

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ- 0692722 – FAMILY HEALTH CENTER OF SAN DIEGO CLINIC

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 758 6412**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

FAMILY HEALTH CENTER OF SAN DIEGO CLINIC
Project No. PRJ- 0692722

Item # 1

Planning Commission

November 7, 2024



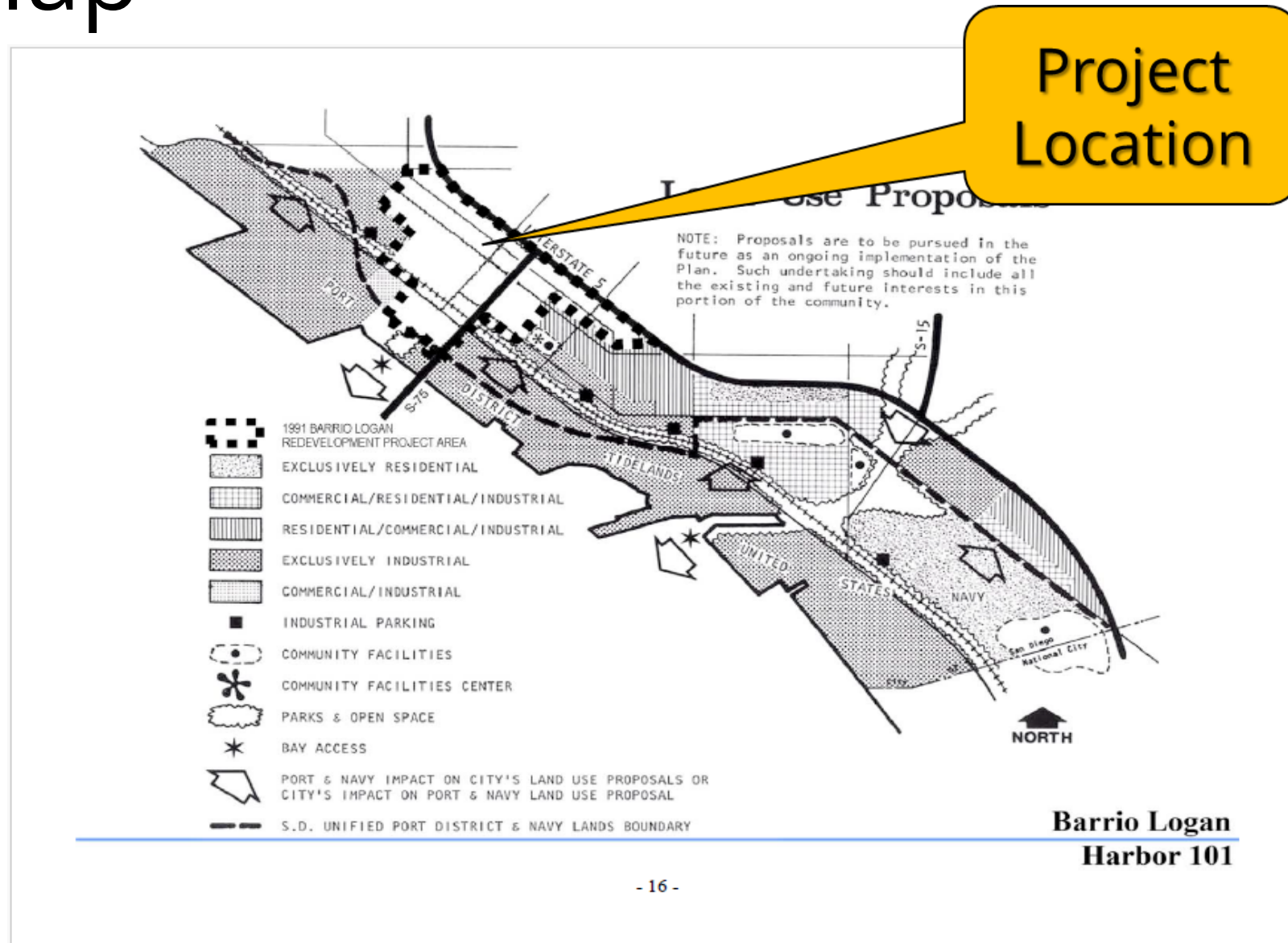
Project Data

Location:	1825-1873 National Avenue, Barrio Logan (Barrio Logan Harbor 101 Community Plan, Barrio Logan Planned District – Redevelopment Zone)
Parcel Size:	1.12 acres
Approvals:	Coastal Development Permit, Site Development Permit, Neighborhood Development Permit and Conditional Use Permit
Environmental Determination:	Exempt, California Environmental Quality Act (CEQA) Section 15332 (In-Fill Development Projects)

