



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, October 7, 2013 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order*
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: July 1, 2013
- D. Announcements

II. Non Agenda Public Comment (2 minutes each).

Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Action

- A. Soda & Swine / Polite Sidewalk Cafe NUP – 2943 Adams Avenue/4696 30th Street (Project No. 326914):** Proposed Neighborhood Use Permit (NUP) to add two sidewalk cafes in the Public Right of Way for two adjacent businesses. A 380-sq.ft. sidewalk café is proposed for a restaurant at 2943 Adams Avenue; a 375-sq.ft. sidewalk café is proposed for a bar at 4696 30th Street. The site is located within the MCCPD-CN-3 zone. The project is a Process 2 decision that is made by Development Services Department staff and can be appealed to the Planning Commission.

City of San Diego Project Mgr: Laila Iskandar, (619) 446-5297, liskandar@sandiego.gov

- B. Wilshire Terrace SDP – 3434 Wilshire Terrace (Project No. 317992):** Proposed Site Development Permit (SDP) for a residential development project involving 4 residential units in two, three-story buildings on a 8,162 sq. ft. lot located at 3434 Wilshire Terrace in the Mid-City Communities Planned District MR-1000 zone. The project is requesting street yard and setback deviations. A SDP is a Process 3 decision that is made by the Hearing Officer and can be appealed to the Planning Commission.

City of San Diego Project Mgr: Renee Mezo, (619) 446-5001, rmezo@sandiego.gov

IV. Information

- A. AT&T North Parker WCF PDP – 3409 30th Street (Project No. 33179):** Proposed Planned Development Permit (PDP, Process 4) for installation of a wireless communications facility (WCF) consisting of 12 panel antennas located on the roof of the to-be-constructed North Parker mixed-use residential/commercial development at 3409 30th Street, with additional WCF equipment located inside the building. The site is located in the CN-1-2 zone, which allows a WCF with a Process 2 Neighborhood Use Permit (NUP); however, the project proposes to exceed the 30-ft. height limit by constructing two roof-mounted structures at 39'-6" and 40'-7".

A Planned Development permit is required for the requested deviations, which is a Process 4 decision that is made by the Planning Commission and is appealable to the City Council.

City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

- B. Bankhead ROW Vacation – 1900 Block of McClellen Street (Project No. 326802):** Proposed Public Right of Way Vacation on an improved portion of McClellen Street between Grape Street and Fir Street. The site is located at the 19000 block of McClennen Street in the RS-1-7 zone. The project must demonstrate compliance with the required findings in Municipal Code Section 125.0941.

City of San Diego Project Mgr: Tim Daly, (619) 446-5356, tdaly@sandiego.gov

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

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

V. Unfinished, New Business & Future Agenda Items

None

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, November 4, 2013

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

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

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

North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on October 15, 2013.

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





NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MEETING MINUTES: Monday, July 1, 2013 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

A. Call to Order/ Roll Call: Meeting called to order 6:08 p.m.

Seated Board Members: Robert Barry (Chair), Rick Pyles, Peter Hill, Vicki Granowitz

Seated Board Member Late Arrivals: Dionne Carlson 6:17 p.m.

Seated Community Voting Members: Ernie Bonn, Rob Steppke, Matti Asgarian

Seated Community Voting Member Late Arrivals: Kitty Callen 6:15 p.m.

B. Modifications & Adoption of the Agenda: none

C. Approval of Previous Minutes: June 3, 2013

E. Bonn asked for minor typo correction: item III.b.

M. Asgarian asked for changes related to discussion of SB731; R. Barry said it was unclear where such changes belonged.

Motion to adopt: Granowitz/Steppke 7-0-0

D. Announcements

E. Bonn: Trolley Barn Park concerts start Fri. 6-8 p.m.

V. Granowitz: Community Plan Update meeting next Thursday July 11, 6 p.m., North Park Recreation Center Social Hall

V. Granowitz: will send email from Joe La Cava, CPC Chair re CIP outreach training

II. Non Agenda Public Comment (2 minutes each).

Mark Leslie: he and wife are new owners of former Laundromat at 3111 30th St (30th & Redwood). Planning a coffee shop / family-oriented business. Starting demolition within 60 days. Will skin and clear the structure. Have owned since February. V. Granowitz: asked about mural.

