

Development Services Department

**FAMILY HEALTH CENTER OF SAN DIEGO
(FHCS) CLINIC CDP/SDP
Project No. PRJ- 0692722**

Item # 1

Planning Commission

November 7, 2024



Project Data

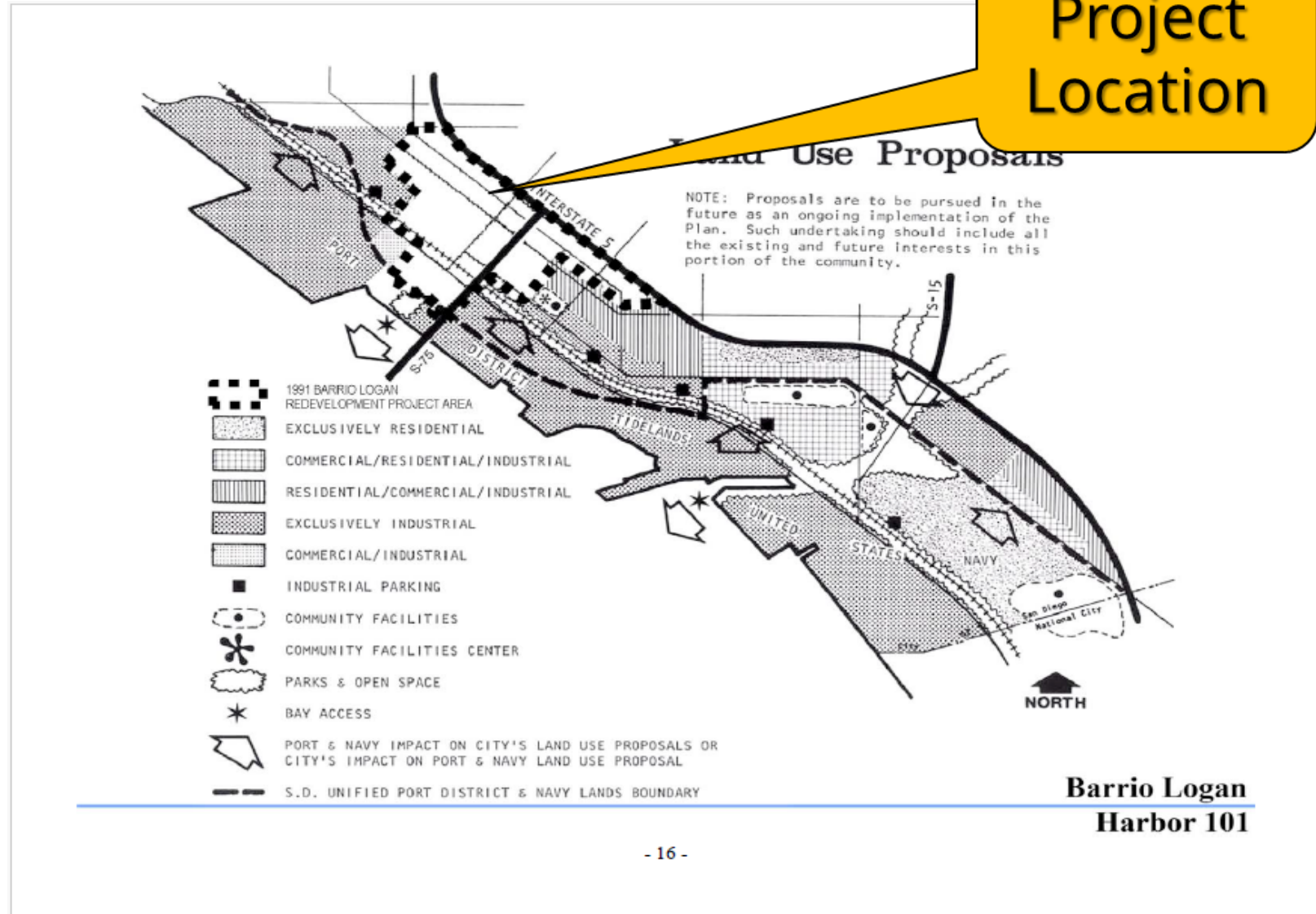
Location:	1825-1873 National Avenue, Barrio Logan Community Area, (Non-Appealable 2), Barrio Logan Harbor 101 Community Plan, Barrio Logan Planned District – Redevelopment Zone
Parcel Size:	1.12-acre
Approvals:	Process Level 4 Coastal Development Permit & Site Development Permit, Neighborhood Development Permit and Conditional Use Permit CEQA Determination(EXEMPT), Section 15332 (In-Fill Development Projects)

