

April 13th 2012

Dominika Bukalova
ED&S Committee Consultant
202 C Street, CAB 3A
San Diego CA 92101

Dear Dominika Bukalova and Sherri Lightner,

This letter is to clarify my suggestion(s) made to the Regulatory Day Workshop held on November 14, 2011. As you have indicated in the Matrix you have provided, my suggestion to the Committee was that Code Enforcement Departments enforcement practices are unreasonable and often non-justifiable. The working group that has provided responses to this Matrix can use the specific case below as an example to what is really happening to the City's Businesses and property owners. A citizen advisory board like the disbanded Zoning Appeals Board, could help with a much needed variance processes that are hard for staff to grant but are justified.

FACT: City records of the historic use of the property in the City of San Diego are bad. The maps and records department does not contain all of the drawings submitted to the city, over the decades or the uses of properties.

FACT: This lack of information often results in properties not being able to rent as previously done. Without proper records it is unjustifiable for the City's Code Enforcement Officers to place Notice of Violations on properties that it has no record of.

FACT: Because of the periodic land use, zoning, and building code changes, properties throughout the City of San Diego are currently operating as "existing non-conforming." The changes in land use relation do not respect the present or historical use of any property. All of these regulatory changes have significantly reduced the marketability, desirability, and usability of properties around San Diego.

The complaining about your neighbor to the city should not be promoted. Likewise, the complainant on any issue should be required to state their name and why they are were compelled to call the city on a neighbor. Retaliation should be the city's number #1 concern around the Neighborhood Code Compliance Program. Retaliation against businesses and property owners for un-known problem is not fair and should be a crime.

The Code Enforcement Departments enforcement actions on the property located at 4325 Twain Ave San Diego CA 92120 is the frontrunner for how the well intended procedures, processes and attempts to regulate the use of all the property in the City of San Diego is truly anti-business.

Copy of the Notice of Violation and Photos of the subject are attached

The case specific timeline below states the facts of the subject:

Year 1960- The subject building was built as a residential duplex with Permits in the City of San Diego's database.

Year 1961- The City annexed Grantville into the City's boundaries and labeled property area as M-1-A, which was a mixed use zone. This zone permitted a variety of uses including residential, commercial, and industrial.

Year 1999- City Land Use Code update changed the zone to IL-3-1, a limited commercial use zone with added setbacks, parking, landscaping, ADA requirements, etc. This change alone affected 70-80% of the properties within its region, as it also disallowed the residential use.

Since 2005 to present, the City Staff and community leaders have agreed to allow a mixed use zone in the Grantville area, including the property on Twain Ave.

From 1960 to 2004, 44 years of operations of an animal clinic business was being performed at the property. The building was used as offices and care taker living quarters for the owner/operator of the kennel.

This dilapidated property was purchased by Secured Capital LTD in November of 2010, in which approximately \$55,000 was spent to make the property useable for another tenant i.e. tile, paint, windows, doors, signage etc.

Later the property was rented to a Limousine Business March 1st 2011.

Now that the facts are in order and you have been briefed on the history of the property, we get to the REAL ISSUE of the Code Enforcement Departments procedures.

On March 7th 2011, a man named Joel, who is a local drunk at the Stadium Club Bar and Grill which operates next door to 4325 Twain Ave, called the City's Code Enforcement Officer for the

Grantville area and stated that Secured Capital LTD has built a fence on "his" property without approval. The code enforcement officer went to the site, then and went on a rampage of written violations that the property was operating under. The problem here is that this man named Joel, who lied, has NO INTEREST OR OWNERSHIP IN THE STADIUM CLUB PROPERTY. WE had received permission from the owner to place the fence where it currently is today. This claim that motivated the Code Enforcement officer was made without legal grounds and should be illegal. It is terrible that the Code Enforcement Officer NEVER contacted the accuser in person, never got any evidence from the accuser to prove that he had grounds to make such a claim. Why is the Code Enforcement Department encouraging people to tell on property owners operations when they themselves HAVE NO IMMEDIATE DANGER? Why does an acquisition from some stranger motivate city staff to spend time and money to go on a property without owners knowledge for some witch hunt?

It is hard to understand why the City of San Diego is conducting classes in the communities to train citizens to become Rats on the neighbors.

We have received two aggressive threatening, demanding, confusing Notices of Violations with the threat of \$250,000 in fines (See March 17 and April 14, 2011 NOV's included). A comprehensive response to each and every issue has been given to staff. The responses included Land Use Codes, history of the property, proof from our contractors about the parking lot material etc. We have since then received NO answers back from our questions about the given use of the property.

We met with several of the city staff members to get clarification and cooperation which has been an unbelievably difficult task. After still getting tossed around the city's various agencies and staff members, we finally met with Mr. Robert Vachi and Mr. Tony to attempt to understand the issues and to get help to obtain a building permit on an existing building.

The various departments do not work together as one discipline, section or staff doesn't understand the other. One section would say to do a particular change to the plans, then as we returned with their suggestion in place, the next reviewer would say "No that is not right." When informing him or them that we were TOLD by their department to make this correction the answer was simply, "Well, that person doesn't know what they are doing." How is that justice to

the taxpayer? The cost of an architect for the plan check fees and permits have costs us \$10,000. The permit process has been very difficult, costly, and time consuming. Thanks to only Mr. Vachi and Mr. Tony were we eventually able to get the permit. Now, how do we pay for everything that they all want us to do in the permit? What is next? Where does the scrutiny stop?

It is still hard to understand why the building departments made us do so much work and why they are still requiring us to do more. Why was an existing building used by a BUSINESS since 1957 under such attack when a new business moved in? (See the pages starting with Exhibit #1 including the Land Use Codes and attempts to explain "Previously Conforming Uses.") The cost to now do the work required is not affordable to be done at this time, and we are planning to move out the existing business and re-rent the property as a duplex. This would completely underutilize our property. These are the real life events that the city is trying to impose on properties all throughout San Diego County. The City's economy will never recover with underutilized, undervalued properties sitting around the county.

The economy is terrible at this time as we all well know. The overreaching demands that are being placed on business and property owners make it impossible for many of us to stay in business.

Reliefs from the aggressive actions of the city are needed. Our government should help promote business and not make it more difficult to stay in business. As my final recommendation to this Committee, I ask that they re-consider the use of the Zoning Appeals Board to help property owners cope with the matrix of problems every property in San Diego County currently has.

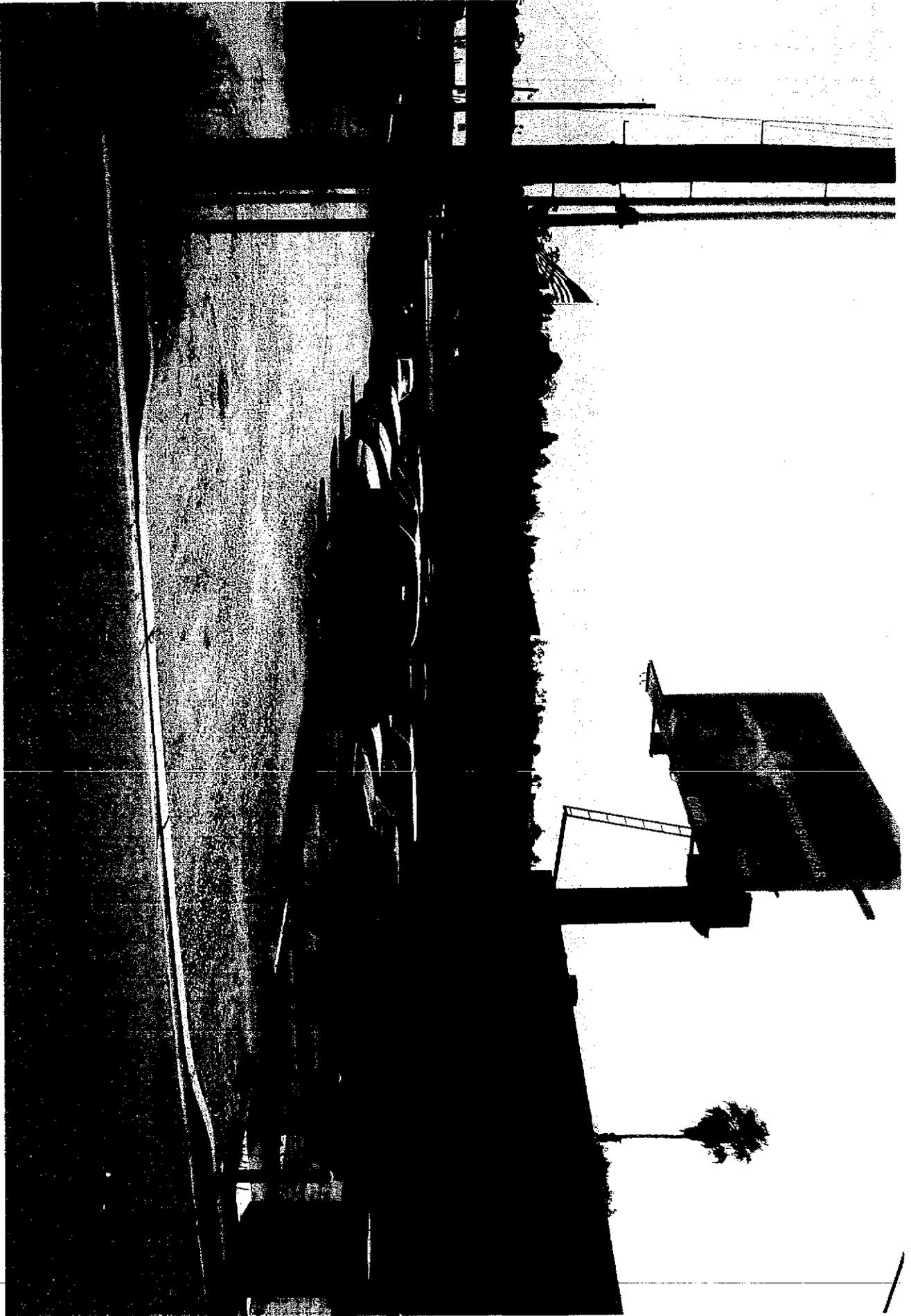
Thank you for your assistance in these most important matters.

Sincerely,

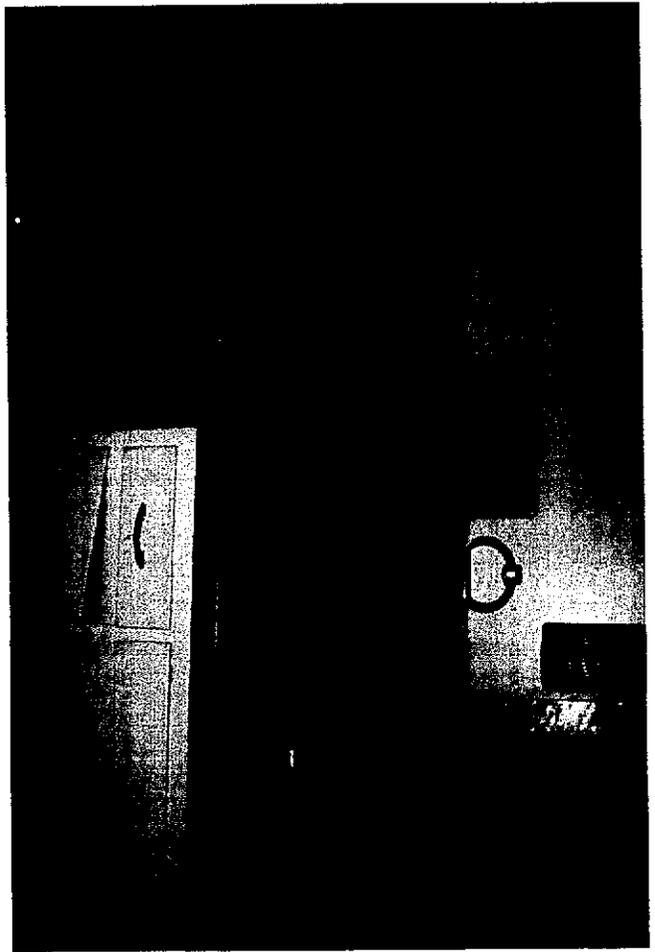
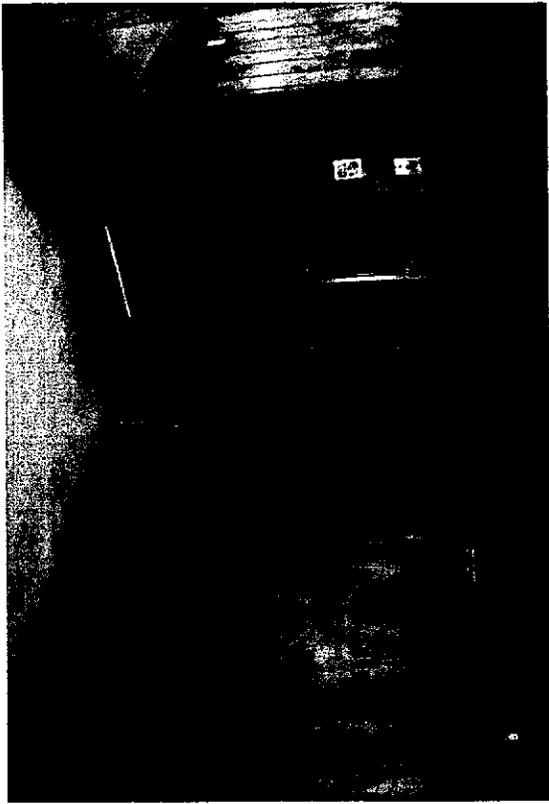


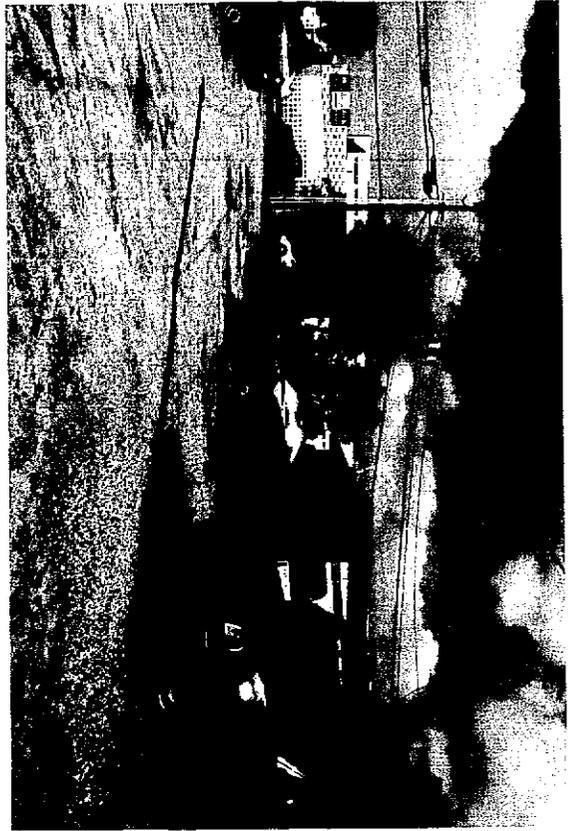
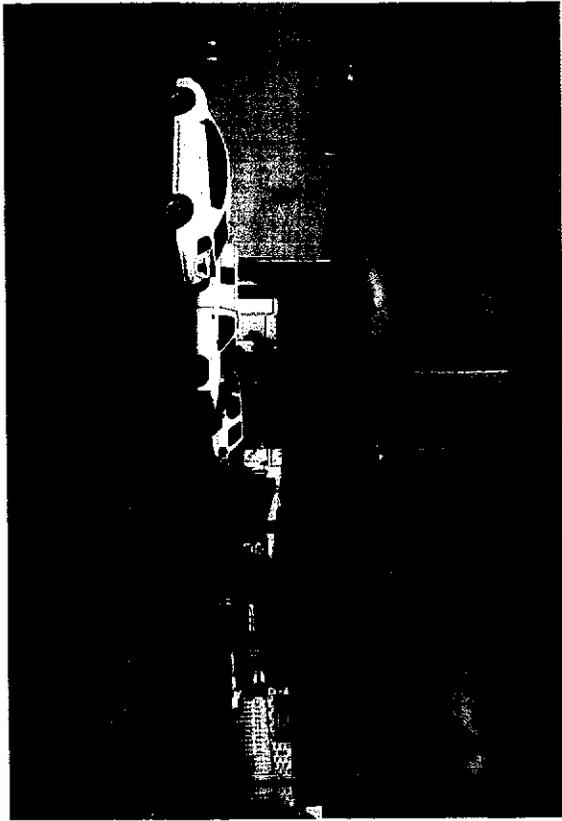
Daniel R. Smith

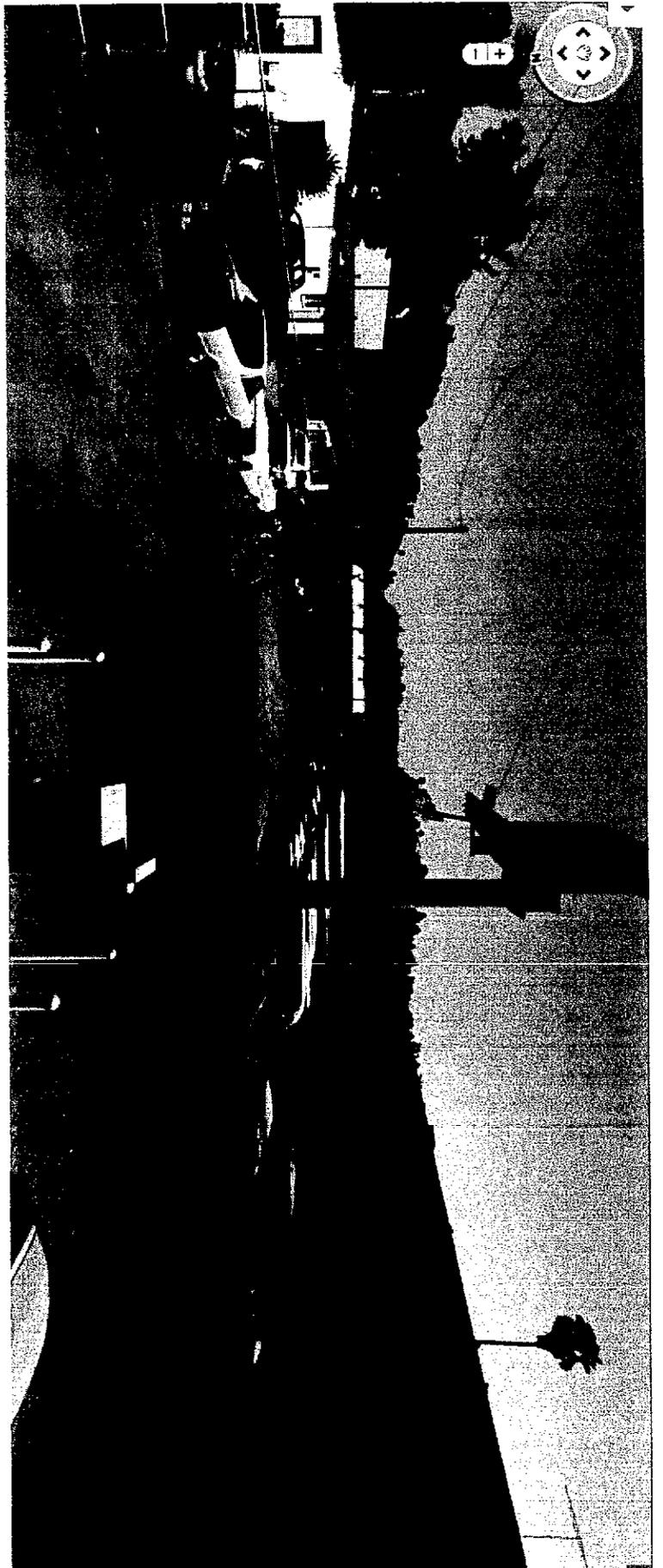
P.S. I served for 8 years on the Zoning Appeals Board appointed by Mr. Mayor Murphy and approved by City Council.



