



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 21, 2014 **REPORT NO.** PC-14-042

ATTENTION: Planning Commission, Agenda of May 29, 2014

SUBJECT: PETRARCA WAREHOUSE – PROJECT NO. 323179, PROCESS 4

OWNER/ Mark Petrarca
APPLICANT: Jennifer Robinson, Architect

SUMMARY

Issue(s): Should the Planning Commission approve a Southeastern San Diego Development Permit and Planned Development Permit for the construction of a new 6,962 square-foot industrial use building?

Staff Recommendations:

1. **APPROVE** Site Development Permit No. 1130593
2. **APPROVE** Planned Development Permit No. 1294178

Community Planning Group Recommendation: On Monday, April 11, 2014, the Southeastern San Diego Community Planning Group voted 13-0-0 recommending the approval of the project. Recommendations include a preferred color palette, include a roof mounted security sensor and the installation of a well planned landscape (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (in-fill development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 10, 2014, and the opportunity to appeal that determination ended April 24, 2014 (Attachment 6).

Fiscal Impact Statement: None. The cost associated with processing this application is paid for by the applicant.

Code Enforcement Impact: None. There are no previous or current code violations associated with this application.

Housing Impact Statement: None. This application is for an industrial use within an industrial zone.

BACKGROUND

The Petrarca project proposes a new 6,962-square-foot concrete tilt-up warehouse building on a vacant parcel located at 836 33rd Street on the south west corner of E Street and 33rd Street (Attachment 1) in the Southeastern San Diego Planned District Ordinance I-1 zone, within the Southeastern San Diego Community Plan area (Attachment 2). The site is located within the Gateway Center (West) area of the community plan and designated for industrial land use. Surrounding properties are primarily developed with industrial or heavy commercial uses however, some residential development remains including the adjacent properties directly to the south and east of the project site. The California State Route 94 freeway right-of-way is within 300 feet north of the project site (Attachment 3).

DISCUSSION

Project Description

The Petrarca warehouse project proposes a new 6,962-square-foot building that would be a dual purpose structure. Approximately 2,390 square-feet of the building interior would be used for the fabrication of wooden bird cages. Approximately 2,697 square-feet of the interior space would be dedicated to storage and warehousing operations and the remainder 1,875 square-feet of the building would be used as office space as well as a loading dock and trash and recycling facilities (Attachment 7).

The project is the subject of a current Disposition and Development Agreement (DDA) with Civic San Diego (formerly the Southeastern San Diego Development Corporation) who is the current land-owner. The DDA generally establishes the transfer of the property from the redevelopment agency to the developer once the terms of the agreement are fulfilled and the project is complete. The terms of the DDA have no regulatory bearing on this entitlement other than to ensure all required land use permits are secured.

The proposed development requires a Site Development Permit pursuant to the Southeastern San Diego Planned District Ordinance because the project is proposing new construction and a Planned Development Permit due requested deviations to the applicable development regulations (Attachment 5).

The proposed use within the building includes the manufacturing, fabrication and warehousing of wooden ornamental bird cages. The power equipment used in the process is considered to be light industrial machines that generally cut and shape wood pieces while the majority of the assembly is done by hand. A permit condition (Condition No. 24) requires that all doors and

windows be closed during the operation of any powered machine to reduce the potential noise issues.

The building proposed for the site is a 30-foot tall concrete tilt-up structure. The applicant is requesting deviations to the underlying I-1 zone to accommodate the size of the structure. The completed building would include ¾-inch deep reveals, solar blue windows with anodized aluminum frames and a multi-colored earth tone pallet for the exterior finish. Overall, the building would be consistent with the larger surrounding industrial buildings and the purpose and intent of the industrial zone development regulations.

Project Issues

Requested deviations include reduced street yard and street-side yard setbacks, an increase in the allowable lot coverage and the reduction of required motorcycle parking.

The deviation to reduce the street yard setback from the required ten feet to zero feet is to accommodate the size of the structure on the relatively small industrial sized lot. Staff considered the deviation and can support the request for the following reasons. The street yard is the only property fronting on a short cul de sac and faces the 94-freeway rendering this particular façade obscure from most vantage points. However, and more importantly, the street yard includes a 22-foot wide curb to property line distance that is a part of the E Street right-of-way and therefore, provides the appearance of a generous setback. The area within the right-of-way includes a four-foot wide noncontiguous sidewalk and the remaining 18-feet would be fully landscaped with street trees, shrubs and ground cover. Therefore, the project is heavily landscaped and well setback from the street which satisfies the purpose and intent of the setback regulation.

The second setback deviation is a request to allow a two-foot encroachment of the building into the required 10-foot wide street side-yard setback along the 33rd Street frontage. The deviation would allow for the loading dock area and would also provide some articulation to the building in the form of off-setting planes. The two-foot encroachment would apply to the middle 30-feet of the 117-foot wide building. Similar to the street yard setback, the street-side yard includes the ten-foot setback and an additional 10-feet of right-of-way between the curb and the property line. This area would be fully landscaped with large trees, shrubs and groundcover providing a 15-foot wide green space in front of the building and a noncontiguous sidewalk. Therefore, staff can support the deviation as it continues to meet the purpose and intent of the development regulation.

The deviation to increase the allowable lot coverage from 50 percent to 66 percent is requested to again accommodate the industrial building on a relatively small industrial lot. Staff considered the deviation and determined the request can be supported based on the purpose and intent of the coverage regulation and due to the compatibility of the proposed project with the surrounding industrial buildings. The intent of the regulation limiting coverage to 50 percent of the lot in industrial zones is generally to ensure adequate paved area is provided for parking, truck storage and material storage inherent with larger industrial uses. Because the Petrarca project is contained within the structure, provides adequate off-street parking and has no exterior storage,

the need for half the lot to be paved is not required in this instance. Additionally, the Gateway Center development area includes several similarly designed tilt-up concrete buildings that are two and three times larger in size commensurate with the industrial land use designation. Therefore, exceeding the lot coverage to provide a useable industrial structure is considered a reasonable deviation by staff.

The final requested deviation is to reduce the required off-street motorcycle parking spaces from two spaces to a single designated space. Staff concluded that the deviation is insignificant in that there are only 12 employees at this facility and due to an abundance of on-street parking in the vicinity for a motorcycle.

CONCLUSION

The Petrarca Warehouse project is proposing a new 6,962 square-foot, industrial building on a vacant 0.24-acre parcel in the Southeastern San Diego community within the Gateway center development area. The proposed development is requesting deviations to the I-1 industrial zone development regulations to permit the reasonable use of the property. Staff considered the proposed development and concluded the project would be consistent with the industrial land use designation, conforms to the purpose and intent of the I-1 zone, would not be detrimental to the public health, safety or welfare and would be compatible with the larger Gateway Center complex. The proposed development would continue to revitalize the previous redevelopment area and would be harmonious with planned and existing development in the community. Therefore, Development Services staff believes the required findings to approve the project can be affirmed (Attachment 4).


ALTERNATIVES:

1. Approve Southeastern San Diego Development Permit No. 1130593, with modifications;
or
2. Deny Southeastern San Diego Development Permit No. 1130593, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