Aerial Photograph



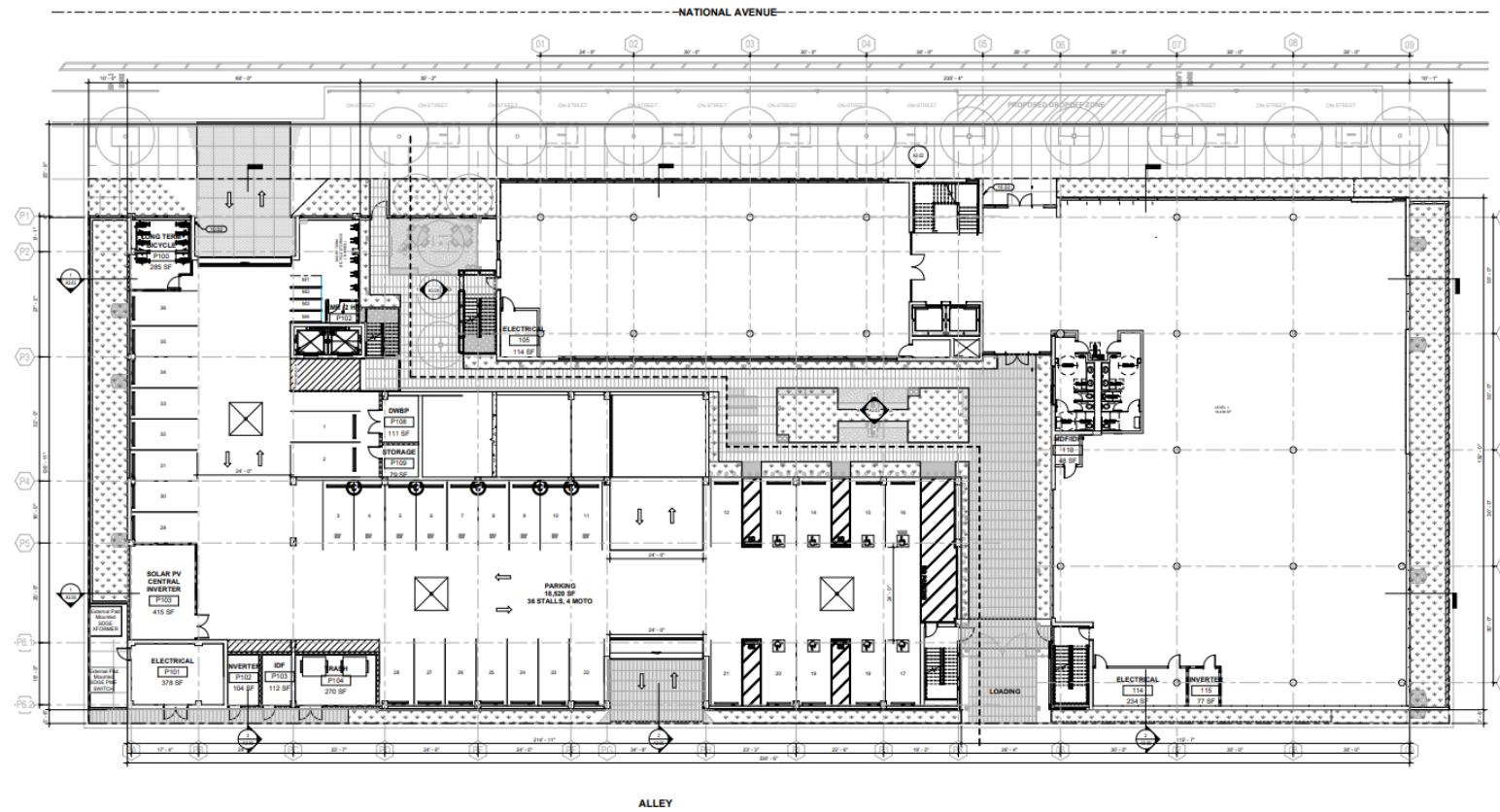
Land Use Map



Project Scope

- 73,592-square-foot, four-story clinic and administration office building
- 75,880-square-foot four-story parking garage with 174 parking spaces

Site Plan



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

KEYNOTES			FLOOR PLAN LEGEND		GENERAL NOTES		KEYPLAN	
NUMBER	TEXT		PROPERTY LINE		1 REFER TO ALL SIX SHEETS FOR INTERIOR INFORMATION.			
10.00	KNOX BOX - FLOOR MOUNTED		SETBACK LINE		2 REFER TO ALL SHEETS FOR PARKING DIMENSIONS INFORMATION.			
			MATCHLINE		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 AND DIMENSIONS TO FINISH OPENING. ALL CURB DIMENSIONS MUST BE MAINTAINED.			
			BUILDING PROJECTION OVERHEAD		4 DIMENSIONS: ALL DOORS, HINGE SIDE, SHALL BE LOCATED 4" FROM DIMENSION LINE.			
			ACCESSIBILITY ROUTE		5 DIMENSIONS: PROJECTIONS THROUGH FIRE RESISTIVE WALLS, FLOOR-CLOSING AND DOOR CURB WALLS AS PROTECTED BY AN APPROVED FIRE-STOPPING SYSTEM SHALL BE LIMITED TO ACCORDANCE WITH SECTION 107.05.01 AND SHALL BE LIMITED TO 4" AROUND A FLOOR CURB OR PROTECTIVE WALL. THE HINGED PORTION OF THE WALL OR FLOOR PENETRATED.			
			WALL TYPE LETTER INDICATES WALL TYPE. SEE ALSO SCHEDULES.					
			DOOR HINGE NUMBER INDICATED STUD SCHEDULE. SEE ALSO SCHEDULES REFER TO SEE IF INTERIOR STUD WALL SCHEDULES.					
			METAL STUD WALL CONSTRUCTION					
			1 HOUR RATED METAL STUD WALL CONSTRUCTION					
			2 HOUR RATED METAL STUD WALL CONSTRUCTION					

Site Photos



A. EXISTING PARKING LOT FROM NATIONAL AVE. N/E



B. EXISTING PARKING LOT FROM NATIONAL AVE. S/E



C. EXISTING ALLEY WAY FROM NEWTON AVE. W

Artistic Rendering (View from National Avenue)





Community Planning Group

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

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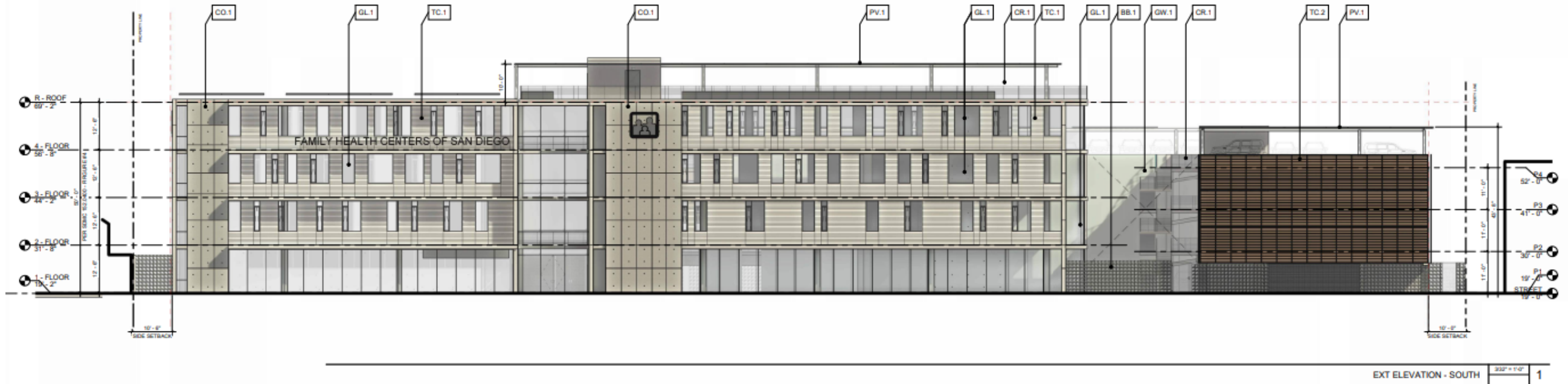
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BLANK