M. Leslie: Mural will be changing.

III. Action

A. **4221 Idaho Street Tentative Map (TM) (Project No. 310667):** Proposed Tentative Map for conversion of six under-construction residential units to condominiums. The site is located within the MR-800B zone at 4221-4231 Idaho St. The project is a Process 4 decision that is made by the Planning Commission and can be appealed to the City Council

City of San Diego Project Mgr: Renee Mezo, (619) 446-5001, rmezo@sandiego.gov

Beth Reiter (BR) (consultant) presented. 6 unit condo. Site plans were distributed.

Discussion:

E. Bonn: Parking? Double Garage. On-site parking? None on site. Not taking away parking on street. Angled parking on Idaho? Didn't know.

R. Steppke: Explained issue: board prefers to give input before this point in a project. BR was familiar with the issue.

V. Granowitz: the fact that a civil engineer (BR) was sent says that the developers are not serious about community input. BR agreed that an approval loophole exists.

M. Asgarian: Sustainability aspects? BR couldn't speak to that. Limited landscaping: mostly driveway and sidewalk.

D. Carlson: Energy / passive aspects? BR not aware of. D. Carlson disc: site was fully built as condos, not apartments. This loophole is a problem. Disrespectful that project owners not here.

R. Barry encouraged process with input; difficult to ask for input on ministerial work. Difference exists between DSD requiring and recommending a builder to come to CPG.

D. Carlson: Builders can bring projects to board as info item any time. Reminder to add standard request for undergrounding utilities. R. Barry: undergrounding onsite only; moving power poles offsite.

Motion: To deny map waiver and waiver on undergrounding for 4221 Idaho St., project # 310667. Granowitz/Steppke 9-0-0

- B. Proposed Alcohol License (Beer and Wine) for 7-11 (3152 University Ave.):** The San Diego Police Department has requested the NPPC to provide community feedback on a proposed alcohol license allowing the sale of beer and wine at the 7-11 located at 3152 University Avenue.

R. Barry: SDPD asking for conceptual review of license at that location.

Speaker: Phil Adams (PA), attorney for 7-11: gave background of CUP process / SDPD involvement. SDPD now asking for feedback earlier in process, hence 7-11 here tonight. Beer & wine are small part of sales. Newer licenses raise the bar on competition. Older licenses have fewer restrictions. One possibility is purchasing an existing license from an owner in the planning area.

Jack Campagna (JC), property owner: Purchased property across from 7-11 a few years ago. Owns several properties in North Park. Feels 7-11 has a better clientele than a Mom & Pop store. Was working with NPMS previously, hadn't heard about NPPC. Spoke about his property management practices.

R. Barry: thanked applicants for coming. Asked about buying existing licenses. PA: not a preferred route. SDPD already denied a PCN. Discussion about buying and transferring a license. Doug Barlet (DB), 7-11 corporate rep. Spoke of the training the franchisee received. Franchisee has strong compliance history.

R. Barry: other 7-11's in area without beer & wine? PA: rare without license. R. Barry: why not requested earlier? PA: not typical.

D. Carlson: Accepting usual standard community operating restrictions? Yes. Franchisee approved as dry franchisee.

M. Asgarian: Is customer. Need to be vigilant in assisting businesses re: homeless. Ahmed Gandara (AG), franchisee: cameras in parking lot; connected with community.

V. Granowitz: familiar with 7-11, is good in community. Did NPMS vote no? Not aware of vote. Disc. V. Granowitz: Only giving direction re: idea. Concern re: timing of NPPC recommendation, possible police reversal. PA: SDPD is involved, attended Uptown Meeting. V. Granowitz: strongly clarified: concern is about process. This is only input. PA: not a final hearing; is a pre-CUP application. V. Granowitz: in opposition. Alcohol concentration is high; prefer breweries. Discussion re: process: conceptual vs. CUP request. PA: Conceptual approval could be contingent on not adding total number of CUP's.