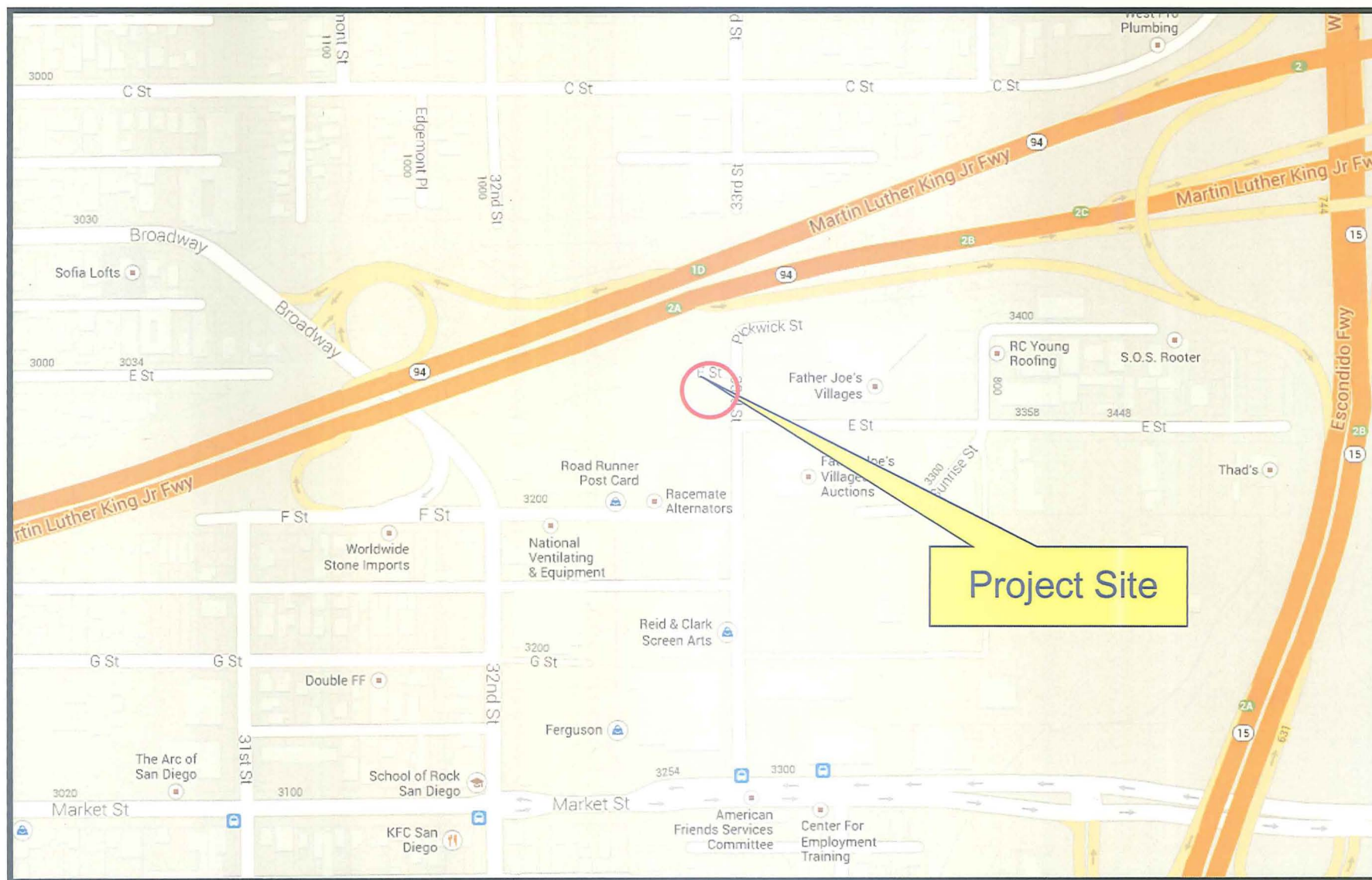


John P. Hooper
Project Manager
Development Services Department

WESTLAKE/JPH

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure



Vicinity Map

PETRARCA WAREHOUSE – 836 33RD STREET STREET
PROJECT NO. 323179



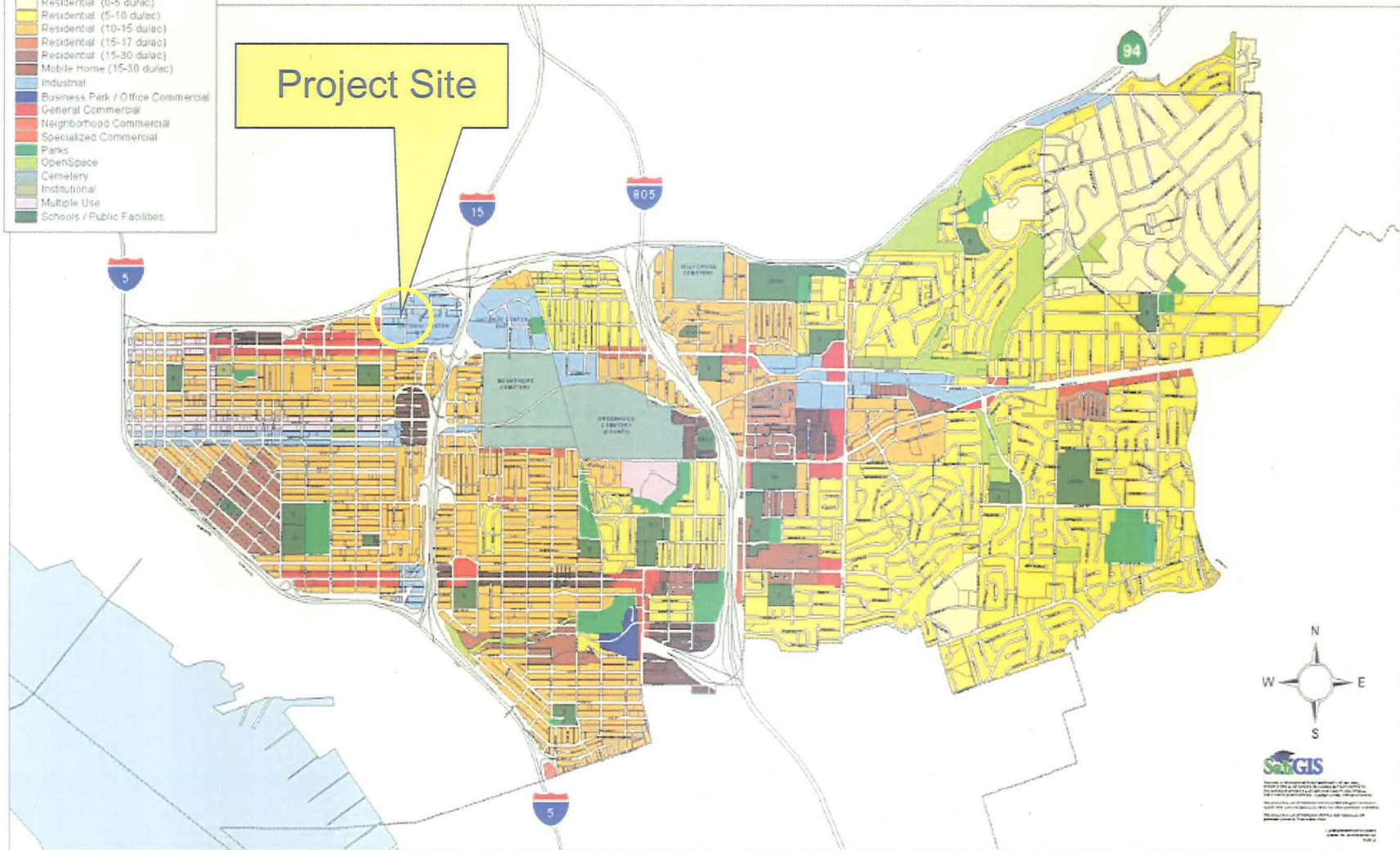
City of San Diego Planning Department

Southeastern San Diego Community Plan Land Use

LEGEND

[Light Yellow]	Residential (0-2 du/ac)
[Yellow]	Residential (0-5 du/ac)
[Orange]	Residential (5-10 du/ac)
[Dark Orange]	Residential (10-15 du/ac)
[Red-Orange]	Residential (15-17 du/ac)
[Red]	Residential (15-30 du/ac)
[Dark Red]	Mobile Home (15-30 du/ac)
[Blue]	Industrial
[Dark Blue]	Business Park / Office Commercial
[Light Blue]	General Commercial
[Pink]	Neighborhood Commercial
[Light Green]	Specialized Commercial
[Green]	Parks
[Light Green]	OpenSpace
[Light Blue]	Cemetery
[Light Green]	Institutional
[Light Blue]	Multiple Use
[Dark Green]	Schools / Public Facilities

Project Site



Community Plan Land Use Map

PETRARCA WAREHOUSE – 836 33RD STREET
PROJECT NO. 323179





Aerial Photo

PETRARCA WAREHOUSE – 836 33RD STREET
PROJECT NO. 323179



PLANNING COMMISSION RESOLUTION NO. **(DRAFT)**
SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT NO. 1130593
PLANNED DEVELOPMENT PERMIT NO. 1294178
PETRARCA WAREHOUSE - PROJECT NO. 323179

WHEREAS, CIVIC SAN DIEGO (formerly the Center City Development Corporation), Owners, and MARK PETRARCA and SHARON PETRARCA, Permittees, filed an application with the City of San Diego for a Southeastern San Diego Site Development Permit No. 1130593 and Planned Development Permit No. 1294178 to construct a new 6,962 square-foot warehouse facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Southeastern San Diego Site Development Permit No. 1130593), on portions of a 0.24-acre site; and

WHEREAS, the project site is located at 836 33rd Street on the south west corner of E Street and 33rd Street in the Southeastern San Diego Planned District Ordinance I-1 zone, within the Southeastern San Diego Community Plan area; and

WHEREAS, the project site is legally described as Lots 1, 2 and 3, Block 126, in Choate's Addition, Map No. 167, Filed in the Office of the County Recorder, County of San Diego; and

