New Issue)

Prev Conf Rights

Issue

Cleared? Num Issue Text

- 10 The project site contains two dwelling units, which is considered a multiple dwelling unit use. The current zone allows single dwelling units on site, not multiple dwelling units. Single Dwelling Units and Multiple Dwelling Units are different uses per SDMC Table 131-04B. Because the multiple dwelling unit use is no longer allowed by the zone, the existing units may maintain previously conforming rights for use. (New Issue)
- 11 As outlined in SDMC 127.0109(a), in order to expand a structure with a previously conforming use, the expansion shall be limited to 20% or less of gross floor area of the structure. The proposed residential addition is expanding the existing residential structure by 18%. The project therefore complies with this requirement; however more information is needed to confirm previously conforming rights. (New Issue)
- 12 Please provide San Diego County Assessor Residential Building Records for all structures on site. If the records show that the two dwelling units were constructed at a time when the applicable zone allowed multiple dwelling units (prior to 1989 when the site was in the R-2 zone or unzoned), the project will maintain previously conforming rights and may utilize the Neighborhood Use Permit to expand up to 20%. (New Issue)

Accessory Structures

Issue

Cleared? Num Issue Text

- 13 As outlined in SDMC 131.0448(c)(6), accessory buildings, such as the existing and proposed garages, may encroach into required yards only if the cumulative gross floor area does not exceed 525 sf. The plans state that the existing garage is 360 sf and the proposed garage is 378 sf for a total of 738 sf. Please reduce the proposed garage by at least 213 sf or revise the project to comply otherwise. (New Issue)

Parking

Issue

Cleared? Num Issue Text

- 14 Parking shall comply with the parking regulations outlined in SDMC Chapter 14, Article 2, Division 5. Although the project site may maintain previously conforming rights for parking if no additional bedrooms are proposed (indicate on title sheet the number of existing and proposed bedrooms per unit), the project shall maintain all existing parking spaces. (New Issue)
- 15 Site photos show 4 existing off-street parking spaces on site (2-car garage and 2 uncovered spaces). Please show and label the four required proposed spaces on the site plan and provide dimensions. Ensure the spaces conform to the dimension requirements outlined in SDMC Table 142-05J. (New Issue)

Other

Issue

Cleared? Num Issue Text

- 16 The north arrow for the site plan on the title sheet is shown incorrectly. Please revise. (New Issue)
- 17 On the title sheet, indicate the year of construction of all existing structures. (New Issue)
- 18 On the 2nd floor plan, indicate if bedroom 2 is "existing - to be remodeled". (New Issue)
- 19 Under "Project Information" on the title sheet, indicate the total number of existing dwelling units, total number of bedrooms for each dwelling unit and the total number of proposed bedrooms. (New Issue)
- 20 On the title sheet, indicate the existing GFA per floor/dwelling unit. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/12/2008	Deemed Complete on 12/11/2008
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 12/11/2008	
Reviewer: Teasley, Ken (619) 446-5390	Assigned: 12/15/2008	
Hours of Review: 2.00	Started: 01/09/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/23/2009	
	Completed: 01/22/2009	COMPLETED ON TIME
	Closed: 01/22/2009	

- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 92 reviews, 54.3% were on-time, and 58.0% were on projects at less than < 3 complete submittals.

New Issue Group (1046314)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Environmental Analysis Section has reviewed the proposed 461 square foot addition to an existing duplex and the construction of a new 378 square foot detached garage and determined that the project would be exempt from further CEQA review pursuant to State CEQA Guidelines Section 15301, existing facilities. (New Issue) [Recommended]





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/12/2008	Deemed Complete on 12/11/2008
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 12/11/2008	
Reviewer: Canning, Jack (619) 446-5425	Assigned: 12/12/2008	
Hours of Review: 4.00	Started: 12/29/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/20/2009	
	Completed: 01/08/2009	COMPLETED ON TIME
	Closed: 01/22/2009	