R. Barry: has received feedback on local oversaturation of licenses.

E. Bonn: referred to Uptown meeting; 7-11 on Washington St. seeking CUP. SDPD de-approval. Concerns re: homeless, etc. Referred to legal issue if supporting it.

R. Pyles: In census tract 15? PA: didn't know. R. Pyles: concentration is big concern. Can't support without CUP info. Community input should be before full board. Process is confusing. Vice looking at differently. SDPD should hear the community.

R. Steppke: hours of sale? PA: 6AM-2AM. 8AM-12AM is typical restriction. R. Steppke: Walgreens was denied. Concern: when bars close, post-drinking. Will oppose.

K. Callen: per crime report, alcohol is bad in area. History exists of people changing their minds. PA: Can buy a grandfathered operator, reducing number of licenses. R. Pyles: no assurance of this.

Motion: That request for a beer and wine CUP at 7-11 (3152 University Ave.) be denied due to oversaturation in the area and incomplete factual information.

Discussion: P. Hill: low likelihood of purchasing an existing license. R. Barry: still too abstract. D. Carlson: need to address a new process. SDPD is abdicating responsibility to guide us. V. Granowitz: will write letter.

Motion approved. Steppke / Pyles 8-1-0 (Asgarian opposed)

- C. **Park Terrace Project – 4075 Park Boulevard:** Proposed 5-story mixed use retail/residential development project involving 48 apartment units and 7,377 sq. ft. of retail space on ground level. The apartments are designated as affordable housing with a target population of low-income seniors, families, persons with disabilities, and homeless.

Project pulled: no discussion.

IV. Information

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

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

Not discussed.

V. Unfinished, New Business & Future Agenda Items

V. Granowitz: working on white paper on the University Heights boundary issue. Needs input; please review and give input.

VI. Adjournment (8:00 pm)

Motion to adjourn approved: Barry / Pyles 9-0-0

Next Urban Design-Project Review Subcommittee meeting date: Monday, August 5, 2013

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



L64A-003A

Project Information

Project Nbr: 326914 **Title:** Soda & Swine/Polite SWC
Project Mgr: Iskandar, Laila (619) 446-5297 liskandar@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/18/2013	Deemed Complete on 06/18/2013
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/18/2013	
Reviewer: Barreras, Margaret (619) 446-5430 mbarreras@sandiego.gov	Assigned: 06/26/2013	
	Started: 07/02/2013	
Hours of Review: 2.00	Review Due: 07/02/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/02/2013	COMPLETED ON TIME
	Closed: 08/06/2013	

- . The review due date was changed to 07/08/2013 from 07/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 127 reviews, 44.9% were on-time, and 62.5% were on projects at less than < 3 complete submittals.

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	1	The proposed project is located at 4696 30th Street and 2943 Adams Avenue within the CN-3 Zone of the Mid-City Communities Planned District in the Greater North Park Community Plan. The Overlay Zone that maps within this area is Transit Area. The project is legally described as Block 12, Lot 45-48 of Map 951; the address is 4696 30th Street. The adjacent property, under the same building ownership, is Block 12, Lot 45-48 of Map 951; the address is 2943 Adams Ave.
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		Information Only (New Issue)
<input checked="" type="checkbox"/>	2	The project proposes a 62'9" linear foot sidewalk café along 30th Street (Polite Provisions) and a 39'10-3/4" linear foot sidewalk café along Adams Ave (Soda and Swine) to serve two separate businesses.

Information Only (New Issue)

General Plan & Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	3	The project site is located within a commercial area that is considered to be an older, urbanized community. The Urban Design Element of the General Plan seeks to preserve distinctive images and return to more pedestrian oriented development.
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		Information Only (New Issue)
<input checked="" type="checkbox"/>	4	The General Plan policies offer recommendations for pedestrian oriented development through design that creates attractive corridors (i.e. landscaping, architecture, street trees, etc.), transparent windows, business entries directly to the street, wider sidewalks, street furniture and outdoor dining areas.

		Information Only (New Issue)
<input checked="" type="checkbox"/>	5	The General Plan further discusses the need to consider circulation systems for walkability to include pedestrian access within the "public realm" or PROW. The Greater North Park Community Plan addresses walkability impacted by cluttered sidewalks resulting from "poorly located street furniture, and narrow sidewalks."