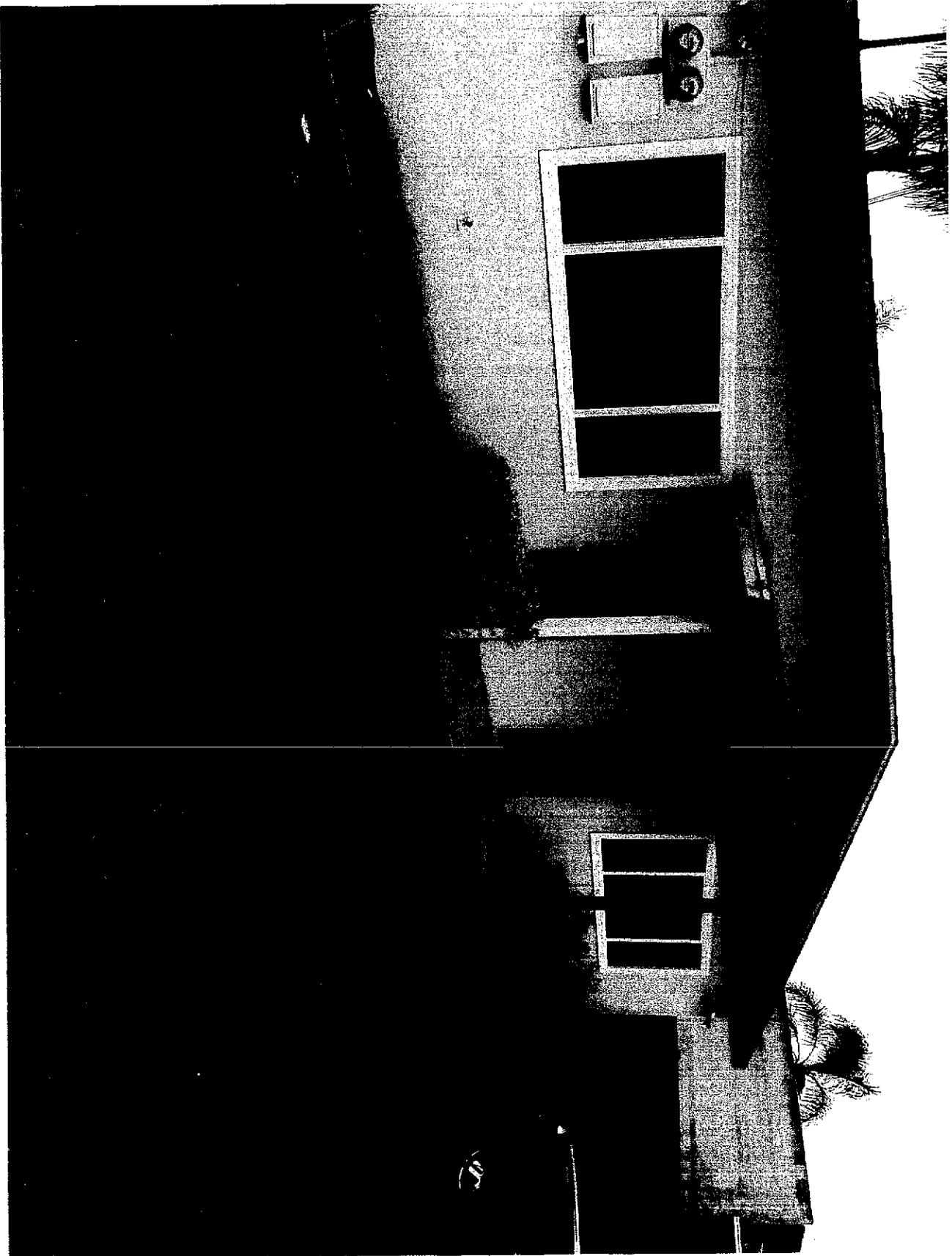












March 17, 2011

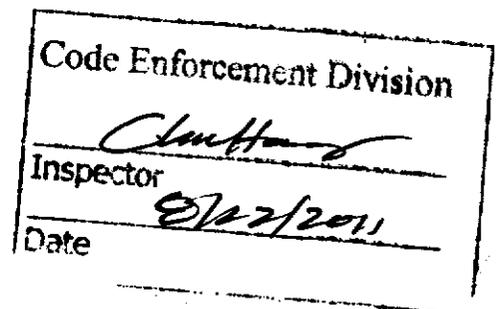
CIVIL PENALTY NOTICE AND ORDER

Location: 4325 Twain Avenue

APN NO.: 461-160-06-00

Property Owner/ Responsible Person: Eldorado Properties Inc. Secured Capital LP
Daniel Smith
Address: 5839 Mission George Road #A
San Diego CA 92120

Tenant: Limo Service Inc.
Address: 4325 Twain Ave
San Diego CA 92120



Zone: IL-3-1

You are hereby notified that the property at 4325 Twain Avenue is in violation of the San Diego Municipal Code (SDMC) and you are subject to civil penalties pursuant to San Diego Municipal Code Section 12.0801 through 12.0810.

Civil Penalties for violations of the Municipal Code may be assessed at a daily rate not to exceed **\$2,500** per day per violation; not to exceed a total maximum of **\$250,000** per parcel or structure for any related series of violation(s).

Penalties may be assessed for each individual code section violated. These penalties may accrue daily for as long as the violations exist.

You are violating the law by:

Failing to obtain the required permits and approvals for the construction work described below:

1. Demolition of structures on the premises without the required permits or approvals.
2. Parking vehicles on a non approved surface material.

3. Providing maintenance on vehicles (oil changes, washing, etc.) outside in an uncontrolled manner. Any repair and maintenance permitted shall be done within enclosed buildings

On February 11, 2011, the property was observed to be in violation of the following section(s) of the the SDMC and the California Building Code (CBC).

<u>SDMC Sec.</u>	<u>Violation Description</u>
129.0202	Failure to obtain the required building permit for structural work.
129.0111	Failure to obtain the required building inspections and approvals.
129.0302	Failure to obtain the required electrical permit for electrical work.
129.0314	Failure to obtain the required electrical inspections and approvals.
129.0402(a)	Failure to obtain the required plumbing permit for plumbing work.
129.0402(b)	Failure to obtain the required mechanical permit for mechanical work.
129.0415(a)	Failure to obtain the required plumbing/mechanical inspections and approvals.
131.0620(b)	Use Regulations of Industrial Zones All uses or activities permitted in the commercial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
129.0501	Purpose of Demolition/Removal Permit Procedures The purpose of these procedures is to establish the process for review of Demolition/Removal Permit applications for compliance with the minimum standards necessary to safeguard public health, safe welfare .The intent of these procedures is to protect the public against personal injury or property damage and to insure completion of the demolition or removal and cleanup of the site.
129.0502	When a Demolition/Removal Permit Is Required No person shall demolish, cause to be demolished, or remove any <i>structure</i> unless a valid Demolition/Removal Permit has been issued and is in effect for that <i>structure</i> , except as exempted from this requirement in Section 129.0503

142.0560(a)(3) Development and Design Regulations for Parking Facilities
Where five or more required spaces are provided on premises, each space shall be clearly delineated with paint or other more durable material contrasting in color with the surface to which it is applied.

142.0560(h)(1) Surface Parking Design Regulations
All parking spaces, parking areas, loading areas, and driveways shall be surfaced with asphaltic concrete at least 2 inches in depth or its equivalent as determined by the City Manager according to accepted engineering practices, except that vehicles and equipment permitted to be stored in accordance with Chapter 14, Article 2, Division 11 (Outdoor Storage, Display, and Activity Regulations), may be placed on a permeable surface. Surfacing shall be placed on a suitable compacted and prepared base.

(2) Any artificial lighting of parking areas shall be shaded so as not to fall on adjacent properties.

(3) All surface parking facilities (including aisles and driveways) in a multiple dwelling unit, commercial, or industrial zone containing five or more parking spaces shall be bounded by walls, solid fences, buildings, landscaping, or a combination of these whenever the parking area abuts residentially zoned property along the side or rear property lines of the premises on which the parking area is located. All walls, buildings, and landscaping shall be in compliance with applicable setback and fence requirements.

(4) On any premises containing five or more parking spaces, all parking spaces within 10 feet of the boundaries of abutting properties shall be equipped with curbs or permanently anchored wheel stops not less substantial than a 6-inch by 6-inch timber. Wheel stops shall be at least 6 feet in length and located to provide a vehicle overhang of not more than 3 feet.

CBC Sec.

Violation Description

3406.1

No change shall be made in the character of occupancies or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy.

California Revenue and Taxation Code

Section 17274 and 24436.5 of the California Revenue and Taxation Code provide, in part, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and income tax, deductions for interest, depreciation or taxes attributable to each substandard structure where the substandard conditions are not corrected within six (6) month after Notice of Violation by the regulatory agency. The date of service of this Notice and Order marks the beginning of that six month period. The City is required by law to notify the Franchise Tax Board of failure to comply with the code sections listed herein. This effective date of this notice is **March 22, 2011**.

The demolition and removal of the structures have been made without receiving prior approval. You shall apply for the required permits to bring your property into compliance; this will includes the demo permit as well as the change of use to the "Limo Service." which will include parking, maintenance areas, etc. It is the property owner's responsibility and/or their representative to meet compliance date timelines and bring this property in compliance with the Municipal Code. Corrective action must be taken to avoid ongoing assessment of Civil Penalties at the daily rate \$500.00 plus administrative costs until the violations are corrected in accordance with Municipal Code.

You are hereby ordered to correct the violations by completing the following actions set forth below:

- 1. By April 18, 2011, you shall submit four complete sets of plans to Neighborhood Code Compliance Division at 1222 First Avenue, 5th floor San Diego, California 92101 for approval. This shall be prior to submittal to Development Services Department plan review. The application and plans submitted shall reference this Civil Penalty on the application and within the scope of work on the plans. The plans shall include the following: a site plan, an existing floor plan including non permitted work and a proposed floor plan.**
- 2. All non-permitted construction work already completed shall be labeled and identified on plans as "non-permitted demolition". On the first sheet provide a scope of work description as "Neighborhood Code Compliance Violation." Cloud or circle on the plot plan and floor plan each item in violation and LABEL it as "proposed non-permitted to be demolished and proposed new enclosed building or patio cover for the workshop area."**
- 3. Plans and specifications shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and to show in detail that it**

will comply with the provisions of the Building Regulations and all applicable laws, ordinances, rules, and regulations.

By April 25, 2011:

THIS NOTICE MUST BE SUBMITTED WHEN APPLYING FOR APPROVAL TO DEVELOP AND/OR APPLYING FOR REQUIRED PERMITS.

4. You shall submit an application and the plans stamped by Neighborhood Code Compliance Division to Development Services Department at 1222 First Avenue, 3rd floor San Diego, California 92101 for review of all non permitted work and have the plans and application deemed complete. **It shall reference this Civil Penalty Notice and Order on the application and in the scope of work on the plans.**
5. **The submission of incomplete applications and/or plans will not satisfy the compliance time frame requirements stated.** There is to be no delay on your part in making the required revisions, or providing required information to the Development Services Department on the submitted plans. Any corrections or clarification requested by Development Services Department shall be resubmitted **within 5 working days**. Your actions to obtain the required permits are to be sustained and timely.
6. The required building permits shall be obtained **within 5 working days** upon Development Services Department approval.
7. You shall schedule and pass your first required inspection **within 10 days** of permit issuance.
8. Final inspections and approvals shall be obtained **within 120 days** of the permits being issued.

Failure to Comply with Notice and Order

Failure to comply with this Notice and Order will result in the ongoing assessment of Civil Penalties:

1. Civil Penalties Hearing

This Notice and Order may cause a date, time, and place to be set for a hearing regarding the existing violations and confirmation of assessed civil penalties.

Civil Penalty Notice and Order
4325 Twain Avenue
March 17, 2011
Page 6

Written notice of the time and place of the hearing will be served on you at least ten days prior to the date of the hearing.

At the hearing, you, your agent or any other interested person may present testimony or evidence concerning the existence of the violations and the means and time frames for correcting the violations. Testimony or evidence may also be presented relating to the duration, frequency of recurrences, nature and seriousness, and history of the violations; whether the offense impacted environmentally sensitive lands or historical resources the willfulness of the responsible person's misconduct, after issuance of the Notice and Order; the good faith effort by the responsible person to comply; the economic impact of the penalty on the responsible person; the impact of the violation upon community; and/or any other factor which justice may require.

Failure to attend the hearing shall constitute a waiver of your rights to an administrative hearing and administrative adjudication of the Notice and Order.

2. Assessment of Penalties

Any person violating any provision of the Municipal Code or applicable State Codes is subject to assessment of Civil Penalties.

Civil penalty amounts are established by the Deputy Director of the Neighborhood Code Compliance Division. The following factors were used in determining the amount:
Economic impact, seriousness of the violation.

The penalty rate for the above listed violation(s) has/have been established at **\$500.00** per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected in accordance with Municipal Code Sections 12.0801 et seq.

Pursuant to SDMC, Section 12.0805(a), in determining the date on which civil penalties shall begin to accrue and the duration, the Deputy Director may consider a date when Neighborhood Code Compliance first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence.

Administrative Costs

The Deputy Director or Hearing Officer is authorized to assess administrative costs. Administrative costs may include scheduling and processing of the hearing and all subsequent actions.

Civil Penalty Notice and Order
4325 Twain Avenue
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Waiver

Failure to attend the hearing shall constitute a waiver of your rights to an administrative hearing and adjudication of the Notice and Order or any portion thereof.

If you fail, neglect or refuse to obey an order to correct the violations, civil penalties will continue to accrue on a daily basis until the violation is corrected, except that such amount shall not exceed \$250,000.

If you fail, neglect or refuse to obey an order to pay civil penalties, the unpaid amount shall constitute a personal obligation and/or a lien upon the real property. Failure to pay a personal obligation will cause the Deputy Director to refer the obligation to the City Attorney to file a court action to recover these costs. Failure to pay a lien will cause the Deputy Director to refer the lien to the County Auditor for collection in the same manner that ordinary municipal taxes are collected.

If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact **Chue Hwang, Combination Building Inspector at (619) 533-6265.**

Melody L. Negrete
Code Enforcement Coordinator

MLN/CH/lm

cc: File

NC# 146208

This information will be made available in alternative formats upon request.

4325_Twain Ave _nccd105_tvh



THE CITY OF SAN DIEGO

April 14, 2011

CIVIL PENALTY NOTICE AND ORDER

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APN NO.: 461-160-06-00

Property Owner: Eldorado Properties Inc. Secured Capital LP
Responsible Person: Daniel Smith
Address: 5839 Mission George Road #A
San Diego CA 92120

Tenant: Luxury Limo Transportation Service Inc.
Responsible Person: Straw Hong
Address: 1440 J Street
San Diego CA 92101

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Responsible Person: Straw Hong
Address: 4325 Twain Avenue
San Diego CA 92120

Zone: IL-3-1

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Civil Penalties for violations of the Municipal Code may be assessed at a daily rate not to exceed **\$2,500** per day per violation; not to exceed a total maximum of **\$250,000** per parcel or structure for any related series of violation(s).

Penalties may be assessed for each individual code section violated. These penalties may accrue daily for as long as the violations exist.

*Mr Hwang
533 6265
990 0796 ext*



Civil Penalty Notice and Order
4325 Twain Avenue
April 14, 2011
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You are violating the law by:

Failing to obtain the required permits and approvals for the construction work described below:

1. Demolition of structures on the premises without the required permits or approvals.
2. Parking vehicles on a non approved surface material.
3. Providing maintenance on vehicles (oil changes, washing, etc.) outside of an enclosed building in an uncontrolled manner. Any repair and maintenance permitted shall be done within enclosed buildings

On February 11, 2011, the property was observed to be in violation of the following section(s) of the the SDMC.

