



Permit Press

City Of San Diego Construction And Development Newsletter

EDUCATION

New 'Means of Egress' code sections are seminar topic

Rewritten chapter part of '97 Uniform code

The new "Means of Egress" sections of the 1997 Uniform Building Code — and how they are applied by the City of San Diego Planning and Development Review Department — will be the topic of a seminar on July 28.

Taught by Isam Hasenin, Structural Engineering Senior with the department, the seminar is sponsored by the San Diego Chapter of the American Institute of Architects.

Chapter 10 of the Uniform Building Code was extensively rewritten from the 1994 UBC.

The seminar will cover typical apartment building and office floor plans, highlighting conflicts and areas of concern, while possible solutions will be offered.

Architects, designers, code consultants are invited.

Cost is \$65 for AIA members, AIA-member firm employees and ICBO members, and \$75 for nonmembers.

For information, call (619) 232-0109. ☎

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Holidays
City of San Diego
Offices Will Be Closed
**Monday,
May 29**
**Memorial Day
Legal Holiday**

**Tuesday,
July 4**
**Independence Day
Legal Holiday**

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Reminder
**Tract homes using
master plans are
eligible for plan-check
self-certification,
saving you money.
Call (619) 446-5000
for information.**
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Building plan check, permit fees change October 1 with Council OK

Better reflect current costs, service levels

Fees for water and sewer plan check were cut for most projects, while sign and building plan check and permit fees have been adjusted, effective October 1.

On June 26, the City Council unanimously approved the new structure, which revised some of the City's development user fees to maintain the current level of service, cost recoverability and quality of the mandated regulatory review process.

A second reading of the ordinance will occur in mid-July.

With this approval, Planning and Development Review will be able to maintain current, development-industry requested service levels in reviewing projects for code compliance and safety.

"This was our first comprehensive review in seven years," said Tina Christiansen, Planning and Development Review Director. "It will help us to maintain service levels requested by our primary customers, the development industry."

"We have reduced fees to reflect savings in services due to automation or other innovations. We have increased some fees to reflect our labor costs where needed."

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The new
fee
schedule is
available
online
.....

BUDGET Continues on Page 3.

GENERAL PLAN

Strategy 2020 committee eyes ways to handle population growth

Strategies ranging from setting up "urban villages" to expansion of the city limits are discussion points for a committee of local leaders working on ways for handling the City of San Diego's projected population growth over the two decades.

The alternatives were discussed and considered as concepts for of the city's new Strategic Framework Element of its General Plan, the document which guides growth in the future, during citizen committee meetings in June. The panel has been working since January.

The five growth strategies are: "Smart Growth," suggested by the San Diego Association of Governments; "A City of Villages," would create village centers in as many as 40 locations; "Strong Core With Subregional Centers" focuses residential

PLAN Continues on Page 2.

DEVELOPMENT

Shared-Parking Agreement forms available for projects using other property for parking

New agreement forms have been created and must be recorded on projects using shared parking.

The form needs to be completed in cases where a development proposes using parking on another property to reach the minimum number of spaces

needed for the project.

Projects in developed areas, such as restaurants, frequently share parking lots to meet current standards.

No changes can be made to the standard agreement distributed by the city.

Developed by Planning and

Development Review and the City Attorney, the agreements are recorded with the County of San Diego.

The agreement stays in effect unless the city agrees to supercede or cancel it.

Applicants can receive a copy of the blank parking agree-

ment from their Development Project Manager or Development and Permit Information staff on the third floor of the Development Review Center, 1222 First Ave.

For more information, contact Teri Avakian-Hughes at 446-5325. ☎

Monthly seminar gives tips for preparing traffic control plan

Planning and Development Review offers a monthly class that teaches proper techniques for preparing traffic control plans, something needed by a wide variety of development projects.

Any construction project which blocks or reroutes the normal flow of traffic must have a detailed plan to redirect traffic approved by Planning and Development Review. Using videos, slides and interac-

Plan

Continued from Page 1.

and employment growth in urban "nodes"; "Expanded Downtown Core" expands downtown's dense development to surrounding communities; and "Annexation/Acquisition/Conversion" would focus on redevelopment of underutilized City-owned land and City annexation of new land for comprehensive development.

A report on the alternatives is available on the WorldWide Web at <http://www.ci.san-diego.ca.us/general-plan/get-involved/062300.html> and at the Planning and Development Review Department Long Range Planning Office, 202 C St, fifth floor.