		Information Only (New Issue)
<input checked="" type="checkbox"/>	6	The project site is designated for Commercial use within the Greater North Park Community Plan (GNPCP). The subject site is within the Commercial Node zone which is intended to provide for pedestrian oriented activity in higher activity districts.

Information Only (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Commercial area recommendations along 30th Street, in the GNPCP, are to promote commercial activity at "heightened levels." Along Adams Ave, the long range goal is for development as a specialty center to include a range of specialty shops focused on antiques but featuring restaurants, outdoor cafes, and other specialty shops catering to the antique market (Area 3, Figure 8). Information Only (New Issue)
<input type="checkbox"/>	8	The Urban Design Guidelines within the GNPCP describes how to accomplish the Community Plan goals of creating a "unique character and community image" by recognizing multiple factors that should be considered in urban design. The factors Streetscape and Parkways are addressed in an effort to upgrade the street environment. Information Only (New Issue)
<input type="checkbox"/>	9	As discussed above, a sidewalk café at the project site would be appropriate to accomplish this goal. However, Staff cannot support the sidewalk café as designed as it does not conform to the goals and objectives of the General Plan and Community Plan for walkability & pedestrian access. Looking down the sidewalk, there is not adequate or sufficient walkable area from the tree wells to the café railing. The visual effect results in a cluttered appearance and blocks pedestrian travel. (New Issue)
<input type="checkbox"/>	10	Furthermore, the Community Plan addresses street clutter with "poorly located furniture" and sidewalks that are too narrow - both combinations are created by the sidewalk cafes encroachment into a public area without a clear path for pedestrians to travel. Staff recommends that the scale of the project be reduced to address the issue of a reasonable and clear path of travel. By reducing the number of tables that are grouped in three to two, and moving tables closer to the building wall, a clear path for pedestrians may be possible. (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	The proposed project requires approval of a Neighborhood Use Permit (NUP) for the proposed sidewalk cafés "Polite Provision" and "Soda and Swine." The NUP shall be processed in accordance with Process Two, with staff as the decision maker and may be approved or conditionally approved only if the decision maker makes the findings in SDMC 126.0205. The decision may be appealed to the Planning Commission in accordance with SDMC 112.0504. (New Issue)
<input type="checkbox"/>	12	Sidewalk cafes are subject to the separately regulated uses outlined in Municipal Code Section 141.0621. (New Issue)
<input type="checkbox"/>	13	A Public Right of Way Permit (PROW) is required prior to the approval of the NUP for a sidewalk café. Please refer to LDR-Engineering comments to assist you with this requirement. (New Issue)

Additional Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	SDMC 141.0621(e) requires a clear path that is at least 8 feet wide, however, SDMC 141.0621(e)(3) states that the decision maker may grant an exception to the minimum clear path width if pedestrian volumes and existing street conditions are such that no congestion would result. Staff defers to LDR-Engineering to determine if the reduction in a clear path width can be supported, however, see the General Plan and Community Plan for additional requirements. (New Issue)
<input type="checkbox"/>	15	The measurement from the café railing to the tree is not accurately measured; the measurement is taken from café railing to the tree well. Please revise your measurements. (New Issue)
<input checked="" type="checkbox"/>	16	Site Plan: Please clarify where the door opening into the building (off of Adams Ave) leads to? The door appears to lead to a corridor that separates Soda and Swine from Polite Provisions. (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	17	The following condition will be added to the Neighborhood Use Permit: "Except where otherwise allowed by this permit, this sidewalk cafe will adhere at all times to the regulations of Municipal Code Section 141.0621." (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/18/2013	Deemed Complete on 06/18/2013
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/18/2013	
Reviewer: Cooper, Scott (619) 446-5378 SJCooper@sandiego.gov	Assigned: 07/01/2013	
	Started: 07/02/2013	
Hours of Review: 2.00	Review Due: 07/08/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/08/2013	COMPLETED ON TIME
	Closed: 08/06/2013	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 93 reviews, 45.2% were on-time, and 57.0% were on projects at less than < 3 complete submittals.