Aerial Photograph



Land Use Map

FAR 1.5

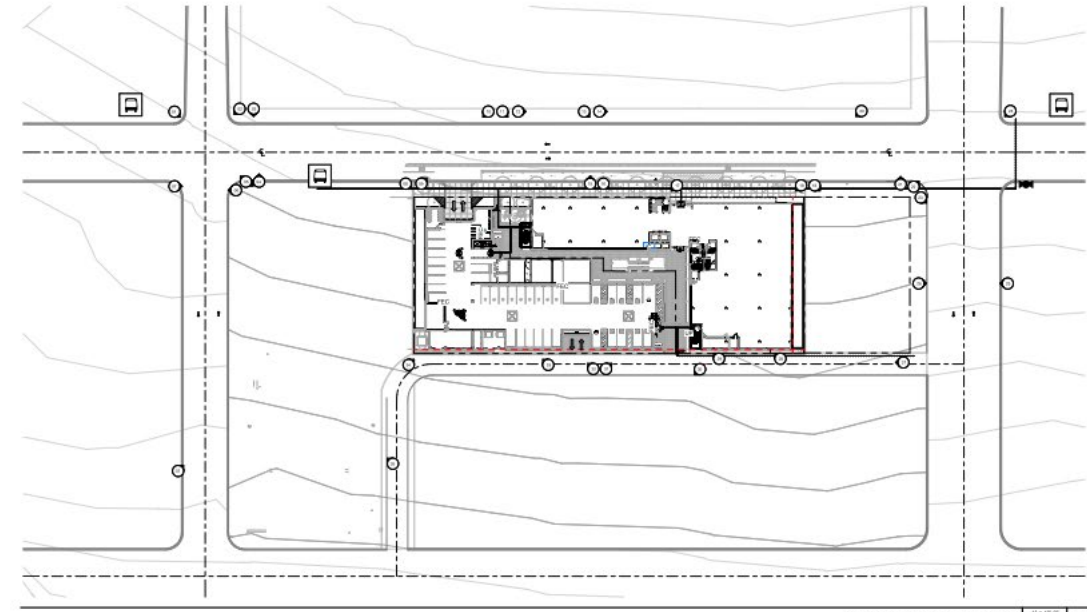


Project Location

Project Scope

- Coastal Development Permit, and Site Development Permit Neighborhood Development Permit and Conditional Use Permit, for the demolition of an existing office building, residential structures and parking lots for the construction of a 73,592-square foot four-story clinic and administration office building and a four-story parking garage. The proposal is to construct a facility, which includes:
 - 10,324-square feet of research & development, and 6,500-square feet of health care offices, first floor
 - 5,079-square feet of health care offices and 11,745-square feet of business offices, second floor
 - 16,824-square feet of business offices each, third and fourth floors
 - 75,880-square-foot four story parking garage with 174 parking spaces
- Additional work includes
 - Landscaping and Solar Panels on the roof