<u>SDMC Sec.</u>	<u>Violation Description</u>
129.0202	Failure to obtain the required building permit for structural work.
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129.0415(a)	Failure to obtain the required plumbing/mechanical inspections and approvals.
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129.0502

When a Demolition/Removal Permit Is Required

No person shall demolish, cause to be demolished, or remove any *structure* unless a valid Demolition/Removal Permit has been issued and is in effect for that *structure*, except as exempted from this requirement in Section 129.0503

142.0560(a)(3)

22000 sq
of parking

Development and Design Regulations for Parking Facilities

Where five or more required spaces are provided on premises, each space shall be clearly delineated with paint or other more durable material contrasting in color with the surface to which it is applied.

WORKING ON SPACE LINES

142.0560(h)(1)

Good
Material
placed
and compacted

Surface Parking Design Regulations

All parking spaces, parking areas, loading areas, and driveways shall be surfaced with asphaltic concrete at least 2 inches in depth or its equivalent as determined by the City Manager according to accepted engineering practices, except that vehicles and equipment permitted to be stored in accordance with Chapter 14, Article 2, Division 11 (Outdoor Storage, Display, and Activity Regulations), may be placed on a permeable surface. Surfacing shall be placed on a suitable compacted and prepared base.

(2) Any artificial lighting of parking areas shall be shaded so as not to fall on adjacent properties. NONE PLANNED

(3) All surface parking facilities (including aisles and driveways) in a multiple dwelling unit, commercial, or industrial zone containing five or more parking spaces shall be bounded by walls, solid fences, buildings, landscaping, *Fence I* or a combination of these whenever the parking area abuts residentially zoned property along the side or rear property lines of the premises on which the parking area is located.

NA

All walls, buildings, and landscaping shall be in compliance with applicable setback and fence requirements.

(4) On any premises containing five or more parking spaces, all parking spaces within 10 feet of the boundaries of abutting properties shall be equipped with curbs or permanently anchored wheel stops not less substantial than a 6-inch by 6-inch timber. Wheel stops shall be at least 6 feet in length and located to provide a vehicle overhang of not more than 3 feet. WORKING ON THIS

CBC Sec.

Violation Description

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No change

California Revenue and Taxation Code

Section 17274 and 24436.5 of the California Revenue and Taxation Code provide, in part, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and income tax, deductions for interest, depreciation or taxes attributable to each substandard structure where the substandard conditions are not corrected within six (6) month after Notice of Violation by the regulatory agency. The date of service of this Notice and Order marks the beginning of that six month period. The City is required by law to notify the Franchise Tax Board of failure to comply with the code sections listed herein. This effective date of this notice is **April 19, 2011**.

new housing

The demolition and removal of the structures have been made without receiving prior approval. You shall apply for the required permits to bring your property into compliance; this will includes the demo permit as well as the change of use to the "Limo Service" which will include parking, maintenance areas, etc. It is the property owner's responsibility and/or their representative to meet compliance date timelines and bring this property in compliance with the Municipal Code. Corrective action must be taken to avoid ongoing assessment of Civil Penalties at the daily rate \$500.00 plus administrative costs until the violations are corrected in accordance with Municipal Code.

NA

You are hereby ordered to correct the violations by completing the following actions set forth below:

5/17/11 Submittal

1. **By June 7, 2011, you shall submit four complete sets of plans to Neighborhood Code Compliance Division at 1222 First Avenue, 5th floor San Diego, California 92101 for approval. This shall be prior to submittal to Development Services Department plan review. The application and plans submitted shall reference this Civil Penalty on the application and within the scope of work on the plans. The plans shall include the following: a site plan, an existing floor plan including non permitted work and a proposed floor plan.**
2. **All non-permitted construction work already completed shall be labeled and identified on plans as "non-permitted demolition". On the first sheet provide a scope of work description as "Neighborhood Code Compliance Violation." Cloud or circle**

on the plot plan and floor plan each item in violation and LABEL it as “proposed non-permitted to be demolished and proposed new enclosed building or patio cover for the workshop area.” Plans must also show all designated parking areas in compliance with SDMC 142.0560.

3. Plans and specifications shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and to show in detail that it will comply with the provisions of the Building Regulations and all applicable laws, ordinances, rules, and regulations.

By June 10, 2011:

THIS NOTICE MUST BE SUBMITTED WHEN APPLYING FOR APPROVAL TO DEVELOP AND/OR APPLYING FOR REQUIRED PERMITS.

4. You shall submit an application and the plans stamped by Neighborhood Code Compliance Division to Development Services Department at 1222 First Avenue, 3rd floor San Diego, California 92101 for review of all non permitted work and have the plans and application deemed complete. **It shall reference this Civil Penalty Notice and Order on the application and in the scope of work on the plans.**
5. **The submission of incomplete applications and/or plans will not satisfy the compliance time frame requirements stated.** There is to be no delay on your part in making the required revisions, or providing required information to the Development Services Department on the submitted plans. Any corrections or clarification requested by Development Services Department shall be resubmitted **within 5 working days.** Your actions to obtain the required permits are to be sustained and timely.
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1. Civil Penalties Hearing

This Notice and Order may cause a date, time, and place to be set for a hearing regarding the existing violations and confirmation of assessed civil penalties.

Written notice of the time and place of the hearing will be served on you at least ten days prior to the date of the hearing.

At the hearing, you, your agent or any other interested person may present testimony or evidence concerning the existence of the violations and the means and time frames for correcting the violations. Testimony or evidence may also be presented relating to the duration, frequency of recurrences, nature and seriousness, and history of the violations; whether the offense impacted environmentally sensitive lands or historical resources the willfulness of the responsible person's misconduct, after issuance of the Notice and Order; the good faith effort by the responsible person to comply; the economic impact of the penalty on the responsible person; the impact of the violation upon community; and/or any other factor which justice may require.

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Pursuant to SDMC, Section 12.0805(a), in determining the date on which civil penalties shall begin to accrue and the duration, the Deputy Director may consider a date when Neighborhood Code Compliance first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence.

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Page 7

Administrative Costs

The Deputy Director or Hearing Officer is authorized to assess administrative costs. Administrative costs may include scheduling and processing of the hearing and all subsequent actions.

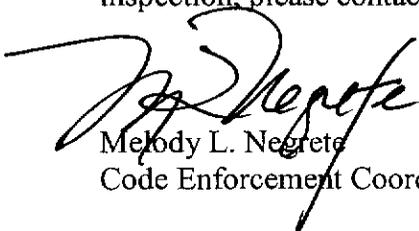
Waiver

Failure to attend the hearing shall constitute a waiver of your rights to an administrative hearing and adjudication of the Notice and Order or any portion thereof.

If you fail, neglect or refuse to obey an order to correct the violations, civil penalties will continue to accrue on a daily basis until the violation is corrected, except that such amount shall not exceed \$250,000.

If you fail, neglect or refuse to obey an order to pay civil penalties, the unpaid amount shall constitute a personal obligation and/or a lien upon the real property. Failure to pay a personal obligation will cause the Deputy Director to refer the obligation to the City Attorney to file a court action to recover these costs. Failure to pay a lien will cause the Deputy Director to refer the lien to the County Auditor for collection in the same manner that ordinary municipal taxes are collected.

If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact **Chue Hwang, Combination Building Inspector at (619) 533-6265.**



Melody L. Negrete
Code Enforcement Coordinator

MLN/CH/lm

cc: File

NC# 146208

This information will be made available in alternative formats upon request.



Property Information

Primary Owner : GRAHAM, ROBIE H
Secondary Owner : ROBIE H GRAHAM TRUST,
Site Address : 4325 TWAIN AVE
SAN DIEGO, CA 92120-3403
Mailing Address : 1529 DREXEL DR
LEMON GROVE, CA 91945
Assessor Parcel Number : 461-160-06-00
Census Tract : 0096.03
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : 1249-H7
Legal Description : Abbreviated Description: CITY:SAN DIEGO POR LOT 4 BLK 47 MAP
REF:000776; City/Muni/Twp: SAN DIEGO

Property Characteristics

Bedrooms : 0 **Year Built :** 1955 **Square Feet :** 3605
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 25265 SF
Partial Bath : 0 **Fireplace :** N/A **Number of Units :** 1
Total Rooms : 0 **Pool/Spa :** N **Use Code :** Retail Stores (Personal
Services, Photography,
Travel)
Zoning : INDUSTRIAL

Sale Information

Transfer Date : 02/18/2010 **Document # :** 2010-0081032
Transfer Value : N/A **Cost/Sq Feet :** N/A

Assessment/Tax Information

Assessed Value : \$393,453 **Tax Amount :** \$4,369.02
Land Value : \$258,004 **Tax Status :** Current
Improvement Value : \$135,449 **Tax Rate Area :** 8-278
Percent Improvement : 34 % **Homeowner Exemption :** N

Data Deemed Reliable, But Not Guaranteed.

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06/30/2010 12:36:12 PM

Customer Service Rep: Marcia Payne



Secured Capital Limited Partnership
4325 Twain Only
All Transactions

	<u>4325 Twain</u>
Cost - 4325 Only	
4325 T Project	
Permit	1,649.60
Consulting	5,501.70
Total 4325 T Project	<u>7,151.30</u>
Repair & Maint.	
Backflow Test & Certification	63.15
Cleaning	241.25
Concret	120.00
Drywall	700.00
Dump Run	112.50
Electrical	2,013.00
Flood Repair	65.00
General	1,726.50
Mail Box	46.00
Material	767.49
Paving	750.00
Plumbing	69.00
Storm Drain	344.50
Tile	235.50
Water Line	20.00
Water Pump	30.00
Windows	92.00
Total Repair & Maint.	<u>7,395.89</u>
Improvements	47,818.98
TOTAL COST	<u>54,970.28</u>

Invoice



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

3/7/12 2:15 pm

Page 1 of 1

L64A-007

Invoice Number: **425971**



Status: Paid
 Issued: 03/07/2012 2:07 pm Diaz, Connie
 Voided:
 Customer: Smith, Daniel

Payment: On: 03/07/2012 2:15 pm

To: Zuniga, Laiza

Payment Method	Document Number
Check	6957

Refundable Party	Payment
Secured Capital LTD	\$2984.01
	\$2984.01

Development: 157996 Devel Num 157996

Project: **254774** El Dorado Propert's--Office TI PM: Sanchez Jr, Ruben (619)446-5301



Project Fees:

Fee Description	Quantity	Units	Fee Amount
Fee Collected-Other Agcy/Dept	2.00	Each	\$18.00
General Plan Maintenance	1.00	Each	\$-108.00
General Plan Maintenance	1.00	Each	\$108.00
Hrly-NCC Inspector	1.00	Hours	\$123.00
Mapping	1.00	Each	\$-10.00
Mapping	1.00	Each	\$10.00
Approval Total:			\$141.00
Job Total:			\$141.00

Job: 516798 4325 TWAIN AV

Approval Nbr: **8 97171** B Building Permit Status: Issued



Fee Description	Quantity	Units	Fee Amount
BuildgStand Surcharge SB1473	7,000.00	Valuation -CBC	\$1.00
Business-Tenant Improv BP	100.00	Square Feet (New)	\$655.00
Business-Tenant Improv PC	60.00	Square Feet (New)	\$-769.00
Business-Tenant Improv PC	100.00	Square Feet (New)	\$769.00
C&D Deposit-NonRes Alteration	100.00	Square Feet	\$0.00
Housing Trust Fund	1,531.17	Dollars	\$1,531.17
Issuance-With Plans	1.00	Each	\$133.00
LeadHaz Prevention & Control	1.00	Each	\$31.00
Records-Com/MDU(No Calcs &Std)	1.00	Each	\$60.00
Seismic Fee (Bldg Permit)	7,000.00	Valuation -CBC	\$0.74
State Fee (Bldg Permit)	7,000.00	Valuation -CBC	\$1.10
Water/Sewer PC No Meter Change	1.00	Each	\$170.00
Water/Sewer PC-Cross Connect	1.00	Equivalent Dwelling Un	\$85.00
Approval Total:			\$2,668.01

Approval Nbr: **9 03036** P Plumbing Permit Status: Issued

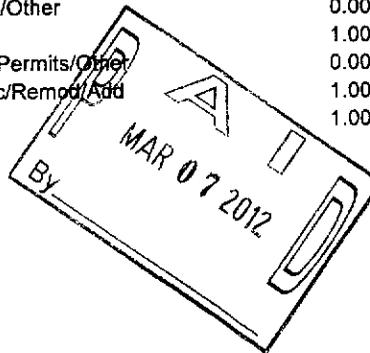


Fee Description	Quantity	Units	Fee Amount
Backflow Preventer	1.00	Each	\$58.00
Issuance NoPlans/Other	0.00	Each	\$0.00
Lavatory	1.00	Each	\$34.00
Records-No Plan Permits/Other	0.00	Each	\$0.00
Travel-Doc-Replac/Remod/Add	1.00	Floors	\$49.00
Water Closet	1.00	Each	\$34.00
Approval Total:			\$175.00

Job Total: \$2,843.01

Project Total: \$2,984.01

Invoice Total: \$2,984.01





L64A-005

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619)446-5301 sanchezr@sandiego.gov



Approval Information

Approval Nbr: **9 03036** Type: Plumbing Permit Status: Pending Invoice Payment
Issued: 03/07/2012 2:08 pm Issued By: Diaz, Connie Permit Holder: Smith, Daniel - El Dorado Properties
Completed: Completed By: Owner Occupied: Overridden:
Extension Qty: 0 Extended By: Cancel Reason:
Scope: Plumbing work associated for a tenant improvement. Change in Use from an existing SFR to a new Office Spaces with ADA Bathrooms and new Asphalt paking area. Precancel Status:
Land Doc Type:
Recorded Map No.:
Recorded Date:



Job Location (4325 TWAIN AV)

Address Assessor Parcel
4325 TWAIN AV 461-160-0600

Bureau of Census (BC) Codes

BC Code
Add/Alt Tenant Improvements

Fee Worksheet

<u>Fee</u>	<u>Quantity</u>	<u>Unit</u>	<u>Category</u>
Backflow Preventer	1.00	Each	Issuance Fees
Issuance NoPlans/Other	0.00	Each	Issuance Fees
Lavatory	1.00	Each	Issuance Fees
Records-No Plan Permits/Other	0.00	Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00	Floors	Issuance Fees
Water Closet	1.00	Each	Issuance Fees



L64A-005

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619)446-5301 sanchezr@sandiego.gov



Approval Information

Approval Nbr: **8 97171** Type: Building Permit Status: Pending Invoice Payment
Issued: 03/07/2012 2:08 pm Issued By: Diaz, Connie Permit Holder: Smith, Daniel - El Dorado Properties
Completed: Completed By: Owner Occupied: Overridden:
Extension Qty: 0 Extended By: Cancel Reason:
Scope: Building Permit for a TI. Change in Use from an existing SFR to a new Office Spaces with ADA Bathrooms and new Asphalt paking area. Precancel Status:
Land Doc Type:
Recorded Map No.:
Recorded Date:



Job Location (4325 TWAIN AV)

Address Assessor Parcel
4325 TWAIN AV 461-160-0600

Bureau of Census (BC) Codes

BC Code
Add/Alt Tenant Improvements

Fee Type Units

Fee Type Amount
Valuation -CBC 7,000.00

Fee Worksheet

Fee	Quantity	Unit	Category
BuildgStand Surcharge SB1473	7,000.00	Valuation -CBC	Issuance Fees
Business-Tenant Improv BP	100.00	Square Feet (New)	Issuance Fees
Business-Tenant Improv PC	100.00	Square Feet (New)	Submittal Fees
C&D Deposit-NonRes Alteration	100.00	Square Feet	Issuance Fees
Housing Trust Fund	1,531.17	Dollars	Issuance Fees
Issuance-With Plans	1.00	Each	Issuance Fees
LeadHaz Prevention & Control	1.00	Each	Issuance Fees
Records-Com/MDU(No Calcs &Std)	1.00	Each	Issuance Fees
Seismic Fee (Bldg Permit)	7,000.00	Valuation -CBC	Issuance Fees
State Fee (Bldg Permit)	7,000.00	Valuation -CBC	Issuance Fees
Water/Sewer PC No Meter Change	1.00	Each	Issuance Fees
Water/Sewer PC-Cross Connect	1.00	Equivalent Dwelling Units	Issuance Fees



L64A-003A

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619) 446-5301 sanchezr@sandiego.gov



Review Information

Cycle Type: 2 IAS-Combined(Submit) **Submitted:** 08/22/2011 Deemed Complete on 08/22/2011
Reviewing Discipline: IAS-Combined Review **Cycle Distributed:** 08/22/2011
Reviewer: Miranda, Marcos **Assigned:** 09/09/2011
 (619) 446-5435 **Started:** 09/13/2011
Hours of Review: 2.00 **Review Due:** 09/13/2011
Next Review Method: IAS-Combined(Submit) **Completed:** 09/13/2011 **COMPLETED ON TIME**
Closed: 09/13/2011

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for IAS-Combined Review on this project as: IAS-Combined(Submit).
- The reviewer has requested more documents be submitted.
- Your project still has 21 outstanding review issues with IAS-Combined Review (all of which are new).
- The reviewer has not signed off 1 job.
- Last month IAS-Combined Review performed 798 reviews, 87.5% were on-time, and 94.2% were on projects at less than < 3 complete submittals.