1st Review (Cycle 3)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	--INFORMATIONAL ONLY NO RESPONSE NEEDED--

Review of aerial, and provided, photographs shows that the project site is an existing developed site with non-native landscaping within an urbanized area. The project site does not contain any sensitive riparian habitat or other identified habitat community. The project would be required to comply with both the federal and state MBTA regulations. No further documentation is required.
(New Issue)

Geological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	--INFORMATIONAL ONLY NO RESPONSE NEEDED--

Per the submitted plans, the project is not proposing grading activities. In addition, the project site has been previously graded to allow for the existing development. EAS has no further comments on this issue.
(New Issue)

Historical Resources (Archy)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	--INFORMATIONAL ONLY NO RESPONSE NEEDED--

The project site has been graded to allow for the existing development. Furthermore, the project does not propose any soil disturbance, therefore it was determined that there is no potential to impact any unique or non-unique historical resources and no further work is required.
(New Issue)

Historical Resources (Built En)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	--INFORMATONAL ONLY - NO RESPONSE REQUIRED--

Historical Resources staff determined that the property / structure is not an individually designated resource and is not located within a designated historic district. Furthermore, the property does not meet designation criteria as a significant resource under any adopted criteria. EAS has no further comments on this issue.
(New Issue)

Paleontological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	--INFORMATONAL ONLY - NO RESPONSE REQUIRED-- Per the plans submitted, the project is not proposing grading activities. In addition, the project site has been previously graded to allow for the existing development. The project would not exceed the City's Significance Determination Thresholds and therefore, monitoring is not required. EAS has no further comment on this issue. (New Issue)

Other (Deviations)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	--INFORMATONAL ONLY - NO RESPONSE REQUIRED-- Should it be determined by Planning Review that deviations are required, please complete and provide the Affordable/In-Fill Housing & Sustainable Buildings Deviation Request Form so that the information can be included within the appropriate environmental document. This information is necessary prior to distribution of the environmental document for public review. (New Issue)

Nesting Bird Disclosure

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	--INFORMATONAL ONLY - NO RESPONSE REQUIRED-- Please note that nesting birds may be present during construction, and are protected under Federal and State Law including the Federal Migratory Bird Treaty Act and in particular, State Law - Fish and Game Code - Section 3503. CDFG Code 3503 states: "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." (New Issue)
<input type="checkbox"/>	8	The intent of these comments are to alert the property owner/agent that they are responsible for compliance with these laws, and that they may be subject to fines/prosecution should the laws be violated. It is recommended that this information be placed on the construction plans to ensure compliance. For more information on Section 3503 please refer to http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fgc&group=03001-04000&file=3500-3516 (New Issue)

CDFW Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	--INFORMATONAL ONLY - NO RESPONSE REQUIRED--
<input type="checkbox"/>	10	The City of San Diego is responsible for collecting a California Environmental Quality Act (CEQA) Filing Fee mandated by the California Department of Fish and Wildlife (CDFW) and authorized under the Fish and Game Code section 711.4 for projects involving adverse impacts to biological resources (AB 3158). (New Issue)
<input type="checkbox"/>	11	Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency). This would complete the CEQA process and filing of the form limits the filing of a legal challenge to your project to 30 days. Every project that has an environmental document (ND/MND/EIR) must either pay a filing fee or provide a 'no effect' form from the CDFW. (New Issue)
<input type="checkbox"/>	12	The CEQA filing fee will be waived if a project will have no effect on fish and wildlife (Fish and Game Code section 711.4(c)(2)(A)). Additionally, projects that are statutorily or categorically exempt from CEQA are also not subject to the filing fee, and do not require a no effect determination (CEQA Guidelines Sections 15260 through 15333, CCR Title 14, Fish and Game Code Section 711.4(d)(1)). (New Issue)
<input type="checkbox"/>	13	Regional environmental review and permitting staff are responsible for determining whether a project within their region will qualify for a no effect determination and if the CEQA filing fee will be waived. Therefore, the applicant is asked to contact CDFW for the No Effect Determination once a draft environmental document has been distributed. Please refer to CDFW's website (www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html) for CEQA document filing fees that are required and further information. (New Issue)
<input type="checkbox"/>	13	The check needs to be made payable to the "County Clerk" and must be submitted to the Project Manager prior to the public hearing. This fee along with the NOD and/or the No Effect Determination will be submitted to the County Clerk after all project appeals are exhausted. The City appreciates your response to this matter. Please be aware that the CDFW can increase fees without notice. (New Issue)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Scott Cooper at (619) 446-5378. Project Nbr: 326914 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Based on the environmental review conducted, EAS has tentatively determined that the proposed activity may be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines pending resolution of issues raised by other reviewing disciplines. (New Issue)
<input type="checkbox"/>	15	Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts (New Issue)
<input type="checkbox"/>	16	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/18/2013	Deemed Complete on 06/18/2013
Reviewing Discipline: LDR-Drainage & Grades	Cycle Distributed: 06/18/2013	
Reviewer: Mansour, Amanda (619) 446-5312 AMANSOUR@sandiego.go	Assigned: 06/26/2013	
	Started: 08/02/2013	
Hours of Review: 3.00	Review Due: 07/02/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/02/2013	COMPLETED LATE
	Closed: 08/06/2013	

