



# NORTH PARK PLANNING COMMITTEE

[northparkplanning.org](http://northparkplanning.org)

## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**MEETING AGENDA: Monday, February 3, 2014 – 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: October 7, 2013; December 2, 2013; January 6, 2014
- 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. **Verizon – Covenant SDP – 2930 Howard Avenue (Project No. 340954):** Proposed Site Development Permit (SDP) for the installation of sixteen antennas, sixteen RRU units, three GPS antennas, and one surge protector behind a new radio frequency transparent screen on the roof of an existing building. The project also includes installation of equipment cabinets and an emergency generator on a new metal grate platform behind a corrugated metal screen on the roof of an existing building. The project is located at 2930 Howard Avenue within the MCCPD-CN-1 zone of the Greater North Park Community Plan Area. The project 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:** Alex Hempton, (619) 446-5349, [ahempton@sanidiego.gov](mailto:ahempton@sanidiego.gov)

- B. **North Park Community Plan Update – Draft Urban Design Element:** Continuing discussion of the North Park Community Plan Update. The Draft Urban Design Element produced by NPPC Board Member Howard Blackson will be reviewed and discussed.

**City of San Diego Project Mgr:** Marlon Pangilinan, (619) 235-5293, [mpangilinan@sanidiego.gov](mailto:mpangilinan@sanidiego.gov)

### IV. Information

- A. **Carl's Jr. – 3008 El Cajon Boulevard:** Proposed remodel of existing Carl's Jr. restaurant at El Cajon Boulevard & 3th Street that would require a Neighborhood Development Permit (NDP). Design firm will present preliminary designs for Subcommittee discussion and feedback.

### V. Unfinished, New Business & Future Agenda Items

None

### VI. Adjournment (8:00 pm)

**Next Urban Design-Project Review Subcommittee meeting date: Monday, March 3, 2014**





THE CITY OF SAN DIEGO

December 26, 2013

Kerrigan Diehl  
PlanCom, Inc., agents representing Verizon

Sent via e-mail only to: kerrigan.plancom@sbcglobal.net

Dear Kerrigan Diehl:

Subject: Verizon - Covenant (Dr. Brown 2), 1<sup>st</sup> Review  
Project No. 340954; Internal Order No. 24004094  
Located at: 2930 Howard Ave.  
Project Deemed Complete Date: 11/19/13

Development Services has completed a review of the most recent submittal of this project. Enclosed, a "Cycle Issues Report" provides review issues from staff representing various disciplines and outside agencies. Please submit the materials listed in the "Submittal Requirements Report" as soon as possible to facilitate efficient processing of your project.

Prior to resubmitting your project, refer to Information Bulletin 536 which outlines Wireless Communication Facility (WCF) project submittal requirements and provides answers to frequently asked questions. Links to this bulletin, the WCF Regulations, and more information are available on the WCF web page: [www.sandiego.gov/development-services/industry/information/telecom.shtml](http://www.sandiego.gov/development-services/industry/information/telecom.shtml)

If additional requirements arise during subsequent project reviews, we will identify the issues and the reason for the requirements. If the outstanding review issues are not resolved or required information is not submitted, we will continue processing the project; however please be advised that the project may be denied if the issues are not satisfactorily addressed or if the findings for approval cannot be made in the affirmative.

San Diego Municipal Code (SDMC) Section 126.0114 requires that permit applications be closed if the applicant fails to submit the requested information, fees, or deposits within 90 calendar days. Once closed, the application, plans, and other data submitted may be destroyed. To reapply the applicant may submit a new application, with all required submittal materials and fees. To avoid the closure of your application, you must resubmit your project with the materials and revisions requested **on or before March 26, 2014**. Resubmittals are provided on a walk-in basis and wait times vary. Please check in on the 3<sup>rd</sup> floor of the Development Services Center at 1222 First Avenue. During the time it takes for you to resubmit your project application, your application will be tolled for purposes of the time periods specified in the FCC Shot Clock Ruling.

Please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report and Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

**CEQA Filing Fees:** The fees described below relate to the environmental review of this project and vary based on whether the project is exempt or requires an environmental document.

San Diego County Clerk Fee: The San Diego County Clerk requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk will be required prior to the distribution of the draft environmental document for public review.

CEQA Fees: California Environmental Quality Act (CEQA) filing fees are required for projects with an environmental document (ND, MND or EIR). A Notice of Determination (NOD) must be filed within five working days after the project’s approval and all appeal periods have been exhausted. Filing the NOD starts a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG “No Effect” determination form, and a San Diego County document handling fee.

