

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

Agenda

Meeting Location: Neighborhood House, 841 S. 41st Street, San Diego, CA 92113

November 19, 2012, 6:00 PM – 7:45 PM SPECIAL DATE

The Southeastern San Diego Planning Group covers the area south of the Dr. Martin Luther King, Jr. Freeway (Highway 94), east of Interstate 5, north of the border of National City, and west of Interstate 805. It includes the communities of Sherman Heights, Logan Heights, Grant Hill, Memorial, Stockton, Mount Hope, Mountain View, Southcrest, and Shelltown. (9 Neighborhoods)

1. **CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS**
2. **APPROVAL OF TODAY'S AGENDA (ADDITIONS, CHANGES, OR OMISSIONS)**
3. **APPROVAL OF October 8, 2012 MINUTES – 6:15PM**
4. **PUBLIC COMMENTS (two minutes per public speaker, on non-agenda items only)**
5. **STAFF REPORTS: Fourth District Council (Bruce Williams), Eighth District Council Office, (Martha Zapata), Congresswoman Susan Davis Office, (Ricardo Flores), "Ninth" District Council Office (Drew Ector) - 6:20PM to 6:35PM**
6. **BOARD COMMENTS AND SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS (two minutes per Board member), CPC, COMPACT, Individual Board Members 6:35PM to 6:40PM**
7. **INFORMATION ITEMS:**
 - A. **CALTRANS STATUS REPORT: An update regarding the High Occupancy Vehicle lanes, including the operation of a Bus Rapid Transit, along State Route 94.** Report by current Project Manager Andrew Rice from CalTrans. **6:40PM to 6:50PM**
8. **ACTION ITEMS:**
 - A. **Little Lamb Land Preschool, 619 Morrision Street, Project No. 234061, Mount Hope Neighborhood.** CUP Application to amend existing CUP 89-0789 for existing church at 4168 Market Street –that operates Day Care Center- to expand to adjacent property to the north, a single family house on .14 acre. Project Manager is Tim Daly, Development Services. Presented by Dr. James and Sylvia Harrison. **6:50PM to 7:10PM**
 - B. **Special Election to the Board: 1. Accept vacancy – Ben Rivera, 2. Approve General Membership for James Brown; 3. Elect James Board to the Board. 7:10PM to 7:25PM**
9. **PLANNER'S REPORT – 7:25PM to 7:35PM**
10. **CHAIR'S REPORT, Report on Future Projects, 7:35PM to 7:40PM**

ADJOURNMENT: by 7:45PM

Maria Riveroll, Chair (619) 264-5373



THE CITY OF SAN DIEGO

October 29, 2012

Via Email: dr.jbharrison@gmail.com

James Harrison
3688 Helix Street
Spring Valley, CA 91977

Dear Mr. Harrison:

Subject: Little Lamb Land Preschool; Project Assessment Letter;
Project No. 234061; Internal Order No. 24001611; Southeastern San Diego
Community Plan.

The Development Services Department has completed the sixth review of the project referenced above, and described as a Neighborhood Development Permit and Conditional Use Permit (CUP) to amend CUP No. 89-0789 for a proposed child care center in an existing single family residence located at 619 Morrison Street and existing church and pre-school uses located at 4186 and 4196 Market Street in SubDistricts I and II of Mount Hope Planned District Ordinance and Airport Influence Area Overlay Zones within the Southeastern San Diego 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.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. 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 Development 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:** Your project as currently proposed requires the processing of a Process Two, Neighborhood Development Permit and a Process Three, Conditional Use Permit. Consistent with the City's Municipal Code Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Three, Hearing Officer decision with appeal rights to the City's Planning Commission.
- II. **SIGNIFICANT PROJECT ISSUES:** All remaining City staff issues are resolved. Please carefully review the City staff comments and draft permit conditions.
- III. **PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding your account status and the recent City staff charges for the current project review may have not been posted on the account. Therefore, our latest data indicates you have approximately \$748.00 remaining in the deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The account statements also include an invoice for payment stub to be utilized as necessary. The minimum balance required for a CUP application is \$5,000.00, see <http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib503.pdf>. Please provide payments, utilizing the invoice for payment stub, to maintain the required balance amount. However, the processing of any project applications with a deficit in their deposit account will be suspended immediately (including submittals, staff review, processing for public hearings, and project completion) by City staff until sufficient funds are provided in the account. Should you have questions about those charges, please feel free to contact me directly.