- . The review due date was changed to 01/23/2009 from 01/23/2009 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 14 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 82 reviews, 81.7% were on-time, and 48.7% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>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 Notice of Decision. Upon resubmittal, we will complete our review of the Neighborhood Development Permit Plans. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan Sheet T 1.0. Show the finished floor elevations of the proposed addition, existing and proposed garage. Add a Grading Data Table with cut/fill and import/export quantities. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan Sheet T 1.0. Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof drains are proposed, add a note stating: NO ROOF DRAINS ARE PROPOSED FOR THIS PROJECT. (New Issue)
<input type="checkbox"/>	4	Revise the Site Plan Sheet T 1.0. Identify the source, date and MSL datum of the topography. (New Issue)
<input type="checkbox"/>	5	Submit a Standard Storm Water BMP Report, listed as a Water Quality Study in next time documents, that Identifies Pollutants from the Project Area (pg 13) and addresses how the 9 possible Low Impact Development (LID) BMP's and 6 possible Source Control BMP's (pgs 18-23) have been incorporated into the project. If any of the 15 possible BMP's have not been used in the project design, add a discussion in the report why the omitted BMP's are not feasible or not applicable. (continued below)
<input type="checkbox"/>	6	City's Storm Water Standards are available online at: http://www.sandiego.gov/developmentservices/news/pdf/stormwatermanual.pdf (New Issue)
<input type="checkbox"/>	7	Revise the Site Plan Sheet T 1.0. Show the 10 feet wide parkway and correct location of the non-contiguous sidewalk and curb. Plans show the curb face 2 feet from the property line and the proposed Public sidewalk on private property which is not correct. (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan Sheet T 1.0. Show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 168085 / Cycle: 2





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Revise Site Plan Sheet A1. Per the City of San Diego Street Design Manual, Alleys are to be improved to 20 feet wide within a 20 feet Right-of-Way. Plans call out the existing R/W is 10 ft to the centerline which is not correct. Show and call out the correct dimension of 7.5 ft. Call out the applicant shall grant to the City a 2.5 ft wide Irrevocable Offer of Dedication for the adjacent alley, satisfactory to the City Engineer. The property owner shall also enter into an agreement with the City waiving the right to oppose special assessment proceedings initiated for alley improvements. (New Issue)
<input type="checkbox"/>	10	Revise the Development Plans. Move the location of the proposed garage to be out of the required Irrevocable Offer of Dedication area. Show and dimension the garage parking space shown on the Site Plan Sheet T 1.0, so it can be verified they meet San Diego Municipal Code Table 142-05J. It is assumed that this is a one car garage due to the 9 ft width of the garage door. Please note, if the proposed garage is a two car garage, the inside clear dimension shall be 18 feet minimum and the door must be a City Standard two car garage door. (New Issue)
<input type="checkbox"/>	11	Revise the Site Plan Sheet T 1.0. Call out to reconstruct the damaged curb with current City Standard curb and gutter, adjacent to the site on Albatross Street. (New Issue)
<input type="checkbox"/>	12	Revise the Site Plan Sheet T 1.0. Call out to reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving the DEWINDERS contractor's stamp, adjacent to the site on Albatross Street. (New Issue)
<input type="checkbox"/>	13	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	14	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 Jack Canning at 619 446-5425. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/12/2008	Deemed Complete on 12/11/2008
Reviewing Discipline: Community Planning Group	Cycle Distributed: 12/11/2008	
Reviewer: Mezo, Renee (619) 446-5001	Assigned: 01/16/2009	
Hours of Review: 0.50	Started: 01/16/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/20/2009	
	Completed: 01/16/2009	COMPLETED ON TIME
	Closed: 01/22/2009	

- . The review due date was changed to 01/23/2009 from 01/23/2009 per agreement with customer.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 73 reviews, 53.4% were on-time, and 47.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Uptown Planners, Leo Wilson, at (619) 231-4495 to make arrangements to present your project for review at their next available meeting. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/12/2008	Deemed Complete on 12/11/2008
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 12/11/2008	
Reviewer: Tzonov, Krassimir (619) 687-5967	Assigned: 12/11/2008	
Hours of Review: 3.00	Started: 01/16/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/20/2009	
	Completed: 01/20/2009	COMPLETED ON TIME
	Closed: 01/22/2009	