*For projects with an environmental exemption:* 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 document 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.

*No Effect Determination (NED):* If you would like to request a NED, visit this web site to determine if your project qualifies:

<http://www.dfg.ca.gov/habcon/ceqa/nedprocess.htm>

*For projects with a ND, MND, or EIR:* Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD (fees below are effective January 1, 2013 and adjust each year; for 2012 filing fees, please visit [www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html)):

- The **original** approved CDFG “No Effect” Form and a check for \$50 (handling fee) made payable to the “San Diego County Clerk”; **or**,
- A check, payable to the “San Diego County Clerk” in the amount of \$2,231.25 (\$2,181.25 CDFG fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your

project; **or** \$3,079.75 (\$3,029.75 CDFG Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

**Records Fee:** 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). Please forward payment payable to the “City Treasurer” in the amount of \$90.

**Deposit Account:** Our most recent records show that there is a balance of \$6,867.37 in the Deposit Account for your project. However, please be advised that the cost of this review has not been posted to your Deposit Account, and it may take four to six weeks to post these charges to the account. Therefore, **before resubmitting your project**, please contact me to verify the additional deposit that will be required prior to resubmittal.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at [ahempton@sandiego.gov](mailto:ahempton@sandiego.gov).

Sincerely,

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Alex Hempton, AICP  
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File



THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

## Project Information

**Project Nbr:** 340954      **Title:** Verizon Covenant (Dr. Brown 2)  
**Project Mgr:** Hempton, Alexander      (619) 446-5349

Ahempton@sandiego.gov



## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/19/2013	Deemed Complete on 11/19/2013
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 11/19/2013	
<b>Reviewer:</b> Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov	<b>Assigned:</b> 11/20/2013	
	<b>Started:</b> 11/20/2013	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 12/19/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 12/26/2013	<b>COMPLETED LATE</b>
	<b>Closed:</b> 12/26/2013	

- . The review due date was changed to 12/20/2013 from 12/24/2013 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 3rd 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 (5 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 113 reviews, 48.7% were on-time, and 36.9% were on projects at less than < 3 complete submittals.

## Completteness Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                                     |   |   |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1 | This project proposes 16 panel antennas and one microwave dish antenna, and an emergency generator, on the roof of an existing church, screened behind radio-frequency transparent screening materials, painted and textured to match the existing building. Equipment associated with the antennas is also located on the roof behind screening. (From Cycle 6)  |
| <input checked="" type="checkbox"/> | 2 | The project is located in the Mid-City Communities Planned District (MCCPD) CN-1 zone.<br><br>The FAR for the MCCPD CN-1 zone is 1.00. In the MCCPD, penthouses are included in calculating the Gross Floor Area (LDC 1512.0110(b)(5)). (From Cycle 6)  |
| <input checked="" type="checkbox"/> | 3 | (Note: The LDC defines penthouse as: Penthouse means a structure for enclosing mechanical equipment or stairs that is located on the roof of a multi-story building and set back from the vertical projections of the exterior building walls.) (From Cycle 6)  |
| <input type="checkbox"/>            | 4 | The project, with the addition of the penthouse AND equipment screening would most likely exceed the allowed FAR for the zone. In order to determine this, please provide (on the plans) a table listing:<br><br>(1) the existing building gross floor area,<br>(2) the existing FAR,<br>(3) the proposed gross floor area sq. ft. AND percent increase and<br>(4) the proposed FAR.<br><br>Indicate the percent that the project exceeds the FAR.<br><br>(If the deviation is less than 20%, the project may proceed as a Process 2 NDP; over 20% will be a Process 3 SDP.) (From Cycle 6) |
| <input checked="" type="checkbox"/> | 5 | To improve the appearance of the WCF and integrate the additional building mass with the surrounding neighborhood, provide street trees along Howard Avenue. Provide a Landscape Development Plan, or indicate on the site plan, a 40 square-foot planting area for each tree. See Landscape Review for more information. (From Cycle 6)  |
| <input checked="" type="checkbox"/> | 6 | Dimension the rooftop screening area and indicate the sq. ft. (From Cycle 6)  |
| <input checked="" type="checkbox"/> | 7 | Findings will have to be made in the affirmative to approve the SDP. The project is located in the CN zone, which stands for "Commercial Node." The purpose and intent of this zone is to provide pedestrian oriented spaces, designed to create street frontage conditions conducive to a rich, diverse, and pleasurable walking experience. (From Cycle 6)  |
| <input checked="" type="checkbox"/> | 8 | Provide a photo sim showing the proposed roof-mounted equipment area; it may not be visible from 30th St., but from Howard Ave.? (From Cycle 6)   |
| <input type="checkbox"/>            | 9 | Site Justification Letter: This letter indicates that the project proposes to modify an existing Verizon facility, however this appears to be a new facility. Please clarify and/or revise letter. (From Cycle 6)   |