Site Photos



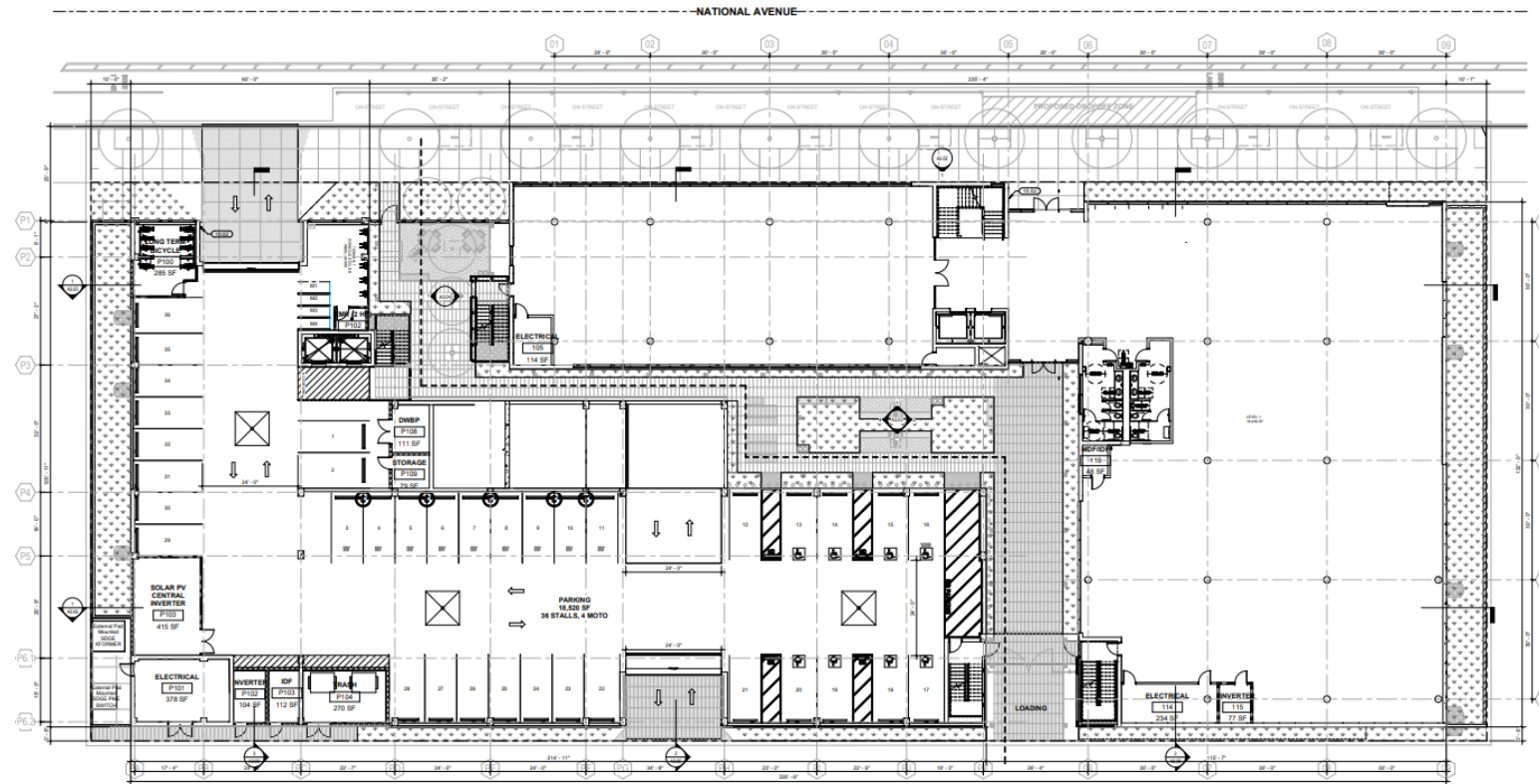
PHOTOGRAPHIC SURVEY KEY PLAN 1



Site Photos



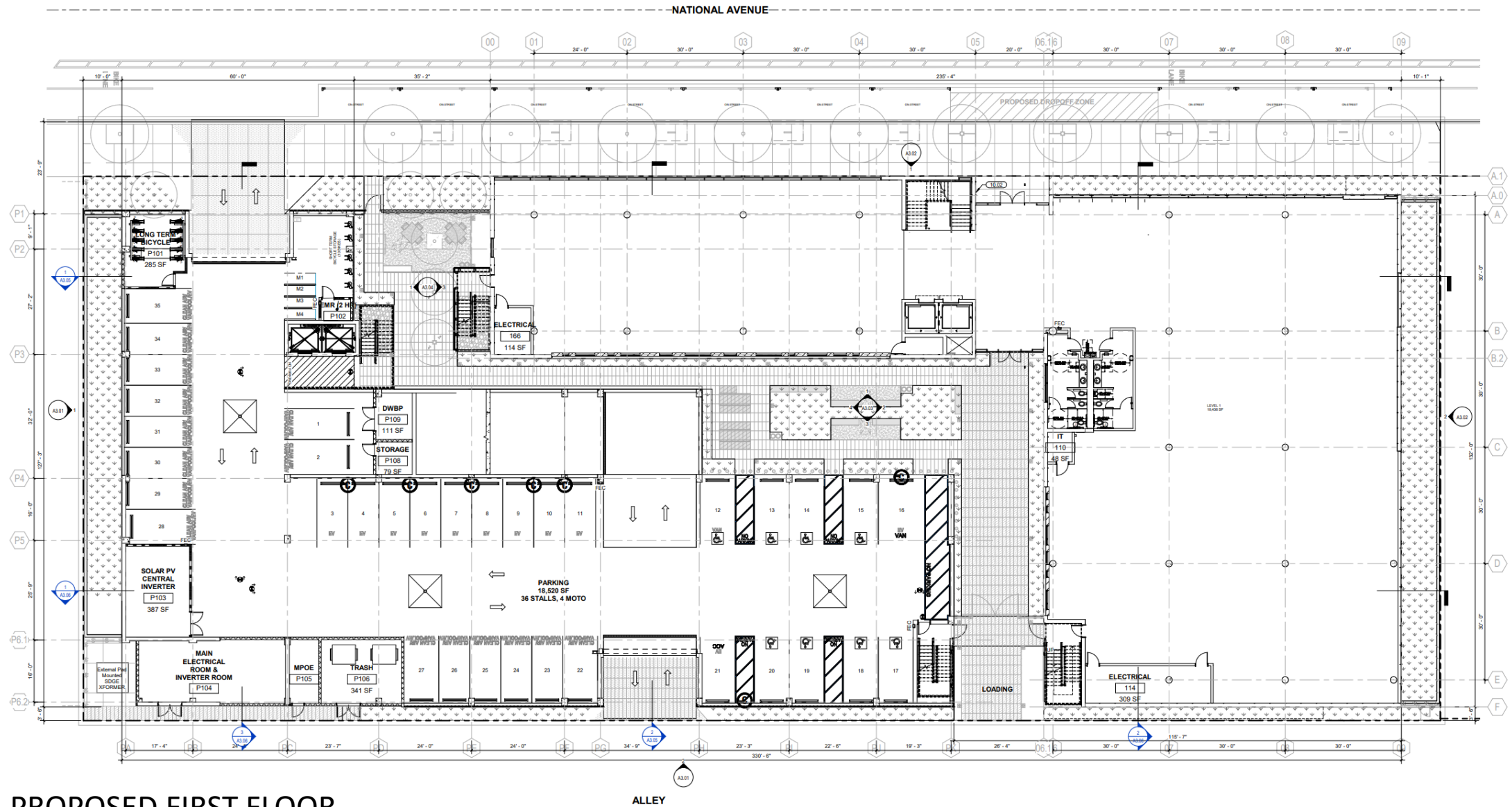
Site Plan



OVERALL PLAN - LEVEL 1 1/16" = 1'

KEYNOTES	FLOOR PLAN LEGEND	GENERAL NOTES	KEYPLAN				
<table border="1"> <thead> <tr> <th>NUMBER</th> <th>TEXT</th> </tr> </thead> <tbody> <tr> <td>10.00</td> <td>KNOX BOX - FLOOR MOUNTED</td> </tr> </tbody> </table>	NUMBER	TEXT	10.00	KNOX BOX - FLOOR MOUNTED	<ul style="list-style-type: none"> PROPERTY LINE SETBACK LINE MATCHLINE BUILDING PROJECTION OVERHEAD ACCESSIBILITY ROUTE WALL TYPE LETTER INDICATES WALL TYPE. SEE ALSO SCHEDULES. FLOOR FINISH NUMBER INDICATED. SEE ALSO SCHEDULES. REFER TO SHEET FOR INTERIOR STUD WALL SCHEDULES. METAL STUD WALL CONSTRUCTION 1 HOUR RATED METAL STUD WALL CONSTRUCTION 2 HOUR RATED METAL STUD WALL CONSTRUCTION 	<ol style="list-style-type: none"> 1 REFER TO HAS SIX SHEETS FOR INTERIOR INFORMATION. 2 REFER TO HAS SEVEN SHEETS FOR PARKING DIMENSIONS INFORMATION. 3 DIMENSIONS: ALL DIMENSIONS ARE TO FINISH FACE. COLUMN GRID LINES OR FACE OF CONCRETE AND CURB WALLS IN PARALLEL LINES. WINDOW AND DOOR LOCATIONS ARE DIMENSIONED TO FINISH OPENING. ALL CURB DIMENSIONS MUST BE MAINTAINED. 4 DOOR SCHEDULES: ALL DOORS, HINGE SIDE, SHALL BE LOCATED 4" FROM FINISH FACE OF WALL. 5 WINDOW SCHEDULES: PROJECTIONS THROUGH FIRE RESISTIVE WALLS, FLOOR-CLOSING AND FLOOR CURB WALLS AS PROTECTED BY AN APPROVED FIRE-STOPPING SYSTEM SHALL BE LIMITED TO ACCORDANCE WITH SECTION 707 OF THE IBC. WALLS SHALL BE PENETRATED BY APPROVED FIRE-STOPPING SYSTEM AND SHALL BE PENETRATED BY APPROVED FIRE-STOPPING SYSTEM. 	
NUMBER	TEXT						
10.00	KNOX BOX - FLOOR MOUNTED						

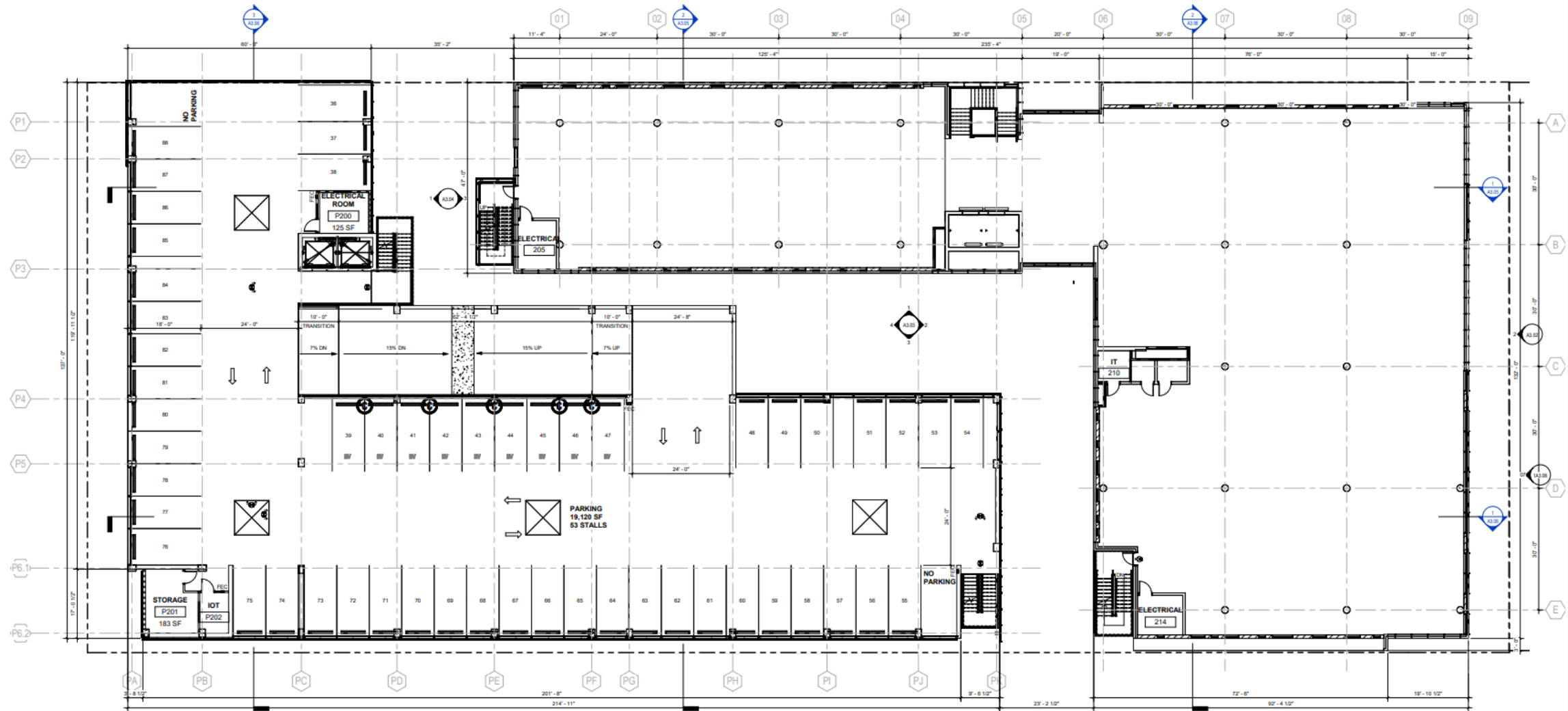
1st Floor Plan



PROPOSED FIRST FLOOR

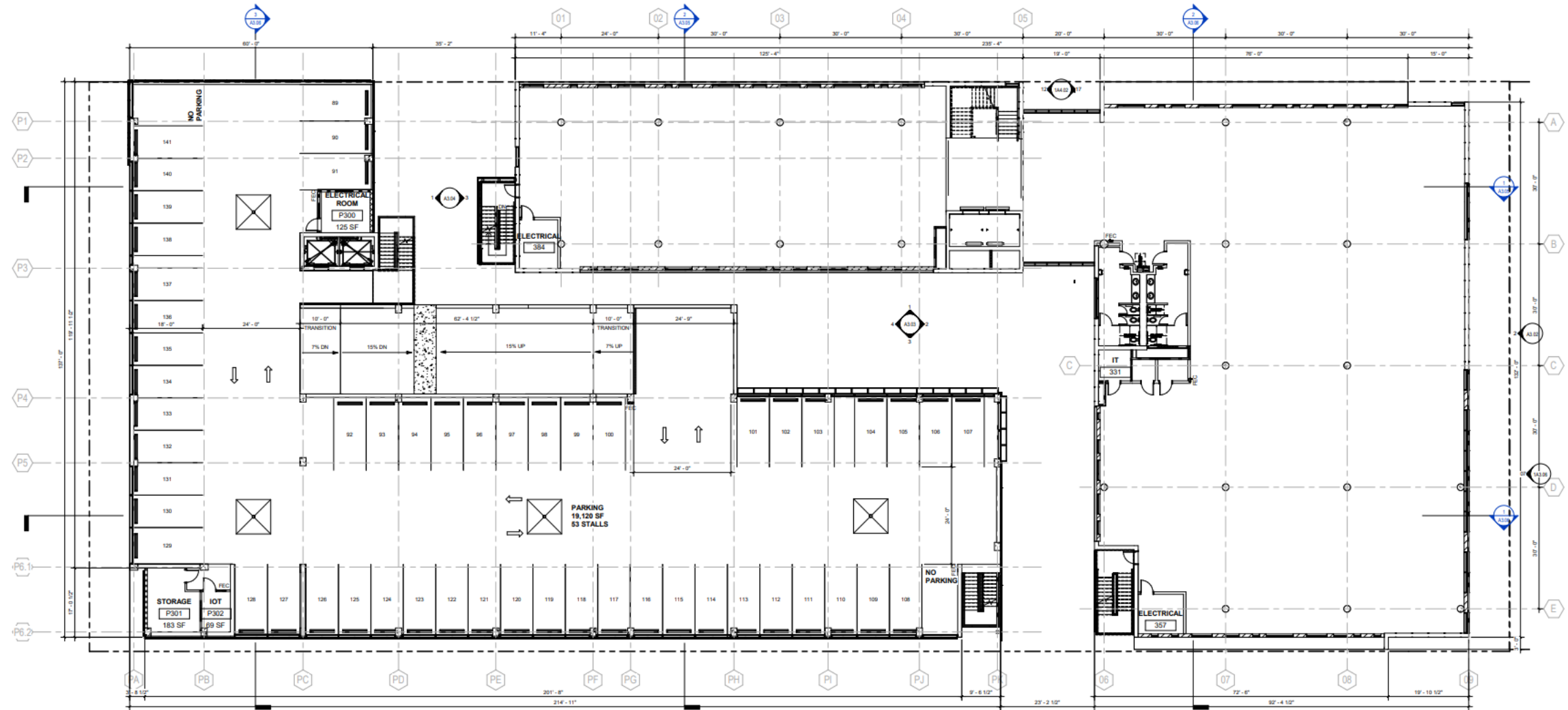
ALLEY

2nd Floor Plan



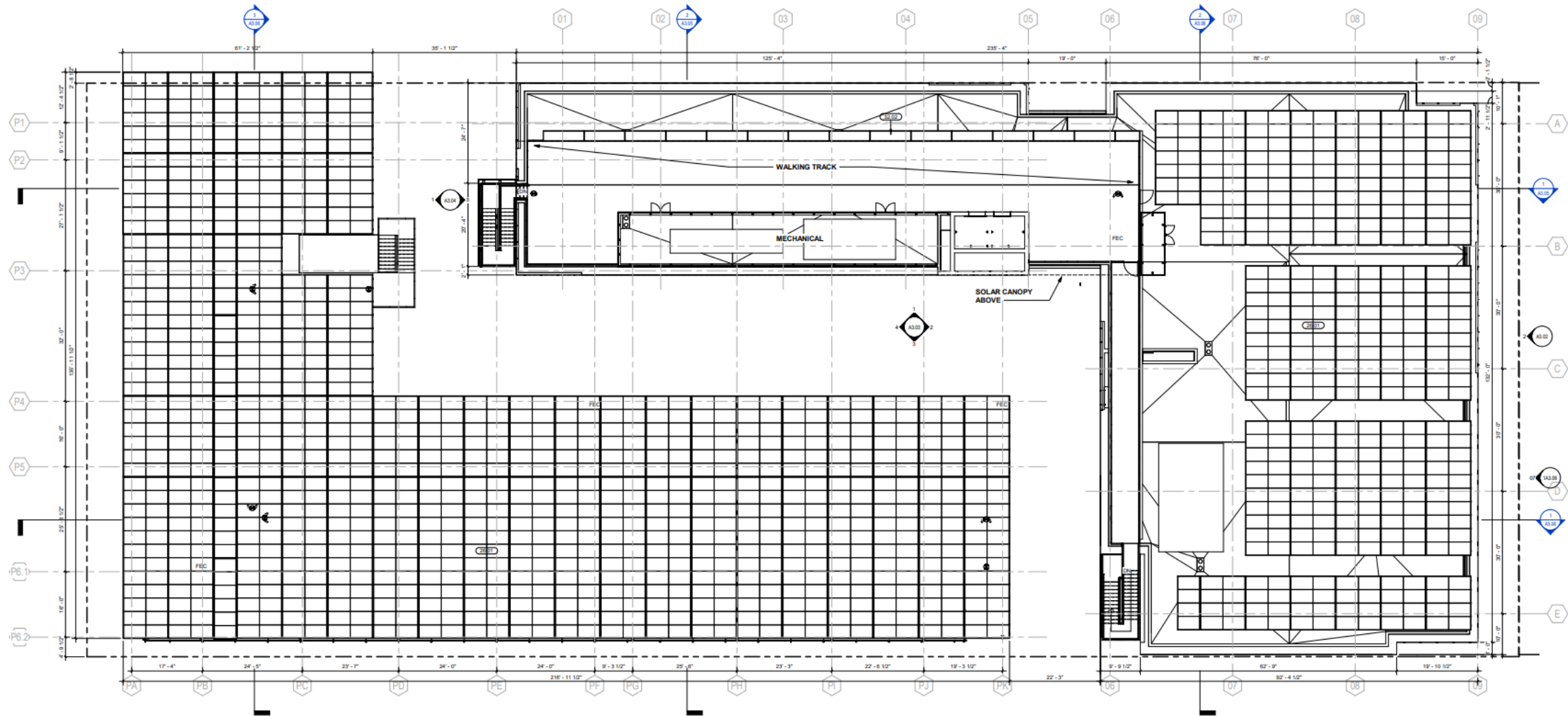
PROPOSED SECOND FLOOR

3rd Floor Plan



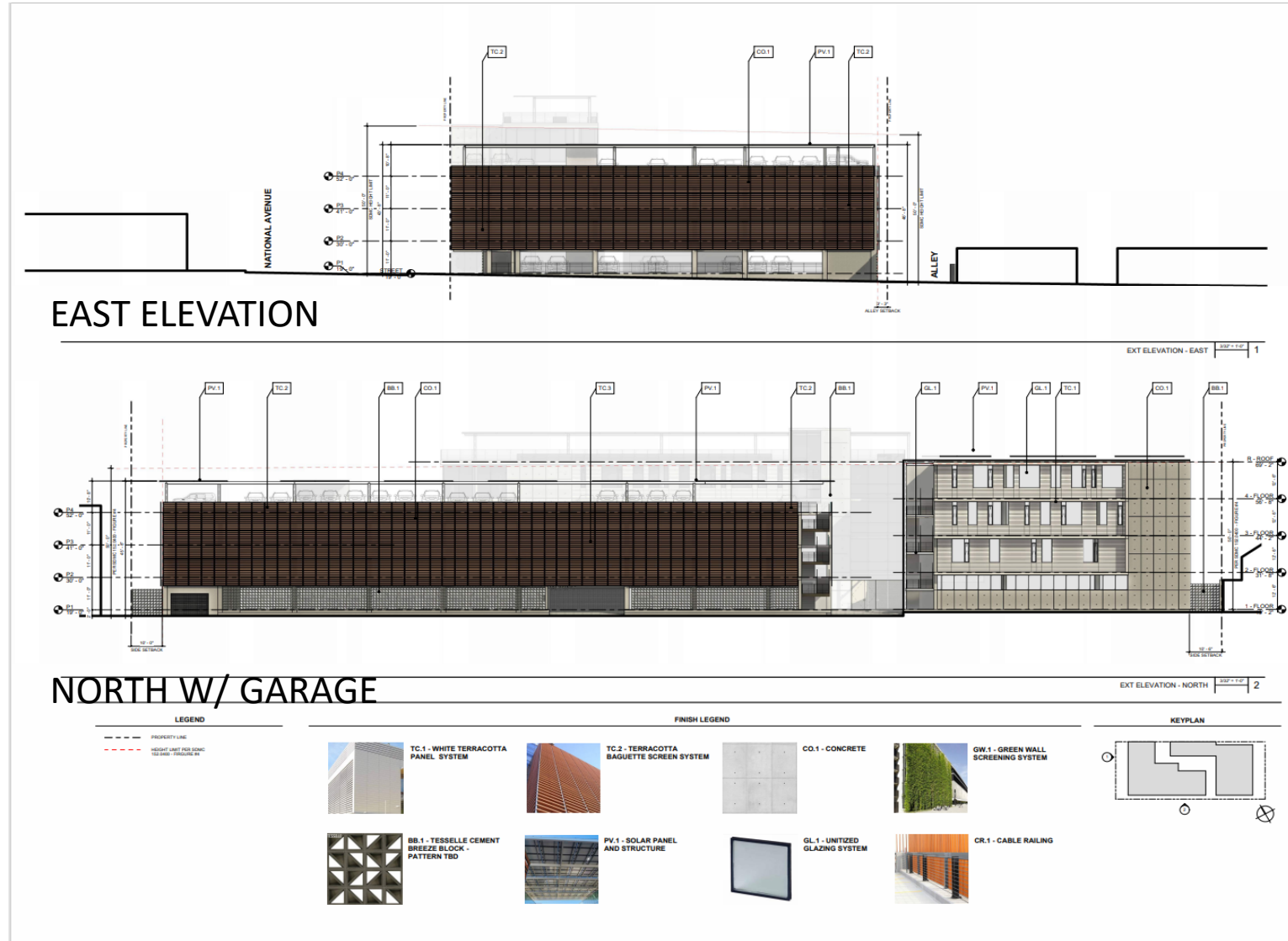
PROPOSED THIRD FLOOR

4th Floor Plan



PROPOSED ROOF PLAN

Elevations (EAST & NORTH)



Elevations (WEST & SOUTH)