- IV. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to scheduling a public hearing. Please telephone me if you wish to schedule a meeting with staff. I anticipate scheduling the public hearing date for your project after your meeting with the Southeastern San Diego Planning Group.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete. To avoid closing your project

application, please provide the requested information herein within 90 days of this letter date.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

V. RESUBMITTALS/NEXT STEPS:

- A. CEQA Filing Fee: Since your project has been determined to be Exempt from the provisions of the California Environmental Quality Act (CEQA); a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.
- B. Records Fee: Required for all projects at any time prior to close-out: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503, <http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib503.pdf>). Please forward to me a check payable to the "City Treasurer" in the amount of \$90.00.

VI. 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 Ms. Maria Riveroll, Chair for the Southeastern San Diego Planning Group, at (619) 264-5373 or email taxqueen25@cox.net, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, please provide a copy of the recommendation and, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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>.

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James Harrison
October 29, 2012

VII. 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.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/profiles/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to re-submittal. I may be reached by telephone at (619) 446-5356 or via e-mail at tdaly@sandiego.gov.

Sincerely,



Tim Daly
Development Project Manager

Enclosures:

1. Cycle Issues Report

cc: File
Chair Southeastern San Diego Planning Group
Reviewing Staff (Assessment letter only)



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **234061**

Title: LITTLE LAMB LAND PRESCHOOL



Project Mgr: Daly, Tim

(619) 446-5356

tdaly@sandiego.gov

Review Information

Cycle Type: 20 Submitted (Multi-Discipline)

Submitted: 10/22/2012 Deemed Complete on 10/22/2012

Reviewing Discipline: Community Planning Group

Cycle Distributed: 10/22/2012

Reviewer: Daly, Tim

Assigned: 10/26/2012

(619) 446-5356

Started: 10/26/2012

tdaly@sandiego.gov

Review Due: 11/05/2012

Hours of Review: 0.20

Completed: 10/29/2012 **COMPLETED ON TIME**

Next Review Method: Community PlanningGroup(Sub)

Closed: 10/29/2012

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 7th complete submittal for Community Planning Group on this project as: Community PlanningGroup(Sub).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 46 reviews, 50.0% were on-time, and 63.0% were on projects at less than < 3 complete submittals.

📁 Southeastern San Diego Plannin

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Please contact the Ms. Maria Riveroll, Chair for the Southeastern San Diego Planning Group, at (619) 264-5373 or email taxqueen25@cox.net, to make arrangements to present your project for review at their next available meeting. This Community Planning 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. (From Cycle 11)







L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 20 Submitted (Multi-Discipline)	Submitted: 10/22/2012	Deemed Complete on 10/22/2012
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 10/22/2012	
Reviewer: Spindell, Glenn (619) 446-5353 gspindell@sandiego.gov	Assigned: 10/24/2012	
	Started: 10/25/2012	
Hours of Review: 1.00	Review Due: 11/05/2012	
Next Review Method: Conditions	Completed: 10/29/2012	COMPLETED ON TIME
	Closed: 10/29/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 3rd complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Landscaping (4 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 35 reviews, 71.4% were on-time, and 38.7% were on projects at less than < 3 complete submittals.