For more information, call (619) 236-6479. ☎

tive exercises, the all-day seminar studies standards and accepted techniques in traffic control.

General contractors, consultants, materials

suppliers, resident engineers and others involved in work that might block traffic are encouraged to attend.

Cost of the seminar is \$42. To register, complete the form below. For more information, call (619) 236-6812. ☎

SEMINAR REGISTRATION

Traffic Control Training Class

Cost: \$42 per person.

For information, call (619) 446-5298

Location:

City of San Diego
Water Department Training Center
5510 Kiowa Drive.

Please select a date

- August 16
 September 20

Please complete the following information

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Company

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City, State, ZIP Code

Daytime telephone number

Amount enclosed

Please make check payable to:
City Treasurer

and mail to:

**Traffic Control Class
City of San Diego
Planning and Dev. Review
Land Development Review
Traffic Control Section
1222 First Ave., MS-502
San Diego, CA 92101**

PUBLICATION ORDER

For information, call (619) 446-5100.

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Item	Each	Qty.
1997 Edition San Diego Regional Standard Drawings	\$29.50	
1997 UBC Amendments	\$7.00	
1997 UBC Building Newsletters	\$25.00	
Land Development Code	\$90.00	
Land Development Code video	\$10.75	

Total

To order, enclose a check made payable to **City Treasurer** with the amount of your order and mail to:

**Publications Order
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Budget Highlights

Building Plan Check and Permit Fee Changes

The following are highlights of the Planning and Development Review Department's building plan check and permit fee adjustments. The fees were approved by the City Council in June and take effect October 1.

Reductions

- For single-family tract housing: – \$255 (– 15%)
- Water and sewer plan check: 1-5 equivalent dwelling units, \$100; 6 or more, \$200. Current: 2 percent of water and sewer capacity fee.
- Residential Mechanical/Plumbing/ Electrical Inspection Fees: – 11.7%
- Residential (Non-Tract) Building Permit Fee: – 6.2%

Increases

- Building plan check and permit fees: industrial, \$1,683 (14%); apartment, \$3,205 (5.8%); office, \$1,570 (7.8%).
- Small projects: Water heaters, New: \$50; Old: \$36.
- 500 square foot residential addition increases \$173.

Planning budget has gains

Six positions — including planners and traffic engineers — will be added to the department's Planning division, which includes Long Range Planning, Transportation Planning, Facilities Financing and the Multiple Species Conservation Program (MSCP).

Another \$500,000 will be added to appraise land for the MSCP.

This budget is funded by the city's tax-revenue based General Fund and grants.

Solid Waste Local Enforcement Agency fees cut, restructured

Fee changes approved by the City Council will reduce regulatory annual fees for closed sites, eliminate tonnage fees for some facilities and operations, reduce fees charged to delinquent accounts and new and amended regulatory definitions and fees based on the quantity of solid wastes received and the need for consistency with state regulations.

Manager's Report available on building permit fees

For a copy of the City Manager's Report on the fees, which includes the new fee schedule, send a stamped, self-address envelope with 66 cents postage to the Permit Press address on Page 2, or check the "News" section of our web site at:

<http://www.ci.san-diego.ca.us/development-services/newss.shtml>

Budget

Continued from Page 1

Reductions include water and sewer plan check fees, which had been a percentage of the water and sewer capacity charge. These were reduced to \$100 for up to five units and \$200 for six or more.

Plan check and permit fees for single-family homes would also be reduced. This reduction comes after the mid-1999 decision to allow architects to self-certify master plan compliance on tract homes.

With the new reductions, fees for most single-family tract homes will have declined by nearly 15 percent.

"The City of San Diego's fees for single-family tract homes are now nearly the lowest in the region," said Christiansen.

The development review side of Planning and Development Review is an enterprise fund, with all services being provided by fees charged

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— Tina Christiansen

Planning and Development Review Director

.....
to customers.

A proposal for the department's General Fund (tax-funded) operation was also approved (see sidebar).

Increases in fees for plan check and inspection on commercial, industrial and multifamily projects were approved.

"These projects have many more complex code requirements than single-family homes," said Christiansen. "The proposed increase reflects our cost of checking plans and inspecting these structures for items such as exiting, disabled access and structural safety." ☞

HONORS

Historical Resources Board salutes efforts to preserve six sites

Hospital facilities, private residences, a seaside shell shop, and turn-of-the-century downtown warehouses were singled out by the City's Historical Resources Board as significant preservation efforts.