Zoning

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Legal Description Required- NOTED ON A-1 The complete and correct legal description of the property is required on the plans. (New Issue)
<input type="checkbox"/>	2	Not In Front Or St Side Yards- --- NOTED ON SITE PLAN Per SDMC Sec 142.0510(e)(1) as of 4-25-03: Off-street parking spaces shall not be located in any required front or street side yard except as otherwise provided in the particular zone. (New Issue)
<input checked="" type="checkbox"/>	3	Parking In Yards: NOTED ON DWGS. Parking may encroach up to 5 feet into the required standard front yard in all industrial zones, but may not be covered or enclosed. SDMC Sec 131.0643(b) as of 5-15-03 Maximum encroachment: 5 ft
<input checked="" type="checkbox"/>	4	Shown: (New Issue) Wheel Stops- ADDED TO SITE PLAN, A-1. On any premises containing five or more parking spaces, all parking spaces within 10 feet of the boundaries of abutting properties shall be equipped with curbs or permanently anchored wheel stops no less substantial than a 6-inch by 6-inch timber. Wheel stops shall be at least 6 feet in length and located to provide a vehicle overhang of not more than 3 feet.
<input checked="" type="checkbox"/>	5	SDMC Sec 142.0560(h)(4) as of 4-22-03 (New Issue) Wheel Stop Overhang- NOTED ON SITE PLAN, A-1 The length of a parking space may overhang a raised curb or wheel stop and a required landscape area by a maximum of 3 feet, provided that the height of the curb does not exceed 6 inches and the area of overhang is not part of a required pedestrian path.
<input type="checkbox"/>	6	SDMC Sec 142.0560(h)(5) as of 4-22-03 (New Issue) Setback Lines- NOTED ON SITE PLAN, A-1
<input type="checkbox"/>	7	Show, label, and dimension all required setback lines. (New Issue) Curb To Property Line- 12'-9, NOTED ON SITE PLAN Curb to property line distance must be shown on the site plan. Provide a verification postcard from Records, 2nd floor, Development Services Center (619-446-5200). If there is no curb, the centerline of street to property line distance must be shown on the site plan. Provide a verification postcard from Records. (New Issue)



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Cleared? **Issue Num** **Issue Text**

8 Front Yard Setback- **NOTED ON SITE PLAN**

Minimum: 15ft / 20ft standard

Shown: Not shown

(New Issue)

N/A 9 Vehicular use areas located in or adjacent to required front or street side yards shall be screened by a fence or landscaping of at least 3 feet in height. This screen shall be separated from the adjacent public right-of-way by a landscape strip that is at least 3 feet wide. (New Issue)

N/A 10 (A) Standard, all metal chain link fences located on the front or street side property line shall not exceed 3 feet in height.

Other open fences are permitted up to 6 feet in height.

(B) The height of an open fence located in a required yard may increase as the fence is placed farther from the front or street side property line. No portion of the fence shall exceed the height established by a line drawn beginning at a point 6 feet above grade at the property line and ending at a point 9 feet above grade at the setback line. (New Issue)

N/A 11 (b) Fence Height in Visibility Areas.

Fences in visibility areas shall not exceed 3 feet in height.

(New Issue)

N/A 12 The visibility area is a triangular portion of a premises formed by drawing one line perpendicular to and one line parallel to the property line or public right-of-way for a specified length and one line diagonally joining the other two lines, as shown in Diagram 113-02RR. No structures may be located within a visibility area unless otherwise provided by the applicable zone or the regulations in Chapter 14, Article 2 (General Development Regulations). (New Issue)

N/A 13 (c) For visibility areas at the intersection of a street and driveway, one side of the triangle extends from the intersection of the street and the driveway for 10 feet along the property line. The second side extends from the intersection of the street and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two. (New Issue)

14 NOTE FROM ZONING PLAN CHECKER TO APPLICANT-

FENCE IS EXISTING AND IS SHOWN ON DWGS (A-1)

FENCE IS EXISTING & PREVIOUSLY CONFORMING.

THESE ISSUES APPLY ONLY IN THE EVENT THAT THIS PROJECT IS "EXEMPT" FROM THE REQUIREMENTS OF THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE- A IF LATER ON, IT IS DETERMINED THAT A THIS PROJECT IS NOT EXEMPT FOR THIS PROJECT, PLEASE IGNORE THESE ZONING ISSUES AND FOLLOW INSTRUCTIONS FROM LDR PLANNING STAFF.

A CPIOZ-A "EXEMPT" STAMP MUST BE OBTAINED FROM LDR PRIOR TO FINAL ZONING SIGN OFF. (New Issue)

Water and Sewer

Cleared? **Issue Num** **Issue Text**

15 Your water meter data card does not match your plans, you are indicating that you are removing 2 washing machines on your water meter data card but your plans only show that you are removing a shower. (New Issue)

16 Why Is Backflow Required?

Informational Note: ?

Backflow protection prevents potentially contaminated water from being sucked into the water main. (New Issue)

17 Backflow Is Required-

Backflow protection is required on all new water services or existing unprotected services supplying water to a system upon which plumbing work is proposed.

18 Existing Or Proposed?

Specify on the plans whether the backflow device(s) are existing or proposed. (New Issue)

NO NEW SERVICE! EXISTING TOILET & SINK ARE RELOCATED - NOT "NEW".

WASHER & DRYERS ARE APPLIANCES, NOT CONSTRUCTION DEMO ITEMS.



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Backflow Device Location-

N/a

The backflow device must be on private property and outside of easements.
It needs to be as close as possible to the point where the service crosses the property line or easement line.
It can be in the nearest softscape or next to the building, whichever is closer.

Shown: (New Issue)

Re-Check Instructions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	All Issue Boxes with check marks have been cleared. All Issue Boxes without check marks, requirements still need to be corrected or addressed. Please Indicate the page number(s) which address each requirement in the margin next to each issue on these sheets. Provide all documents when requested. All Issues must be addressed and complete (New Issue)
<input type="checkbox"/>	21	THIS WILL NOT BE AN "OVER THE COUNTER" (OTC) PLAN CHECK. PLANS AND DOCUMENTATION MUST BE RESUBMITTED, PLEASE TAKE THEM TO THE 3RD FLOOR "SUBMITTAL" COUNTER FOR REVIEW. (New Issue)

Cycle Issues



9/8/11 11:43 am

THE CITY OF SAN DIEGO
Development Services

Page 1 of 1

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office Tl
Project Mgr: Sanchez Jr, Ruben (619) 446-5301 sanchezr@sandiego.gov



Review Information

Cycle Type: 4 BDR-Mechanical (Submit)	Submitted: 08/22/2011	Deemed Complete on 08/22/2011
Reviewing Discipline: BDR-Mechanical	Cycle Distributed: 08/22/2011	
Reviewer: Salcedo, Jose (619) 446-5080	Assigned: 08/26/2011	
Hours of Review: 1.00	Started: 09/08/2011	
Next Review Method: BDR-Mechanical (OTC)	Review Due: 09/13/2011	
	Completed: 09/08/2011	COMPLETED ON TIME
	Closed: 09/08/2011	

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Mechanical on this project as: BDR-Mechanical (OTC).
- The reviewer has requested more documents be submitted.
- Your project still has 9 outstanding review issues with BDR-Mechanical (all of which are new).
- The reviewer has not signed off 1 job.
- Last month BDR-Mechanical performed 425 reviews, 95.3% were on-time, and 89.8% were on projects at less than < 3 complete submittals.

New Issue Group (1437330)

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	It is the responsibility of architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans and calculations. (New Issue)
<input type="checkbox"/>	2	This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans. (New Issue)
<input type="checkbox"/>	3	Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located on the plans. Have changes been made not resulting from this list? O Yes O No (New Issue)
<input type="checkbox"/>	4	PLEASE INFORM THE APPLICANT THAT THE RECHECK CAN BE PERFORMED OVER-THE-COUNTER BY ANY MECHANICAL PLANCHECKER. (New Issue)
<input type="checkbox"/>	5	Add note on plans: " Each faucet shall not exceed a water flow of 2.2 GPM." (New Issue)
<input type="checkbox"/>	6	Add note on plans: " Toilets shall be ultra low flush type (1.6 g.p.f. max)." (New Issue)
<input type="checkbox"/>	7	Add note on plans: " Lavatory faucets in restrooms in commercial and industrial buildings shall be self-closing type." (New Issue)
<input type="checkbox"/>	8	Interior spaces intended for human occupancy shall be provided with space-heating system capable of maintaining a minimum indoor temperature of 68 degree F per section 1204.1 CBC. Each space shall have it's own individual system. (New Issue)
<input type="checkbox"/>	9	Indicate method of ventilation in the converted spaces. If windows are operable please indicate it on the plans and provide the windows dimensions. (New Issue)

Remaining Cycle Issues



10/20/11 11:13 am

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-003A-2

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619) 446-5301

sanchezr@sandiego.gov



Review Information

Cycle Type: 14 BDR-Structural (Appmt.)	Submitted:	Deemed Complete on 10/20/2011
Reviewing Discipline: BDR-Structural	Cycle Distributed:	
Reviewer: Chamier-Garcia, Barbara (619) 446-5074	Assigned: 10/20/2011	
Hours of Review: 0.00	Started: 10/20/2011	
Next Review Method: BDR-Structural (Appmt.)	Review Due: 11/03/2011	
	Completed: 10/20/2011	COMPLETED ON TIME
	Closed: 10/20/2011	

- 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 BDR-Structural (None of which are new)
- The reviewer has not signed off 1 job.
- Last month BDR-Structural performed 890 reviews, 85.3% were on-time, and 94.1% were on projects at less than < 3 complete submittals.

Review Comments

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	15	Complete Part A of the "Application for Unreasonable Hardship Exemption." for second bathroom. Complete documentation of the cost of the project. Provide a line item bid on a contractor's letterhead stationary addressing the cost to upgrade each deficiency. (Section 1134B.2.1 Exception 1) (From Cycle 5)
<input type="checkbox"/>	16	Add and sign the following statement on the site plan: "I am the tenant/designer/owner in responsible charge of this remodel. The following deficient access features will/will not be made fully accessible as part of this permit per the approved Unreasonable Hardship Exemption Form: _____." (Section 1134B.2.1 Exception 1) (From Cycle 5)
<input type="checkbox"/>	17	Place and sign the following statement on the site plan: "I am the tenant/designer owner/ in responsible charge of this remodel. I certify that no alterations/remodels have been performed at this tenant space over the last three years. Signature _____ (tenant, Designer or Owner) Date _____ (From Cycle 5)
<input type="checkbox"/>	23	Provide Detectable Warnings: - At a walk not separated by curbs, railings or other elements that crosses or adjoins a vehicular way. The boundary between the areas shall be defined by a continuous detectable warning 36 inches (914 mm) wide, approved by DSA/AC complying with (Sec. 1133B.8.5, Sec. 1121B.3.1, Item 8(a)) - At Transit Boarding Platforms which have a directional texture complying with Fig. 11B-23B approved by DSA/AC shall be provided. (Sec. 1133B.8.4, Sec. 1121B.3.1, Item 8(a)) (From Cycle 5)

Remaining Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A-2

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619) 446-5301 sanchezr@sandiego.gov



Review Information

Cycle Type: 13 BDR-Structural (Appmt.)	Submitted:	Deemed Complete on 10/18/2011
Reviewing Discipline: BDR-Structural	Cycle Distributed:	
Reviewer: Chamier-Garcia, Barbara (619) 446-5074	Assigned: 10/18/2011	
Hours of Review: 0.00	Started: 10/18/2011	
Next Review Method: BDR-Structural (Appmt.)	Review Due: 11/01/2011	
	Completed: 10/18/2011	COMPLETED ON TIME
	Closed: 10/18/2011	

- 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 15 outstanding review issues with BDR-Structural (None of which are new)
- The reviewer has not signed off 1 job.
- Last month BDR-Structural performed 890 reviews, 85.3% were on-time, and 94.1% were on projects at less than < 3 complete submittals.

Notes to Customer

No outstanding issues

Review Comments

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	15	Complete Part A of the "Application for Unreasonable Hardship Exemption." for second bathroom. Complete documentation of the cost of the project. Provide a line item bid on a contractor's letterhead stationary addressing the cost to upgrade each deficiency. (Section 1134B.2.1 Exception 1) (From Cycle 5)
<input checked="" type="checkbox"/>	16	Add and sign the following statement on the site plan: "I am the tenant/designer/owner/ in responsible charge of this remodel. The following deficient access features will/will not be made fully accessible as part of this permit per the approved Unreasonable Hardship Exemption Form: _____" (Section 1134B.2.1 Exception 1) (From Cycle 5)
<input checked="" type="checkbox"/>	17	Place and sign the following statement on the site plan: "I am the tenant/designer/owner/ in responsible charge of this remodel. I certify that no alterations/remodels have been performed at this tenant space over the last three years. Signature _____ (tenant, Designer or Owner) Date _____ (From Cycle 5)
<input type="checkbox"/>	18	For copy of unreasonable hardship forms and additional information, refer to City of San Diego, Development Services web site at http://www.sandiego.gov/development-services/Forms & Development Information/Hardship Exemption to Disabled Access . If you do not have access to the internet you can access it from the third floor Customer Self-Help area by selecting http://www.sandiego.gov/development-services , or you can contact us for a copy. (From Cycle 5)
<input checked="" type="checkbox"/>	19	Doors shall not swing into the clear floor space required by any fixture. (1115B.3.2-2) (From Cycle 5)
<input type="checkbox"/>	20	The entrance door shall contain a privacy latch which complies with section 1117B.6, controls and Operating Mechanisms. (From Cycle 5)
<input type="checkbox"/>	21	In single accommodation sanitary facilities the water closet shall be located in a space which provides a minimum 28 inches wide (711 mm) clear space from a fixture or a minimum 32 inches wide (813 mm) clear space from a wall at one side. The other side shall provide 18 inches (457 mm) from the center line of the water closet to the wall. A minimum 48 inches (1219 mm) of clear space shall be provided in front. (Sec. 1115B.4.1, Item 1,2 and Fig. 11B 1A) (From Cycle 5)
<input checked="" type="checkbox"/>	23	Provide Detectable Warnings: - At a walk not separated by curbs, railings or other elements that crosses or adjoins a vehicular way. The boundary between the areas shall be defined by a continuous detectable warning 36 inches (914 mm) wide, approved by DSA/AC complying with (Sec. 1133B.8.5, Sec. 1121B.3.1, Item 8(a)) - At Transit Boarding Platforms which have a directional texture complying with Fig. 11B-23B approved by DSA/AC shall be provided. (Sec. 1133B.8.4, Sec. 1121B.3.1, Item 8(a)) (From Cycle 5)
<input checked="" type="checkbox"/>	24	Two parking spaces can be provided with a 9 feet (2743 mm) parking area on each side of a 5 foot (1525 mm) loading and unloading access aisle, for the typical stall, and 8 feet (2438 mm) loading and unloading access aisle for the van accessible space. (Sections. 1129B.3-1 and 1129B.3-2 and Fig. 11B 18A-C) (From Cycle 5)
<input checked="" type="checkbox"/>	25	The minimum length of an accessible parking space shall be 18 feet (5486 mm). (Sec. 1129B.3-1 and Fig. 11B 18A-C) (From Cycle 5)
<input type="checkbox"/>	26	Verify/show the buildings comply with the wall and opening protection requirements of the 2010 California Building Code (for new occupancy type B). Describe the construction of the exterior walls including parapets or exceptions. Locate any wall or roof openings and state if they are protected or not. (From Cycle 5)

DO NOT HAVE



<u>Cleared?</u>	<u>Issue Num.</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The building is of type V-B construction, with occupancy group (s) of B . Per Table 602, the fire-resistance rating of exterior walls based on the fire separation distance(s) to be: a) 1 hour(s); less than 5feet. b) 1 hour(s); 5 feet to less than 10 feet. (From Cycle 5)
<input checked="" type="checkbox"/>	2	Limit openings in exterior walls per Table 705.8, as follows: a) Unprotected openings, unprotected sprinkled openings and protected openings are not permitted when a fire separation distance is 3 feet or less. b) Unprotected non sprinkled openings are not permitted when a fire separation distance is 5 feet or less. c) Unprotected openings are limited to 10 percent of wall area , when a fire distance is greater than 5 feet to 10 feet. d) Unprotected openings are limited to 15 percent wall area, when a fire distance is greater than 10 feet to 15 feet. e) for Protected openings see Table (From Cycle 5)
<input checked="" type="checkbox"/>	2	Window openings in exteriors wall having fire rating assembly of 1 hour fire rated exterior wall to be protected with a minimum of 3/4 hour fire window assemblies. (CBC 715 and Table 715.5) (From Cycle 5)
<input type="checkbox"/>	3	Clarify on plans if proposed building will have only one tenant ? (From Cycle 5)



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 254774 Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619) 446-5301

sanchezr@sandiego.gov



Review Information

Cycle Type: 5 BDR-Structural (Submit) Submitted: 08/22/2011 Deemed Complete on 08/22/2011
Reviewing Discipline: BDR-Structural Cycle Distributed: 08/22/2011
Reviewer: Chamier-Garcia, Barbara Assigned: 09/15/2011
(619) 446-5074 Started: 09/19/2011
Hours of Review: 0.00 Review Due: 09/20/2011
Next Review Method: BDR-Structural (Appmt.) Completed: 09/19/2011 COMPLETED ON TIME
Closed: 09/19/2011

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- The reviewer has requested more documents be submitted.
- Your project still has 30 outstanding review issues with BDR-Structural (all of which are new).
- The reviewer has not signed off 1 job.
- Last month BDR-Structural performed 951 reviews, 84.1% were on-time, and 93.2% were on projects at less than < 3 complete submittals.