Elevation (from National Avenue)

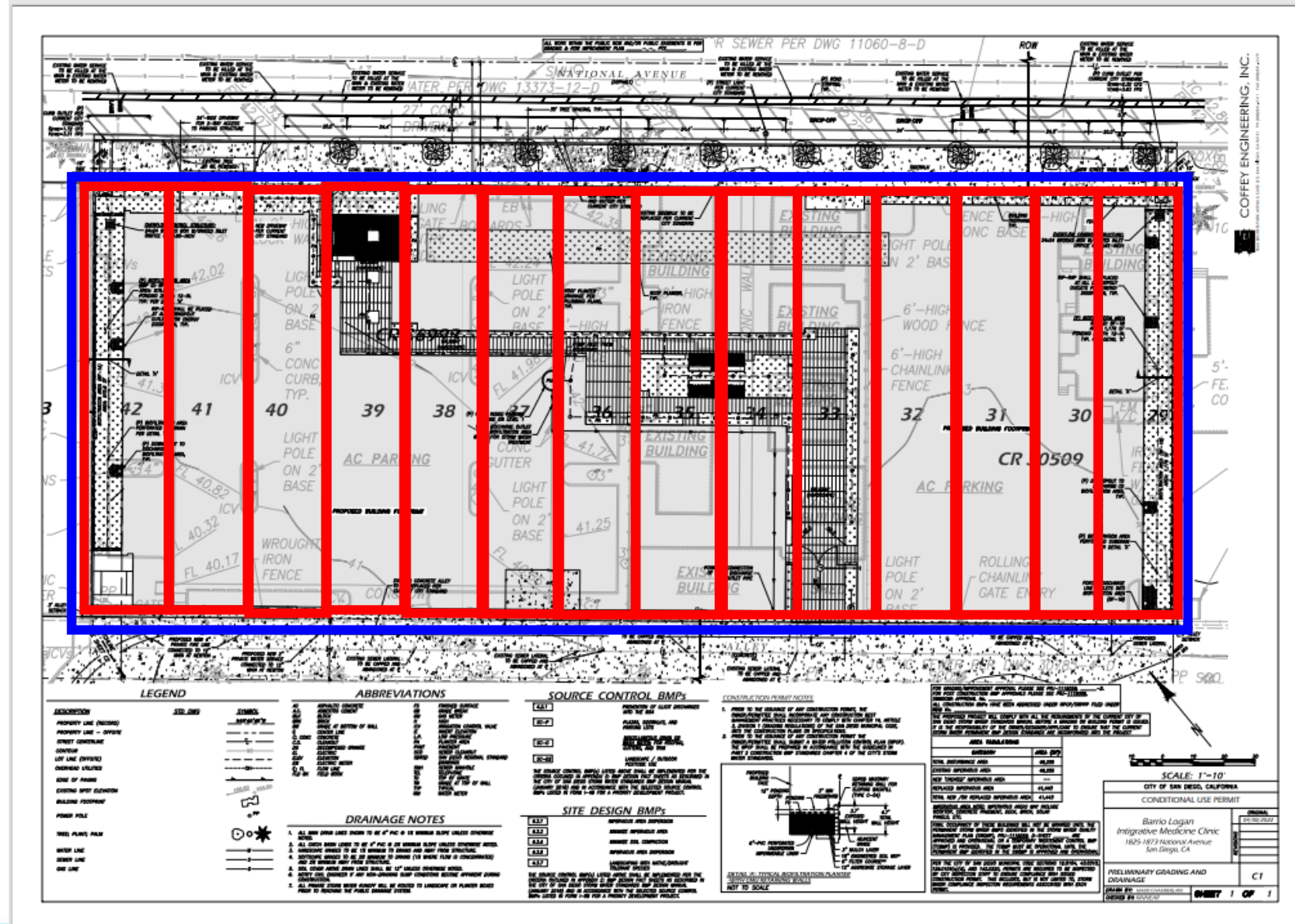




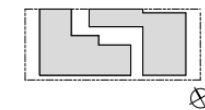
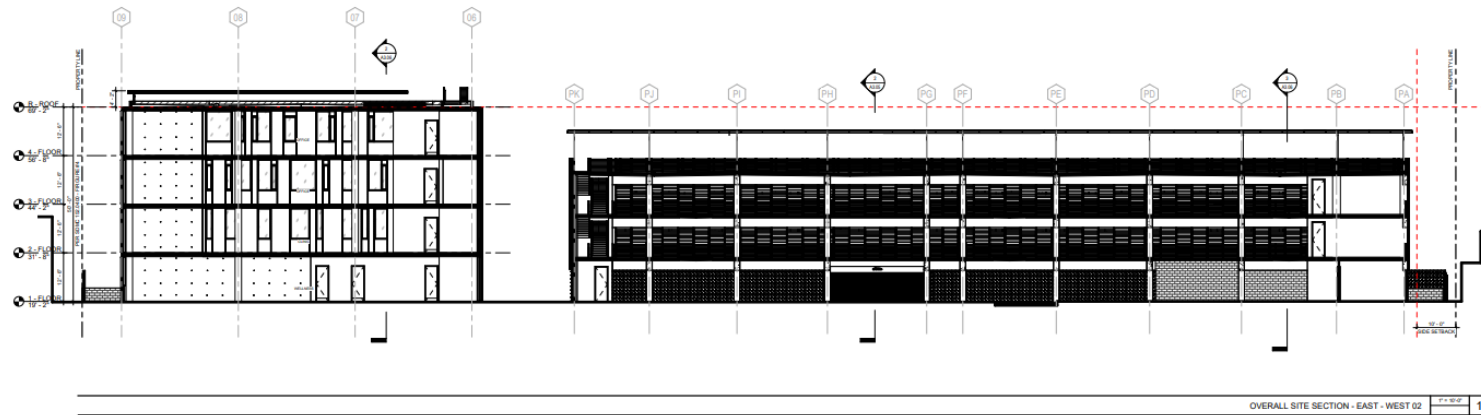
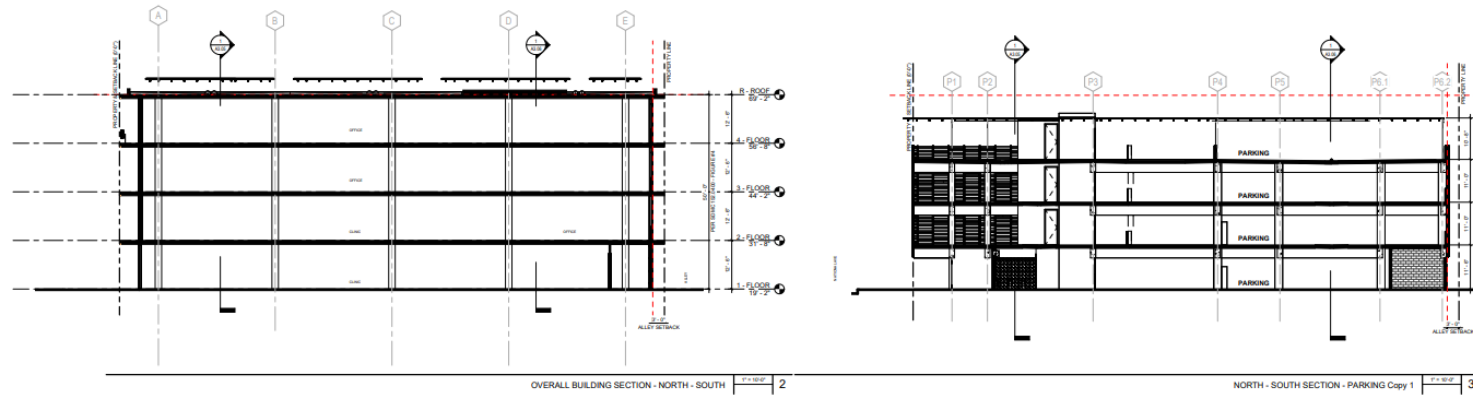
DEVIATION

EXISTING LOTS 14,000SF

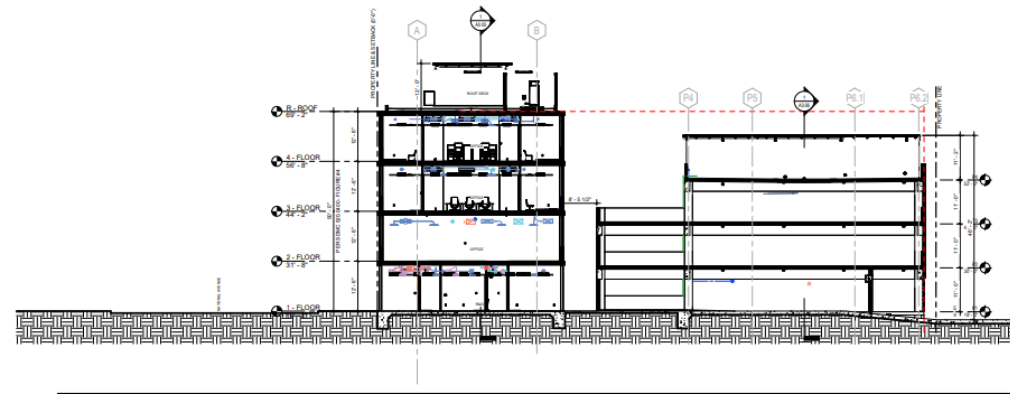
NEW LOT



Bulk & Scale



Bulk & Scale

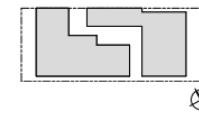


OVERALL NORTH - SOUTH SECTION Copy 1 1/2"=1'-0" 2

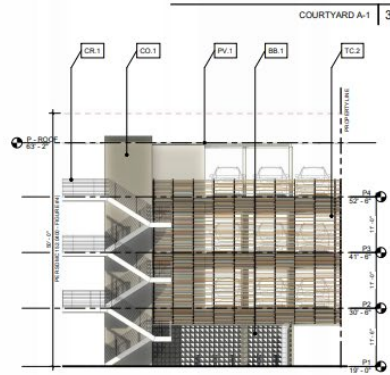
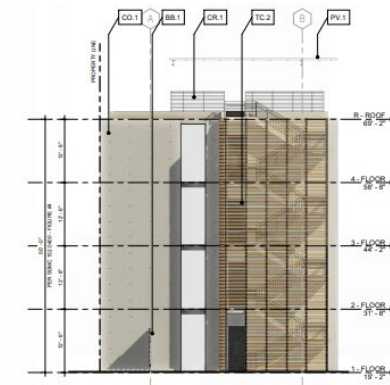


OVERALL SECTION EAST - WEST 01 1/2"=1'-0" 1

KEYPLAN



Bulk & Scale

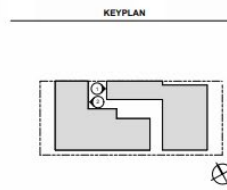


LEGEND

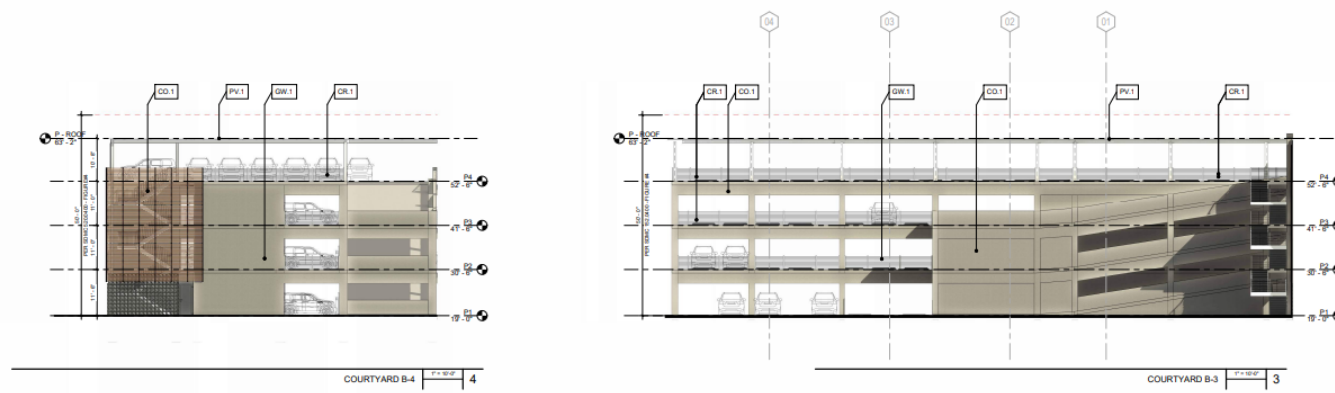
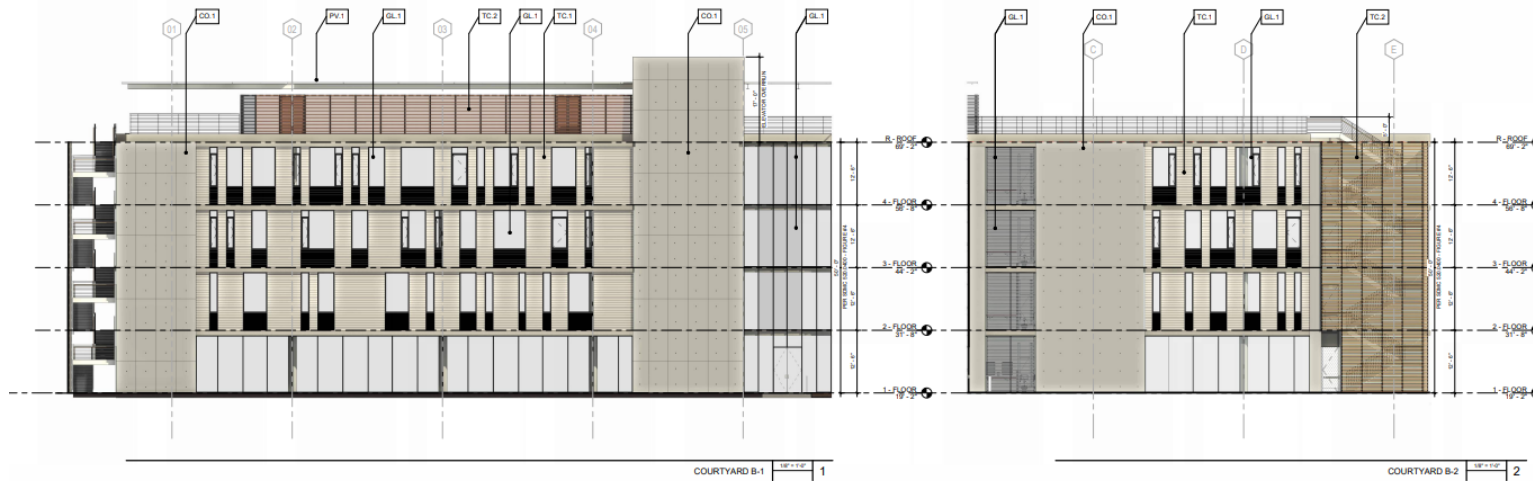
	PROPERTY LINE
	HIGHEST LIMIT FOR SIGNAGE TO 2000' - 15' SIGNAGE BY

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



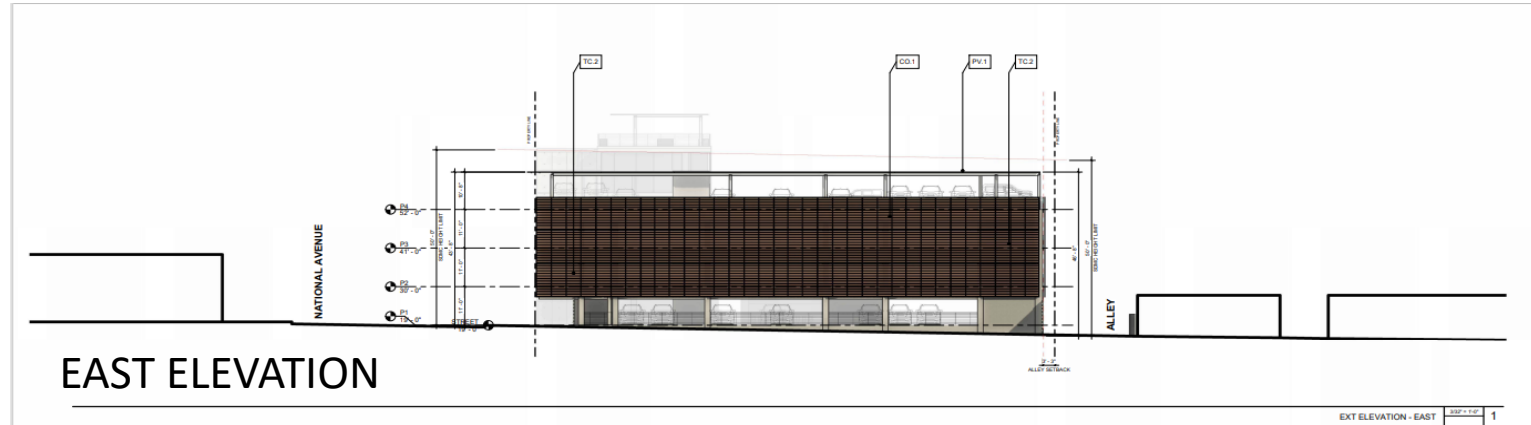
Elevations (COURTYARD)



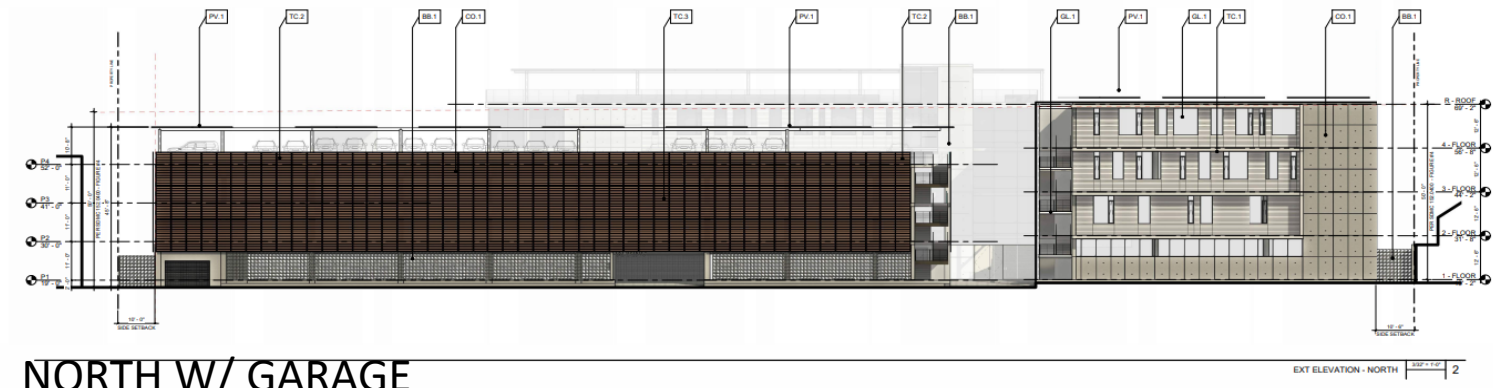
LEGEND	KEYNOTES				KEYPLAN
<p>--- PROPERTY LINE</p> <p>--- HEIGHT LIMIT PER SDMC TITLE 14B - FIGURE 4H</p>	<p>TC-1 - WHITE TERRACOTTA PANEL SYSTEM</p>	<p>TC-2 - TERRACOTTA BAGUETTE SCREEN SYSTEM</p>	<p>CO-1 - CONCRETE</p>	<p>GW-1 - GREEN WALL SCREENING SYSTEM</p>	
	<p>BB-1 - TESSELLE CEMENT BREEZE BLOCK - 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

Elevations (EAST & NORTH)



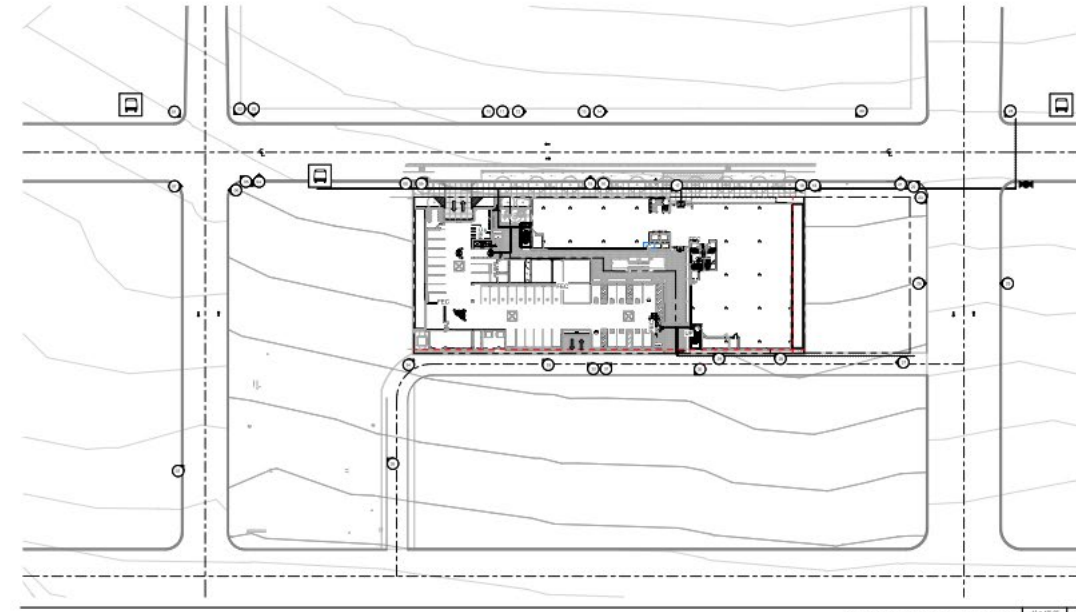
EAST ELEVATION



NORTH W/ GARAGE

<p>LEGEND</p> <p>--- PROPERTY LINE</p> <p>--- HEIGHT LIMIT PER SDMC</p> <p>--- 100 MPH WINDSPEED BY</p>		<p>FINISH LEGEND</p>				<p>KEYPLAN</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 - UNTINTED GLAZING SYSTEM</p>	<p>CR.1 - CABLE RAILING</p>			

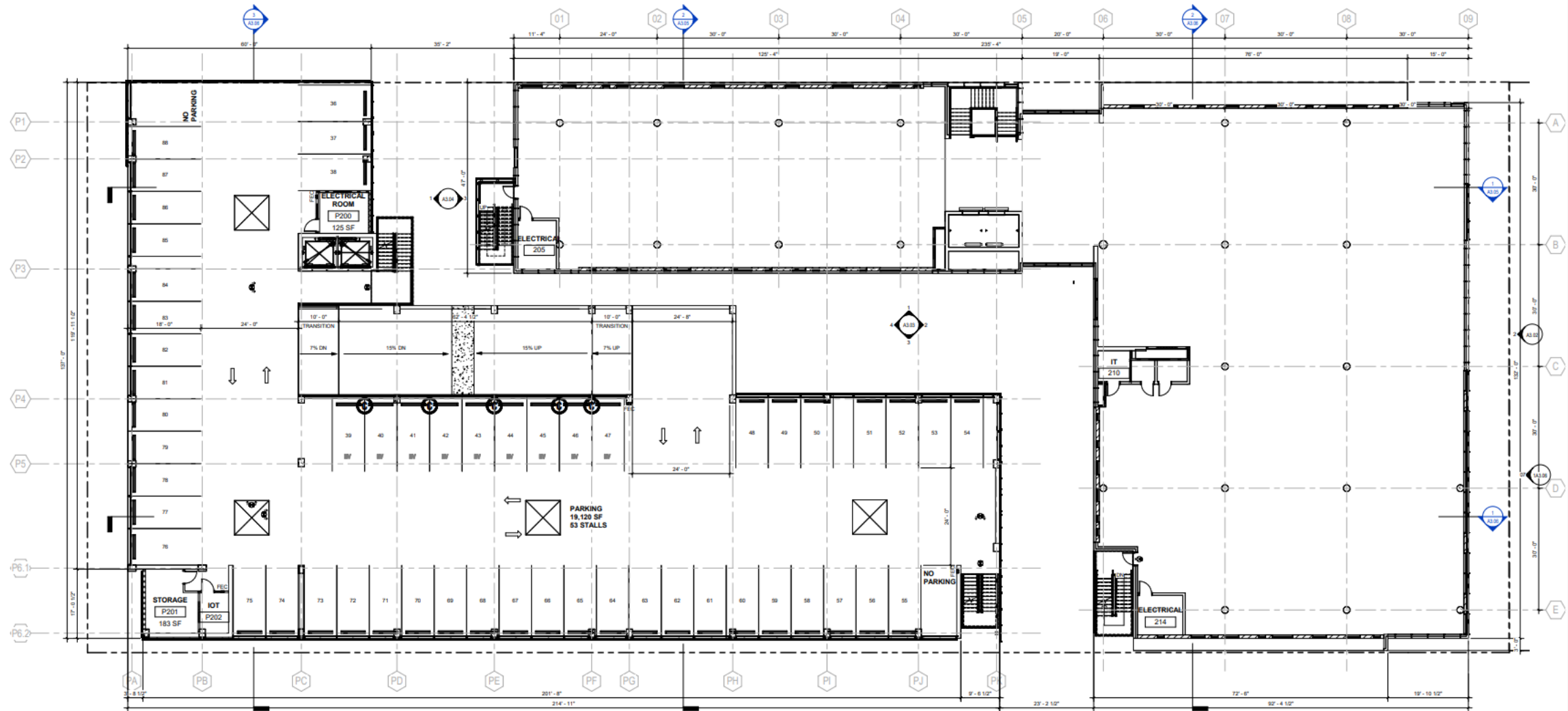
Site Photos



PHOTOGRAPHIC SURVEY KEY PLAN 1

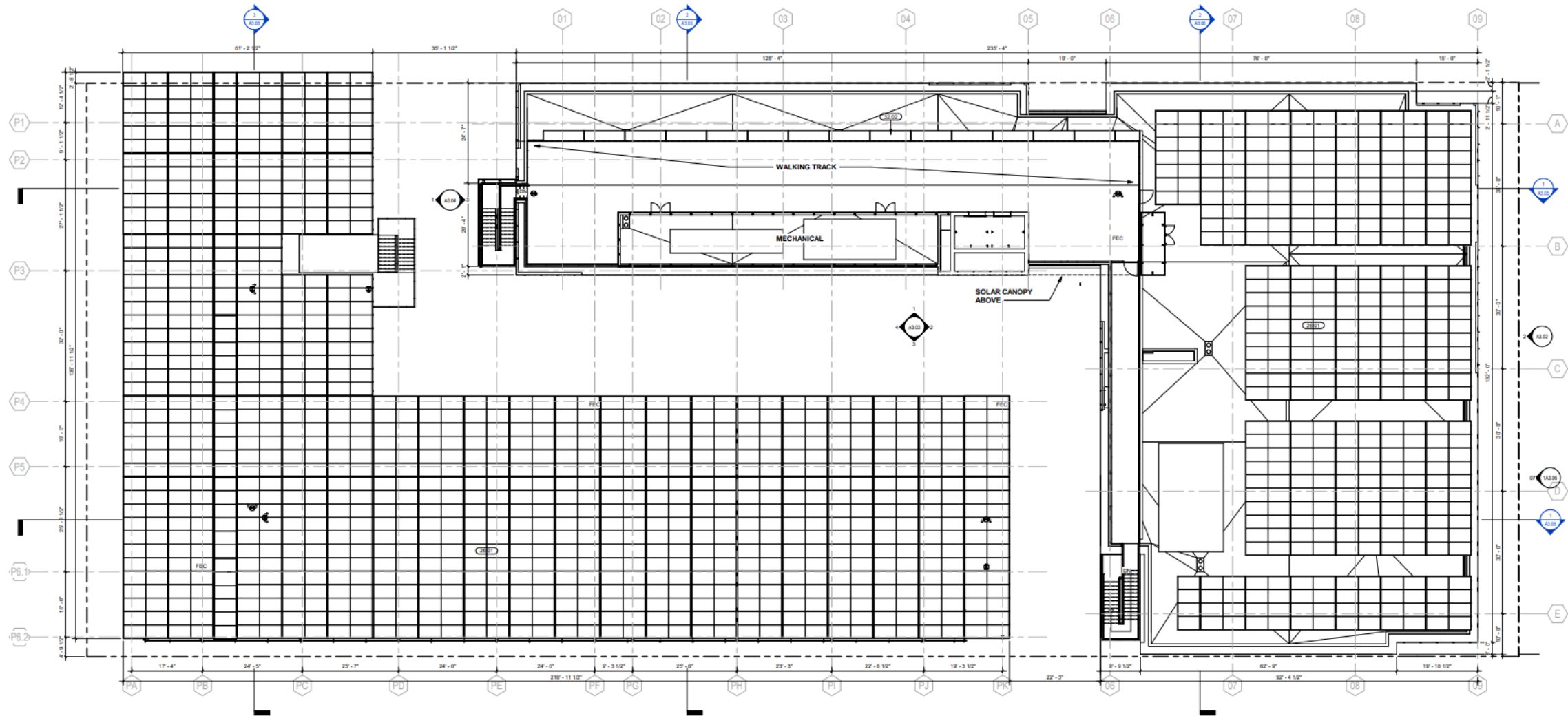


2nd Floor Plan



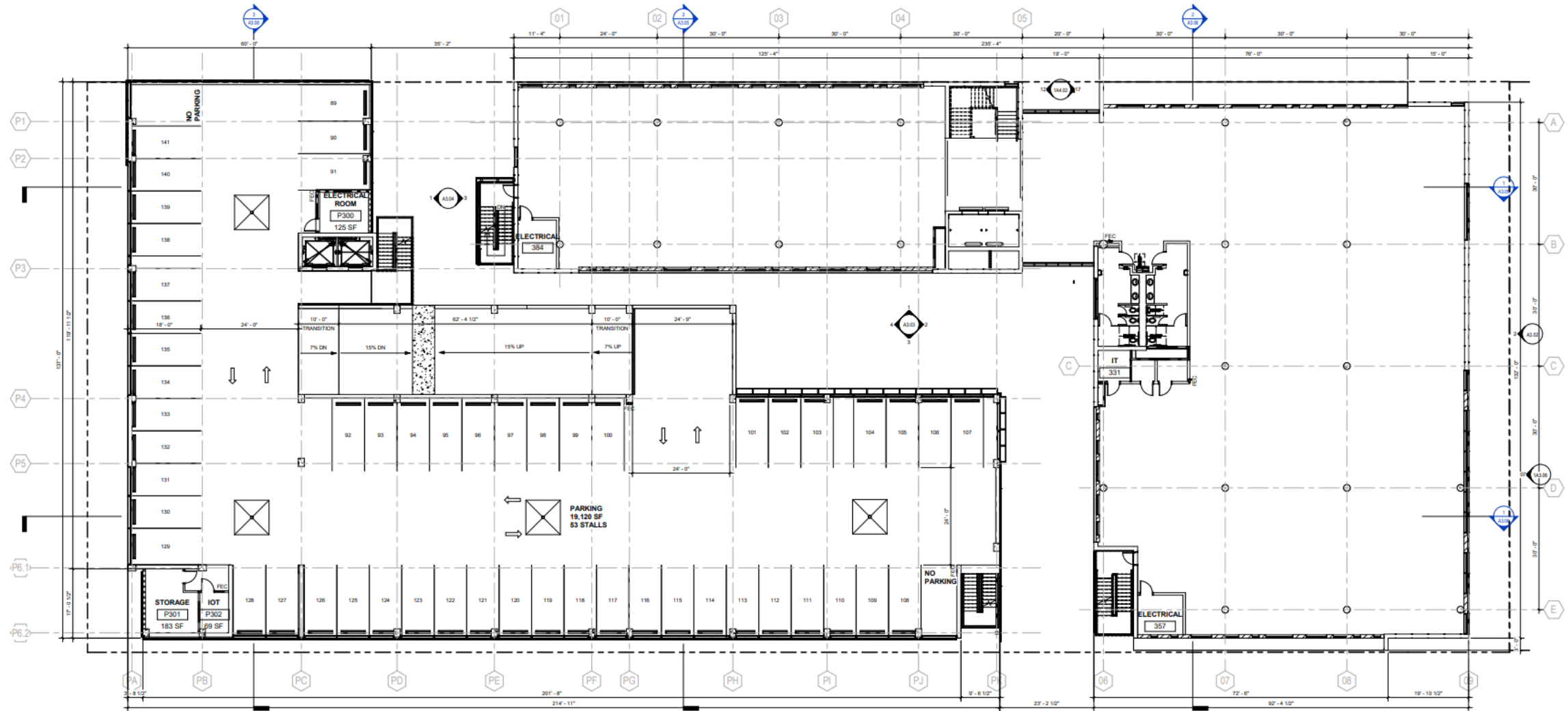