- . The review due date was changed to 07/08/2013 from 07/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
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- . The reviewer has not signed off 1 job.
- . Last month LDR-Drainage & Grades performed 303 reviews, 86.5% were on-time, and 85.1% were on projects at less than < 3 complete submittals.

1st Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The distance between the sidewalk cafe and the entrance to the adjacent commercial business must be 8' minimum. Please show the adjacent properties' entrances. (New Issue)
<input type="checkbox"/>	2	The maximum railing height is 3'. Please update the plans accordingly. (New Issue)
<input type="checkbox"/>	3	Please provide a 3' clear visual zone and direct path of travel. (New Issue)
<input type="checkbox"/>	4	The sidewalk cafe clearance is measured from the edge of the tree grate, please update the plans accordingly. (New Issue)
<input type="checkbox"/>	5	Please please a minimum of an 8' clearance from the sidewalk cafe to all obstructions, otherwise justification for an exemption. (New Issue)
<input type="checkbox"/>	6	Please provide a detail of the new proposed tree grate. (New Issue)
<input type="checkbox"/>	7	Please note, once the sidewalk cafe has been approved, a right of way permit and encroachment maintenance and removal agreement will be required to be provided and issued. (New Issue)
<input type="checkbox"/>	8	For questions, please see Amanda Mansour 619-446-5312 or email amansour@sandiego.gov (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/18/2013	Deemed Complete on 06/18/2013
Reviewing Discipline: BDR-Structural	Cycle Distributed: 06/18/2013	
Reviewer: Zamani, Matt	Assigned: 07/01/2013	
(619) 446-5073	Started: 07/07/2013	
mzamani@sandiego.gov	Review Due: 07/02/2013	
Hours of Review: 2.00	Completed: 07/07/2013	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 08/06/2013	

- . The review due date was changed to 07/08/2013 from 07/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for BDR-Structural on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with BDR-Structural (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month BDR-Structural performed 1006 reviews, 85.1% were on-time, and 91.1% were on projects at less than < 3 complete submittals.

Notes to Customer

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	If you have questions on the fire/life-safety or structural review comments, phone Matt Zamani @ (619) 446-5073. (New Issue)
<input type="checkbox"/>	2	The recheck on this project can be accomplished by calling (619) 446-5300. Please have the project number available and request a 60-minute individual appointment with Matt Zamani. (New Issue)
<input type="checkbox"/>	3	It is the responsibility of the registered design professional(s) and the designer of record to assure that all requirements of the latest adopted edition of the California Building Regulations as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated into the plans and structural calculations. (New Issue)
<input type="checkbox"/>	4	This list does not necessarily include all errors and omissions. Plans require correction as indicated by the proceeding comments before a building permit can be issued. Return a copy of this review sheet with the corrected plans. (New Issue)
<input type="checkbox"/>	5	Make all corrections on original tracings before resubmitting to the Development Services Department for recheck. Return two sets of corrected plans, one set of corrected calculations and one set each of original plans, calculations, and soils report when applicable used for the initial plan review. Supplemental plan review fees may be charged where insufficient progress is made in responding to plan review comments. (New Issue)
<input type="checkbox"/>	6	Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located on the plans. Have changes been made not resulting from this list? O Yes O No (New Issue)
<input type="checkbox"/>	7	To facilitate rechecking, provide an Itemized Written Response to the issues noted in this plan review sheet. The Written Response shall Clearly, Concisely and Comprehensively address the issues raised. (New Issue)

Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	On plans Title Sheet, provide a complete Sheet Index.. (New Issue)
<input type="checkbox"/>	9	On floor plans, clearly show exiting (MEO) for existing spaces. Verify/show that, exiting for the spaces are not affected by proposed sidewalk cafes. show all exits, exit paths and occupant loads. (New Issue)
<input type="checkbox"/>	10	City of San Diego Engineering Department approval is required for all work within the public right away. Obtain Engineering approval prior to any other approval. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/18/2013	Deemed Complete on 06/18/2013
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/18/2013	
Reviewer: Iskandar, Laila (619) 446-5297 liskandar@sandiego.gov	Assigned: 07/15/2013	
	Started: 07/15/2013	
Hours of Review: 1.50	Review Due: 07/02/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/15/2013	COMPLETED LATE
	Closed: 08/06/2013	

- . The review due date was changed to 07/08/2013 from 07/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Community Planning Group performed 41 reviews, 39.0% were on-time, and 46.2% were on projects at less than < 3 complete submittals.

New Issue Group (1736697)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Greater North Park Planning Committee, Vicki Granowitz of the North Park Planning Committee, at (619) 584-1203 to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





THE CITY OF SAN DIEGO

August 6, 2013

VIA EMAIL: dan@basilestudio.com

Mr. Daniel Sullivan
Basile Studios
840 11th Ave
San Diego, CA 92101

Dear Mr. Sullivan:

Subject: Soda & Swine/Polite Sidewalk Café; Project No. 326914;
Internal Order No. 24003879; Greater North Park Community Plan

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

- A Process 2 Neighborhood Use Permit (NUP) to add two sidewalk cafés in the Public Right of Way for two businesses adjacent to each other (380-square-foot sidewalk café to an existing restaurant at 2943 Adams Avenue & 375- square-foot sidewalk café to an existing bar at 4696 30th Street). The site is located in the MCCPD-CN-3 zone within the Mid-City Communities Planned District in the Greater North Park Community Plan.

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

To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Neighborhood Use Permit, a Process Two decision with appeal rights to the Planning Commission.

In order to recommend approval of your project, certain findings must be substantiated in the record. **Please provide me with your draft findings in a word format via e-mail.**

Findings for Neighborhood Use Permit - Section 126.0205

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare; and
3. The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

- II. SIGNIFICANT PROJECT ISSUES:** A number of issues have been identified as necessary to the project's review. Reference the attached Cycle Issues Report (Enclosure 1).

Accessibility – Out-door sitting area must be accessible. The project must comply with all applicable provisions of the California Building Regulations as amended by City of San Diego including all Disabled Access Regulations in effect at the time of the official plan submittal.

- On floor plan show, tables and chairs layout/arrangement. Show location for accessible chairs and tables. Show all maneuvering spaces dimensions.
- On floor plans, clearly show exiting (MOE) for existing spaces. Verify/show that, exiting for the spaces are not affected by proposed sidewalk cafes. Show all exits, exit paths and occupant loads.
- A clear path, free of all obstructions to the flow of pedestrian traffic, shall be provided in the public right-of-way and shall be maintained at all times. The clear path shall be a paved sidewalk that is at least 5 feet wide.

Drainage & Grades: As noted in staff a revision is needed to satisfy the outstanding issues.

Environmental Determination: The Environmental Analysis Section (EAS) of the Land Development Review (LDR) division has reviewed the proposed Project. EAS has determined that additional information is required before the environmental review can be completed. Until the requested information is submitted the project timeline will be held in abeyance.

