



Reviewer Issues DRAFT

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-002B

Project Information

Project Nbr: 664566 **Title:** Digital Girard Lofts CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

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| Cycle Type: 4 Submitted (Multi-Discipline) | Submitted: 08/12/2020 | Deemed Complete on 08/12/2020 |
| Reviewing Discipline: LDR-Planning Review | Cycle Distributed: 08/12/2020 | |
| Reviewer: Baker, Hani (619) 446-5273 HBaker@sandiego.gov | Assigned: 08/13/2020 | |
| | Started: 09/02/2020 | |
| Hours of Review: 4.00 | Review Due: 09/10/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 09/02/2020 | |
| | Closed: | |

- . The review due date was changed to 09/10/2020 from 09/08/2020 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.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Planning Review (3 of which are new issues).

Zoning and Existing Conditions

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 4 | Existing Use: Please show clear title from any shared parking use agreements and explain whether the existing 26 parking spaces are currently serving as required parking for adjacent retail uses of the site. (From Cycle 3) |

Development Regulations

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 7 | Scope of Work: Correct number of parking spaces on scope of work to 13 (as provided per parking table and plans), currently noted 10 spaces. (From Cycle 3) |
| <input checked="" type="checkbox"/> | 9 | Ground Floor and Street Frontage Requirements Retail: Per SDMC 159.0306(a) Retail uses are required on the ground floor as shown in Table 159-03A. Minimum Percent of Structure's Street Frontage Length is 75% Proposed is 70% Residential: Per SDMC 159.0306(c) Residential uses shall be restricted on the ground floor as shown in Table 159-03C. Per Table 159-03C Residential use is not permitted within front 50% of lot. Proposed residential is designed within front 50%, and on the second story of the street frontage above retail. (From Cycle 3) |
| <input checked="" type="checkbox"/> | 47 | Issue 9 can be resolved as an affordable housing incentive. (New Issue) |
| <input checked="" type="checkbox"/> | 10 | Setbacks: Front Yard not required Interior Side Yards not required Rear Yard not required Provide measurement of southerly setback proposed. (From Cycle 3) |
| <input checked="" type="checkbox"/> | 11 | Floor Area Ratio: Per Section 159.0307(c)(2) Maximum Bonus Density A residential/retail mixed use project (with no office uses), shall contain a minimum of 16% to a maximum of 50% of the total gross floor area in retail use, and the remainder of the total gross floor area in residential use, the maximum building floor area ratio shall be as described in Table 159-03E. Per Table 159-03D Maximum Building Floor Area Ratio (including bonus) for Residential/ Retail Use Projects in Zone 1 is 1.3. Maximum FA allowed is 12,131.81 x 1.3=15,771.353sf Proposed FA is 19,659 (From Cycle 3) |





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| <input checked="" type="checkbox"/> | 12 | FAR continued: |
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Clarify and note on plans if the third story floor area is calculated in the total floor area. The note just specifies the ground and first floor, and does not mention the second. If the second floor above ground is not calculated project does not qualify as micro units and therefore eligible for density bonus.

Retail FAR proposed is 1,960/ 19,659 =10%< minimum 16% retail required.
(From Cycle 3)

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| <input checked="" type="checkbox"/> | 48 | Issue 11 and 12 can be resolved as Incentive 2. (New Issue) |
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| <input checked="" type="checkbox"/> | 13 | Height |
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The maximum height of any point on any structure shall be 30 feet. Height shall be measured in accordance with Land Development Code Section 113.0270 with the exception of Section 113.0270(a)(4)(B)(i) and 113.0270(a)(2)(B). See Appendix B of the La Jolla Planned District.

Provide proposed height on elevations.
(From Cycle 3)

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| <input checked="" type="checkbox"/> | 14 | Max Two-Stories |
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In addition to the height limit criteria, within the planned district, those portions of Zone 1 generally bounded by Herschel Ave to the east, the alley parallel to and west of Girard Ave. to the west, Pearl St to the south and Prospect St to the north shall be limited to structures containing a maximum of two stories.