PROPOSED SECOND FLOOR

4th Floor Plan



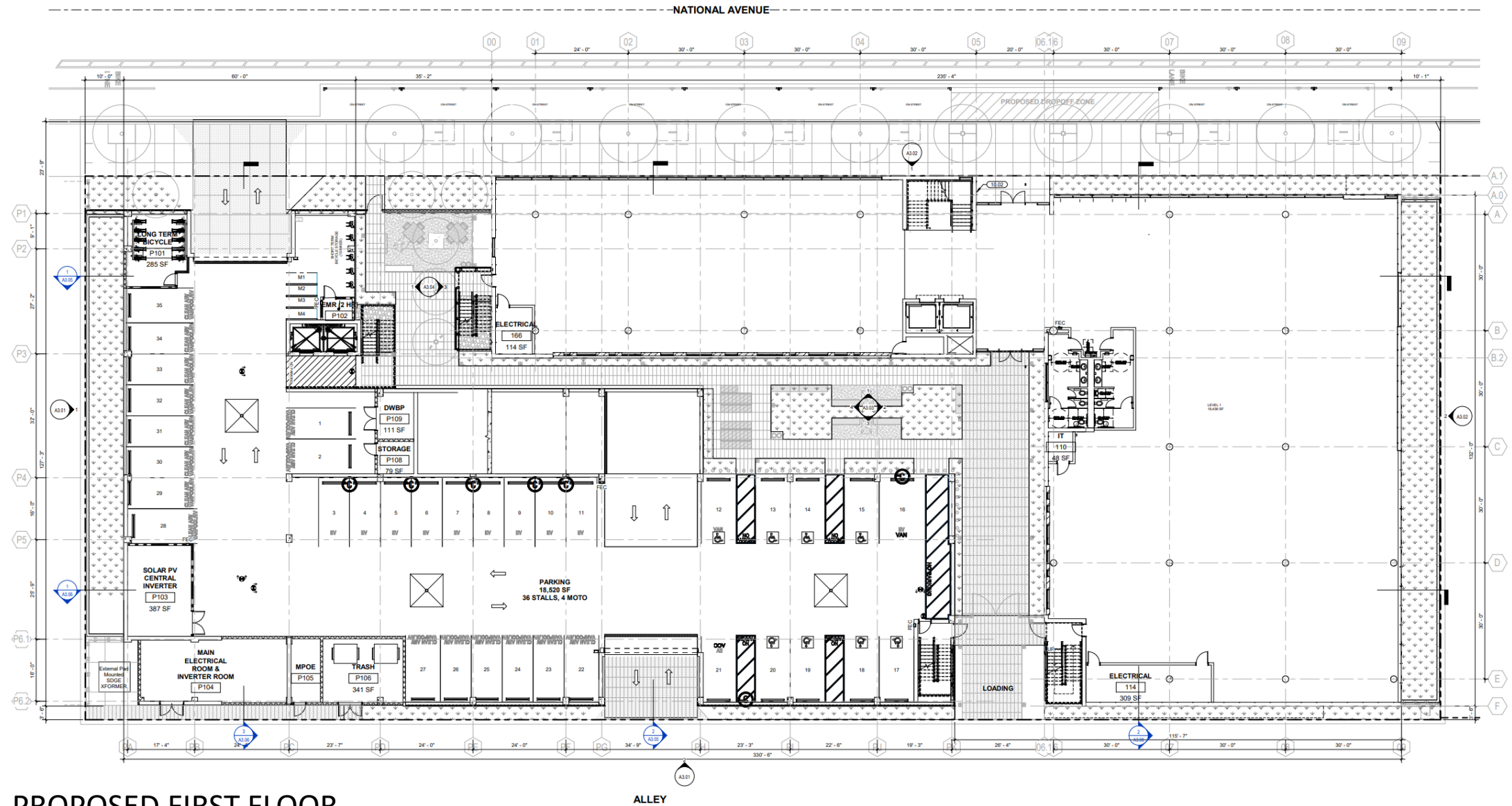
PROPOSED ROOF PLAN

3rd Floor Plan



PROPOSED THIRD FLOOR

1st Floor Plan



PROPOSED FIRST FLOOR

ALLEY