Notes to Customer

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	If you have questions on the fire/life-safety or structural review comments, phone Barbara Chamier-Garcia @ (619) 446-5074. (New Issue)
<input checked="" type="checkbox"/>	2	The recheck on this project can be accomplished by calling (619) 446-5300. Please have the project number available and request a 60-minute individual appointment with Barbara Chamier-Garcia. (New Issue)
<input checked="" type="checkbox"/>	3	It is the responsibility of the registered design professional(s) and the designer of record to assure that all requirements of the latest adopted edition of the California Building Regulations as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated into the plans and structural calculations. (New Issue)
<input checked="" type="checkbox"/>	4	This list does not necessarily include all errors and omissions. Plans require correction as indicated by the proceeding comments before a building permit can be issued. Return a copy of this review sheet with the corrected plans. (New Issue)
<input checked="" type="checkbox"/>	5	Make all corrections on original tracings before resubmitting to the Development Services Department for recheck. Return two sets of corrected plans, one set of corrected calculations and one set each of original plans, calculations, and soils report when applicable used for the initial plan review. Supplemental plan review fees may be charged where insufficient progress is made in responding to plan review comments. (New Issue)
<input checked="" type="checkbox"/>	6	Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located on the plans. Have changes been made not resulting from this list? <input type="radio"/> Yes <input type="radio"/> No (New Issue)
<input checked="" type="checkbox"/>	7	To facilitate rechecking, provide an Itemized Written Response to the issues noted in this plan review sheet. The Written Response shall Clearly, Concisely and Comprehensively address the issues raised. (New Issue)

Review Comments

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	8	Ch.11B requires accessibility for: - The area of remodel; - A path of travel from a public way or accessible parking whichever is the primary method of arrival; - A primary building entrance, a path of travel from the accessible building entrance to the area(s) of remodel (including an elevator). A path of travel to sanitary facilities, public telephones and drinking fountains serving the area; - Any sanitary facilities, drinking fountains, signs and public telephones serving the area of remodel. (New Issue)
<input checked="" type="checkbox"/>	9	Add the following note on the site plan, if applicable for existing accessible entrances : "I am the designer/owner in responsible charge of this tenant improvement project; I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law. Signature: _____ Date: _____" (New Issue)
<input checked="" type="checkbox"/>	10	If applicable show all access features such as new ramps, doors etc. along the designated accessible route of travel. Identify on plans all steps at door landings and where applicable identify sloping door landings. (New Issue)

CBC CH.34

ON DWGS

N/A

N/A NO SUCH STEPS/RAMPS/LANDINGS



L64A-003A

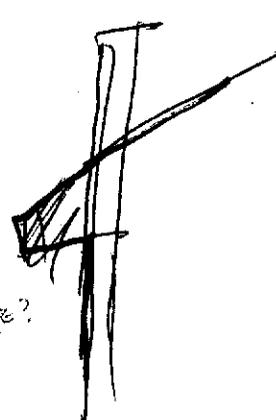
1222 First Avenue, San Diego, CA 92101-4154

Issue
Cleared? **Num** **Issue Text**

- ? *W* Note on site plan, if applicable: "If the Building Inspector determines noncompliance with any accessibility provisions, he/she shall require complete, detailed plans clearly showing all existing non complying conditions and the proposed modifications to meet current accessibility provisions affected by the remodel (including site plan, floor plans, details, etc.). The plans must be stamped by the field inspector and resubmitted to the Building Development Review Division." (New Issue)
- W* Show a route of travel from the disabled parking space, or public way, whichever is the primary method of arrival, to an accessible primary entrance of the building and state if it meets current Title 24 access provisions or not. (New Issue)
- W* Show a primary entrance serving the area of remodel and state if it meets current Title 24 access provisions or not (both doors next to the accessible parking space have to be accessible). (New Issue)
- W* Show a path of travel within the building from the accessible primary entrance to the area of remodel to restrooms, drinking fountains and telephones serving the area of remodel and state if it meets current Title 24 access provisions or not. (New Issue)
- W/A* 15 Complete Part A of the "Application for Unreasonable Hardship Exemption." for second bathroom. Complete documentation of the cost of the project. Provide a line item bid on a contractor's letterhead stationary addressing the cost to upgrade each deficiency. (Section 1134B.2.1 Exception 1) (New Issue) *N/B*
- N/A* 16 Add and sign the following statement on the site plan:
"I am the tenant/designer/owner in responsible charge of this remodel. The following deficient access features will/will not be made fully accessible as part of this permit per the approved Unreasonable Hardship Exemption Form: _____." (Section 1134B.2.1 Exception 1) (New Issue)
- 17 Place and sign the following statement on the site plan:
"I am the tenant/designer owner/ in responsible charge of this remodel. I certify that no alterations/remodels have been performed at this tenant space over the last three years. Signature _____ (tenant, Designer or Owner)
Date _____ (New Issue)
- N/A* 18 For copy of unreasonable hardship forms and additional information, refer to City of San Diego, Development Services web site at [http://www.sandiego.gov/development-services/Forms & Development Information/ Hardship Exception to Disabled Access](http://www.sandiego.gov/development-services/Forms%20&%20Development%20Information/Hardship%20Exception%20to%20Disabled%20Access). If you do not have access to the internet you can access it from the third floor Customer Self-Help area by selecting <http://www.sandiego.gov/development-services>, or you can contact us for a copy. (New Issue)
- 19 Doors shall not swing into the clear floor space required by any fixture. (1115B.3.2-2) (New Issue)
- 20 The entrance door shall contain a privacy latch which complies with section 1117B.6, controls and Operating Mechanisms. (New Issue) *NOTE?*
- W* 21 In single accommodation sanitary facilities the water closet shall be located in a space which provides a minimum 28 inches wide (711 mm) clear space from a fixture or a minimum 32 inches wide (813 mm) clear space from a wall at one side. The other side shall provide 18 inches (457 mm) from the center line of the water closet to the wall. A minimum 48 inches (1219 mm) of clear space shall be provided in front. (Sec. 1115B.4.1, Item 1,2 and Fig. 11B 1A) (New Issue)
- W* 22 The width and height of doorways shall comply with section 1008. Every required exit doorway shall permit the installation of a door not less than 3 feet (914 mm) wide and not less than 6 feet 8 inches (2032 mm) high. Exit doors shall be capable of opening at least 90 degrees and provide not less than 32 inches clear width (813 mm). (Sec. 1133B.2.2 and Figure 11B 33) (New Issue) ** DD NOTE*
- 23 Provide Detectable Warnings:
- At a walk not separated by curbs, railings or other elements that crosses or adjoins a vehicular way. The boundary between the areas shall be defined by a continuous detectable warning 36 inches (914 mm) wide, approved by DSA/AC complying with (Sec. 1133B.8.5, Sec. 1121B.3.1, Item 8(a))
- At Transit Boarding Platforms which have a directional texture complying with Fig. 11B-23B approved by DSA/AC shall be provided. (Sec. 1133B.8.4, Sec. 1121B.3.1, Item 8(a)) (New Issue)
- 24 Two parking spaces can be provided with a 9 feet (2743 mm) parking area on each side of a 5 foot (1525 mm) loading and unloading access aisle, for the typical stall, and 8 feet (2438 mm) loading and unloading access aisle for the van accessible space. (Sections. 1129B.3-1 and 1129B.3-2 and Fig. 11B 18A-C) (New Issue) *pins? ONLY REQ'D 4 spaces*
- 25 The minimum length of an accessible parking space shall be 18 feet (5486 mm). (Sec. 1129B.3-1 and Fig. 11B 18A-C) (New Issue) *REMOVE?*
- 26 Verify/show the buildings comply with the wall and opening protection requirements of the 2010 California Building Code (for new occupancy type B). Describe the construction of the exterior walls including parapets or exceptions. Locate any wall or roof openings and state if they are protected or not. (New Issue)
- 27 The building is of type V-B construction, with occupancy group (s) of B . Per Table 602, the fire-resistance rating of exterior walls based on the fire separation distance(s) to be:
a) 1 hour(s); less than 5feet.
b) 1 hour(s); 5 feet to less than 10 feet.
(New Issue) *IMPORTANT!*

PS-2123

ONLY ONE PR. REQUIRED PER CPC TABLE 4-1





L64A-003A

Cleared?	Issue Num	Issue Text
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- | | | |
|-------------------------------------|----|--|
| <input type="checkbox"/> | 28 | Limit openings in exterior walls per <u>Table 705.5</u> , as follows:
a) Unprotected openings, unprotected sprinkled openings and protected openings are not permitted when a fire separation distance is 3 feet or less.
b) Unprotected non sprinkled openings are <u>not permitted</u> when a fire separation distance is 5 feet or less. ←
c) Unprotected openings are limited to 10 percent of wall area, when a fire distance is greater than 5 feet to 10 feet.
d) Unprotected openings are limited to <u>15 percent wall area</u> , when a fire distance is greater than 10 feet to 15 feet.
e) for Protected openings see Table (New Issue) |
| <input type="checkbox"/> | 29 | Window openings in exteriors wall having fire rating assembly of 1 hour fire rated exterior wall to be protected with a minimum of 3/4 hour fire window assemblies. (CBC 715 and Table 715.5) (New Issue) |
| <input checked="" type="checkbox"/> | 30 | Clarify on plans if proposed building will have only one tenant? (New Issue) |

Where on DWG 5?



Remaining Cycle Issues

12/28/11 9:04 am

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-003A-2

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office TI
Project Mgr: Sanchez Jr, Ruben (619) 446-5301 sanchezr@sandiego.gov



Review Information

Cycle Type: 18 BDR-Electrical (Submit)	Submitted: 12/20/2011	Deemed Complete on 12/20/2011
Reviewing Discipline: BDR-Electrical	Cycle Distributed: 12/20/2011	
Reviewer: Montessoro, Martin (619) 446-5084	Assigned: 12/21/2011	
Hours of Review: 0.70	Started: 12/28/2011	
Next Review Method: BDR-Electrical (OTC)	Review Due: 01/09/2012	
	Completed: 12/28/2011	COMPLETED ON TIME
	Closed: 12/28/2011	

- . 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 BDR-Electrical on this project as: BDR-Electrical (OTC).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with BDR-Electrical (5 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month BDR-Electrical performed 585 reviews, 95.2% were on-time, and 92.8% were on projects at less than < 3 complete submittals.

New Issue Group (1438305)

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Include the signature of the licensed professional who is responsible for the electrical design on the plans as per the California Business and Professions Code. (From Cycle 3)
<input type="checkbox"/>	3	Provide a complete set of electrical plans with single line diagram, meter location, AIC rating of equipment, panel schedules, loads shown for each circuit, power plan, lighting plan, Title 24 required control and documents. (From Cycle 3)
<input type="checkbox"/>	4	This plan can be rechecked over the counter (OTC) by any electrical plan reviewer. (New Issue)
<input type="checkbox"/>	5	Please clarify; are the exterior luminaries existing to remain or are they replaced? (New Issue)
<input type="checkbox"/>	6	All Title 24 energy documents must be completely filled out; no required fields may be left blank. Provide complete descriptions of luminaries. (New Issue)
<input type="checkbox"/>	7	Identify all the new or modified circuits on the power plan(s). (New Issue)
<input type="checkbox"/>	8	Identify all the new or modified circuits on the lighting plan(s). (New Issue)

El Dorado Properties

From: Mark Vacha AIA [mvacha@cox.net]
Sent: Wednesday, December 28, 2011 5:06 PM
To: El Dorado Properties
Cc: David Smith
Subject: Fwd: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]
Attachments: DSD_L6~1.PDF; ATT3045041.htm

Dan,

FYI..... I wanted to show you these comments so you know what I am dealing with. We are moving one outlet, one light, and one light switch.

The electrical planner wants (#3) a "complete set of electrical plans, rating of equipment, panel schedules, loads for every circuit in the building, power plan, and lighting plan." **This is ridiculous!!!** I will do this work because I have agreed to, but this kills my fee on your project. Screwing around on this project will also cut into the time needed for me to work on Pescadero.

Talk to you next week.

Mark Vacha, AIA
mvacha design
T: 619 890 9931

Begin forwarded message:

From: <mmontessoro@sandiego.gov>
Subject: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]
Date: December 28, 2011 9:06:18 AM PST
To: <mvacha@cox.net>

Please see attached.

El Dorado Properties

From: Mark Vacha AIA [mvacha@cox.net]
Sent: Tuesday, November 29, 2011 10:59 AM
To: El Dorado Properties; David Smith
Subject: Twain: Status of Change of Use

Dan,

I wanted to let you know where we currently stand. Another week has gone by but I have gotten closer. Planning got back to me with no corrections and Mechanical should be cleared today.

Current status of the project and sign-offs:

Plan-Facilities Financing: No known issues.

IAS-Combined Review: 2nd Correction List received and being worked on.

BDR Mechanical: completed corrections, awaiting his review

BDR Structural: 4 remaining corrections.

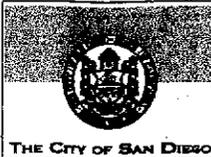
BDR Electrical: Electrical did not review my last submittal. Frustrating, but I spoke with him on the phone. Hopefully we can move forward from here.

Planning: No known issues.

If you have any questions, feel free to contact me.

Cheers,

Mark Vacha, AIA
[mvacha design](#)
T: 619 890 9931



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

General Application

FORM
 DS-3032
 JANUARY 2011

Part I (Must be completed for all permits/approvals)

1. Approval Type: Check appropriate box for type of approval needed. Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes
 Electrical, Plumbing/Mechanical Sign Structure
 Grading Public Right-of-Way; Subdivision Demolition/Removal Development Approval Vesting Tentative Map
 Tentative Map Map Waiver Other: _____

2. Project Address/Location: Include Building or Suite No. **Project Title:** **Project No.:** For City Use Only
 4325 Twain Avenue Twain Ave. Demolition _____

Legal Description: (Lot, Block, Subdivision Name & Map Number) **Assessor's Parcel Number:**
 Lot 17, Block 6 of Mission Hills, Map 1115 461-160-06-00

Existing Use: Residential (R-3) **Proposed Use:** Office for Industrial (B)

Project Description:
 Upgrade Existing Restroom to ADA Compliant Bathroom; Change of Use; NO INCREASE IN SQ.FT.

3. Property Owner/Lessee Tenant Name: Check one Owner Lessee or Tenant Telephone: Fax:
 El Dorado Properties

Address: City: State: Zip Code: E-mail Address:
 5839 Mission Gorge Rd, Ste A San Diego CA 92120 n/a

4. Permit Holder Name - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

Name: Telephone: Fax:
 El Dorado Properties (619) 283-5557

Address: City: State: Zip Code: E-mail Address:
 5839 Mission Gorge Rd, Ste A San Diego CA 92120 n/a

5. Licensed Design Professional (if required): (check one) Architect Engineer License No.: C-31028
 Name: Telephone: Fax:
 Mark Vacha c/o mvacha design (619) 890-9931

Address: City: State: Zip Code: E-mail Address:
 P.O. Box 161035 San Diego CA 92176 mvacha@cox.net

6. Historical Resources/Lead Hazard Prevention and Control -
 a. Year constructed for all structures on project site: _____
 b. HRB Site # and/or historic district if property is designated or in a historic district (if none write N/A): N/A
 c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc) Yes No
 d. Does the project include any foundation repair, digging, trenching or other site work Yes No

I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.

Print Name: Mark Vacha Signature: Date: 0/17/11

7. Notice of Violation - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? No Yes, copy attached

8. Applicant Name: Check one Property Owner Authorized Agent of Property Owner Other Person per M.C. Section 112.0102
 Telephone: Fax:
 Mark Vacha c/o mvacha design (619) 890-9931

Address: City: State: Zip Code: E-mail Address:
 P.O. Box 161035 San Diego CA 92176 mvacha@cox.net

Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes.

Signature: Date: 0/17/11



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Water Meter Data Card

FORM
DS-16
AUGUST 2011

Project No.:	Notification No.:	Sales Order No.:
Water Meter Address:		Connection Object No.:
Building or Project Address: 4325 TWAIN AVE. SD/CA 92120		
Maximum Length of the Water System:	No. of Building Stories: 1	Flushometer Valve Fixtures Used <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

TABLE A-2 2010 California Plumbing Code

Appliances, Appurtenances or Fixtures	Minimum Fixture Branch Pipe Size	Private	Public	Assembly	X	# Fixtures Added	# Fixtures Removed	# Fixtures Remaining	TOTAL ACROSS ±
Bathtub or Combination Bath/Shr (fill)	1/2"	4.0	4.0	-	X	0			
3/4" Bathtub Fill Valve	3/4"	10.0	10.0	-	X	0			
Bidet	1/2"	1.0	-	-	X	0			
Clothes Washer, domestic	1/2"	4.0	4.0	-	X	0	-2	0	-8
Dental Unit, cuspidor	1/2"	-	1.0	-	X	0			
Dishwasher, domestic	1/2"	1.5	1.5	-	X	0			
Drinking Fountain or Water Cooler	1/2"	0.5	0.5	0.75	X	0			
Hose Bib	1/2"	2.5	2.5	-	X	0			
Hose Bib, each additional	1/2"	1.0	1.0	-	X	0			
Lavatory	1/2"	1.0	1.0	1.0	X	0			
Lawn Sprinkler, each head	-	1.0	1.0	-	X	0			
Mobile Home, each (Minimum)	-	12.0	-	-	X	0			
Bar Sink	1/2"	1.0	2.0	-	X	0			
Clinic Faucet Sink	1/2"	-	3.0	-	X	0			
Clinic Flushometer Valve with or without faucet	1"	-	8.0	-	X	0			
Kitchen Sink, domestic	1/2"	1.5	1.5	-	X	0			
Laundry Sink	1/2"	1.5	1.5	-	X	0			
Service Sink or Mop Basin	1/2"	1.5	3.0	-	X	0			
Washup Sink, each set of faucets	1/2"	-	2.0	-	X	0			
Shower, per head	1/2"	2.0	2.0	-	X	0			
Urinal, 1.0 GPF Flushometer Valve	3/4"	3.0	4.0	5.0	X	0			
Urinal, greater than 1.0 GPF Flush V.	3/4"	4.0	5.0	6.0	X	0			
Urinal, flush tank	1/2"	2.0	2.0	3.0	X	0			
Washfountain, circular spray	3/4"	-	4.0	-	X	0			
Wtr Closet, 1.6 GPF Gravity Tank	1/2"	2.5	2.5	3.5	X	0			
Wtr Closet, 1.6 GPF Flushomtr Tank	1/2"	2.5	2.5	3.5	X	0			
Wtr Closet, 1.6 GPF Flushomtr Valve	1"	5.0	5.0	8.0	X	0			
Wtr Closet, >1.6 GPF Gravity Tank	1/2"	3.0	5.5	7.0	X	0			
Wtr Closet, >1.6 GPF Flushomtr Valve	1"	7.0	8.0	10.0	X	0			

Other Water Requirements	GPM for
For Explanations, see 2010 California Plumbing Code, page 318.	
Total Fixture Units -> Show NET change in demand (for non-residential use ONLY)	-8

CAPACITY FEES ARE BASED ON ALL NEW AND / OR ADDITIONAL DEMAND

Note: If any fixtures or water requirements are designated by GPM - City Staff will convert all use to GPM for meter sizing.