At an awards ceremony on May 25, the board recognized the projects as examples to preserve and protect San Diego's past.

The Historic Preservation Award honorees for 2000 are:

• **Mercy Hospital Historic Complex:** The Hillcrest hospital has preserved and restored the three original buildings of the Sisters of Mercy Hospital that were built in 1924.

• **Mount Carmel Ranch:** Food for the Sisters of Mercy Hospital was grown on the Carmel Valley ranch, a remnant of rural San Diego. There are plans to nominate the ranch for the National Register of Historic Places.

• **Carey Crest/El Parador/Sea Cliff House:** The homeowners are maintaining the original structure as part of their new, larger home. By doing this they are helping to preserve one of the important original homes of La Jolla.

• **Cave Curio Shop and Schultz Tunnel:** The shop and tunnel at La Jolla Cove are currently being restored.

• **Monteiro Family Home:** A century-old Point Loma house has been incorporated into a new residential building with nine units.

• **Ballpark Historic Preservation Plan:** The San Diego Padres worked with the City, Save Our Heritage Organization, and the state Historic Preservation Office on a plan to preserve and adaptively reuse important industrial warehouses and other buildings in the Ballpark Redevelopment Project Area in downtown.

For more information, call (619) 235-5224. ☞



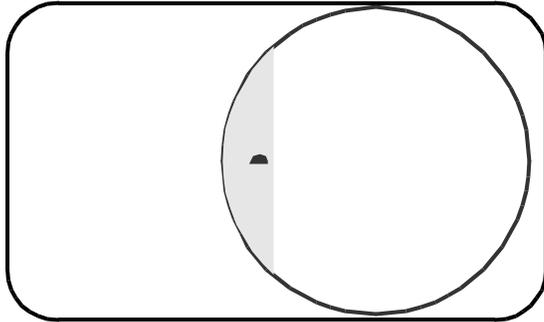
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PLANNING AND
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Engineering Services (619) 446-5460
Fire Plan Check (619) 446-5440
After Hours/Weekend Building
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Services by FAX

For printouts of plan clearances. You will be faxed the printout or mailed a copy.
PlanFinder Touchtone Line (858) 581-7171
PermitFax Line (619) 236-7687

Appointment Required Services

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Electrical Plan Check (619) 446-5300
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Facilities Financing (619) 235-5700
Fire Prevention New Construction Plan Check, Hazardous Materials Plan Check, Subdivision Review (619) 446-5440

Home Owners Night (619) 446-5300
Master Plans (619) 446-5052
Sign Permits (619) 446-5300
Structural Plan Check (619) 446-5300
Transportation Planning (619) 235-5231

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Development & Permit Information, Submittal Appointments (619) 446-5300
Engineering Information (619) 446-5460
Hazardous Materials Inspections (619) 533-4477
Code Enforcement (619) 2365500
Land Dev. Review Info. (619) 446-5460
Over-The-Counter Plan Review Appointments (619) 446-5300
Plumbing/Mechanical Plan Check (619) 446-5300

Police Department Crime Prevention Through Design (619) 531-2837
Publications (619) 446-5100
Records (619) 446-5200

San Diego Regional Permit Assistance Center: CAL-EPA, Caltrans, Air Resources Control Board, Regional Water Quality, County Environmental Health Services, Air Pollution Control, (619) 236-5938
Seismic/Geologic Hazards (619) 446-5460
Traffic Control Plan Check (619) 446-5150

Schedule In Advance Services

New Construction, Relocation, Removal, Demolition Inspections (858) 581-7111
Engineering Field Inspections . (619) 627-3200

Service Locations

Development Review Center, 1222 First Ave.
Planning & Development Review (Building Development Review, Information & Application Services, Land Development Review, Support Services).
Stadium/Kearny Mesa area, 9601 Ridgehaven Ct., Suite 220

Planning & Development Review Inspection Services: Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.

City Administration Building, 202 C St.

Planning and Development Review (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing)

Executive Complex, 1010 Second Ave.

Engineering and Capital Projects Dept., Traffic Engineering.

Civic Center Plaza, 1200 Third Ave.

Neighborhood Code Compliance

Community Service Centers are located in Carmel Valley, Central (near SDPD headquarters) Clairemont, Market Street, Mid-City, Navajo, North Park, Otay Mesa/Nestor, Peninsula, Rancho Bernardo, San Ysidro and Scripps Ranch. Call (619) 236-5984 for the location nearest you.