DRAFT CONDITIONS: Please review and concur with the draft conditions provided by Staff.

Prior to the recordation of the Neighborhood Use Permit (NUP), Construction Plans & Encroachment Maintenance and Removal Agreement (EMRA) must be submitted for the proposed sidewalk cafe.

Construction Plan - Please submit Construction plan using City format (DS-3179) from the web site showing the proposed Sidewalk Café & Railings within 30th Street & Adams Avenue right-of-way.

EMRA - Please prepare an Encroachment Maintenance and Removal Agreement using City format from the web site and showing the following detail:

- a) Vicinity Map: A vicinity map with a north arrow.
- b) Legal Description: Provide the legal description of the property adjacent to the encroachment.
- c) Property Lines: Show, label and dimension the adjacent property.
- d) Show the encroachment location with dimensions to curb, and property line.
- e) Provide an elevation view of the site showing height of the proposed sidewalk café railings.
- f) The Encroachment Maintenance and Removal agreement must be signed and notarized by the property owner only. Please provide the original signed and notarized copy of the EMRA.

III. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status. No additional deposits are needed for now. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

IV. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please phone (619) 446-5000 and request an appointment for a “Submittal-Discretionary Resubmittal.” Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the 3rd floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

- A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report.
- B. Provide your draft findings in a word format.
- C. Please note that as soon as a Notice of Decision to approve the project is mailed out, a Construction Plan and an Encroachment Maintenance Removal Agreement should be

concurrently processed and approved prior to the recordation of the discretionary permit. Please reference the Submittal Guidelines at this web link:
<http://www.sandiego.gov/development-services/industry/codes.shtml#submanual>.

- V. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Vicki Granowitz, chair of the North Park Planning Committee at (619) 584-1203 or email info@northparkplanning.org, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, please provide me with a copy of their vote.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

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

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5297 or via e-mail at liskandar@sandiego.gov.

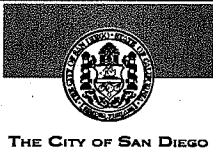
Sincerely,

Laila Iskandar
Project Manager

Enclosures:

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

cc: File
Vicki Granowitz, Chairperson of the North Park Planning Committee
Reviewing Staff (Assessment letter only)



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

Community Planning Committee Distribution Form Part 1

Project Name: Wilshire Terrace SDP	Project Number: 317992	Distribution Date: 6/25/2013
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Project Scope/Location:
GREATER NORTH PARK Site Development Permit (Process 3) to construct a 9,444 sq. ft. four residential unit with street yard and setback deviations in two, three-story buildings on an 8,162 sq. ft. lot located at 3434 Wilshire Terrace in the Mid-City Communities Planned District MR-1000 zone, Geo 52, VHFHSZ, Transit Area Overlay Zone, Greater North Park Community Plan, Council 3, Notice cards=1.

Applicant Name: Ahmadi, Ryan	Applicant Phone Number: (619) 564-7586
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Project Manager: Mezo, Renee	Phone Number: (619) 446-5001	Fax Number: (619) 446-5245	E-mail Address: RMezo@sandiego.gov
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Project Issues (To be completed by Community Planning Committee for initial review):

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



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

Community Planning Committee

Distribution Form Part 2

Project Name: Wilshire Terrace SDP		Project Number: 317992	Distribution Date: 6/25/2013	
Project Scope/Location: GREATER NORTH PARK Site Development Permit (Process 3) to construct a 9,444 sq. ft. four residential unit with street yard and setback deviations in two, three-story buildings on an 8,162 sq. ft. lot located at 3434 Wilshire Terrace in the Mid-City Communities Planned District MR-1000 zone, Geo 52, VHFHSZ, Transit Area Overlay Zone, Greater North Park Community Plan, Council 3, Notice cards=1.				
Applicant Name: Ahmadi, Ryan			Applicant Phone Number: (619) 564-7586	
Project Manager: Mezo, Renee	Phone Number: (619) 446-5001	Fax Number: (619) 446-5245	E-mail Address: RMezo@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):				
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain	
<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:				
NAME:			TITLE:	
SIGNATURE:			DATE:	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				