Review 100812

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Project Submittal Requirement [Item: 9.1] plans are not prepared at the scale indicated. The site plan and landscape plan shall be prepared on the same scale. (From Cycle 15)
<input checked="" type="checkbox"/>	2	Project Submittal Requirement [Item 10.3.1] Curb-to-Property Line Distances: according to City data, the following apply: Curb-to-property line distance for Morrison Street is 10 feet (plans show 8 feet); Curb-to-property line distance for Market Street is 20 feet (plans show 9.66 feet); Curb-to-property line distance for 42nd Street is 10 feet (plans show 10.5 feet). Revise plans accordingly, or provide the basis [reference engineering drawings] for the curb-to-property line distances indicated. (From Cycle 15)
<input checked="" type="checkbox"/>	3	Project Submittal Requirement [Item 11.1.2] Right-of-Way improvements: show dimensions on revised plans for the parkway, undeveloped right-of-way and sidewalks of both Morrison and Market Streets. (From Cycle 15)
<input checked="" type="checkbox"/>	4	Project Submittal Requirement [Item 10.1.16] Utilities: show all existing and proposed utilities on the site or in the adjacent right-of-way. (From Cycle 15)
<input checked="" type="checkbox"/>	5	Project Submittal Requirement [Item 11] LANDSCAPE DEVELOPMENT PACKAGE: the Landscape Development Plan shall substantially conform to the Southeastern San Diego Community Plan, the Mount Hope Planned District Ordinance, and the City-wide Landscape Regulations as detailed below: (From Cycle 15)
<input checked="" type="checkbox"/>	6	Mount Hope Planned District Landscaping Regulations: for the portion of the project located at 613 Morisson [APN 5460722100], the required 15-foot depth front yard shall be landscaped except for the areas occupied by driveways and walkways for a minimum of 40 percent of the total yard area [SDMC 1515.0402(a)]. Please demonstrate compliance on revised plans with accompanying calculations. (From Cycle 15)
<input checked="" type="checkbox"/>	7	Mount Hope Planned District Landscaping Regulations (continued): for the portion of the project located at 4196 Market St [APN 5460721300], a minimum of 10 percent of the parcel (950 square feet) shall be landscaped [SDMC 1515.0402(b)]. (From Cycle 15)
<input checked="" type="checkbox"/>	8	Where not otherwise specified, landscaping shall be provided in accordance with the City-wide Landscape Regulations, as follows: (From Cycle 15)
<input checked="" type="checkbox"/>	9	Street Trees shall be provided at the rate of one tree per 30 feet of street frontage; this applies to all three street frontages (SDMC 142.0409). (From Cycle 15)
<input checked="" type="checkbox"/>	10	All required plant material shall be irrigated with a permanent, below-grade irrigation system[SDMC 142.0403(c)]. (From Cycle 15)
<input checked="" type="checkbox"/>	11	A minimum root zone of 40 square feet, with a minimum dimension of 5 feet, shall be provided for all trees (142.0403[b][5]). All other required planting areas shall be greater than 30 square feet in size with a minimum dimension of 3 feet (142.0403[d][2]). Please show the dimensions on plans of all planting areas. (From Cycle 15)

Draft Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Prior to issuance of any building permits, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. (New Issue)
<input type="checkbox"/>	14	Consistent with the Mount Hope Planned District Ordinance, Subdistrict 1, the parcel lot at 619 Morrison Street shall provide 40 percent of the required front yard to be landscaped. (New Issue)
<input type="checkbox"/>	15	Consistent with the Mount Hope Planned District Ordinance, Subdistrict 2, the parcel lots at 4168 and 4196 Market Street shall provide required landscaping upon 10 percent of the overall lot. (New Issue)





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.: 234061

PROJECT TITLE: **LITTLE LAMB LAND PRESCHOOL**

PROJECT LOCATION-SPECIFIC: The religious facility is located on three-parcels, and is addressed at 4168 and 4196 Market Street and 619 Morrison Street, San Diego, California 92102

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP) to amend CUP No. 89-0789 to allow for a proposed child care center in an existing single-family residence for an existing church facility, and preschool uses on a 6,100 square-foot site. The proposed child care center would be located at 619 Morrison Street. The existing church, and pre-school uses is located at 4168 Market Street, and a church office is located at 4196 Market Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: James Harrison (Agent), Visions of God (Firm), San Diego, CA 92102, (619) 818-7706

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 child care center for an existing religious facility would be consistent with the existing land use designation (residential), 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

 Chad M. Gherman AICP/Senior Planner
SIGNATURE/TITLE

 SEPTEMBER 26, 2012
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: