



THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: July 28, 2022

TO: Planning Commission

FROM: Benjamin Hafertepe, Development Project Manager, Development Services Department

SUBJECT: August 4, 2022 Planning Commission Hearing, Item 4: Spectrum Bridge – Project No. 659148

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Please note the following changes were made to the Draft Permit with Conditions under Attachment 6 within [Report No. PC-22-041](#):

**Permit Condition No. 27** - Deleted "Certificate of Occupancy" and replaced with "date of final inspection of the bridge work".

**Permit Condition No. 29** - Deleted since no parking spaces are required for the pedestrian bridge.

- Removal of Permit Condition No. 29 will result in renumbering of the subsequent permit conditions.

These changes are reflected in the attached draft permit pages within this memorandum. Should you have any questions, please contact me at (619) 446-5086 or email me at [BHafertepe@sanidiego.gov](mailto:BHafertepe@sanidiego.gov).

Respectfully,

Benjamin Hafertepe  
Development Project Manager

Attachment:

1. Attachment 6 – Draft Permit with Conditions pages 8 - 9

satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A", on file in the Development Services Department.

25. Prior to issuance of any construction permit for building, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)(6).

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or [date of final inspection of the bridge work. Certificate of Occupancy.](#)

28. Structures over native or naturalized vegetation shall be constructed of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction to the satisfaction of DSD-Landscape section and the Deputy Fire Marshall.

**PLANNING/DESIGN REQUIREMENTS:**

~~29. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.~~

~~30.~~29. 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.

~~31.~~30. Prior to development, an Encroachment Maintenance and Removal Agreement (EMRA) for improvements for encroachment into the open space easement shall be submitted and approved.

~~32.31.~~ 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:**

~~33.32.~~ No trees or shrubs exceeding three feet in height at maturity shall be installed or remain within ten feet of any public sewer facilities or within five feet of any public water facilities.

~~34.33.~~ CDP No. 2145621, SDP No. 2145622, PDP No. 2145623, and PID/TM/CDP No. 89-0244 shall remain in effect except, where amended by this permit.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 August 4, 2022 and [Approved Resolution Number].