EXT ELEVATION - SOUTH 1

SOUTH ELEVATION

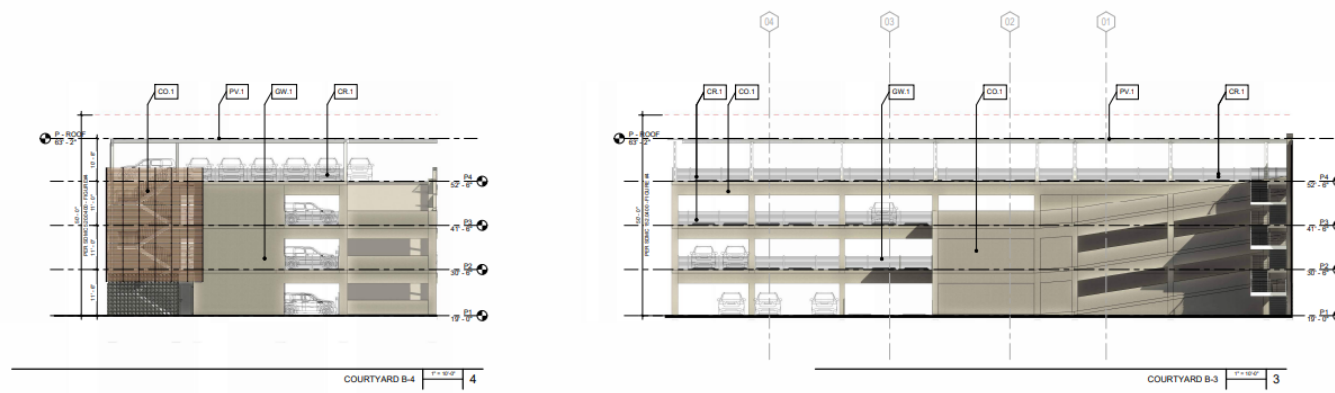


EXT ELEVATION - WEST 2

WEST ELEVATION

LEGEND		FINISH LEGEND				KEYPLAN
	PROPERTY LINE		TC-1 - WHITE TERRACOTTA PANEL SYSTEM		TC-2 - TERRACOTTA BAGUETTE SCREEN SYSTEM	
	HEIGHT LIMIT FOR SIGNAGE AND STRUCTURE		CO-1 - CONCRETE		GW-1 - GREEN WALL SCREENING SYSTEM	
			BB-1 - TESSELLE CEMENT BREEZE BLOCK - PATTERN TBD		PV-1 - SOLAR PANEL AND STRUCTURE	
			GL-1 - UNITIZED GLAZING SYSTEM		CR-1 - CABLE RAILING	

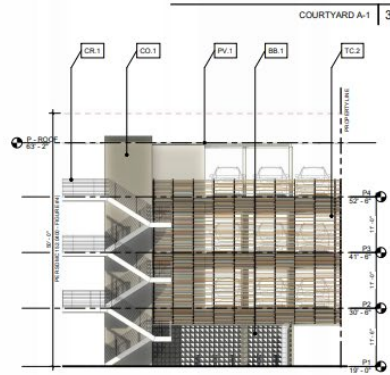
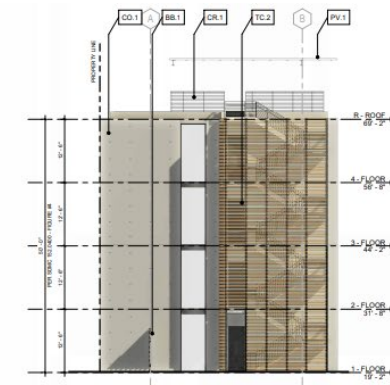
Elevations (COURTYARD)



LEGEND	KEYNOTES				KEYPLAN
<p>--- PROPERTY LINE</p> <p>--- HEIGHT LIMIT PER SDMC TITLE 14.000 - FIGURE 14</p>	<p>TC-1 - WHITE TERRACOTTA PANEL SYSTEM</p>	<p>TC-2 - TERRACOTTA BAGUETTE SCREEN SYSTEM</p>	<p>CO-1 - CONCRETE</p>	<p>GW-1 - GREEN WALL SCREENING SYSTEM</p>	
	<p>BB-1 - TESSELLE CEMENT BREEZE BLOCK - PATTERN TBD</p>	<p>PV-1 - SOLAR PANEL AND STRUCTURE</p>	<p>GL-1 - UNITIZED GLAZING SYSTEM</p>	<p>CR-1 - CABLE RAILING</p>	

PERSPECTIVE

Bulk & Scale



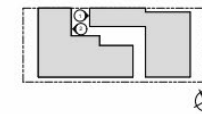
LEGEND

	PROPERTY LINE
	HIGHEST LIGHT FIXTURE FINISH TO 2000' - 15' (AS SHOWN)

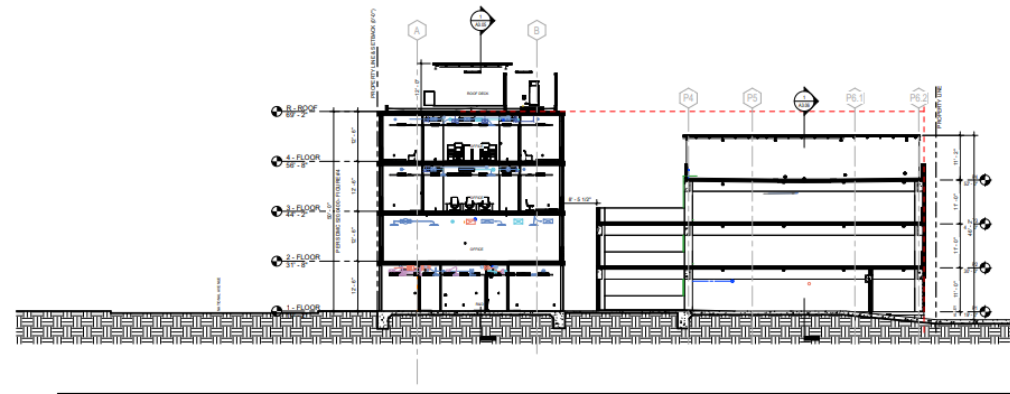
KEYNOTES

	TC.1 - WHITE TERRACOTTA PANEL SYSTEM		TC.2 - TERRACOTTA BAGUETTE SCREEN SYSTEM		CO.1 - CONCRETE		GW.1 - GREEN WALL SCREENING SYSTEM
	BB.1 - TESSELLE CEMENT BREEZE BLOCK - PATTERN TBD		PV.1 - SOLAR PANEL AND STRUCTURE		GL.1 - UNITIZED GLAZING SYSTEM		CR.1 - CABLE RAILING