I affirm that the information given is correct. The approval given for minimum meter size and maximum water capacity of water pipe are based solely on the information and the building plans. Any deviation under construction will require resubmission of corrected data for determination of adequacy of water pipe and meter sizes.

Signature (Owner/Tenant or Agent) [Signature] Date Signed 8/11/11

The portion below will be completed by the Development Services Department

Total F.U. for Water capacity Fees: _____ Total F.U. for Sewer Capacity Fees: _____ (Total F.U. for Meter Sizing: _____)

Pressure Regulation Required? Yes No

Backflow Preventor Required? Yes No

Approved Meter Size:

Water Supply Line Size:

Development Services Department Approved By:

Date Approved:

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.



SCALE IS 1/80 OF AN INCH

461-16

1" = 100'
N

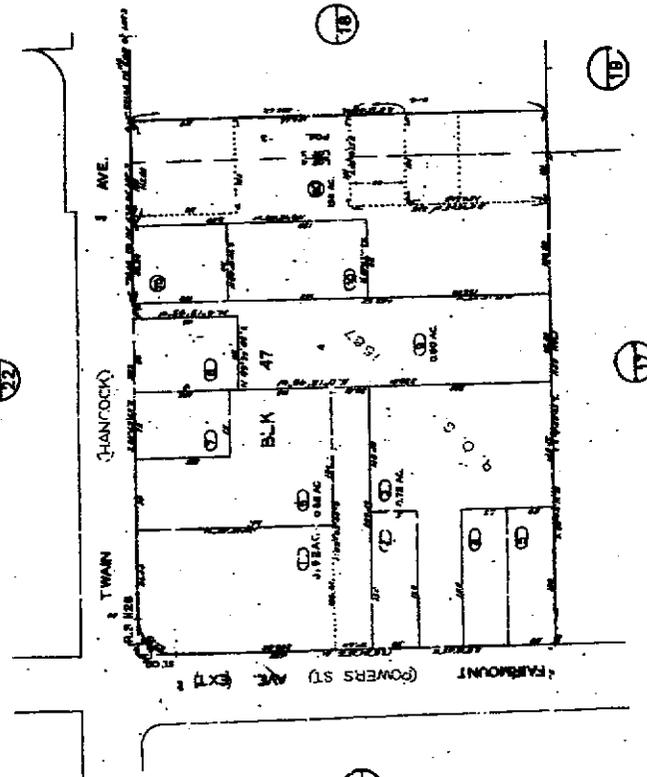
461-170

10-2-87 JTK

CHANGES

BLK 47 (NEW/OUT)

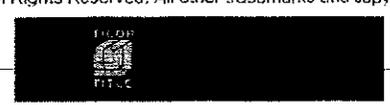
1947 BLDG. 123, 1941



MAP 776 - BRANTVILLE
ROS 1557, 10978

1/4" = 100' COUNTY
ASSAULT'S MAP
BOOK 151, P. 10, 11

461-150



Inspection Plan

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

10/26/11 12:57 pm

Page 1 of 1

L64A-021

Project Information

Project Nbr: 241709 Title: 4325 Twain Ave Demolition
Project Mgr: Diaz, Connie (619)446-5130 cdiaz@san-diego.gov

Job Information

Job: 4325 TWAIN AV Street Address: 4325 TWAIN AV Thomas Brothers: 1249-H7
APN: 461-160-0000 Parcel Owner: SECURED CAPITAL LP

Approval Information

Approval Nbr: 8 67785 City Of San Diego
Approval Type: Demolition Permit
Issue: 06/03/11 3:35 pm By: Diaz, Connie
Cancel Reason:
Precancel Status:
Approval Status: Completed Permit Holder: Smith, David
Owner occupied: Overridden: NO. 926 0001
Extension Quantity: 0
Closed: 7/8/11 4:04 pm By: Baker, Larry
Scope: Remove 1 of 3 existing residential buildings.

Inspection Group: 1011362 Inspection Tier 1

Inspection Group: 1011363 Inspection Tier 2

1832084	Structural - Demolition - Final (2)	Completed	Baker, Larry	07/08/11 8:00 am	07/08/11 4:04 pm	Pass
	Demolition Final [Pass]					
1820687	Structural - Demolition - Final (2)	Completed	Baker, Larry	07/06/11 8:00 am	07/08/11 3:51 pm	Fail
	Demolition Final [Fail]		cap sewer line			

Inspection Group: 1011364 Inspection Tier 3



THE CITY OF SAN DIEGO

September 12, 2011

MVACHA DESIGN
PO BOX 161035
SAN DIEGO, CA 92176-

Permit Number: 867765
Project Location: 4325 TWAIN AV
RE: Refund of Construction & Demolition Debris Recycling Deposit

Our records indicate that you have paid a *Construction and Demolition (C&D) Debris Recycling Deposit* with your permit and that you are close or at your estimated completion date. **This deposit may be refundable.** Please compile all recycling, reuse and disposal receipts and documentation, fill out Waste Management Form II by using the back side of the copy of the completed Waste Management Form I which was submitted when the permit was issued, and promptly submit for refund after passing final inspection of this permit. Refer to our web site for additional information and refund requirements.

<http://www.sandiego.gov/environmental-services/recycling/cdrecycling.shtml>

A refund shall NOT be authorized of any *C&D Debris Recycling Deposit*, or any portion thereof, unless the original permit applicant files a written request for refund no later than 180 days after passing final inspection for the permit. Should you have any questions, please call Beth Wright at (858) 627-3346.

C&D Diversion Coordinator
Environmental Services Department





L64A-005

Project Information

Project Nbr: **241709** Title: 4325 Twain Ave Demolition
Project Mgr: Diaz, Connie (619)446-5130 cdiaz@sandiego.gov

**Approval Information**

Approval Nbr: **8 67765** Type: Demolition Permit Status: Pending Invoice Payment
Issued: 06/13/2011 3:35 pm Issued By: Diaz, Connie Permit Holder: Smith, David - El Dorado Properties
Completed: Completed By: Owner Occupied: Overridden:
Extension Qty: 0 Extended By: Cancel Reason:
Scope: Removal of 3 existing residential buildings. Precancel Status:
Land Doc Type:
Recorded Map No.:
Recorded Date:

**Job Location (4325 TWAIN AV)**

Address Assessor Parcel
4325 TWAIN AV 461-160-0600

Bureau of Census (BC) Codes

BC Code
Acc Bldg to 3+ Fam or NonRes

Fee Type Units

Fee Type	Amount
Valuation -CBC	1,200.00

Fee Worksheet

Fee	Quantity	Unit	Category
ConDebris NonRes Demolition	2,128.00	Square Feet	Issuance Fees
Demolition/Removal Permit BP	1.00	Each	Issuance Fees
Demolition/Removal Permit PC	1.00	Each	Issuance Fees
Issuance NoPlans/Other	1.00	Each	Issuance Fees
LeadHaz Prevention & Control	1.00	Each	Issuance Fees
Records-No Plan Permits/Other	1.00	Each	Issuance Fees

Inspection Plan



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

6/13/11 3:37 pm

Page 1 of 1

L64A-021

Project Information

Project Nbr: **241709** Title: 4325 Twain Ave Demolition
Project Mgr: Diaz, Connie (619)446-5130 cdiaz@sandiego.gov



Job Information

Job: 4325 TWAIN AV Street Address: 4325 TWAIN AV Thomas Brothers: 1249-H7
APN: 461-160-0600 Parcel Owner: SECURED CAPITAL L P A

Approval Information

Approval Nbr: **8 67765** Approval Status: Pending Invoice P: Permit Holder: Smith, David
Approval Type: Demolition Permit Owner occupied: Overridden:
Issue: 06/13/11 3:35 pm By: Diaz, Connie Will Expire:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Removal of 3 existing residential buildings.

Inspection Group: **1011362** Inspection Tier 1

Inspection Group: **1011363** Inspection Tier 2

1820687 Structural - Demolition - Final (2) Unavailable

1820688 Structural - Demolition - Other Unavailable

Inspection Group: **1011364** Inspection Tier 3

Invoice



6/13/11 3:22 pm

THE CITY OF SAN DIEGO
Development Services

Page 1 of 1

L64A-007

1222 First Avenue, San Diego, CA 92101-4154

Invoice Number: 391386



Status: Invoiced

Issued: 06/13/2011 3:21 pm Diaz, Connie

Voided:

Customer: Vacha, Mark

Development: 157996 Devel Num 157996

Project: 241709 4325 Twain Ave Demolition PM: Diaz, Connie (619)446-5130



Project Fees:

Fee Description	Quantity	Units	Fee Amount
Mapping	1.00	Each	\$10.00
Fee Collected-Other Agcy/Dept	2.00	Each	\$18.00
Approval Total:			\$28.00
Job Total:			\$28.00

Job: 498279 4325 TWAIN AV

Approval Nbr: 8 67765 D Demolition Permit Status: Created



Fee Description	Quantity	Units	Fee Amount
Demolition/Removal Permit PC	1.00	Each	\$97.00
ConDebris NonRes Demolition	2,128.00	Square Feet	\$425.60
Issuance NoPlans/Other	1.00	Each	\$38.00
Demolition/Removal Permit BP	1.00	Each	\$123.00
LeadHaz Prevention & Control	1.00	Each	\$31.00
Records-No Plan Permits/Other	1.00	Each	\$20.00
Approval Total:			\$734.60
Job Total:			\$734.60
Project Total:			\$762.60
Invoice Total:			\$762.60



City of San Diego
Development Services
Information and Application Services

1222 First Ave., MS-301
San Diego, CA 92101
Appointments (619) 446-5300
Information (619) 446-5000

OFFICE USE ONLY	
UPFP#: _____	
HV: _____	
BP DATE: ____/____/____	

HAZARDOUS MATERIALS QUESTIONNAIRE

Business Name ELDORADO PROPERTIES		Business Contact DAN SMITH		Telephone # 619-283-5557	
Project Address 4325 TWAIN AVE		City SAN DIEGO	State CA	Zip Code 92120	APN# 461-160-06-00
Mailing Address SAME		City	State	Zip Code	Project No. 254774
Project Contact MARK VACHA				Telephone # 619-896-9981	

The following questions represent the facility's activities, NOT the specific project description.

PART I: FIRE DEPARTMENT – HAZARDOUS MATERIALS DIVISION: OCCUPANCY CLASSIFICATION: Will your business use, store or dispense any of the following hazardous materials? If any items are circled (except 15), a San Diego Fire Department Hazardous Materials Information Sheet (form FPB-500) must be submitted with your project review to: Planning & Development Review, Fire Hazardous Materials Plan Review, 1222 First Avenue, 4th floor, San Diego, CA 92101 (619) 446-5438.

- | | | | |
|----------------------------------|-----------------------|--|-------------------|
| 1. Explosive or Blasting Agents | 5. Organic Peroxides | 9. Water Reactives | 13. Corrosives |
| 2. Compressed Gases | 6. Oxidizers | 10. Cryogenics | 14. None of These |
| 3. Flammable/Combustible Liquids | 7. Pyrophorics | 11. Highly Toxic or Toxic Materials | |
| 4. Flammable Solids | 8. Unstable Reactives | 12. Refrigerant Circuit >220 lbs. for A-1 or 30 lbs. for any other type. | |

PART II: SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH – HAZARDOUS MATERIALS DIVISIONS (HMD): If the answer to any of the questions is yes, applicant must contact the County of San Diego Hazardous Materials Division, 5500 Overland Avenue, Suite 110, San Diego, CA 92123. Call (858) 505-6700 prior to the issuance of a building permit. **Facility's Square Footage** (including proposed project): _____ **Occupancy Rating:** _____

FEES ARE REQUIRED.	Project Completion Date: _____	Expected Date of Occupancy: (for new construction or remodeling projects) _____																							
<table style="width: 100%; border: none;"> <tr> <td style="width: 10%; text-align: center;">YES</td> <td style="width: 10%; text-align: center;">NO</td> <td></td> </tr> <tr> <td style="text-align: center;">1. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Is your business listed on the reverse side of this form?</td> </tr> <tr> <td style="text-align: center;">2. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will your business dispose of Hazardous Substances or Medical Waste in any amount?</td> </tr> <tr> <td style="text-align: center;">3. <input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Will your business store or handle Hazardous Substances in quantities equal to or greater than 55 gallons, 500 pounds, 200 cubic feet, or carcinogens/reproductive toxins in any quantity?</td> </tr> <tr> <td style="text-align: center;">4. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will your business use an existing or install an underground storage tank?</td> </tr> <tr> <td style="text-align: center;">5. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will your business store or handle Regulated Substances (CalARP)?</td> </tr> <tr> <td style="text-align: center;">6. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will your business use or install a Hazardous Waste Tank System (Title 22, Article 10)?</td> </tr> <tr> <td style="text-align: center;">7. <input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Will your business store petroleum in tanks or containers at your facility with a total facility storage capacity equal to or greater than 1,320 gallons? (California's Aboveground Petroleum Storage Act).</td> </tr> </table>	YES	NO		1. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Is your business listed on the reverse side of this form?	2. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your business dispose of Hazardous Substances or Medical Waste in any amount?	3. <input type="checkbox"/>	<input type="checkbox"/>	Will your business store or handle Hazardous Substances in quantities equal to or greater than 55 gallons, 500 pounds, 200 cubic feet, or carcinogens/reproductive toxins in any quantity?	4. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your business use an existing or install an underground storage tank?	5. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your business store or handle Regulated Substances (CalARP)?	6. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your business use or install a Hazardous Waste Tank System (Title 22, Article 10)?	7. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your business store petroleum in tanks or containers at your facility with a total facility storage capacity equal to or greater than 1,320 gallons? (California's Aboveground Petroleum Storage Act).	<input type="checkbox"/> CalARP Exempt Date _____ Initials _____ <input type="checkbox"/> CalARP Required Date _____ Initials _____ <input type="checkbox"/> CalARP Complete Date _____ Initials _____
YES	NO																								
1. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Is your business listed on the reverse side of this form?																							
2. <input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your business dispose of Hazardous Substances or Medical Waste in any amount?																							
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PART III: SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT: If the answer to any of the questions below is yes, applicant must contact the Air Pollution Control District (APCD), 10124 Old Grove Road, San Diego, CA 92131-1649, telephone (858) 586-2600 prior to the issuance of a building or demolition permit. Note: if the answer to questions 4 or 5 is yes, applicant must also submit an asbestos notification form to the APCD at least 10 working days prior to commencing demolition or renovation, except demolition or renovation of residential structures of four units or less. Contact the APCD for more information.

- | | | |
|-----------------------------|-------------------------------------|---|
| YES | NO | |
| 1. <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the subject facility or construction activities include operations or equipment that emit or are capable of emitting an air contaminant? (See the APCD fact sheet at http://www.sdapcd.org/info/facts/permits.pdf , and the list of typical equipment requiring an APCD permit on the reverse side of this form. Contact APCD if you have any questions.) |
| 2. <input type="checkbox"/> | <input checked="" type="checkbox"/> | (ANSWER ONLY IF QUESTION 1 IS YES) Will the subject facility be located within 1,000 feet of the outer boundary of a school (K through 12)? (Search the California School Directory at http://www.cde.ca.gov/re/sd/ for public and private schools or contact the appropriate school district). |
| 3. <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has a survey been performed to determine the presence of Asbestos Containing Materials? |
| 4. <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will there be renovation that involves handling of any friable asbestos material, or disturbing any material that contains non-friable asbestos? |
| 5. <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will there be demolition involving the removal of a load supporting structural member? |

Briefly describe business activities: OFFICE	Briefly describe proposed project: UPGRADE RESTROOM FOR CHANGE RESIDENCE TO OFFICE NOW OFFICE
--	---

I declare under penalty of perjury that to the best of my knowledge and belief the responses made herein are true and correct.

Name of Owner or Authorized Agent [Signature]	Signature of Owner or Authorized Agent MARK VACHA	Date 8/22/11
---	---	------------------------

FOR OFFICIAL USE ONLY:

FIRE DEPARTMENT OCCUPANCY CLASSIFICATION: _____

BY: _____ DATE: ____/____/____

EXEMPT OR NO FURTHER INFORMATION REQUIRED		RELEASED FOR BUILDING PERMIT BUT NOT FOR OCCUPANCY		RELEASED FOR OCCUPANCY	
COUNTY-HMD*	APCD	COUNTY-HMD	APCD	COUNTY-HMD	APCD

*A stamp in this box only exempts businesses from completing or updating a Hazardous Materials Business Plan. Other permitting requirements may still apply.

El Dorado Properties

From: Mark Vacha AIA <mvacha@cox.net>
Sent: Thursday, December 01, 2011 1:50 PM
To: El Dorado Properties; David Smith
Subject: Twain: Status of Change of Use

Dan,

I know I just recently sent this out, but today was a good day. I got a sign-off from Mechanical; the corrections for IAS-Combined Review were returned with only two items remaining; and I resubmitted (yet again!) for BDR Electrical. We are making almost no changes to existing and the Electrical guy is just running this through the ringer! Anyways here are our updates:

Current status of the project and sign-offs:

Plan-Facilities Financing: No known issues.

IAS-Combined Review: 2 minor remaining issues. <<expecting sign-off on Monday.

BDR Mechanical: Completed. Signed off.

BDR Structural: 4 remaining corrections. <<expecting sign-off on Monday.

BDR Electrical: Electrical did not review my last submittal. Frustrating, but I finally got with him on the phone. Hopefully we can move forward from here.

Planning: No known issues.

I will need signatures from you either tomorrow or Monday. I will be going in on Monday with the expectation of having Structural and Combined Review completed by end of day Monday.

If you have any questions, feel free to contact me.