WHEREAS, on May 29, 2014, the Planning Commission of the City of San Diego considered Southeastern San Diego Site Development Permit No. 1130593 and Planned Development Permit No. 1294178 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on April 11, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, after the approval of the above referenced project by the Planning Commission, Civic San Diego (formally the Center City Development Corporation) transferred the property to Mark Petrarca and Sharon Petrarca, thereby making Mark Petrarca and Sharon Petrarca the new owners of the Petrarca Warehouse project, NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated May 29, 2014:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan:

The proposed development is within the Southeastern San Diego Community Plan and Southeastern San Diego Planned District Ordinance. The community plan designates the 2.31-acre parcel for

industrial development within the Gateway Center West development area. The proposed use of the site as a light manufacturing and storage facility would be consistent with the applicable land use plan and would implement the goals of providing new industrial uses, revitalizing the neighborhood with new development and providing new employment opportunities in the Southeastern San Diego community. Therefore, the proposed development would not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare:

The proposed development would be permitted, constructed and inspected pursuant to the current standards of the Land Development Code and the Uniform Building Code which seeks to ensure safe, quality development through the application of building industry standards. Conditions have been applied to the use that includes closing the doors and windows when machines are in use so as not to be a nuisance to the surrounding properties. The building provides some architectural interest and a subdued earth tone color pallet that would be harmonious to the neighborhood. The project provides adequate off-street parking and the surrounding areas are fully landscaped. Therefore, the use and the structure would not adversely affect the public health, safety or welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed development will comply with the applicable regulations of the Land Development Code with the provision of an approved Southeastern San Diego Development Permit. The discretionary entitlement would permit the development of a 6,962-square-foot warehouse and manufacturing facility with deviations from the Southeastern Planned District Ordinance that would allow reduced yard setbacks, increased lot coverage and a reduction of one motorcycle parking space. The deviations have been reviewed by the Development Services Department and are considered necessary and useful to implement the purpose and intent of the General Plan, Southeastern San Diego Community Plan and the Southeastern San Diego Planned District Ordinance which generally seek to provide industrial land uses on industrially zoned property, enhance and revitalize older neighborhoods and create new employment opportunities in the community. . Therefore, the proposed deviations, including the allowable deviations would comply with the Land Development Code.

B. Southeastern San Diego Development Permit Findings Section 1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

The Southeastern San Diego Community Plan locates the 0.24-acre site within the Gateway Center West industrial element and designates the property for industrial and business park land uses. The site is zoned I-1 and specified in the Southeastern San Diego Planned District Ordinance for heavy commercial and light industrial uses. The proposed project would comply with the purpose and intent of the Planned District Ordinance and Community Plan land use designation by providing an industrial use with a warehouse and light manufacturing facility. The project would fulfill the objectives of the Community Plan and the City of San Diego General Plan by providing industrial

development in appropriate areas, providing new industrial jobs within the community and providing in-fill development within an area once designated as a redevelopment project area. Further, the proposed development would incorporate defensible design features as recommended by the community plan and the San Diego Police Department. Design features include a well lit, secure facility with minimal nooks and insets that could be used as potential hiding places, and landscape elements that are open and well maintained. Therefore, the proposed use and project design would meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and would not adversely affect the General Plan or other applicable plans adopted by the City Council.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The proposed development would be compatible with the majority of existing land uses as much of the surrounding acreage has been developed with the former Gateway Center redevelopment project that includes a wide array of heavy commercial, business park and industrial uses. The proposed project is adjacent to a few remaining single-family homes in the neighborhood, however the proposed use would not adversely affect the adjoining properties. The effect of the industrial use is lessened by the proposed uses within the building which would be used for the manufacture and storage of bird cages. In a real sense, the manufacturing element of the land use is more akin to an artist studio than a factory with much of the work being sculpted by hand. All of the bird cages are constructed of wood and only light industrial machines are used to cut and shape the material. An acoustical study concluded that noise would not adversely affect surrounding properties if the building doors are closed when a machine is in use and that has been made a condition of the permit. Further, the relatively small size of the structure (less than 7,000 square-feet) reduces the scale of the proposed operation or any subsequent use of the site in the future. Therefore, the proposed development would not be a disruptive element in the neighborhood. The amount of area, for manufacturing and storage effectively insures the property would always be used for a small-scale operation. Additionally, the adjacent residential development is a previously conforming use and as such would be limited to future improvement or expansion. It is anticipated that no residential use will be maintained in the area in the near future but rather, will be replaced by other industrial uses. Lastly, the project would be architecturally harmonious with the Gateway Center industrial uses employing a similar concrete tilt-up structure with a flat roof, earth toned colors, aluminum window accents and three-inch deep reveals to add detail and break up the bulk and scale of the structure. The proposed development would also be in harmony with the residential uses to the extent practical by maintain one-story height at the maximum residential height of 30-feet and maintaining a small building that would be in scale with the lot size.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other properties in the vicinity.

The proposed use would develop a warehouse and manufacturing operation for fabrication, storage and delivery of bird cages and related accessories and supplies. A majority of the building would be designated for storage and office use with approximately 1,900 square-feet dedicated to manufacturing. Additionally, a large portion of the fabrication is assembly is done by hand. The

permit has been conditioned to provide a one-story building that is architecturally harmonious with the surrounding community and includes a landscape plan that would screen and soften the industrial appearance of the structure. Permit conditions also include the requirement to conduct the use wholly within the closed building so noise or unsightly storage would not affect the adjacent properties. The operation is relatively small-scale and because of conditions applied to the permit would not be detrimental the health, safety and welfare of persons residing in the vicinity and would not be a disruptive element in the neighborhood.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

The 0.24-acre site is zoned I-1 and designated for industrial uses by the Land Development Code. The specific land use of the property is regulated by the Southeastern San Diego Planned District Ordinance which establishes minimum development regulations for the proposed structure and use on the site. The project is requesting a number of deviations to the minimum requirements in order to fully utilize the property. The Southeastern San Diego Planned District Ordinance establishes a mechanism by which deviations can be requested, analyzed and approved through a public review process. The proposed development is requesting deviations that would allow for a portion of the building to observe a zero-foot setback where 10-feet is required; a deviation to encroach an additional two-feet into the side yard setback; a deviation to increase the allowable lot coverage from 50 percent to 60 percent and a deviation that would allow for the provision of one motorcycle space where two is normally required. Justification to support the deviations was provided to the reviewing staff and included the following reasons. The site is an existing small lot with an industrial land use designation and that type of land use and zoning are typically applied to larger lots. The deviations allow for the maximum utility of the site while providing building articulation and increasing the visual interest of the building. The purpose and intent of the regulations are being met with the provision of the deviations while allowing reasonable use of the industrial zone. The deviations do not affect the purpose and intent of the Southeastern San Diego Community Plan or Southeastern San Diego Planned District Ordinance. Staff has analyzed the requested deviations and concluded they are not significant and would be in harmony with the surrounding industrial development. The SESDPDO assumed deviations would be necessary for certain uses and development sites and established a procedure to incorporate them into the entitlement process, therefore, the proposed development would comply with the relevant regulations of the Municipal Code.

Planned Development Permit - Section 126.0604

C. Findings for all Planned Development Permits:

1. The proposed development will not adversely affect the applicable land use plan.

The proposed development is within the Southeastern San Diego Community Plan and Southeastern San Diego Planned District Ordinance. The community plan designates the 2.31-acre parcel for industrial development within the Gateway Center West development area. The proposed use of the site as a light manufacturing and storage facility would be consistent with the applicable land use plan and would implement the goals of providing new industrial uses, revitalizing the neighborhood with new development and providing new employment opportunities in the Southeastern San Diego community. The deviations would assist in implementing the community plan goals and recommendations by allowing a useful, reasonably sized industrial use within the Gateway Center area. Therefore, the proposed development would not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed development would be permitted, constructed and inspected pursuant to the current standards of the Land Development Code and the Uniform Building Code which seeks to ensure safe, quality development through the application of building industry standards. The deviations requested to reduce the street and street side yard setbacks are offset by the wide rights-of-way on both 33rd Street and E Street that allow for wide landscaped areas and the appearance of ample building setbacks. The increased lot coverage would allow for a more useable and reasonably sized industrial facility and would be consistent with larger industrial structures in the vicinity. The reduction of motorcycle parking was considered insignificant due to the relatively small operation with only twelve employees. None of the deviations would adversely affect the public health, safety or welfare. Additionally, conditions have been applied to the use that includes closing the doors and windows when machines are in use so as not to be a nuisance to the surrounding properties. The building provides some architectural interest and a subdued earth tone color pallet that would be harmonious to the neighborhood. The project provides adequate off-street parking, including the single motorcycle space, and the surrounding areas are fully landscaped. Therefore, the use and the structure would not adversely affect the public health, safety or welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project would comply with all applicable development regulations of the Land Development Code and the Southeastern San Diego Planned District Ordinance with the approval of the Planned Development Permit for the requested deviations. The requested deviations would allow for a more desirable project than would be achieved with strict adherence to the development regulations in that it would allow for a slightly larger and therefore useful industrial building appropriate for this location. The proposed structure is 6,962 square-feet and only suitable for a small industrial operation. Any smaller structure would limit the proposed use and any future industrial use in the Gateway Center area. The deviations to the street and street side yard setbacks are offset by large right-of-ways on both 33rd Street and E Street. These areas are adequately landscaped and give the appearance of a significant setback from the streets. The increased lot coverage allows for the larger building and consistency with other larger industrial buildings in the vicinity. The deviation for one motorcycle space rather than the two required spaces was deemed insignificant due to the fact the small operation only employs twelve people and there is adequate street parking for an additional motorcycle should the need arise. Therefore, the proposed development would comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Southeastern San Diego Site Development Permit No. 1130593 and Planned Development Permit No. 1294178 is hereby GRANTED by the Planning Commission to the referenced

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Southeastern San Diego Site Development Permit No. 1130593 and Planned Development Permit No. 1294178, a copy of which is attached hereto and made a part hereof.

John P. Hooper
Development Project Manager
Development Services

Adopted on: May 29, 2014

Internal Order No. 24003765

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24003765

SPACE ABOVE THIS LINE FOR RECORDER'S USE

(DRAFT)

SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT NO. 1130593
PLANNED DEVELOPMENT PERMIT NO. 1294178
PROJECT NO. 323179 – PETRARCA WHAREHOUSE
PLANNING COMMISSION

This Southeastern Development Permit No. 1130593 and Planned Development Permit No. 1294178 is granted by the Planning Commission of the City of San Diego to MARK PETRARCA and SHARON PETRARCA, Owners, and Permittees, pursuant to San Diego Municipal Code [SDMC] section 1519.0202. The 0.24-acre site is located at 836 33rd Street on the south west corner of E Street and 33rd Street in the Southeastern San Diego Planned District Ordinance I-1 zone, within the Southeastern San Diego Community Plan area. The project site is legally described as: Lots 1, 2 and 3, Block 126, in Choate's Addition, Map No. 167, Filed in the Office of the County Recorder, County of San Diego

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 6,962 square-foot warehouse and manufacturing facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 29, 2014, on file in the Development Services Department.

The project shall include:

- a. A new 6,962 square-foot industrial building;
- b. Deviations to allow a zero-foot street yard setback; two-foot encroachment into street side yard setback; 66% lot coverage and one motorcycle space.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 29, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. This project proposes to export 240 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

12. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.
13. The drainage system proposed for this development is private, shall be privately maintained and subject to approval by the City Engineer.
14. Prior to the issuance of building permit, the applicant shall assure by permit and bond the closure of the existing driveway with a full height curb and gutter and sidewalk satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for sidewalk underdrains at 33rd Street and E Street satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall remove the existing fence from the public right-of-way to the satisfaction of the City Engineer.
17. Prior to the issuance of the Certificate of Occupancy, the Owner/Permittee shall dedicate and improve the adjacent alley along the property frontage, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.
21. All driveways and curb openings shall comply with City Standard Drawings SDG-163 and SDG-164, satisfactory to the City Engineer.
22. Prior to the issuance of building permit, the applicant shall assure by permit and bond the construction of a curb ramp at the intersection of 33rd Street and 'E' Street, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

23. All doors and windows must be completely closed during the operation of any powered machine used for cutting, shaping or fabricating any materials used in the production of this operation.

24. This project includes the following deviations to the I-1 development regulations:

- a. a zero-foot street yard setback, and
- b. a two-foot encroachment into the required street-side yard setback, and
- c. 66 percent lot coverage, and
- d. one (1) off-street motorcycle parking space.

25. No fewer than 12 parking spaces (including 1 accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

27. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

30. All proposed private sewer facilities must be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

32. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a plumbing permit to install above ground private back flow prevention as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in-line with the

water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.

33. Prior to the issuance of any engineering permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for any private improvements proposed within the project's associated public right-of-ways and/or easements. These encroachments include such items as private utilities, landscaping, enriched paving, and electrical conduits.

34. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities or within five (5) feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 14, 2014 pursuant to Approved Planning Commission Resolution Number **(DRAFT)**.

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

 Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: **323179**

Project Title: **Petrarca Warehouse SDP**

Project Location-Specific: 836 33rd Street, San Diego, California 92102

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **SITE DEVELOPMENT PERMIT (SDP)** to allow construction of a one-story, 6,962 square-foot warehouse facility with accessory office on a vacant 0.24-acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mark Petrarca (Applicant),
 4420 Rainer Avenue, #100,
 San Diego, California 92120,
 (619) 280-5134

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: CEQA Exemption 15332-(In-Fill Development Projects)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for a new warehouse facility with accessory office would be consistent with the existing land use designation (Industrial), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Anna L. McPherson / Senior Planner
 Signature/Title

April 10, 2014
 Date

Check One:

- ☒ Signed By Lead Agency
- ☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

DEVELOPMENT SUMMARY

SCOPE OF WORK	ONE-STORY CONCRETE TILT-UP WAREHOUSE FACILITY WITH ACCESSORY OFFICE AND RESTROOM TENANT IMPROVEMENT AND SITE IMPROVEMENTS LOCATED IN THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT. SITE DEVELOPMENT PERMIT REQUESTED TO ACCOMMODATE THE FOLLOWING DEVIATIONS: 1. REDUCE FRONT YARD SETBACK TO 0' IN LIEU OF 10', 2. ENCRoACH 2' INTO STREET SIDE YARD SETBACK FOR 30' OF BUILDING LENGTH, AND 3. INCREASE LOT COVERAGE TO 66% IN LIEU OF 50% 4. REDUCE NUMBER OF MOTORCYCLE SPACES TO 0
LEGAL DESCRIPTION	LOT 1, 2 & 3 IN BLOCK 126 OF CHOATE'S ADDITION, ACCORDING TO MAP THEREOF NO. 167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO CO.
APN	545-062-03
OWNER / DEVELOPER	SHERRY BROOKS CITY OF SAN DIEGO 401 B STREET, #400 SAN DIEGO, CA 92101 PHONE (619) 533-7190 brooks@cityofsandiego.com MARK PETRARCA OUR FEATHERED FRIENDS 4420 RAINIER AVENUE SAN DIEGO, CA 92120 PHONE (619) 701-2813 mark@ourfeatheredfriends.com
TYPE OF CONSTR.	TYPE V-B (SPRINKLERED)
OCCUPANCY	3,481 SF S-1 STORAGE 3,481 SF F-1 FACTORY INDUSTRIAL
ZONE	SESDPD-I-1, SD INTL AIRPORT INFLUENCE AREA
GROSS SITE AREA	10,538 SF (0.24 ACRES)
GROSS FLOOR AREA	6,962 SF
FAR	.66 (50 ALLOWABLE FAR)
EXISTING USE	VACANT LOT
PROPOSED USE	WAREHOUSE & LIGHT MANUFACTURING FACILITY
GEOLOGIC HAZARD	CATEGORY 52 - LOW RISK

(E) SINGLE FAMILY RESIDENCE, ZONE SESDPD-I-1

(E) INDUSTRIAL BUILDING, ZONE SESDPD-I-1

SITE CONSTRUCTION NOTES

- CEMENT CONCRETE PAVING DRIVEWAY & CURB CUT PER CITY STANDARD, SEE CIVIL
- STANDARD PARKING SPACE
- EXISTING CONCRETE SIDEWALK
- EXISTING CONCRETE CURB & GUTTER
- EXISTING PEDESTRIAN RAMP
- CONCRETE PAVING @ ALLEY, SEE CIVIL
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL
- CONCRETE WALK PER CITY STANDARD, BROOM FINISH
- NOT USED
- 6" HIGH CONCRETE WHEEL STOP
- EXISTING FIRE HYDRANT
- LANDSCAPE PLANTER, SEE LANDSCAPE DRAWINGS
- EXISTING CURB CUT & DRIVEWAY TO BE ABANDONED, 6" HIGH CONCRETE CURB, GUTTER & SIDEWALK PER CITY STANDARD
- 12' X 12' OVERHEAD COLLING SECURITY GRILL
- REFUSE & RECYCLING BINS (24 SF EACH, 48 SF TOTAL)
- 4" WIDE PAINT STRIPING
- CATCH BASIN, DRAINS THROUGH FACE OF CURB, SEE CIVIL
- EXISTING POWER POLE
- ELECTRICAL SWITCHGEAR
- TRANSFORMER PAD PER SDG&E STANDARDS
- 8" DIAMETER BOLLARD PER SDG&E STANDARDS
- DETECTABLE WARNING SURFACE
- REFUSE & RECYCLING AND LOADING AREA ENCLOSURE
- TANDEM PARKING SPACE
- BACKFLOW DEVICE, SEE CIVIL
- SPLASH PAD AT ROOF DRAIN OUTLET
- EXISTING STREET SIGN
- ACCESSIBLE PARKING SIGNAGE
- UNAUTHORIZED VEHICLE SIGNAGE
- IN-GRADE STREET TREE PLANTER PER CCSM, SEE CIVIL
- LANDSCAPE IRRIGATION CONTROLLER, SEE LANDSCAPE
- FIRE SPRINKLER RISER, SEE CIVIL
- COLD WATER RISER, SEE CIVIL
- NEW CONCRETE CURB & GUTTER
- ROOF DRAIN, SEE CIVIL

