



EDUCATION

Special inspection, structural tests are daylong seminar topic '98 California Building Code sections reviewed

Requirements for special inspections and structural tests will be reviewed during a full-day seminar scheduled for Saturday, November 4.

The requirements apply to construction of steel frame, concrete and other structures.

Certified by the city, special inspectors are hired by the property owner to provide continuous inspection and testing of concrete, masonry, high-strength bolts and welds.

Engineers, architects, contractors, building developers, special inspectors, their agencies and construction testing labs are invited.

Mehdi Shadyab, field engineer, will lead the sessions. Cost of the all-day seminar is \$95, which includes lunch. It will be held at the Environmental Services Department auditorium, 9601 Ridgehaven Court.

A registration form is on page 2 of the Permit Press and at the Inspection Services office.

Contact Shadyab at (858) 492-5070 for details. ☎

.....

Holidays

City of San Diego
Offices Will Be Closed

Friday,
November 10,
Veterans Day
Observed, Legal
Holiday

Thursday, Nov. 23
Thanksgiving
Holiday
Legal Holiday

Planning and
Development
Review Offices
Closed
Friday, Nov. 24

.....

Self-certification expanding to landscape plans, engineering work

Allows licensed professional to certify that plans follow state, local regulations

Some plans prepared by licensed landscape architects, and licensed engineers in geology, traffic plans, water and sewer service, as well as drainage and grade, may now eligible for certification of compliance of local codes by the licensee.

By certifying compliance with the codes, the licensee is taking responsibility that the project's plans conform with state and local laws.

Self-certification saves plan check time and money. Plans are spot-checked by the City of San Diego and a flat fee is charged which is lower than the full plan-check fee.

Eligible projects are those exempt from the California Environmental Quality Act. Exemptions are listed in Article 19, Categorical Exemptions, available on-line through the State of California's web site at http://ceres.ca.gov/topic/env_law/ceqa/guidelines/art19.html

To qualify for self-certification, the designer must be licensed by the State of California in that speciality (landscaping or civil

.....
Saves time,
money;
increases
control
.....

CERTIFY Continues on Page 3

FEE ADJUSTMENT

New construction permit fee structure takes effect October 1 *Reductions included in package, approved by City Council in June*

Fees for water and sewer plan check were cut for most projects, while sign and building plan check and permit fees have been adjusted to reflect the department's costs, effective October 1.

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.

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

FEE Continues on Page 2

FUTURE DEVELOPMENT

'City of Villages' sets new course for General Plan as draft of Strategic Framework available

Panel's choice goes to Planning Commission on October 26

Preserving San Diego's neighborhoods by creating a "City of Villages" has been proposed as the new strategy to guide growth over the next 20

years and is being sent to the city's Planning Commission for consideration.

Central theme of the proposed Strategic Framework Element of the city's General Plan, the village concept would allow increased commercial and residential density in certain com-

munities, combined with increased transit and public facilities.

"The village concept will help preserve the best of San Diego while accommodating the projected 450,000 new residents by 2020," said Gail Goldberg, City Planner.

"In many ways, San Diego is already a city of villages, with our unique neighborhoods. This concept will help them keep their character as the whole city grows," she said.

The draft Strategic Framework Element is being submit-

STRATEGIC Continues on Page 3

Ammunition, ordnance safety highlighted in Tierrasanta

Information on possible leftover military ordnance is available for contractors doing excavation and other work in the Tierrasanta and Murphy Canyon communities.

The contractor fact sheet, produced by the Army Corps

Fees

Continued from Page 1.

\$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 development review side of Planning and Development Review is an enterprise fund, with all services being provided by fees charged to customers.

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

In addition, a plan check fee was approved for all backflow devices. The plan check fee, \$50, must be paid at the time of plan submittal for all projects with backflow devices.

For more information, call (619) 446-5000.

of Engineers, has been created to help assist builders in meeting OSHA Hazard Communication Standards.

Contractor packets can be obtained at the San Diego Planning and Development Review

Department.

Copies of all materials can be obtained through the US Army Corps of Engineers, Los Angeles District (213) 452-3990 or the Public Affairs Office, US Army Corps of Engineers, Huntsville, (256) 895-1692.