Cheers,

Mark Vacha, AIA
mvacha.design
T: 619 890 9931

El Dorado Properties

From: Montessoro, Martin [MMontessoro@sandiego.gov]
Sent: Thursday, December 29, 2011 9:55 AM
To: 'Mark Vacha AIA'
Cc: El Dorado Properties; David Smith
Subject: RE: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]

Mr. Vacha,

You are welcome to contact Mr. Ali Soheili, our Senior Engineer over the Mechanical and Electrical plan review for a second opinion. We encourage customers to utilize our second opinion process when customers disagree with staff. He may be reached at 619 557-7984.

I do not have your plans in front of me but it appears from my comments the plans do not clearly show the light fixture as only relocated. What I see on other plans that communicates this clearly is a demolition plan showing the existing fixtures type and location; then the new lighting plan showing the same type of fixtures in the new location. Other projects show the old location of the fixture in a dashed outline with the new location in a solid line. A note could also make it clear that the light is only being moved. Any of these let me know the light is existing and being relocated.

The code that applies to this issue is the California Energy Code, California Code of regulations, Title 24, Part 6, Section 149 I(1). Specifically the statement "Alteration that increase the lighting load..." If however, as you stated the light is not added but only relocated and is less than 50% of the lights within the space then no Title 24 documentations are required. If these documents are required then we must have all required fields completed.

As of January 2011 the Building Official requested all reviewers to enter the fees for the permits that will be issued. The circuits must be identified so that I can properly enter the fees for the electrical permit.

To be able to perform an electrical review I need some basic information. At a minimum the panel boards location, there ampere rating, and those of the circuits that will be modified need to be shown on the plans. Without this minimal information I cannot evaluate the project to determine it is a safe design. The electrical circuits that connect the outlet, switch and light are being modified by the action of the electrician performing the work. These are the circuits that must be included in the fees for the electrical permit.

Thank you,
Martin Montessoro
Senior Inspector /Plan Reviewer
City of San Diego / Development Services
mmontessoro@sandiego.gov
619-446-5084 desk
619-990-2713 mobile
1222 First Ave.
San Diego, CA 92101

From: Mark Vacha AIA [<mailto:mvacha@cox.net>]
Sent: Thursday, December 29, 2011 8:42 AM
To: Montessoro, Martin
Cc: Daniel R Smith; David Smith
Subject: Re: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]

Martin,

We are relocating one light, one outlet, and one light switch. There are no new or modified circuits. Why the requirements for "complete set of electrical plans, power plans, lighting plans, panel schedules, AIC rating of equipment, existing loads, etc." to increase the size of an existing bathroom by 8 SF??

Can you point me to the right direction in the building or zoning code that might help justify this? The other reviewers always add the code in their comments that they are referencing. It would help me discuss this with my client. However if there is no code that you can reference, then I respectfully request a second opinion with a supervisor as we are entitled.

Thank you.

Mark Vacha, AIA
mvacha design
T: 619 890 9931

On Dec 28, 2011, at 9:06 AM, <mmontessoro@sandiego.gov> <mmontessoro@sandiego.gov> wrote:

Please see attached.
<DSD_L6~1.PDF>

El Dorado Properties

From: Mark Vacha AIA [mvacha@cox.net]
Sent: Thursday, December 29, 2011 8:45 AM
To: El Dorado Properties
Cc: David Smith
Subject: Fwd: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]

Dan,

If you know someone important with the building department, THIS is an issue you want to bring up with them. If you set up a meeting with any of them, I want to be present!

This reviewer is not only asking for every ridiculous thing under the sun, but **he is charging you** every time he looks at it!! His requirements should be removed and his entire charges added to your project should be removed!

Mark Vacha, AIA
mvacha design
T: 619 890 9931

Begin forwarded message:

From: Mark Vacha AIA <mvacha@cox.net>
Subject: **Re: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]**
Date: December 29, 2011 8:42:15 AM PST
To: mmontessoro@sandiego.gov
Cc: Daniel R Smith <eldpinc@eldpinc.com>, David Smith <dssandiego@hotmail.com>

Martin,

We are relocating one light, one outlet, and one light switch. There are no new or modified circuits. Why the requirements for "complete set of electrical plans, power plans, lighting plans, panel schedules, AIC rating of equipment, existing loads, etc." to increase the size of an existing bathroom by 8 SF??

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Thank you.

Mark Vacha, AIA
mvacha design
T: 619 890 9931

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Please see attached.
<DSD_L6~1.PDF>

El Dorado Properties

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To: mmontessoro@sandiego.gov
Cc: El Dorado Properties; David Smith
Subject: Re: DSD Remaining Cycle Issues report [Customer Id:145274 / Email Destination Id: 20079]

Martin,

We are relocating one light, one outlet, and one light switch. There are no new or modified circuits. Why the requirements for "complete set of electrical plans, power plans, lighting plans, panel schedules, AIC rating of equipment, existing loads, etc." to increase the size of an existing bathroom by 8 SF??

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Thank you.

Mark Vacha, AIA
mvacha design
T: 619 890 9931

On Dec 28, 2011, at 9:06 AM, <mmontessoro@sandiego.gov> <mmontessoro@sandiego.gov> wrote:

Please see attached.
<DSD_L6~1.PDF>

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

El Dorado Properties Office Building
4325 Twain Avenue
San Diego , CA 92120

Project Designer:

Mark Vacha AIA
Po Box 161035
San Diego, CA 92176
619 890 9931

Report Prepared by:

Tailored Energy Services - Title 24 Calculations
Kevin Laughton
www.tailoredenergyonline.com
1640 West Longview Stockton, CA 95207
Email: Kevin@TailoredEnergyOnline.com

Job Number:

2797

Date:

11/1/2011

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2008 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC - www.energysoft.com.

TABLE OF CONTENTS

Cover Page	1
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Nonresidential Performance Title 24 Forms	3
Form ENV-MM Envelope Mandatory Measures	16
Form MECH-MM Mechanical Mandatory Measures	17

PERFORMANCE CERTIFICATE OF COMPLIANCE		(Part 1 of 3)	PERF-1C
Project Name <i>El Dorado Properties Office Building</i>			Date <i>11/1/2011</i>
Project Address <i>4325 Twain Avenue San Diego</i>		Climate Zone <i>CA Climate Zone 07</i>	Total Cond. Floor Area <i>1,445</i> Addition Floor Area <i>0</i>
GENERAL INFORMATION			
Building Type: <input checked="" type="checkbox"/> Nonresidential <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Hotel/Motel Guest Room <input type="checkbox"/> Relocatable - indicate <input type="checkbox"/> specific climate zone <input type="checkbox"/> all climates			
Phase of Construction: <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration			
STATEMENT OF COMPLIANCE			
This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to a Building using the performance compliance approach.			
The documentation author hereby certifies that the documentation is accurate and complete.			
Documentation Author			
Name <i>Tailored Energy Services - Title 24 Calculations</i>		Signature 	
Company <i>Kevin Laughton</i>		Date <i>11/1/2011</i>	
Address <i>www.tailoredenergyonline.com</i>		Phone <i>Email: Kevin@TailoredEnergyOnline</i>	
City/State/Zip <i>1640 West Longview Stockton, CA 95207</i>			
The Principal Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application. The proposed building has been designed to meet the energy efficiency requirements contained in sections 110, 116 through 118, and 140 through 149 of Title 24, Part 6. Please check one:			
ENV. LTG. MECH.			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am licensed in the State of California as a civil engineer, mechanical engineer, electrical engineer, or I am a licensed architect.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code by section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation; and that I am a licensed contractor performing this work.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I affirm that I am eligible under Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737.1.
Principal Envelope Designer			
Name		Signature	
Company <i>Mark Vacha AIA</i>		Date	
Address <i>Po Box 161035</i>		License #	
City/State/Zip <i>San Diego, CA 92176</i>		Phone <i>619 890 9931</i>	
Principal Mechanical Designer			
Name		Signature	
Company		Date	
Address		License #	
City/State/Zip		Phone	
Principal Lighting Designer			
Name		Signature	
Company <i>Lighting Compliance Not In The Scope Of This Submittal</i>		Date	
Address		License #	
City/State/Zip		Phone	
INSTRUCTIONS TO APPLICANT COMPLIANCE & WORKSHEETS (check box if worksheets are included)			
<input checked="" type="checkbox"/> ENV-1C	Certificate of Compliance. Required on plans.	<input checked="" type="checkbox"/> MECH-1C	Certificate of Compliance. Required on plans.
<input type="checkbox"/> LTG-1C	Certificate of Compliance. Required on plans.	<input checked="" type="checkbox"/> MECH-2C	Air/Water Side/Service Hot Water & Pool Requirements.
<input type="checkbox"/> LTG-2C	Lighting Controls Credit Worksheet.	<input checked="" type="checkbox"/> MECH-3C	Mechanical Ventilation and Reheat.
<input type="checkbox"/> LTG-3C	Indoor Lighting Power Allowance.	<input checked="" type="checkbox"/> MECH-5C	Mechanical Equipment Details.

PERFORMANCE CERTIFICATE OF COMPLIANCE

(Part 2 of 3)

PERF-1C

Project Name

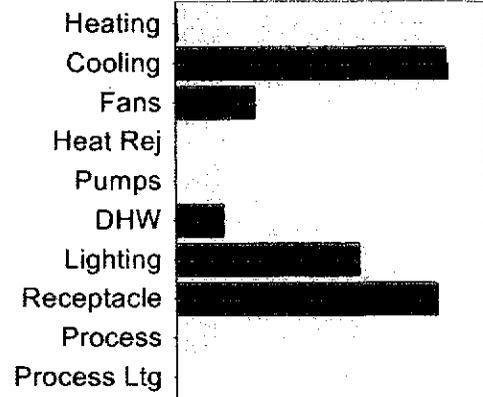
El Dorado Properties Office Building

Date

11/1/2011

ANNUAL TDV ENERGY USE SUMMARY (kBtu/sqft-yr)

Energy Component	Standard Design	Proposed Design	Compliance Margin
Space Heating	0.59	0.53	0.06
Space Cooling	71.35	70.73	0.62
Indoor Fans	20.65	20.65	0.00
Heat Rejection	0.00	0.00	0.00
Pumps & Misc.	0.00	0.00	0.00
Domestic Hot Water	12.40	12.40	0.00
Lighting	48.14	48.14	0.00
Receptacle	68.31	68.31	0.00
Process	0.00	0.00	0.00
Process Lighting	0.00	0.00	0.00
TOTALS	221.44	220.77	0.67



Percent better than Standard: 0.3% (0.3% excluding process)

BUILDING COMPLIES

GENERAL INFORMATION

Building Orientation	(N) 0 deg	Conditioned Floor Area	1,445 sqft.
Number of Stories	1	Unconditioned Floor Area	0 sqft.
Number of Systems	1	Conditioned Footprint Area	1,445 sqft.
Number of Zones	1	Natural Gas Available On Site	Yes

	Orientation	Gross Area	Glazing Area	Glazing Ratio
Front Elevation	(N)	400 sqft.	0 sqft.	0.0 %
Left Elevation	(E)	400 sqft.	28 sqft.	7.0 %
Rear Elevation	(S)	400 sqft.	56 sqft.	14.0 %
Right Elevation	(W)	400 sqft.	46 sqft.	11.5 %
Total		1,600 sqft.	130 sqft.	8.1 %
Roof		1,445 sqft.	0 sqft.	0.0 %

	Standard	Proposed	Prescriptive Values for Comparison only. See LTG-1C for allowed LPD.
Prescriptive Lighting Power Density	0.850 W/sqft.	0.000 W/sqft.	
Prescriptive Envelope TDV Energy	46,937	47,546	

Remarks:

CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST

(Part 1 of 3)

ENV-1C

Project Name <i>El Dorado Properties Office Building</i>		Date <i>11/1/2011</i>	
Project Address <i>4325 Twain Avenue San Diego</i>		Climate Zone <i>7</i>	Total Cond. Floor Area <i>1,445</i>
			Addition Floor Area <i>0</i>

GENERAL INFORMATION

Building Type: Nonresidential High-Rise Residential Hotel/Motel Guest Room

Schools (Public School) Relocatable Public School Bldg. Conditioned Spaces Unconditioned Spaces

Skylight Area for Large Enclosed Space ≥ 8000 ft² (If checked include the ENV-4C with submittal)

Phase of Construction: New Construction Addition Alteration

Approach of Compliance: Component Overall Envelope Unconditioned (file affidavit)

Front Orientation: N, E, S, W or in Degrees: *0 deg*

FIELD INSPECTION ENERGY CHECKLIST

OPAQUE SURFACE DETAILS					INSULATION					Joint Appendix 4	Condition Status ⁴	Pass	Fail ⁵
Tag/ID ¹	Assembly Type ²	Area (ft ²)	Orientation N, E, S, W	U-Factor	Cavity R-Value	Exterior R-Value	Exterior Furring ³	Interior R-Value	Interior Furring ³				
1	Wall	332	(E)	0.102	R-13					4.3.1-A3	Existing	<input type="checkbox"/>	<input type="checkbox"/>
2	Door	20	(E)	0.500	None					4.5.1-A4	Existing	<input type="checkbox"/>	<input type="checkbox"/>
3	Door	20	(E)	0.500	None					4.5.1-A4	Existing	<input type="checkbox"/>	<input type="checkbox"/>
4	Wall	314	(W)	0.102	R-13					4.3.1-A3	Existing	<input type="checkbox"/>	<input type="checkbox"/>
5	Door	20	(W)	0.500	None					4.5.1-A4	Existing	<input type="checkbox"/>	<input type="checkbox"/>
6	Door	20	(W)	0.500	None					4.5.1-A4	Existing	<input type="checkbox"/>	<input type="checkbox"/>
7	Wall	344	(S)	0.102	R-13					4.3.1-A3	Existing	<input type="checkbox"/>	<input type="checkbox"/>
8	Wall	400	(N)	0.102	R-13					4.3.1-A3	Existing	<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail, then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. A fail does not meet compliance.

FENESTRATION SURFACE DETAILS

Tag/ID ¹	Fenestration Type ²	Area (ft ²)	Orientation N, E, S, W	Max U-Factor	U-Factor Source ³	Max (R)SHGC	SHGC Source ³	Overhang	Conditions Status ⁴	Pass	Fail ⁵
1	Window	28	(E)	0.470	COG	0.470	COG	<input type="checkbox"/>	Existing	<input type="checkbox"/>	<input type="checkbox"/>
2	Window	46	(W)	0.470	COG	0.470	COG	<input type="checkbox"/>	Existing	<input type="checkbox"/>	<input type="checkbox"/>
3	Window	56	(S)	0.470	COG	0.470	COG	<input type="checkbox"/>	Existing	<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST

(Part 1 of 3)

ENV-1C

Project Name <i>El Dorado Properties Office Building</i>		Date <i>11/1/2011</i>	
Project Address <i>4325 Twain Avenue San Diego</i>		Climate Zone <i>7</i>	Total Cond. Floor Area <i>1,445</i>
		Addition Floor Area <i>0</i>	

GENERAL INFORMATION

Building Type:	<input checked="" type="checkbox"/> Nonresidential	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> Hotel/Motel Guest Room
<input type="checkbox"/> Schools (Public School)	<input type="checkbox"/> Relocatable Public School Bldg.	<input checked="" type="checkbox"/> Conditioned Spaces	<input type="checkbox"/> Unconditioned Spaces
<input type="checkbox"/> Skylight Area for Large Enclosed Space ≥ 8000 ft ² (If checked include the ENV-4C with submittal)			
Phase of Construction:	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Alteration
Approach of Compliance:	<input type="checkbox"/> Component	<input checked="" type="checkbox"/> Overall Envelope	<input type="checkbox"/> Unconditioned (file affidavit)
Front Orientation: N, E, S, W or in Degrees:	<i>0 deg</i>		

FIELD INSPECTION ENERGY CHECKLIST

OPAQUE SURFACE DETAILS					INSULATION								
Tag/ID ¹	Assembly Type ²	Area (ft ²)	Orientation N, E, S, W	U-Factor	Cavity R-Value	Exterior R- Value	Exterior Furring ³	Interior R- Value	Interior Furring ³	Joint Appendix 4	Condition Status ⁴	Pass	Fail ⁵
9	Roof	1,445	(N)	0.049	R-19					4.2.1-A4	Existing	<input type="checkbox"/>	<input type="checkbox"/>
10	Slab	1,445	(N)	0.730	None					4.4.7-A1	Existing	<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>
												<input type="checkbox"/>	<input type="checkbox"/>

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail, then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. A fail does not meet compliance.