KEYPLAN



Bulk & Scale

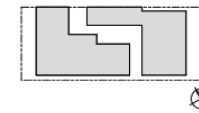


OVERALL NORTH - SOUTH SECTION Copy 1 1/2"=1'-0" 2

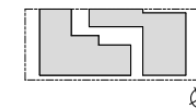
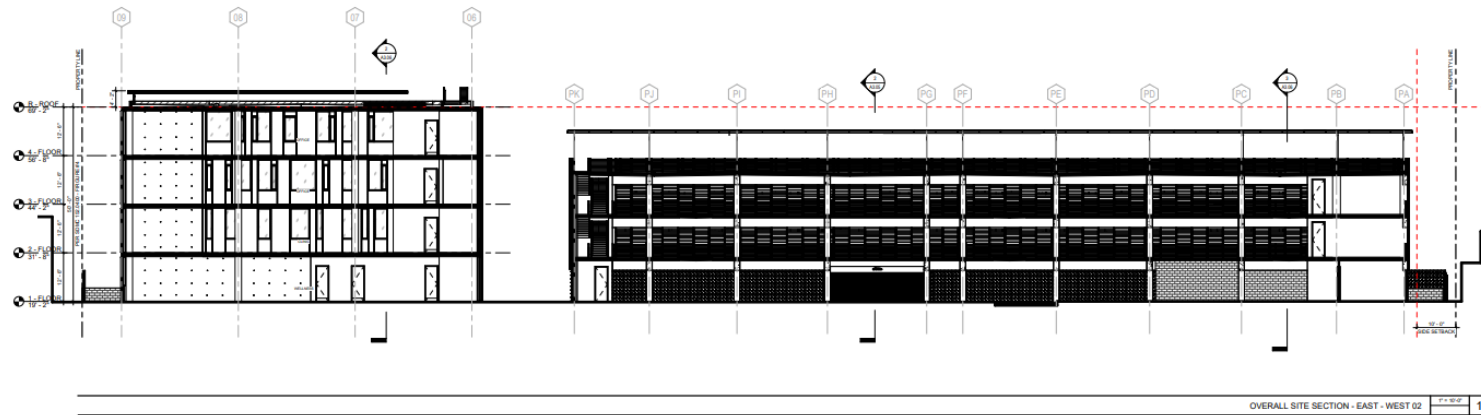
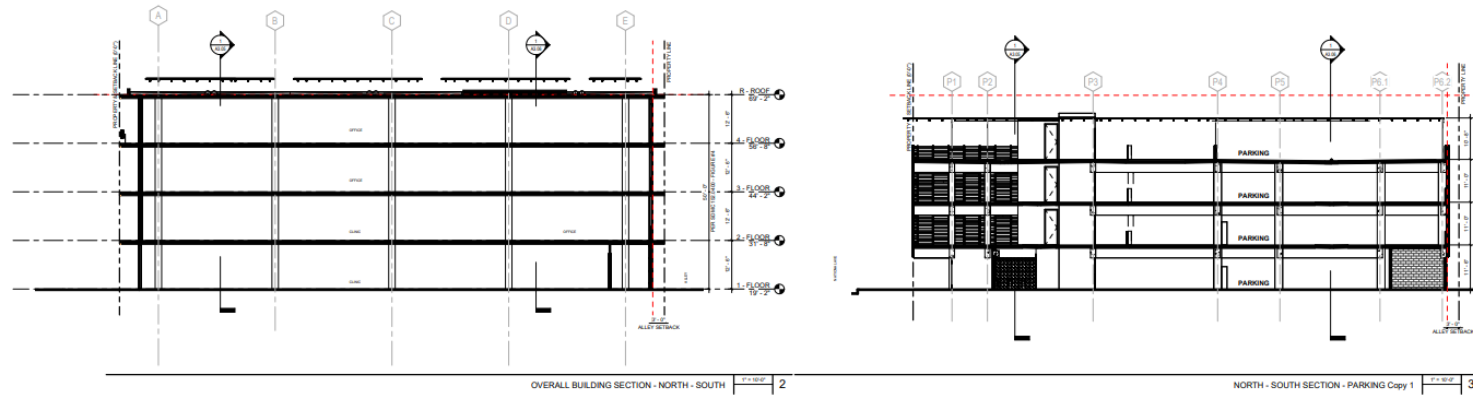


OVERALL SECTION EAST - WEST 01 1/2"=1'-0" 1

KEYPLAN



Bulk & Scale





Community Planning Group

Date:

On February 16, 2022, the Barrio Logan Community Planning Group recommended approval by a vote of 6-0-0.

Staff Recommendation

APPROVE- Coastal Development Permit No. 2579784
Site Development Permit No. 2579785
Neighborhood Development Permit No. 3314405
Conditional Use Permit No. 3312218