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                                     |    |  |
|-------------------------------------|----|--|
| <input type="checkbox"/>            | 10 | The Justification Map shows alternative sites explored, but not pursued. Include a narrative about the alternative sites in the Site Justification Letter. For the record, identify why the alternative locations did not work. (From Cycle 6) |
| <input checked="" type="checkbox"/> | 11 | In conjunction with the review by the North Park Design Subcommittee, consider additional architectural elements which could improve the appearance of the proposed screening addition. (From Cycle 6)   |
| <input checked="" type="checkbox"/> | 12 | Indicate on the plans if there are any residential uses on the property. (From Cycle 6)  |
| <input type="checkbox"/>            | 13 | Provide an FAA Notice of No Hazard.  |

The proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

77.9(a) by 212 ft.

77.9(b) by 609 ft. The nearest airport is SAN, and the nearest runway is 09/27.

The FAA requests that you file.

(From Cycle 6)

### CPG Recommendation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |    |  |
|--------------------------|----|--|
| <input type="checkbox"/> | 14 | Provide a recommendation from the North Park Planning Committee. (New Issue) |
|--------------------------|----|--|

### 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |    |   |
|--------------------------|----|---|
| <input type="checkbox"/> | 15 | Proposed trees - ensure that planting area provided is at least 40 sq. ft., with no dimension less than 5 ft. as measured from the inside face of curb. (New Issue) |
| <input type="checkbox"/> | 16 | Follow-up to previous issues #9 and #10 - include the additional information provided in a revised justification letter. (New Issue)                                |
| <input type="checkbox"/> | 17 | Follow-up to previous issue #4:   |

The Gross Floor Area needs to include all the existing buildings on the premises. Based on aerial photos, it appears that the entire lot is covered with buildings which, for the most part, are at least 2 stories. It appears that the GFA numbers need to be revised and FAR calculations re-calculated. The project will most likely be requesting an FAR deviation request. (New Issue)

- |                          |    |   |
|--------------------------|----|---|
| <input type="checkbox"/> | 18 | This project is proposing a 16.7% increase in GFA; pursuant to the previously conforming landscape requirements, provide street trees at the rate of 1 tree per 30 feet of street frontage for the entire parcel. (Existing trees work to meet this requirement.) |
|--------------------------|----|---|

Provide a total of 6 trees along 30th St. and 5 trees along Howard Ave. Show existing and proposed trees on the plans.  
(New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/19/2013	Deemed Complete on 11/19/2013
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 11/19/2013	
<b>Reviewer:</b> Cooper, Scott (619) 446-5378 SJCooper@sandiego.gov	<b>Assigned:</b> 11/20/2013	
	<b>Started:</b> 11/22/2013	
<b>Hours of Review:</b> 5.00	<b>Review Due:</b> 12/20/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 12/24/2013	<b>COMPLETED LATE</b>
	<b>Closed:</b> 12/26/2013	

- . The review due date was changed to 12/20/2013 from 12/24/2013 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 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Environmental (14 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 94 reviews, 47.9% were on-time, and 32.2% were on projects at less than < 3 complete submittals.

### 1st Review (Oct '13)

#### Historical Resources (Built En)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Historic Plan Review is requesting that additional information be provided in order for a determination to be made. Please refer to comments provided by Historic Plan Review. Additionally, please provide EAS with a copy of the information requested. (From Cycle 6)

#### Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	EAS defers to LDR Planning Review staff on land use issues. Should it be determined that a potential land use impact may result, EAS staff will coordinate with the Planning Staff to assess the potential impact and determine what, if any, mitigation is required. (From Cycle 6)

#### Visual Effects and Neighborhood

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	EAS defers to LDR Planning Review staff on visual effects and neighborhood character issues. Should it be determined that a potential impact may result, EAS staff will coordinate with the Planning Staff to assess the potential impact and determine what, if any, mitigation is required. (From Cycle 6)

#### Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	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. (From Cycle 6)
<input checked="" type="checkbox"/>	5	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. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (From Cycle 6)

### 2nd Review (Dec '13)

#### Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Site Development Permit for the installation of sixteen antennas, sixteen RRU units, three GPS antennas, and one surge protector behind a new radio frequency transparent screen on the roof of an existing building. The project also includes installation of equipment cabinets and an emergency generator on a new metal grate platform behind a corrugated metal screen on the roof of an existing building. The project is located at 2930 Howard Avenue within the MCCPD-CN-1 zone of the Greater North Park Community Plan Area. (New Issue)

#### Noise

<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: 340954 / Cycle: 3







L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	EAS has reviewed a Noise Impact Analysis prepared by Helix Environmental Planning (November 4, 2013) and is providing the following comments: (New Issue)
<input type="checkbox"/>	8	1. Provide a discussion of how the project complies with the City of San Diego General Plan Noise Element, more specifically Table NE-3 (Land Use - Noise Compatibility Guidelines). (New Issue)
<input type="checkbox"/>	9	2. Section 1.5: Include a discussion of the City of San Diego Significance Determination Thresholds (Section K). (New Issue)
<input type="checkbox"/>	10	3. Figure 2: Please clearly show the measurement location (M1) as referenced in Section 2.3 (Existing Noise Levels). (New Issue)
<input type="checkbox"/>	11	4. Section 2.4 (Future Noise Environment Sources): The project and the future planned Verizon installation at the project site would be considered future noise environment sources. Please add to the discussion. (New Issue)
<input type="checkbox"/>	12	5. Section 4.3 (Calculated Noise Impacts): Section 2.3 (Existing Noise Levels), states that one ambient noise level was taken when the allowable one-hour average sound level is at its least restrictive (7am - 7pm). Please conduct one-hour average sound levels during hours that are more restrictive (7pm - 10pm and 10pm - 7am). (New Issue)
<input type="checkbox"/>	13	6. Section 4.3 (Calculated Noise Impacts): Please include an analysis as to what the total noise level (cumulative) for the project would be when combining the ambient and equipment noise. (New Issue)
<input type="checkbox"/>	14	7. Other sections of the report may need to be revised to reflect any changes. (New Issue)

**Historical Resources (Built En)**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Historic Plan Review is requesting that additional information be provided in order for a determination to be made. Please refer to comments provided by Historic Plan Review. Additionally, please provide EAS with a copy of the information requested. (New Issue)

**Land Use**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	EAS defers to LDR Planning Review staff on land use issues. Should it be determined that a potential land use impact may result, EAS staff will coordinate with the Planning Staff to assess the potential impact and determine what, if any, mitigation is required. (New Issue)

**Visual Effects and Neighborhood**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	EAS defers to LDR Planning Review staff on visual effects and neighborhood character issues. Should it be determined that a potential impact may result, EAS staff will coordinate with the Planning Staff to assess the potential impact and determine what, if any, mitigation is required. (New Issue)

**Environmental Determination**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	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"/>	19	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. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/19/2013	Deemed Complete on 11/19/2013
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 11/19/2013	
<b>Reviewer:</b> Spindell, Glenn (619) 446-5353 gspindell@sandiego.gov	<b>Assigned:</b> 11/20/2013	
	<b>Started:</b> 12/11/2013	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 12/19/2013	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 12/19/2013	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 12/26/2013	

- . The review due date was changed to 12/20/2013 from 12/24/2013 per agreement with customer.
- . 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 58 reviews, 77.6% were on-time, and 40.7% were on projects at less than < 3 complete submittals.

## Review 100913

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	To reduce the bulk and scale of the proposed structure, the Planning section has recommended placement of [2] trees within the Howard Avenue right-of-way. (From Cycle 6)
<input checked="" type="checkbox"/>	2	Initial analysis suggests this is feasible, as the Howard Avenue curb-to-property line is 14 feet [ref: Dwg. 14619-D]. (From Cycle 6)
<input checked="" type="checkbox"/>	3	For the next project submittal, please provide a landscape plan per the Project Submittal Requirements [Sec. 4, Item 11]. (From Cycle 6)
<input checked="" type="checkbox"/>	4	Refer to the City Street Tree Selection Guide for tree species approved for planting in the right-of-way. (From Cycle 6)

## Review 121913

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Minimum Tree Separation Distance: please replace Sheet L-1 Planting Notes 2 and 8 with Table 142-04E from the Land Development Code. (New Issue)
<input type="checkbox"/>	6	Please omit Planting Notes which are either contradictory or redundant e.g. No's. 10 & 11. (New Issue)
<input type="checkbox"/>	7	Project Summary: please revise Project Description to denote that [2] trees are to be installed in the Public Right of Way. (New Issue)
<input type="checkbox"/>	8	Project Summary (continued): the applicant Response to Issues correspondence dated 11/18/13 states that "successful placement of trees is dependent upon identification of onsite irrigation connection". This response appears contradictory to Landscape Development Plan notes which commit to providing an irrigation connection. Applicant is advised that this irrigation requirement shall be established as a development permit condition. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/19/2013	Deemed Complete on 11/19/2013
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 11/19/2013	
<b>Reviewer:</b> Bakier, Zakaria	<b>Assigned:</b> 11/19/2013	
(619) 557-7982	<b>Started:</b> 11/19/2013	
Zbakier@sandiego.gov	<b>Review Due:</b> 12/19/2013	
<b>Hours of Review:</b> 1.00	<b>Completed:</b> 11/26/2013	<b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Conditions	<b>Closed:</b> 12/26/2013	

- . The review due date was changed to 12/20/2013 from 12/24/2013 per agreement with customer.
- . 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-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Engineering Review (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 73 reviews, 83.6% were on-time, and 31.9% were on projects at less than < 3 complete submittals.

## 1ST Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Neighborhood Use Permit Plans.  (From Cycle 6)
<input checked="" type="checkbox"/>	2	Revise the Site Plan A-0. Add a note that states: THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.  (From Cycle 6)
<input checked="" type="checkbox"/>	3	Revise the Site Plan A-0. Add a note that states: Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.  (From Cycle 6)
<input checked="" type="checkbox"/>	4	Please revise the Site Plan Sheet A-0 to show all roof drainage patterns. If the development will not affect the existing roof drainage patterns, add the following note: THE PROPOSED EQUIPMENT ENCLOSURE WILL NOT ALTER OR CHANGE THE EXISTING ROOF DRAINAGE.  (From Cycle 6)
<input checked="" type="checkbox"/>	5	Revise the Site Plan A-0. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.  (From Cycle 6)
<input checked="" type="checkbox"/>	6	Revise the Site Plan A-0. Add a note that states: This project proposes no work within the Public Right-of-Way.  (From Cycle 6)
<input checked="" type="checkbox"/>	7	Revise the Site Plan A-0. Add a note that states: THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.  (From Cycle 6)
<input checked="" type="checkbox"/>	8	Revise the Equipment Plan A-2. Call out and add details to show what the proposed 10k Natural Gas Emergency Generator will be supported on. Add a section to show whether the support will be at the proposed metal grate platform or a raised support.  (From Cycle 6)
<input checked="" type="checkbox"/>	9	Revise Survey Sheet C1. Add a Bench Mark per the City of San Diego Vertical Control Book. Using a NAV88 Datum and not the required MSL Datum is not acceptable.  (From Cycle 6)
<input checked="" type="checkbox"/>	10	Revise Site Plan. Show the legal description for the subjected site and the adjacent properties  (From Cycle 6)

For questions regarding the 'LDR-Engineering Review' review, please call Zakaria Bakier at (619) 557-7982. Project Nbr: 340954 / Cycle: 3





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	11	The subject development is a standard BMP project. Revise the site plan to include the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" which is attached with the Assessment letters. Please contact me if Lessee's Certificate not attached. The Lessee needs to sign this certificate on the site plan.
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(From Cycle 6)

<input checked="" type="checkbox"/>	12	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
-------------------------------------	----	--

Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call or e-mail Zakaria Bakier at 619-557-7982, zbakier@sandiego.gov.

(From Cycle 6)

## Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	13	No Engineering Review Section Conditions are required for this project.
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(New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/19/2013	Deemed Complete on 11/19/2013
<b>Reviewing Discipline:</b> Plan-Historic	<b>Cycle Distributed:</b> 11/19/2013	
<b>Reviewer:</b> Brown, Jodie	<b>Assigned:</b> 11/22/2013	
(619) 533-6300	<b>Started:</b> 12/18/2013	
JDBROWN@sandiego.gov	<b>Review Due:</b> 12/19/2013	
<b>Hours of Review:</b> 0.00	<b>Completed:</b> 12/18/2013	<b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b> 12/26/2013	

- . The review due date was changed to 12/20/2013 from 12/24/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with Plan-Historic (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month Plan-Historic performed 218 reviews, 94.0% were on-time, and 92.7% were on projects at less than < 3 complete submittals.