SEMINAR REGISTRATION	SEMINAR REGISTRATION
<p>Traffic Control Training Class Cost: \$42 per person. For information, call (619) 446-5284</p> <p>Location: City of San Diego Water Department Training Center 5510 Kiowa Drive.</p> <p>Please select a date <input type="checkbox"/> October 18 <input type="checkbox"/> November 15</p> <p>Please complete the following information</p> <p>_____ Name _____</p> <p>_____ Company _____</p> <p>_____ Address _____</p> <p>_____ City, State, ZIP Code _____</p> <p>_____ Daytime telephone number _____</p> <p>_____ Amount enclosed _____</p> <p>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</p>	<p>Special Inspection For Designers, Nov. 4, 2000 Cost: \$95 per person. For information, call (858) 492-5070</p> <p>Location: City of San Diego Environmental Services Department Auditorium 9601 Ridgehaven Ct.</p> <p>Please complete the following information</p> <p>_____ Name _____</p> <p>_____ Company _____</p> <p>_____ Address _____</p> <p>_____ City, State, ZIP Code _____</p> <p>_____ Daytime telephone number _____</p> <p>_____ Amount enclosed _____</p> <p>Please make check payable to: City Treasurer and mail to: Special Inspection Class City of San Diego Planning and Dev. Review Inspection Services 9601 Ridgehaven Ct., Suite 220 MS-1102B San Diego, CA 92123</p>



CITY OF SAN DIEGO

Permit Press

August-September-October 2000

Published by the
City of San Diego
Planning and Development Review
Department

Stephen M. Haase
Development Review
Manager (619) 446-5484

Pete López
Building Official/Deputy Director,
Building Development Review
..... (619) 446-5406

Terry Marshall
Deputy Director, Information and
Application Services ... (619) 446-5434

Tom Trainor
Deputy Director, Inspection
Services (858) 492-5070

Subscriptions, Address Changes,
Publications Sales
Elisa Ortiz (619) 446-5100
E-mail: ECO@SDCITY.SANNET.GOV

Tina Christiansen
Director (619) 236-6120

Gary Halbert
Deputy Director, Land
Development Review .. (619) 446-5099

Kelly Broughton
Deputy Director, Project
Management (619) 446-5218

Alex Bragado
Deputy Director, Support
Services (619) 446-5265

Permit Press Editor
Jack Brandais (619) 446-5446
E-mail: JHB@SDCITY.SANNET.GOV

Gail Goldberg
City Planner
..... (619) 236-6361

Betsy McCullough
Deputy Director, Long Range
Planning (619) 236-6139

Tom Story
Deputy Director, Multiple Species
Conservation Program (619) 236-6568

This information is available in alternative
formats for persons with disabilities. To
request this bulletin in alternative format,
call (619) 446-5446 or (800) 735-2929
(TT).



Printed on recycled paper

Village

Continued from Page 1.

ted to the city's Planning Commission for discussion scheduled October 26.

It is scheduled to be discussed by the City Council in November. It must be approved by the City Council before implementation as part of the city's General Plan, a state-required document.

Once adopted, the Strategic Framework Element will trigger an update of the rest of the city's 21-year-old General Plan and community plans. State law requires cities to have general plans, which are the master planning documents for the jurisdiction. All subsequent development must conform with the general plan.

The concept was developed by a 40-member citizens committee, appointed by the Steering Committee in December, following several months of public outreach.

The village concept is designed to enhance the strength of the city's neighborhoods, commercial centers, institutions and employment centers.

"The term 'village' is loosely defined by

.....
The village concept is designed to enhance the strength of the city's neighborhoods, commercial centers, institutions and employment centers.
.....

this strategy as a place where residential, commercial employment and civic/educational uses are connected to create a cohesive whole," according to the element.

"Village design is intended to be pedestrian-friendly with elements to promote neighborhood or civic gatherings.

"The land-use mix would include significant public spaces and a variety of housing types and densities."

To make the villages work, the concept would establish a population base large enough to support local shops, restaurants, businesses and services.

Vitality at street level is a key to the

strategy, with pocket parks and other public facilities concentrated in the village center.

By increasing the density, planners hope to provide additional opportunities for development of affordable housing, one of the key deficiencies in the San Diego region.

In addition, the increased density would create a wider variety of housing types.

"We found that not everyone in San Diego wants to live in a single-family home," said Goldberg. "However, to a large extent, that is the type of housing stock that is available."

Four interview programs on the Strategic Framework were shown on the city's cable channel in September. The programs covered areas focused on by citizen committees: infrastructure, urban form, economic prosperity and neighborhoods.

The videos will be available for checkout from city libraries in coming weeks.

For more information on the plan, call the Strategic Framework Hotline at (619) 236-5231. ☎

Certify

Continued from Page 1.

engineering), plus sign and stamp the plans indicating the license number.

As the programs differ, they are described separately below.

Landscaping

Landscaping plans and installation are required on all projects, excluding single-family homes outside of subdivisions. The code sections — part of the city's Land Development Code — set measures for planting that improve the building's aesthetics, help save energy, help save water and protect from fire danger.

Among the advantages of self-certification:

- **Faster permit processing:** If the project qualifies for over-the-counter processing, plans avoid submittal.
- **Direct access to senior staff:** Senior-level staff members are available to resolve code issues.
- **Flexibility to make changes:** Within the parameters of the code, landscape architects can make minor revisions to plantings and the irrigation system.
- **Greater influence over the quality and outcome of a project:** Landscape architects can make a significant impact during the development and review of the project.
- **Lower fee:** Charge of \$150 includes

intake, processing and one inspection. Additional fees may be required for more than one plan change or preliminary inspection.