- . The review due date was changed to 01/23/2009 from 01/23/2009 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with LDR-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 72 reviews, 77.8% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Landscape applicability: The referenced project is required to be consistent with landscape related items of the following applicable documents: Neighborhood Development Permit (Land Development Code[LDC]); Uptown Community Plan, Landscape Regulations [LDC], and Landscape Standards from the Land Development Manual. The following landscape related issues must be addressed by providing additional information and/or revising the project (New Issue)
<input type="checkbox"/>	2	Applicable Regulations: Multiple Dwelling Unit Residential Development/ Previously Conforming Properties [Table 142-04A; 142.0410,(a)-(1)-(2)-(D)-LDC]: Where the percentage of new structure's gross floor area increase is 1 to 49 percent (28% in this case), the development is subject to the full requirements for street trees and street yard for new development. See below for further discussion. (New Issue)
<input type="checkbox"/>	3	Landscape Development Plan: Please retitle ' Site Plan (T-1.0) to read as: Site Plan/ Landscape Development Plan (LDP). (Note that LDP can be provided on a separate sheet) (New Issue)
<input type="checkbox"/>	4	Landscape Calculations: Provide Calculations on the landscape plans (Street yard only) using the City's format for Multiple Dwelling Unit Development [11.1.1- Project Submittal Requirements, Section 4-LDM]. For Plant Point Schedule refer to Table 142-04B, 142.0403-LDC. LSCP calculations worksheet can be accessed at: http://www.sandiego.gov/development-services/industry/pdf/forms/ds006.pdf (New Issue)
<input type="checkbox"/>	5	Street Yard Landscape: Please demonstrate how the street yard planting requirements are being met. Required Plant points are 0.05 points per square foot of the total street yard area. At least one-half of the required planting points shall be achieved with trees [LDC-142.0404, table 142-04C / 142.0405(a) & (b)1]. Note that street trees can not be used towards satisfying street yard requirements. Please respond accordingly. (New Issue)
<input type="checkbox"/>	6	Street Trees/Right-of-way [142.0409] Street trees are required within the public right of way at a rate of one canopy tree per 30 linear feet of property frontage. All trees shall be a minimum 24 inch box size, with 40 sq. feet root zone and planted in an air and water permeable landscape area [142.0409(a)(1)-LDC]. Where the site conditions do not allow installation of street trees in the parkway, street trees may be located on the private property within 10 feet of the property line. Also, please identify the public r-o-w on the landscape plan (see red lines). (New Issue)
<input type="checkbox"/>	7	Note that street yard trees can not be counted towards satisfying street tree requirements. Note that trees required by this division shall be self-supporting, woody plants with at least one well defined trunk and shall normally attain a mature height and spread of at least 15 feet. [142.0403(b)(9)] For your reference, please see Street Tree Selection Guide from the following link: http://www.sandiego.gov/street-div/pdf/treeguide.pdf (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Krassimir Tzonov at (619) 687-5967. Project Nbr: 168085 / Cycle: 2





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Minimum Tree Separation Distance: Show all utility lines (underground water, sewer, gas, e.t.c) located within the Public R-O-W [11.1.3-LDM] and add the following standard tree separation distance criteria to the Landscape Development Plan (Table 142-04E-LDC): Minimum tree Separation Distance Traffic signal, Stop Sign - 20 feet Underground Utility Lines - 5 feet (sewer-10 feet) Above Ground Utility Structures (transformers, hydrants, utility poles, etc.) - 10 feet Driveways - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (New Issue)
<input type="checkbox"/>	9	Root Barriers: Provide the following note on the Landscape Development Plan: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees. Root barriers will not be wrapped around the rootball". (New Issue)
<input type="checkbox"/>	10	Root Zone: Please provide the following note on the Landscape Development Plan: All canopy trees shall be provided with 40 sq. feet root zone and planted in an air and water permeable landscape area. (New Issue)
<input type="checkbox"/>	11	Existing Trees & Shrubs 11.1.6-Project Submittal Requirements (PSR), Section 4, LDM: Show all existing trees (two-inch caliper or greater) and shrubs to remain within the limit of works. Identify trees and shrubs with a dashed symbol; define limits of drip lines, and label height and spread. Note that the existing landscape to remain can be used towards satisfying street yard and street tree requirements. (New Issue)
<input type="checkbox"/>	12	Existing Landscape to Remain -Please add the following note to the plans: "All existing Landscaping to remain shall be protected in place. Should any said landscaping be damaged or removed during the course of demolition/construction, it shall be repaired or replaced in like and kind to the satisfaction of the Development Services Department." (New Issue)
<input type="checkbox"/>	13	Irrigation Note: Please provide the following note on the Landscape Development Plan-'Irrigation systems are to be installed in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.' (New Issue)
<input type="checkbox"/>	14	Conformance Note: Please provide the following standard note on the Landscape Development Plan: "All Landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations, the City of San Diego Land Development Manual Landscape Standards and other Landscape related City and Regional standards. (New Issue)
<input type="checkbox"/>	15	Long-term Maintenance: Please add the following standard note to the plans "All required landscape areas shall be maintained by [please specify]. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition." (New Issue)
<input type="checkbox"/>	16	Informational: The Landscape Regulations and Project Submittal Requirements can be accessed online at: http://www.sandiego.gov/development-services/industry/landscape.shtml (New Issue)