100913

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Staff has reviewed the photos, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (From Cycle 6)
<input type="checkbox"/>	2	Staff cannot make a determination with the information provided please provide the following documents: (From Cycle 6)
<input type="checkbox"/>	3	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: written description of the property including architectural style, materials, features, setting & related structures; written description of any alterations including dates & the architect/builder associated with the alterations; Notice of Completion; Chain of Title; City Directory listing of occupants; historic photographs; and Sanborn Maps. (From Cycle 6)
<input type="checkbox"/>	4	Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from (example attached). The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD-ROM. (From Cycle 6)
<input type="checkbox"/>	5	A copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. (From Cycle 6)

121813

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please provide the information as noted in the previous comments #9 and #10 from the 10.09.13 cycle. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 11/19/2013	Deemed Complete on 11/19/2013
<b>Reviewing Discipline:</b> ITC-Communications	<b>Cycle Distributed:</b> 11/19/2013	
<b>Reviewer:</b> Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov	<b>Assigned:</b> 11/20/2013	
	<b>Started:</b> 11/20/2013	
<b>Hours of Review:</b> 0.10	<b>Review Due:</b> 12/19/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 12/17/2013	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 12/26/2013	

- . The review due date was changed to 12/20/2013 from 12/24/2013 per agreement with customer.
- . We request a 3rd complete submittal for ITC-Communications on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month ITC-Communications performed 20 reviews, 70.0% were on-time, and 60.0% were on projects at less than < 3 complete submittals.

**No issues**





# Submittal Requirements

12/26/13 11:44 am

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

Page 1 of 1

L64A-001

## Project Information

**Project Nbr:** 340954      **Title:** Verizon Covenant (Dr. Brown 2)  
**Project Mgr:** Hempton, Alexander      (619)446-5349      Ahempton@sandiego.gov



## Review Cycle Information

**Review Cycle:** 9 Submitted (Multi-Discipline)

**Opened:** 12/26/2013 11:40 am

**Submitted:**

**Due:**

**Closed:**

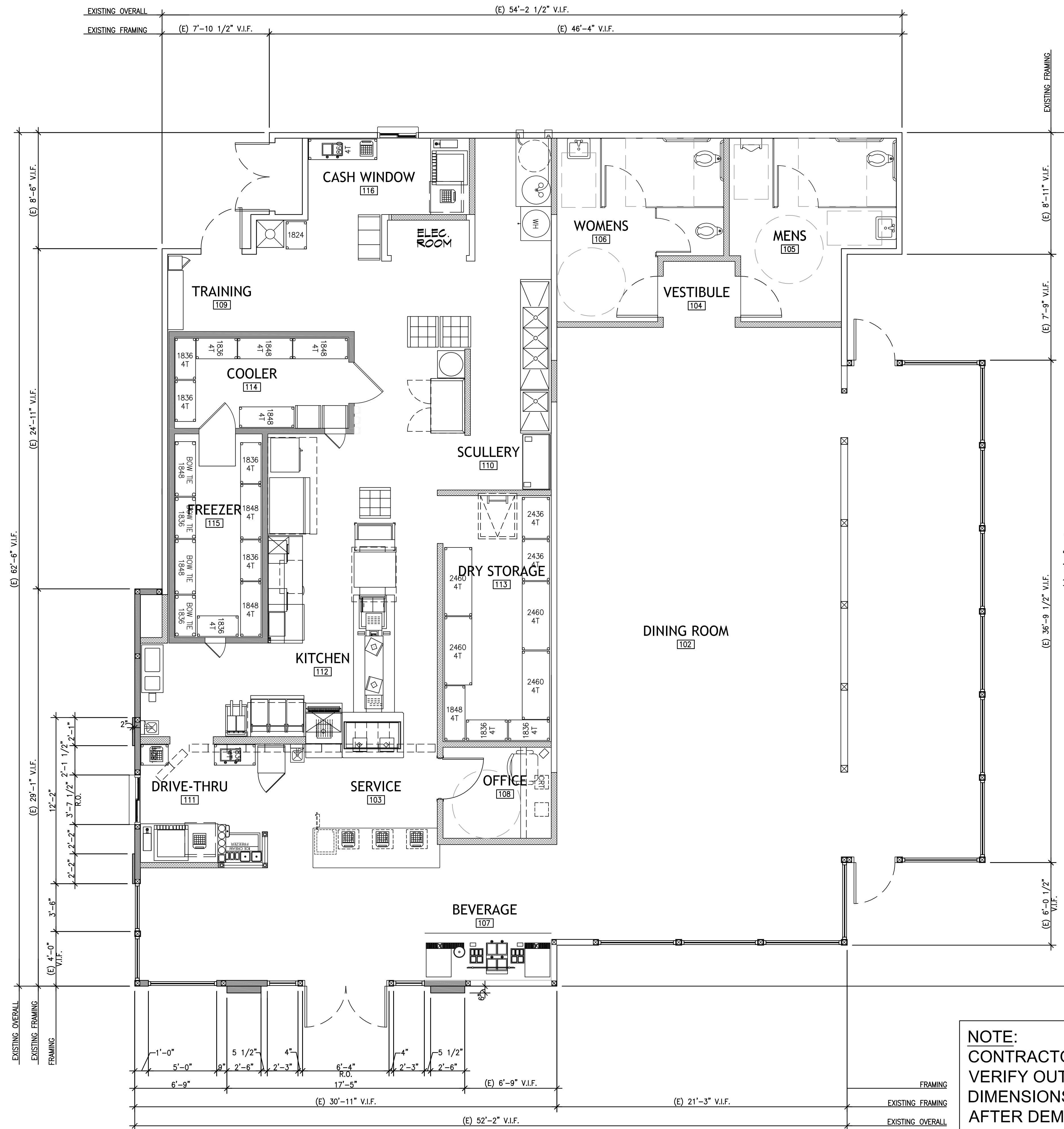
## Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Dev. Plans reduced 11x17	5	Dev. Plans reduced 11x17	5
Photo Simulations	5	Photo Simulations	5
Applicant Correspondence	5	Applicant Correspondence	5