The standard fee is based on the size of the project and can range to \$350 for the initial plan check and approval; any subsequent recheck due to plan and project changes is charged extra.

Landscape architects requesting to self-certify plans must be approved prior to the submittal of a project

For more information on landscape plan self-certification, contact landscape plan check at (619) 446-5317.

Engineering Work

Projects eligible for self certification include:

- **Geology:** Projects in geologic hazard zones 51, 52 or 55 as shown on the city's Geologic Hazard Maps; projects with 10-foot or less cut or fill vertical slopes with a slope gradient of 1.5:1 or less; fill less than 10 feet deep; no structures in the public right-of-way or easements; no tiebacks within public right-of-way or easements.
- **Traffic plan review:** streets with less than 5,000 average daily trips (traffic control permit still required); project needs no traffic control; projects outside of busi-

ness districts needing only covered pedestrian walkway.

- **Water:** If there is an existing water main in the street, four or fewer residential/commercial units with two or fewer fire hydrants.
- **Waste water (sewer):** Adding a manhole on existing line of 15 inches or less; single-family homes needing lateral to existing main; no grading in an existing sewer easement.
- **Drainage and grade:** Construction cost (bond estimate) less than \$100,000; no grading in flood plane or resource protection areas; no drainage diversion from grading; except for sidewalk underdrains, no Encroachment Removal Agreement.

Requirements for participation include: The engineer must certify that they are the engineer of record, observe the construction and complete an as-built plan set for the city. Liability insurance is also required.

A form must be completed to self-certify and submitted at the time of payment. An appointment must be made to meet with staff for self-certification; call (619) 446-5295 to schedule.

For more information, contact the subdivision section at (619) 446-5295. ☎



THE CITY OF SAN DIEGO

Permit Press

City of San Diego Planning & Development Review Department

1222 First Avenue MS-401
San Diego, CA 92101-4154

BULK RATE
U.S. POSTAGE PAID
SAN DIEGO, CA
PERMIT NO. 2311

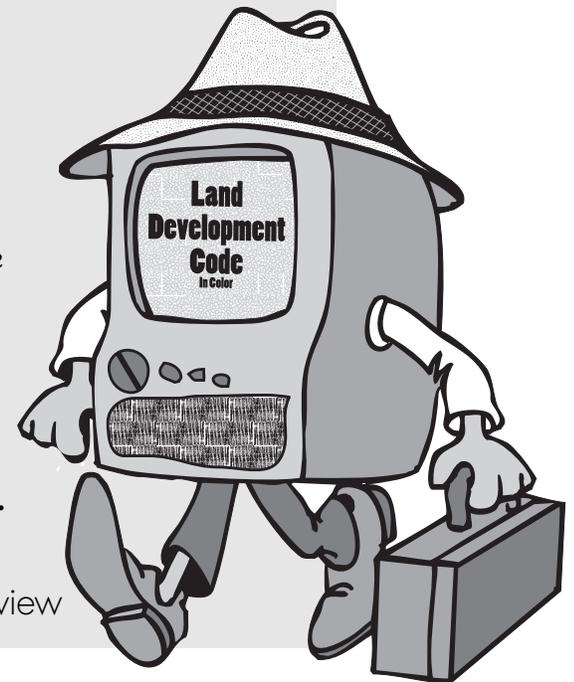
RETURN SERVICE REQUESTED

Land Development Code: The Video

Find out about the city's new Land Development Code from the experts. This 30-minute program gives a brief overview of the new code, its history and how to use it. With Kelly Broughton and Linda Johnson from the City of San Diego, and land use attorney Rebecca Michael.

Only \$10. To order, call (619) 446-5100.

City of San Diego Planning and Development Review



HOW TO REACH US

Express, After Hours Services

Express Plan Check Limited
Construction Plan Check (619) 446-5300
Engineering Services (619) 446-5460
Fire Plan Check (619) 446-5440
After Hours/Weekend Building
Inspections (858) 492-5070

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

Community Plans (619) 235-5200
Electrical Plan Check (619) 446-5300
Engineering Project Close-Out, Time Extension, Bond Release (619) 446-5363
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

Appointment Optional Services

Address Coordinator (619) 446-5411
Demolition/Removal/Relocation; Grading; Electrical, Mechanical, Plumbing, Gas Permits; Public Improvements; Tenant Improvements; Transportation; Wet Taps; Water & Sewer, Zoning (619) 446-5000
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/Keamy 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 Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo, and San Ysidro. Call City Information at (619) 236-5555 for the location in your neighborhood.