Draft Conditions-Landscape

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5. (New Issue)
<input type="checkbox"/>	18	Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. (New Issue)
<input type="checkbox"/>	19	All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. (New Issue)
<input type="checkbox"/>	20	The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner. (New Issue)
<input type="checkbox"/>	21	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/12/2008	Deemed Complete on 12/11/2008
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 12/11/2008	
Reviewer: Khaligh, Kamran (619) 446-5357	Assigned: 12/11/2008	
Hours of Review: 8.00	Started: 01/12/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/20/2009	
	Completed: 01/16/2009	COMPLETED ON TIME
	Closed: 01/22/2009	

- . The review due date was changed to 01/23/2009 from 01/23/2009 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 73 reviews, 69.9% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

1/09 Review:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	GENERAL-Plans and the project information section should clearly identify the before and after the proposed expansion scenarios. This should include the number of bedrooms in each of the two units, and the number of on-site parking spaces before and after the expansion. (New Issue)
<input type="checkbox"/>	2	PARKING-Parking calculations with their applicable rates (based of the number of bedrooms in each unit) should also be clearly called out with reference to SDMC Table 142.05C. (New Issue)
<input type="checkbox"/>	3	PARKING-Our estimate is that the proposed project consists of two 2-bedrooms units based on the depicted floor plan lay out. The site includes existence of a two car garage off the alley, and a proposed two car garage off the alley. The 4 parking spaces within these two garages will be adequate for the two 2-bedrooms units on this site. (New Issue)
<input type="checkbox"/>	4	FRONTAGE-Project should construct a 5 foot minimum width sidewalk along its frontage. Plans should show the proposed sidewalk and its connection to the existing sidewalk beyond the project frontage. Curb to property line, curb to center line, and sidewalk distances should be called out on the plans. Typically a minimum of 10 foot curb to property line is required and the sidewalk should be within this distance. If this does not exist (as shown on the plans) then project should dedicate accordingly. (New Issue)
<input type="checkbox"/>	5	FRONTAGE-Please see and comply with the Engineering Review Section's comments related to the sidewalk, frontage, and the alley width and dedication, with re-location of the garage to be out of the required alley dedication area. (New Issue)
<input type="checkbox"/>	6	GARAGE-The garage door of the proposed new garage should be widened to provide an opening of approximately 16 feet (instead of the shown 9 feet) to allow convenient access and parking for two vehicles within this garage. (New Issue)
<input type="checkbox"/>	7	DRAFT CONDITION-Applicant shall comply with the current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage. (New Issue)





THE CITY OF SAN DIEGO

February 3, 2009

VIA EMAIL: ken@mwsteele.com , clamonte@flash.net

Ken Walker
MW Steele Group
325 15th Street
San Diego, CA 92101

Dear Mr. Walker:

Subject: Promontory Condos - 4325 6th Avenue
PTS Number: 162051, JO# 43-1372
Assessment Letter **Two**

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

- PROCESS 5 - Extension of Time for Site Development Permit 123430, Street Vacation 123434 and Tentative Map 123433 to construct a 7-story building with 12 residential condominium units on a 0.35 acre site at 4325 06th Avenue in the MR-800B Zone of the Mid-City Communities Planned District, and the FAA Part 77 Overlay Zone within the Uptown Community Plan.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and the community-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. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

- Minor Issues remain for LDR-Engineering.
- LDR-Geology requires an updated letter prepared by the project's geotechnical consultant that addresses the current site conditions.

- II. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$5,600.00 billed to date. During the processing of your project, you will continue to receive statements with the breakdown of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

III. TIMELINE:

Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 30 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- IV. 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 a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

- V. **COMMUNITY PLANNING GROUP**: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Leo Wilson , Chairperson of the Uptown Community Planning Group, at (619) 231-4495 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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>.

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

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

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Mr. Walker
February 3, 2009

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) 446-5001 or via e-mail at rmezo@sandiego.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Renee Mezo". The signature is stylized and cursive.

Renee Mezo
Development Project Manager

Enclosures:

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

cc: File

Leo Wilson, Chairperson of the Uptown Community Planning Group
Reviewing Staff (Assessment letter only)
Cliff Lamont, Owner