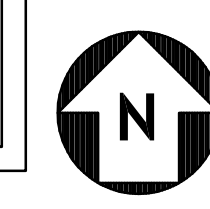








**NOTE:**  
 CONTRACTOR IS TO FIELD  
 VERIFY OUTER BUILDING  
 DIMENSIONS IMMEDIATELY  
 AFTER DEMOLITION. ANY  
 DISCREPANCIES SHALL BE  
 REPORTED TO THE ARCHITECT.



GENERAL NOTES	
1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE.
2	REFER TO FINISH SCHEDULE SHEET A4.0 FOR APPLIED FINISHES.
3	WALLS TO STRUCTURAL DECK MUST BE THOROUGHLY SEALED AROUND PENETRATIONS.

WALL LEGEND	
	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS, BY SEATING VENDOR
	COOLER/FREEZER WALL, BY MFR
	FULL HEIGHT WALL WITH R-11 SOUND BATT INSULATION
	SHEAR WALL - VERIFY WITH STRUCTURAL
	EXISTING WALL TO REMAIN - VERIFY WITH STRUCTURAL

**LYONS WARREN**  
 ARCHITECTS  
 9550 Candado St.  
 San Diego, CA 92126-4560  
 619.573.8899  
 619.573.8898 fax  
 lwa@lyonswarren.com

CLIENT:  
**CKE** CARL KARCHER ENTERPRISES, INC.  
 1325 N. Anaheim Blvd.  
 Anaheim, CA 92801  
 (714) 254-4813

**CARL'S JR.**  
 PROTOTYPE T25-C-72 2925.4  
 BASIC + SEISMIC PROTOTYPE

3008 El Cajon Blvd  
 San Diego, CA  
 CLIENT: CKE RESTAURANTS, INC  
 1325 NORTH ANAHEIM BLVD.  
 ANAHEIM, CA. 92801-1202



DATE	DESCRIPTION

DATE	DESCRIPTION

SHEET TITLE:  
**DIMENSIONED FLOOR PLAN (w/ CASH WINDOW)**

SHEET NUMBER:  
**A1.0**

PROJECT NUMBER:  
**CKE1305**





For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Robert Barry, at [robert.barry@cox.net](mailto: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, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on January 21, 2014.

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



[NorthParkPlanning](https://www.facebook.com/NorthParkPlanning)



[@NPPlanning](https://twitter.com/NPPlanning)