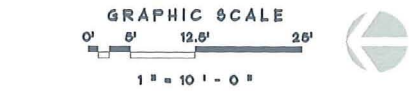
GENERAL NOTES

- 830' BUILDING ADDRESS NUMBERS TO BE VISIBLE & LEGIBLE FROM 33rd STREET PER PHPS POLICY P-00-6 (LFC 801.4.4)
- PROJECT DOES NOT AFFECT ANY ENVIRONMENTALLY SENSITIVE LANDS.
- SEE DEVELOPMENT SUMMARY ON T10 FOR PARKING CALCULATIONS.
- THE NEAREST EXISTING BUS STOP IS LOCATED AT 33RD STREET AND MARKET STREET.

SITE LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- SETBACK
- (E) CEMENT CONCRETE PAVING
- CEMENT CONCRETE PAVING
- CENTERLINE OF STREET
- LANDSCAPE PLANTER
- (E) FIRE HYDRANT W/IN 600'
- ASPHALT PAVING

VICINITY MAP



JENNIFER ROBINSON ARCHITECTS

838 ROYAL GORGE DRIVE
SAN DIEGO, CA 92129
619.571.9114
mail@jrobinsonarchitects.com



PETRARCA
WAREHOUSE FACILITY
830 33rd STREET, SAN DIEGO, CA 92102

ISSUE DATE
X SITE DEVELOPMENT PERMIT 10 FEB 2024

SITE PLAN

A1.0

SHEET 5 OF 10

(E) SINGLE FAMILY RESIDENCE, ZONE SESDPD-I-1

(E) SINGLE FAMILY RESIDENCE, ZONE SESDPD-I-1

(E) SINGLE FAMILY RESIDENCE, ZONE SESDPD-I-1

SITE PLAN

A

JENNIFER
ROBINSON
ARCHITECTS

828 ROYAL GORGE DRIVE
SAN DIEGO, CA 92109
619.571.9114
jrobinson@jrobinsonarchitects.com



ALL EAS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF JENNIFER ROBINSON ARCHITECTS AND WERE CREATED, DEVELOPED AND DEVELOPED FOR THE USE OF, AND IN CONNECTION WITH THE SPECIFIC PROJECT. NO USE OF SUCH EAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JENNIFER ROBINSON ARCHITECTS.

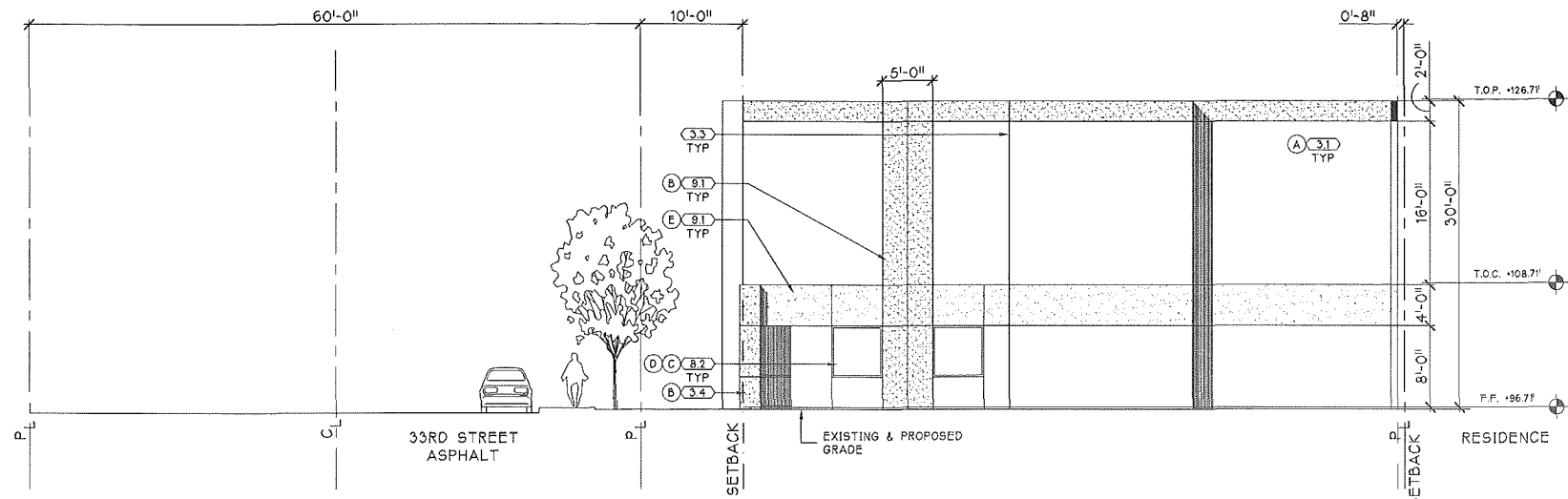
CONSTRUCTION NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

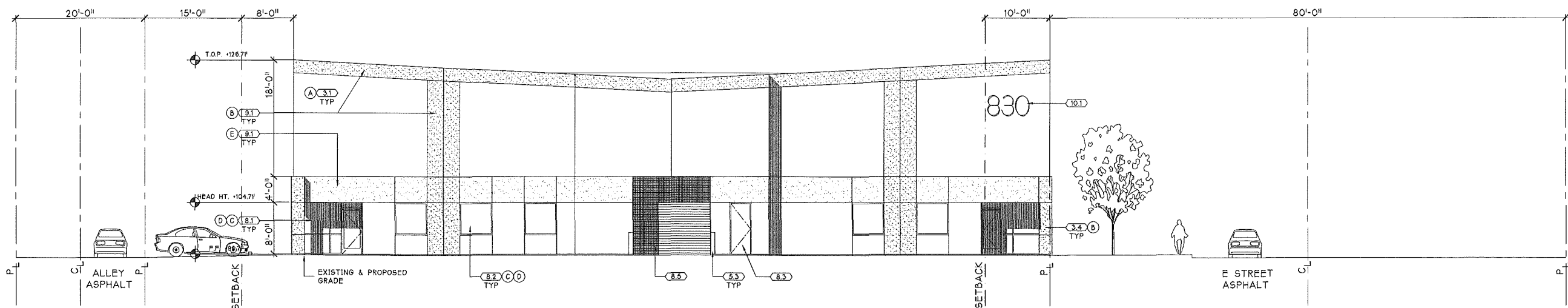
- (3.1) CONCRETE TILT-UP WALL W/ 3/4" DEEP REVEALS, PAINT 'FIELD' COLOR
- (3.2) CONCRETE TILT-UP 2-HR FIRE SEPARATION WALL W/ 30" PARAPET, PAINT 'FIELD' COLOR
- (3.3) PANEL JOINT
- (3.4) CONCRETE COLUMN, PAINT 'ACCENT' COLOR
- (8.1) STRUCTURAL STEEL COLUMN
- (8.2) ROOF ACCESS LADDER
- (8.3) 8" DIAMETER CONCRETE-FILLED PIPE BOLLARD
- (7.1) 3-PLY BUILT-UP ROOF SYSTEM W/ MINERAL CAP SHEET
- (7.2) ROOF DRAIN & OVERFLOW
- (8.1) ALUMINUM STOREFRONT SYSTEM
- (8.2) ALUMINUM WINDOW
- (8.3) 3' X 7' HOLLOW METAL DOOR & FRAVE
- (8.4) 4' X 8' PRISMATIC SKYLIGHT
- (8.5) 12' X 12' OVERHEAD COILING SECURITY GRILLE
- (8.6) 10' X 12' OVERHEAD COILING DOOR
- (8.7) ROOF ACCESS HATCH
- (8.1) PAINTED ACCENT BAND
- (10.1) INDIVIDUAL BUILDING ADDRESS NUMERALS
- (10.2) GRAB BAR
- (10.3) TOILET ACCESSORY
- (21.1) FIRE SPRINKLER RISER
- (22.1) WALL HUNG LAVATORY
- (22.2) WALL HUNG WATER CLOSET
- (23.1) ROOF MOUNTED MECHANICAL UNIT SCREENED BY PARAPET, APPROXIMATE LOCATION ONLY
- (26.1) ELECTRICAL SWITCHGEAR, APPROXIMATE LOCATION ONLY

FINISH LEGEND

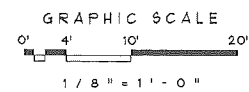
- (A) FIELD PAINT COLOR, SW COLOR 7036 ACCESSIBLE BEIGE
- (B) ACCENT PAINT COLOR #1, SW COLOR 7032 WARM STONE
- (C) PPG GLASS COLOR SOLARBLUE
- (D) ANODIZED ALUMINUM COLOR CHAMPAGNE
- (E) ACCENT PAINT COLOR #2, SW COLOR ??



NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION



PETRARCA
WAREHOUSE FACILITY
830 33rd STREET, SAN DIEGO, CA 92102

ISSUE DATE
00 SITE DEVELOPMENT PERMIT 09 SEPT 2010

BUILDING
ELEVATIONS

A5.0

JENNIFER ROBINSON ARCHITECTS

8218 ROYAL GORGE DRIVE
SAN DIEGO, CA 92129
619.571.9114
mail@jrobinsonarchitects.com



CONSTRUCTION NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- (31) CONCRETE TILT-UP WALL W/ 3/4" DEEP REVEALS, PAINT FIELD COLOR
- (32) CONCRETE TILT-UP 2-HR FIRE SEPARATION WALL W/ 30" PARAPET, PAINT FIELD COLOR
- (33) PANEL JOINT
- (34) CONCRETE TILT-UP COLUMN, PAINT 'ACCENT' COLOR
- (51) STRUCTURAL STEEL COLUMN
- (52) ROOF ACCESS LADDER
- (53) STEEL ANGLE
- (71) 3-PLY BUILT-UP ROOF SYSTEM W/ MINERAL CAP SHEET
- (72) ROOF DRAIN & OVERFLOW
- (81) 4' X 8' PRISMATIC SKYLIGHT
- (82) ROOF ACCESS HATCH
- (91) PAINTED ACCENT BAND
- (92) CARPET & RUBBER BASE
- (93) SHEET VINYL FLOORING W/ INTEGRAL COVE BASE
- (94) LAY-IN ACOUSTIC CEILING TILE & GRID, W/ R-19 INSULATION ABOVE
- (95) EXTERIOR GYP. BD BOFFIT
- (96) GYPSUM BOARD, PAINT
- (97) FIBERGLASS REINFORCED PANEL WAINSCOT TO 48" A.F.F.
- (101) INDIVIDUAL BUILDING ADDRESS NUMERALS
- (102) GRAB BAR
- (103) TOILET PAPER DISPENSER
- (104) TOILET SEAT COVER DISPENSER
- (105) PAPER TOWEL DISPENSER / TRASH RECEPTACLE COMBO UNIT
- (106) 24" W X 36" H MIRROR
- (107) SOAP DISPENSER
- (108) SURFACE MOUNT FIRE EXTINGUISHER
- (21) FIRE SPRINKLER RISER
- (221) WALL HUNG LAVATORY
- (222) WATER CLOSET
- (223) MOP SINK
- (224) WALL-MOUNTED HOT WATER HEATER
- (225) COLD WATER RISER
- (233) ROOF MOUNTED MECHANICAL UNIT SCREENED BY PARAPET
- (234) MECHANICAL SUPPLY/RETURN REGISTER
- (235) EXHAUST FAN
- (236) CONDENSATE PIPING
- (237) ROOFTOP EXHAUST AIR
- (261) ELECTRICAL SWITCHGEAR
- (262) EXTERIOR RECESSED LIGHT FIXTURE
- (263) LAY-IN CEILING LIGHT FIXTURE
- (264) SUSPENDED LIGHT FIXTURE & STRUCTURE
- (265) RECESSED LIGHT FIXTURE
- (266) EXTERIOR WALL-MOUNTED LIGHT FIXTURE
- (267) ILLUMINATED EXIT SIGN
- (268) TELEPHONE BACKBOARD
- (269) SUSPENDED LIGHT FIXTURE & 13'-0" A.F.F.

ROOM SCHEDULE

NUMBER	FUNCTION	OCCUPANCY	AREA (SF)
101	OFFICE	B	215
102	OFFICE	B	143
103	OFFICE	B	143
104	OFFICE	B	239
105	WAREHOUSE	S	2,723
106	LIGHT MANUFACTURING	I	2,608
107	RESTROOM	-	64
108	RESTROOM	-	64
109	LOADING & REFUSE AREA	-	308

WALL TYPES LEGEND

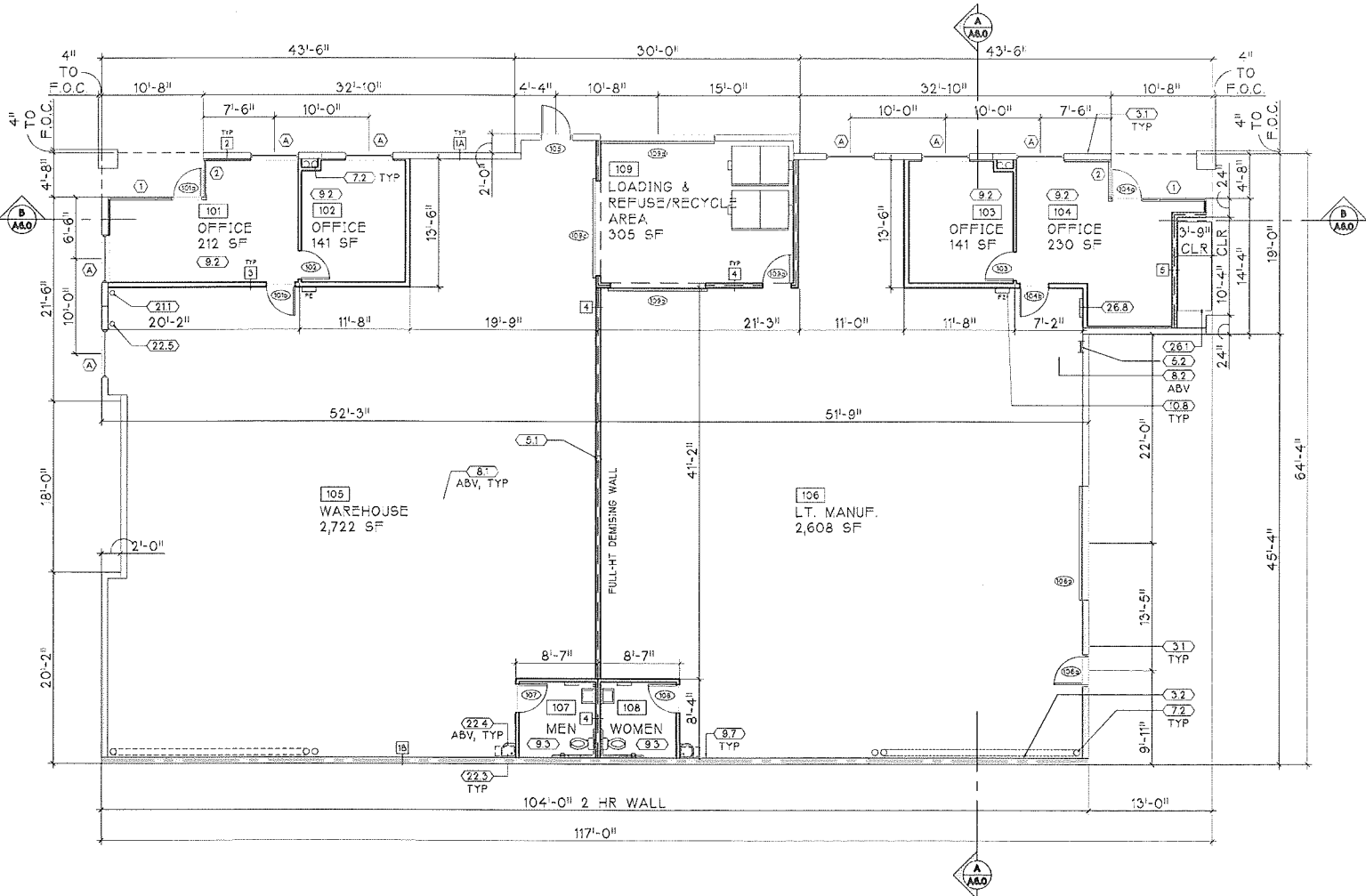
- 1A EXTERIOR CONCRETE WALL
- 1B 2 HR EXTERIOR CONCRETE WALL
- 2 EXTERIOR CONCRETE FURRED WALL
- 3 INTERIOR PARTIAL-HT FRAMED WALL
- 4 INTERIOR FULL-HT FRAMED WALL
- 5 INT/EXT FULL-HT FRAMED WALL W/ CURB