(From Cycle 3)

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| <input checked="" type="checkbox"/> | 15 | (continued) Per SDMC 113.0261 A story is that portion of a building between finish-floor elevations, between finish floor and roof elevations, and between grade and finish-floor elevations. |
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The building is designed with 3 actual stories. Relabel "mezzanine" as third floor as demonstrated in Diagram 113-02V. (From Cycle 3)

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| <input checked="" type="checkbox"/> | 46 | The third level is not a story, but modified to be an attic. Per SDMC 113.0261(b) an attic is a story only when it has a height that exceeds 7.5' from the finish-floor elevation to the peak of the roof immediately above. The proposed height is only 7.5' at its peak. (New Issue) |
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| <input checked="" type="checkbox"/> | 16 | Phantom Floors: Pursuant to SDMC 113.0234(b)(4)(A) When the vertical distance between the finish-floor elevation and the finish-floor or roof elevation immediately above exceeds 15 feet, gross floor area includes the area of the actual floor plus the area of a phantom floor at 15 feet of height increments, or portion thereof, of height above the 15-foot height. |
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Height of two floors above the ground is more than 17', so the phantom floor is calculated as gross floor area.

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| <input checked="" type="checkbox"/> | 17 | Redesign to conform. (From Cycle 3) Street Facade Envelope |
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A street facade envelope shall be created along the property line adjacent to any public street. The envelope shall be measured 20 feet vertically and at the top thereof, shall slope back at a 45-degree angle toward the interior of the lot.

(1) Twenty percent of the length of the building facade may exceed the 20-foot height limit, in order to provide roofline and facade variations.

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| <input type="checkbox"/> | 20 | Provide dimensions on elevations. (From Cycle 3) Access: Access to the retail spaces from loading areas or alleys shall be provided where available per Table 159-03A . Alley access is provided. |
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| <input type="checkbox"/> | 21 | LDR-Planning will discuss the possibility of not providing a loading area for less than 2,000 sqf of retail and providing access through alley, with LDR-Transportation. (From Cycle 3) Driveway Width: Lots greater than 50 feet in width shall provide 20' wide driveways for multifamily residential development, and 25' wide driveways prt non-residential development per Table 142-05M. |
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| <input checked="" type="checkbox"/> | 23 | LDR-Planning will discuss the possibility of a 22' driveway with LDR -Transportation. (From Cycle 3) Refuse and Recyclable Materials Storage Residential |
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Each structure that contains dwelling units shall provide at least one exterior storage area. The total storage areas requirement, based on the number of dwelling units in the development as shown in Table 142-08B is 96 square feet for 18 units and includes the sum of all residential material storage areas located outside of individual dwelling. (From Cycle 3)

Incentives & Waivers Requested

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 35 | Incentive 1- To increase FAR from 1.3 to 1.62. Allowed FAR is 1.3 per Table 159-03D for Residential/ Retail Use Projects. (From Cycle 3) |
| <input checked="" type="checkbox"/> | 36 | Incentive 2-To allow ground floor residential within the front 50% of lot required per SDMC Table 159-03C. (issue 9) Please demonstrate finding on how this incentive is required in order to provide for affordable housing costs. (From Cycle 3) |
| <input checked="" type="checkbox"/> | 37 | Waiver 1 -To reduce required minimum 16% gross floor area per SDMC Table 159-03A to 10% of retail use. (issue 12) Please demonstrate finding on how this incentive is required in order to provide for affordable housing costs. (From Cycle 3) |
| <input checked="" type="checkbox"/> | 38 | Waiver 2- To reduce requirement for minimum 75% of structure street frontage length to 70%. per issue 9 and SDMC Table 159-03A. Please demonstrate finding on how this waiver is required in order to provide for affordable housing costs. Remove repetition of this waiver request on Title Sheet. (From Cycle 3) |
| <input type="checkbox"/> | 39 | Waiver 3- To remove loading area requirement per SDMC §159.0409. Please refer to t issue 18. Please demonstrate finding on how this waiver is required in order to provide for affordable housing costs and would not have a specific adverse impact upon public health and safety as defined in Government Code section 65589.5. (From Cycle 3) |
| <input type="checkbox"/> | 40 | Waiver 4- To reduce non-residential two-way driveway width from 24' to 22' required per SDMC Table 142-05M. Please demonstrate finding on how this waiver is required in order to provide for affordable housing costs and would not have a specific adverse impact upon public health and safety as defined in Government Code section 65589.5. LDR-Planning will discuss the possibility of this request with LDR-Trnasportation. (From Cycle 3) |

Findings

Affordable Housing Incentives

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 43 | Please demonstrate how approval of waivers requested are nessecary to allow for affordable housing costs without being detrimental to public health. (From Cycle 3) |