ISSUE DATE
X SITE DEVELOPMENT PERMIT 10 FEB 2014

FLOOR PLAN

A2.0

SHEET 6 OF 10



FLOOR PLAN



AHLES
LANDSCAPE
ARCHITECTURE P.C.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963



PROJECT NO: 1320

LANDSCAPE PLANS FOR:
PETRARCA
WAREHOUSE FACILITY
830 33rd STREET, SAN DIEGO, CA 92102

PLANT LEGEND

PLANT FUNCTION SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES (SYMBOL 2/3 PLAN SIZE)				
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	8	24" BOX
	ASONIS FLEXUOSA	PEPPERMINT TREE	2	36" BOX
GROUND COVER				
	DECOMPOSED GRANITE- 3/8 MINUS, DESERT GOLD COLOR, COMPACTED AND STABILIZED			
	CAREX PANSA	BEREKERELY SEDGE	15 IN. O.G.	LINERS
SHRUBS				
	ALOË VERDE	ALOË	56	5 GALLON
	ECHEVERIA SECUNDA	HEN AND CHICKS	56	4 IN. POTS
	ECHEVERIA G. MANUA LOA	NCN	118	4 IN. POTS
	EUPHORBIA 'STICKS ON FIRE'	SOAP ALOË	40	1 GALLON
	JUNIPERUS 'TAMARISCFOLIA'	TAM. JUNIPER	9	15 GALLON
	PITTOSPORIUM CRASSIFLORUM NANA	DWARF GRASS MOCKORANSE	15	15 GALLON

NOTE- ALL SHRUBS SHALL BE MAINTAINED AT 30 IN. OR LESS HEIGHT.

NOTES

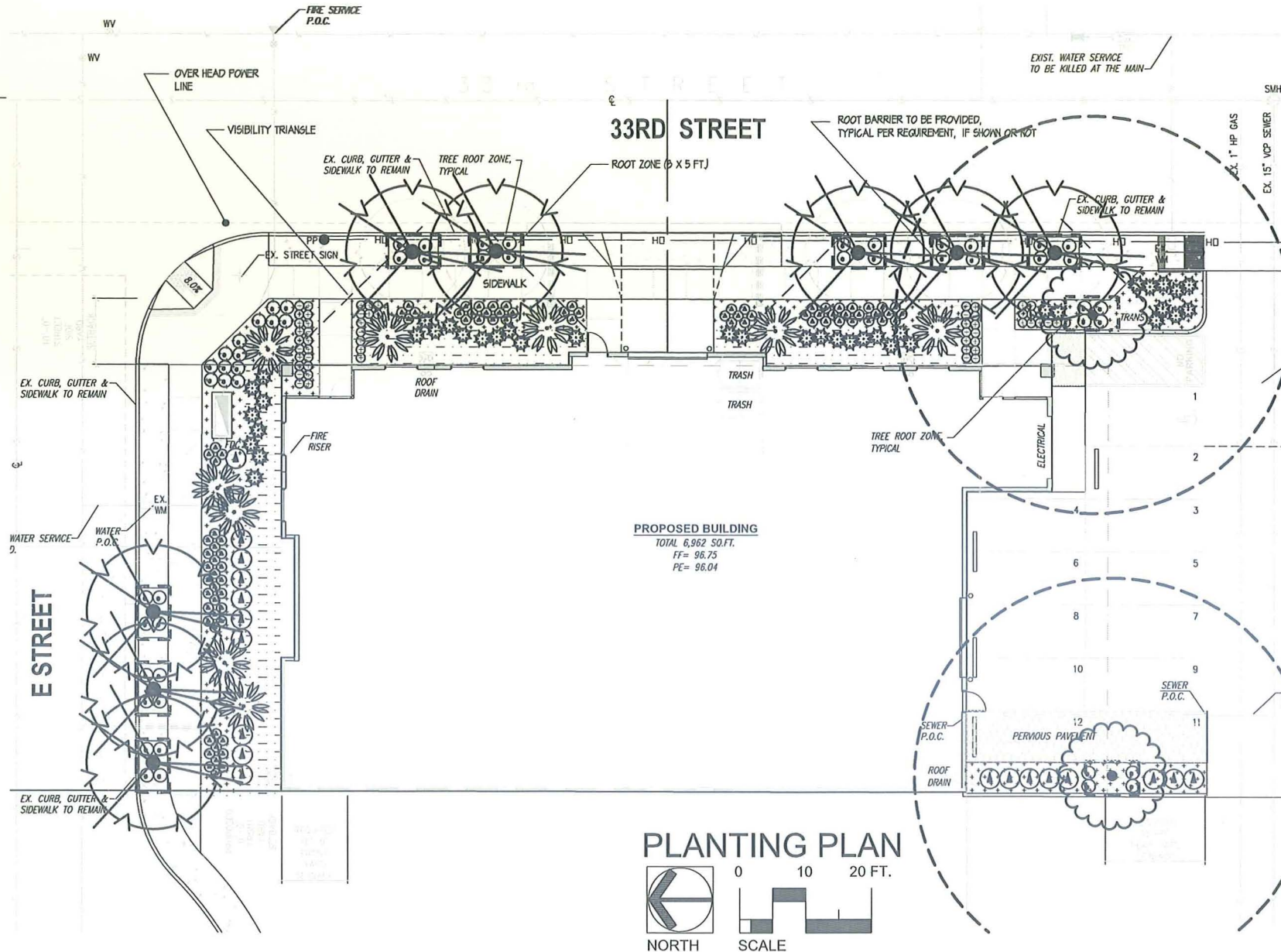
THERE ARE 2 EXISTING TREES ON SITE WHICH WILL BE REMOVED

ROOT BARRIER REQUIREMENT

INSTALL ROOT CONTROL BARRIERS WITH TREES IN ACCORDANCE WITH THE CITY OF ESCONDIDO "GUIDE TO LANDSCAPE REQUIREMENTS". ROOT BARRIERS SHALL BE PLACED ADJACENT, AND PARALLEL TO, THE EDGES OF HARDSCAPE IMPROVEMENTS (NOT ENCIRCLING TREE ROOT BALLS).

EROSION CONTROL FABRIC REQUIREMENT

PROVIDE SOIL STABILIZATION FABRIC, PER MANUFACTURER'S SPECIFICATION, ON ALL LANDSCAPED SLOPES OF 3:1 OR STEEPER GRADIENT. GROUND COVER SHALL BE PLANTED AT EIGHT (8) INCHES (MAX) ON CENTER SPACINGS. SEE CITY OF ESCONDIDO LANDSCAPE REQUIREMENTS AND COMPLY. (JUTE NETTING ON SLOPES IS PROHIBITED. MUST BE STRAW BLANKET BFM, 5FM)



PLANTING NOTES

- THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
- PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY OR HEALTH.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN.
- IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- REMOVE ALL EXISTING VEGETATION (EXCEPT INDIVIDUAL PLANTS TO REMAIN PER PLAN AND AS IDENTIFIED BY LANDSCAPE ARCHITECT) TRASH, CLIPPINGS AND OTHER DEBRIS IN PLANTING AREAS. ERADICATE BERBERIS GRASS AND NOXIOUS WEEDS AS FOLLOWS:
 - UPON INSTALLATION OF IRRIGATION SYSTEM, CUT WEEDS AND APPLY AN ALL PURPOSE FERTILIZER, SUCH AS 20-10-10, OF 16-4-8 AND IRRIGATE FOR TWO TO FOUR WEEKS.
 - WHEN WEEDS AND GRASSES ARE APPROXIMATELY ONE TO TWO INCHES IN HEIGHT, SPRAY WITH A NON-SELECTIVE HERBICIDE.
 - PLANT AS SPECIFIED.
- PRIOR TO START OF PLANTING WORK, PLANTING AREAS SHALL BE FREE OF WEEDS AND SURFACE ROCKS, AND CONTRACTOR SHALL ESTABLISH FINISHED GRADES. AFTER COMPLETION OF PLANTING WORK, CONTRACTOR SHALL FINE GRADE ALL PLANTING AREAS AND REMOVE SURFACE ROCKS, CLODS AND DEBRIS.
- PROVIDE SOIL MANAGEMENT PER NOTES.
- VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE.
- PLANTING PITS SHALL BE TWICE THE CONTAINER WIDTH AND OF EQUAL DEPTH.
- PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH EXISTING SITE SOIL AND 1/3 (BY VOLUME) NITROGEN FERTILIZER MIX.

- DOUBLE STAKE 15 GALLON AND 24" BOX TREES. BUY LARGER TREES AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY FOR THE LENGTH OF THE GUARANTEE.
- LOCATE STREET TREES 6 INCHES INSIDE RIGHT OF WAY, ALIGNED WITH ADJACENT PROPERTIES, GENERALLY EQUALLY SPACED AND IN ALIGNMENT WITH TREE ON OPPOSITE SIDE OF STREET (EXCEPT AS ADJUSTED FOR UTILITY CONFLICTS).
- NOTE RELATIONSHIP TO PLANTINGS TO IRRIGATION, PARTICULARLY IN LINEAR CONFIGURATIONS. COORDINATE WHERE PLANTING AND IRRIGATION HEAD SPACINGS CORRESPOND TO MAINTAIN UNIFORM SPACINGS BETWEEN PLANTS AS WELL AS PLANTINGS AND IRRIGATION.
- CONTAINER PLANTS SHALL NOT BE PLACED WITHIN 2 FT. OF SPRAY HEAD, 4 FT. OF LARGE RADIUS ROTOR, UNLESS OTHERWISE INDICATED ON PLAN.
- SHRUBS 4 TREES SHALL BE UNDER PLANTING WITH GROUND COVER OR HYDROSEED AS SHOWN BY ADJACENT SYMBOL.
- PROVIDE TWO (2") IN. DEPTH SHREDDED BARK MULCH (NO RECYCLED GREEN OR CONSTRUCTION WASTE- SEE SPECIFICATION) IN ALL NON-TURF PLANTING AREAS LESS THAN 3:1 IN. SLOPE. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND LOCAL INSPECTOR FOR APPROVAL PRIOR TO BULK DELIVERY. HOLD BARK MULCH 1 FT. FROM EXTERIOR WALL OF STRUCTURES, PROVIDING RAKED BARE EARTH IN THIS AREA FOR FIRE PROTECTION.
- PROVIDE TWO (2") IN. DEPTH "SHRUBS" 1-3 IN. GRAVEL MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BULK DELIVERY.
- CONTRACTOR SHALL PROVIDE A WEED FREE LANDSCAPE THROUGH THE ESTABLISHMENT MAINTENANCE PERIOD. PRE-EMERGENT HERBICIDE MAY BE APPLIED TO ALL PLANTING AREAS PRIOR TO SPREADING MULCH. HERBICIDES SHALL BE USED IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.
- PROVIDE POST PLANTING FERTILIZATION SHALL BE PERFORMED AT 30 AND 75 DAYS AFTER PLANTING.
- PROVIDE ESTABLISHMENT MAINTENANCE OF ALL LANDSCAPE FOR NINETY (90) DAYS AFTER INITIAL ACCEPTANCE OF COMPLETION. KEEP ALL AREAS CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. SEE MAINTENANCE NOTES.
- CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY FOR ONE YEAR.

SOIL MANAGEMENT

PROVIDE SOIL TEST OF CHEMICAL AND AGRICULTURAL ANALYSIS BY AN INDEPENDENT AGRICULTURAL SOILS TESTING LABORATORY. REPRESENTATIVE SOIL SAMPLES SHALL BE TAKEN IN THE FIELD AND A WRITTEN REPORT SHALL BE PREPARED BY THE AGRICULTURIST AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND APPLICATION RATES FOR SOIL PREPARATION FERTILIZATION PLANTING BACKFILL MIX, HYDRO MULCH SLURRY (AS APPLICABLE) AND A POST MAINTENANCE FERTILIZATION PROGRAM.

PROVIDE TWO COPIES OF THE ANALYSIS TO THE LANDSCAPE ARCHITECT.

PROVIDE ACTUAL SOIL AMENDMENTS PER SOIL ANALYSIS RECOMMENDATIONS. FOR BIDDING PURPOSES ASSUME THE APPLICATION OF THE FOLLOWING AMENDMENTS AND FINISH GRADING:

150 LBS/1000 SF. AGRICULTURAL GYPSUM
25 LBS/1000 SF. 12-12-12 FERTILIZER
150 LBS/1000 SF. "GRONPOWER PLUS N" SULFUR"
3 CU. YDS/1000 SF. NITROGEN ORGANIC SOIL AMENDMENT (PER SPEC.)
ROTOILL IN THE TOP 6" OF SOIL.
THEREAFTER FOR ALL AREAS:
RAKE AND FINE GRADE ALL PLANTING AREAS. MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES, AND 5% WITHIN FIVE FEET OF BUILDING OR STRUCTURE. SMOOTH FINISH GRADES TO ELIMINATE PUDDLING AND STANDING WATER. COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
APPLY SOIL LEACHING AS ANALYSIS INDICATES.

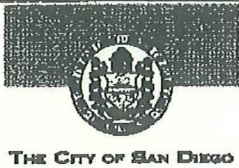
PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH AMENDMENTED EXISTING SITE SOIL AND 1/3 (BY VOLUME) NITROGEN ORGANIC SOIL AMENDMENT.

FERTILIZE TREES, SHRUBS AND GROUND COVERS AT TIME OF PLANTING WITH AGRIFORM TABLETS PER SPECIFICATIONS AT THE FOLLOWING RATES:

PLANT MATERIAL - 1 (5 GRAM) TABLET LINERS - 2 (5 GRAM) TABLETS
1 GAL. SIZE - 1 TABLET 15 GAL. - 5 TABLETS
5 GAL. SIZE - 3 TABLETS 24" BOX - 8 TABLETS

ISSUE DATE
NO PERMIT SUBMITTAL SET 5 FEB 14
NO 26 FEB 14

L-2



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Petraca Warehouse		Project Number: 323179	Distribution Date: 4/15/2014
Project Scope/Location: OUR FEATHERED FRIENDS, 830 33rd Street, Gateway Center West Industrial Park, Stock Neighborhood, Application for a Site Development Permit (SDP), I-1 Industrial Zone, for a 7,000SF Warehouse on a 10,500SF lot			
Applicant Name: Mark Petraca		Applicant Phone Number:	
Project Manager: Patrick Hooper	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
Committee Recommendations (To be completed for Initial Review): See Statement Attached			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: See Statement Attached			
NAME: Maria Riveroll, EA		TITLE: Chair	
SIGNATURE:		DATE: 4/15/2014	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302	

PETRACA WAREHOUSE PLANNING GROUP RECOMMENDATION 4/15/2014:

1. Color scheme, is now dark teal, gray and sand-beige. A line will be drawn around the building, along the top, to break-up the bulk.
2. Recommend a sensor on the roof to prevent break-ins.
3. Landscape Plan is adequate and well planned.

Consensus of the Committee: All PTS Issues must be cleared. All Police Recommendations must be implemented. We support all the Variances. We should proceed as soon as we have the draft environmental document. At that time, refer it to the Board with a recommendation of approval with the conditions listed above.

**At the Meeting of April 14, 2014, the Motion was brought forward and seconded.
Pisaño/Leif MSC 10/0/0**



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

PETRARCA WAREHOUSE FACILITY

Project No. For City Use Only

323179

Project Address:

3272 E STREET, SAN DIEGO, CA 92102

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

Mark Petrarca

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4420 Rainier Ave # 100

City/State/Zip:

San Diego Ca 92120

Phone No:

619 701-2813

Fax No:

619 282-8743

Signature :

m Petrarca

Date:

5/7/13

Name of Individual (type or print):

Sharon Petrarca

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4420 Rainier Ave # 100

City/State/Zip:

San Diego Ca 92120

Phone No:

619 301-4364

Fax No:

619 282-8743

Signature :

Sharon Petrarca

Date:

5/7/13

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
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☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Petrarca Warehouse

Project No. For City Use Only

323179

Project Address:

830 33rd Street, San Diego, CA 92102

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

Scott Chadwick, Interim Chief Operating Officer

☐ Owner ☐ Tenant/Lessee ☒ Redevelopment Agency

Street Address:

401 B Street Suite 401

City/State/Zip:

San Diego, CA 92101

Phone No:

(619) 533-1173

Fax No:

(619) 236-9148

Signature:

Date:

May 16, 2013

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

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