FENESTRATION SURFACE DETAILS

Tag/ID ¹	Fenestration Type ²	Area (ft ²)	Orientation N, E, S, W	Max U-Factor	U-Factor Source ³	Max (R)SHGC	SHGC Source ³	Overhang	Conditions Status ⁴	Pass	Fail ⁵
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

CERTIFICATE OF COMPLIANCE and FIELD INSPECTION ENERGY CHECKLIST

(Part 1 of 4)

MECH-1C

Project Name <i>El Dorado Properties Office Building</i>			Date <i>11/1/2011</i>
Project Address <i>4325 Twain Avenue San Diego</i>	Climate Zone <i>7</i>	Total Cond. Floor Area <i>1,445</i>	Addition Floor Area <i>0</i>

GENERAL INFORMATION

Building Type:	<input checked="" type="checkbox"/> Nonresidential	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> Hotel/Motel Guest Room
	<input type="checkbox"/> Schools (Public School)	<input type="checkbox"/> Relocatable Public School Bldg.	<input checked="" type="checkbox"/> Conditioned Spaces
			<input type="checkbox"/> Unconditioned Spaces (affidavit)
Phase of Construction:	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Alteration
Approach of Compliance:	<input type="checkbox"/> Component	<input type="checkbox"/> Overall Envelope TDV Energy	<input type="checkbox"/> Unconditioned (file affidavit)
Front Orientation: N, E, S, W or in Degrees:	<i>0 deg</i>		

HVAC SYSTEM DETAILS

FIELD INSPECTION ENERGY CHECKLIST

Equipment ²	Inspection Criteria	Meets Criteria or Requirements	
		Pass	Fail - Describe Reason ²
Item or System Tags (i.e. AC-1, RTU-1, HP-1)	<i>DHW Heater</i>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment Type ³ :	<i>Gas Fired DHW Boiler</i>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Systems	<i>1</i>	<input type="checkbox"/>	<input type="checkbox"/>
Max Allowed Heating Capacity ¹	<i>40,000 Btu/hr</i>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Heating Efficiency ¹	<i>0.62 EF</i>	<input type="checkbox"/>	<input type="checkbox"/>
Max Allowed Cooling Capacity ¹	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>
Cooling Efficiency ¹	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>
Duct Location/ R-Value	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>
When duct testing is required, submit MECH-4A & MECH-4-HERS	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>
Economizer	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>
Fan Control	<i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>

FIELD INSPECTION ENERGY CHECKLIST

Equipment ²	Inspection Criteria	Meets Criteria or Requirements	
		Pass	Fail - Describe Reason ²
Item or System Tags (i.e. AC-1, RTU-1, HP-1)	<i>HVAC</i>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment Type ³ :	<i>Packaged DX</i>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Systems	<i>1</i>	<input type="checkbox"/>	<input type="checkbox"/>
Max Allowed Heating Capacity ¹	<i>30,000 Btu/hr</i>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Heating Efficiency ¹	<i>80% AFUE</i>	<input type="checkbox"/>	<input type="checkbox"/>
Max Allowed Cooling Capacity ¹	<i>46,000 Btu/hr</i>	<input type="checkbox"/>	<input type="checkbox"/>
Cooling Efficiency ¹	<i>11.5 SEER / 9.9 EER</i>	<input type="checkbox"/>	<input type="checkbox"/>
Duct Location/ R-Value	<i>R-8.0</i>	<input type="checkbox"/>	<input type="checkbox"/>
When duct testing is required, submit MECH-4A & MECH-4-HERS	<i>No</i>	<input type="checkbox"/>	<input type="checkbox"/>
Economizer	<i>No Economizer</i>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat	<i>Setback Required</i>	<input type="checkbox"/>	<input type="checkbox"/>
Fan Control	<i>Constant Volume</i>	<input type="checkbox"/>	<input type="checkbox"/>

1. If the Actual installed equipment performance efficiency and capacity is less than the Proposed (from the energy compliance submittal or from the building plans) the responsible party shall resubmit energy compliance to include the new changes.
2. For additional detailed discrepancy use Page 2 of the Inspection Checklist Form. Compliance fails if a Fail box is checked.
3. Indicate Equipment Type: Gas (Pkg or, Split), VAV, HP (Pkg or split), Hydronic, PTAC, or other.

AIR SYSTEM REQUIREMENTS

(Part 1 of 2)

MECH-2C

Project Name

El Dorado Properties Office Building

Date

11/1/2011

Item or System Tags (i.e. AC-1, RTU-1, HP-1)	Indicate Air Systems Type (Central, Single Zone, Package, VAV, or etc...)		
		HVAC	
Number of Systems		1	

MANDATORY MEASURES	Indicate Page Reference on Plans or Schedule and indicate the applicable exception(s)		
	T-24 Sections		
Heating Equipment Efficiency	112(a)	80% AFUE	
Cooling Equipment Efficiency	112(a)	11.5 SEER / 9.9 EER	
HVAC Heat Pump Thermostat	112(b), 112(c)	n/a	
Furnace Controls/Thermostat	112(c), 115(a)	n/a	
Natural Ventilation	121(b)	Yes	
Mechanical Ventilation	121(b)	0 cfm	
VAV Minimum Position Control	121(c)	No	
Demand Control Ventilation	121(c)	No	
Time Control	122(e)	Programmable Switch	
Setback and Setup Control	122(e)	Setback Required	
Outdoor Damper Control	122(f)	Auto	
Isolation Zones	122(g)	n/a	
Pipe Insulation	123		
Duct Insulation	124	R-8.0	

PRESCRIPTIVE MEASURES

Calculated Design Heating Load	144(a & b)	n/a	
Proposed Heating Capacity	144(a & b)	30,000 Btu/hr	
Calculated Design Cooling Load	144(a & b)	n/a	
Proposed Cooling Capacity	144(a & b)	42,710 Btu/hr	
Fan Control	144(c)	Constant Volume	
DP Sensor Location	144(c)		
Supply Pressure Reset (DDC only)	144(c)	Yes	
Simultaneous Heat/Cool	144(d)	No	
Economizer	144(e)	No Economizer	
Heat Air Supply Reset	144(f)	Constant Temp	
Cool Air Supply Reset	144(f)	Constant Temp	
Electric Resistance Heating ¹	144(g)		
Air Cooled Chiller Limitation	144(i)		
Duct Leakage Sealing. If Yes, a MECH-4-A must be submitted	144(k)	No	

1. Total installed capacity (MBtu/hr) of all electric heat on this project exclusive of electric auxiliary heat for heat pumps. If electric heat is used explain which exception(s) to §144(g) apply.

WATER SIDE SYSTEM REQUIREMENTS

(Part 2 of 2)

MECH-2C

Project Name

El Dorado Properties Office Building

Date

11/1/2011

Item or System Tags
(i.e. AC-1, RTU-1, HP-1)¹

Number of Systems

WATER² SIDE SYSTEMS: Chillers, Towers, Boilers, Hydronic Loops

Indicate Page Reference on Plans or Specification²

MANDATORY MEASURES

Equipment Efficiency

Pipe Insulation

T-24 Sections

112(a)

123

PRESCRIPTIVE MEASURES

Cooling Tower Fan Controls

Cooling Tower Flow Controls

Variable Flow System Design

Chiller and Boiler Isolation

CHW and HHW Reset Controls

WLHP Isolation Valves

VSD on CHW, CW & WLHP Pumps>5HP

DP Sensor Location

144(a & b)

144(h)

144(h)

144(i)

144(i)

144(i)

144(i)

144(i)

1. The proposed equipment need to match the building plans schedule or specifications. If a requirement is not applicable, put "N/A" in the column next to applicable section.
2. For each chiller, cooling tower, boiler, and hydronic loop (or groups of similar equipment) fill in the reference to sheet number and/or specification section and paragraph number where the required features are documented. If a requirement is not applicable, put "N/A" in the column next to applicable section.

Service Hot Water, Pool Heating

Item or System Tags

(i.e. WH-1, WHP, DHW, etc...)¹

Number of Systems

DHW Heater

1

Indicate Page Reference on Plans or Schedule²

MANDATORY MEASURES

SERVICE HOT WATER

Certified Water Heater

Water Heater Efficiency

Service Water Heating Installation

Pipe Insulation

T-24 Sections

111, 113(a)

50 gal

113(b)

0.62 EF

113(c)

Controls Req.

123

n/a

POOL AND SPA

Pool and Spa Efficiency and Control

Pool and Spa Installation

Pool Heater – No Pilot Light

Spa Heater – No Pilot Light

Pipe Insulation

114(a)

n/a

114(b)

n/a

115(c)

n/a

115(d)

n/a

123

Required

1. The Proposed equipment needs to match the building plans schedule or specifications. If a requirement is not applicable, put "N/A" in the column next to applicable section.
2. For each water heater, pool heater and domestic water loop (or groups of similar equipment) fill in the reference to sheet number and/or specification section and paragraph number where the required features are documented. If a requirement is not applicable, put "N/A" in the column.

MECHANICAL EQUIPMENT DETAILS

(Part 1 of 2) MECH-5C

Project Name: **El Dorado Properties Office Building** Date: **11/1/2011**

CHILLER AND TOWER SUMMARY

PUMPS									
Equipment Name	Type	Qty.	Efficiency	Tons	GPM	BHP	Premium Eff. Motor	Pump Control	Status
							<input type="checkbox"/>		
							<input type="checkbox"/>		
							<input type="checkbox"/>		

DHW / BOILER SUMMARY

System Name	Type	Distribution	Qty.	Rated Input	Vol. (Gals)	Energy Factor or RE	Standby Loss or Pilot	Tank Ext. R-Value	Status
50 gal	Small Gas	Recirc/Motion Sensor 1	1	40,000	50	0.62	n/a	n/a	Existing

MULTI-FAMILY CENTRAL WATER HEATING DETAILS

Hot Water Pump									
Control	Qty.	HP	Type	In Plenum	Outside	Buried	Add 1/2" Insulation		
								<input type="checkbox"/>	
								<input type="checkbox"/>	
								<input type="checkbox"/>	

CENTRAL SYSTEM RATINGS

HEATING									
System Name	Type	Qty.	Output	Aux. kW	Efficiency	Output	Efficiency	Status	
Unit	Packaged DX	1	30,000	0.0	80% AFUE	46,000	11.5 SEER / 9.9 EER	Existing	

CENTRAL SYSTEM FAN SUMMARY

SUPPLY FAN									
System Name	Fan Type	Economizer Type	CFM	BHP	Premium Eff. Motor	CFM	BHP	Premium Eff. Motor	
Unit	Constant Volume	No Economizer	1,200	0.20	<input checked="" type="checkbox"/>	none			
					<input type="checkbox"/>				
					<input type="checkbox"/>				
					<input type="checkbox"/>				
					<input type="checkbox"/>				
					<input type="checkbox"/>				

ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL**ENV-MM**

Project Name

El Dorado Properties Office Building

Date

*11/1/2011***DESCRIPTION****Building Envelope Measures:**

- §118(a): Installed insulating material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20 Chapter 4, Article 3.
- §118(c): All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of Title 24, Part 2.
- §118(f): The opaque portions of framed demising walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-13 between framing members.
- §117(a): All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.
- §116(a) 1: Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft.² of window area, 0.3 cfm/ft.² of door area for residential doors, 0.3 cfm/ft.² of door area for nonresidential single doors (swinging and sliding), and 1.0 cfm/ft.² for nonresidential double doors (swinging).
- §116(a) 2: Fenestration U-factor shall be rated in accordance with NFRC 100, or the applicable default U-factor.
- §116(a) 3: Fenestration SHGC shall be rated in accordance with NFRC 200, or NFRC 100 for site-built fenestration, or the applicable default SHGC.
- §116(b): Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).

MECHANICAL MANDATORY MEASURES: NONRESIDENTIAL**MECH-MM**

Project Name

El Dorado Properties Office Building

Date

*11/1/2011***Equipment and System Efficiencies**

§111: Any appliance for which there is a California standard established in the Appliance Efficiency Regulations will comply with the applicable standard.

§115(a): Fan type central furnaces shall not have a pilot light.

§123: Piping, except that conveying fluids at temperatures between 60 and 105 degrees Fahrenheit, or within HVAC equipment, shall be insulated in accordance with Standards Section 123.

§124: Air handling duct systems shall be installed and insulated in compliance with Sections 601, 602, 603, 604, and 605 of the CMC Standards.

Controls

§122(e): Each space conditioning system shall be installed with one of the following:

- 1A. Each space conditioning system serving building types such as offices and manufacturing facilities (and all others not explicitly exempt from the requirements of Section 112 (d)) shall be installed with an automatic time switch with an accessible manual override that allows operation of the system during off-hours for up to 4 hours. The time switch shall be capable of programming different schedules for weekdays and weekends and have program backup capabilities that prevent the loss of the device's program and time setting for at least 10 hours if power is interrupted; or
- 1B. An occupancy sensor to control the operating period of the system; or
- 1C. A 4-hour timer that can be manually operated to control the operating period of the system.

2. Each space conditioning system shall be installed with controls that temporarily restart and temporarily operate the system as required to maintain a setback heating and/or a setup cooling thermostat setpoint.

§122(g): Each space conditioning system serving multiple zones with a combined conditioned floor area more than 25,000 square feet shall be provided with isolation zones. Each zone: shall not exceed 25,000 square feet; shall be provided with isolation devices, such as valves or dampers that allow the supply of heating or cooling to be setback or shut off independently of other isolation areas; and shall be controlled by a time control device as described above.

§122(c): Thermostats shall have numeric setpoints in degrees Fahrenheit (F) and adjustable setpoint stops accessible only to authorized personnel.

§122(b): Heat pumps shall be installed with controls to prevent electric resistance supplementary heater operation when the heating load can be met by the heat pump alone

§122(a&b): Each space conditioning system shall be controlled by an individual thermostat that responds to temperature within the zone. Where used to control heating, the control shall be adjustable down to 55 degrees F or lower. For cooling, the control shall be adjustable up to 85 degrees F or higher. Where used for both heating and cooling, the control shall be capable of providing a deadband of at least 5 degrees F within which the supply of heating and cooling is shut off or reduced to a minimum.

Ventilation

§121(e): Controls shall be provided to allow outside air dampers or devices to be operated at the ventilation rates as specified on these plans.

§122(f): All gravity ventilating systems shall be provided with automatic or readily accessible manually operated dampers in all openings to the outside, except for combustion air openings.

§121(f): Ventilation System Acceptance. Before an occupancy permit is granted for a newly constructed building or space, or a new ventilating system serving a building or space is operated for normal use, all ventilation systems serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance

Service Water Heating Systems

§113(c) Installation

3. Temperature controls for public lavatories. The controls shall limit the outlet Temperature to 110°F.

2. Circulating service water-heating systems shall have a control capable of automatically turning off the circulating pump when hot water is not required.

Remaining Cycle Issues



9/12/11 10:51 am

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-003A-2

Project Information

Project Nbr: **254774** Title: El Dorado Propert's--Office T1
Project Mgr: Sanchez Jr, Ruben (619) 446-5301 sanchezr@sandiego.gov



Review Information

Cycle Type: 3 BDR-Electrical (Submit)	Submitted: 08/22/2011	Deemed Complete on 08/22/2011
Reviewing Discipline: BDR-Electrical	Cycle Distributed: 08/22/2011	
Reviewer: Montessoro, Martin (619) 446-5084	Assigned: 08/23/2011	
Hours of Review: 0.00	Started: 09/12/2011	
Next Review Method: BDR-Electrical (Submit)	Review Due: 09/13/2011	
	Completed: 09/12/2011	COMPLETED ON TIME
	Closed: 09/12/2011	

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Electrical on this project as: BDR-Electrical (Submit).
- The reviewer has requested more documents be submitted.
- Your project still has 3 outstanding review issues with BDR-Electrical (all of which are new).
- The reviewer has not signed off 1 job.
- Last month BDR-Electrical performed 579 reviews, 97.8% were on-time, and 94.1% were on projects at less than < 3 complete submittals.

New Issue Group (1438305)

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please resubmit the plans after addressing all issues. To follow up on the recheck, or for any questions, please contact the original plan reviewer Martin Montessoro, @ (619)-446-5084, e-mail MMontessoro@sandiego.gov (New Issue)
<input type="checkbox"/>	2	Include the signature of the licensed professional who is responsible for the electrical design on the plans as per the California Business and Professions Code. (New Issue)
<input type="checkbox"/>	3	Provide a complete set of electrical plans with single line diagram, meter location, AIC rating of equipment, panel schedules, loads shown for each circuit, power plan, lighting plan, Title 24 required control and documents. (New Issue)

DWGS UPDATED

Sigge's Inc.
12512 Highway 67
Lakeside, CA 92040
CA. Cont. Lic. 929923 (C-12)

5/11/2011

To: Mr. Dan Smith, El Dorado Properties
From: Mike Jernigan

Subj: Demolition of existing non-compliant walls and fill

Ref: Twain Ave

The following is submitted for your records.

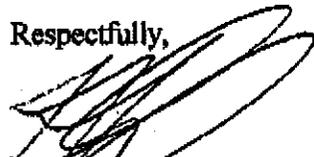
We have recently demolished some existing non-load bearing walls. These wall were existing prior to your purchase of the property. The walls did not have proper footings, no rebar, and no grout, all of which are standard and required per San Diego Regional drawings.

When we knocked these walls over, which didn't take much effort, the cinder blocks disintegrated into small particles. There was no grout which made these wall very unstable. Most of the walls weren't even perpendicular to the surface. There was also no structures on site. It was apparent that this area was being utilized as a dog kennel, but ungrouted walls with corrugated plastic for roofs do not make a city approved, certified buildings. These walls were utilized for infill along with over 100 tons of Cal-Trans spec Recycled Asphalt Base (RAB). The City of San Diego has made it apparent that they are a large promoter of the "Going Green" trend. Utilization of RAB as a base material is widely accepted and promoted by many city municipalities as well as the County of San Diego and also on all military installations.

Attached to this letter is a copy of the specifications of the material that we installed on this property for the usage of a parking lot. This base material was installed in depths ranging from 4" to 12". In many cases, since this base can compact to 95% density or greater, it qualifies as an "asphaltic concrete" surfacing material. This material has been tested and validated to be of a higher specification than Cal-Trans spec materials.

If I can be of further assistance, please call.

Respectfully,



Mike Jernigan
President

File: El Dorado Twain 1

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Respectfully,

Mike Jernigan
President

File: El Dorado Twain 1

SIPP CONSULTING GROUP
3890 Murphy Canyon Road, Suite 200
San Diego, California 92123-4450

(619) 318-8185 - Telephone
(858) 573-8900 - Facsimile

March 7, 2011

SIGGE'S PAVING
12512 Highway 67
Lakeside, California 92040

Attn: Mike Jernigan

PROJECT: SLAUGHTERHOUSE CANYON PLANT, LAKESIDE

RE: RECYCLED AGGREGATE BASE TESTING
R-VALUE CA 301 AND MAX. DENSITY (ASTM D-1557)

Gentlemen:

The attached test report was prepared in accordance with the project plans and specifications, and applicable ASTM procedures. No engineering opinion is implied or expressed.

If any additional information is required, please call.

Sincerely,


John J. Sipp, Jr., P.E.

JPS/sr
Attachments



SIPP CONSULTING GROUP
 3890 Murphy Canyon Road, Suite 200
 San Diego, California 92123-4450

(619) 318-8185 – Telephone
 (858) 573-8900 – Facsimile

PHYSICAL PROPERTIES OF AGGREGATES

Client SIOQB'S PAVING

Job No. _____

Lah/Invoice No. _____

Date of Report March 7, 2011

Reviewed By JS

Project SLAUGHTERHOUSE CANYON

Location Lakeside Plant Sampled By J. Sipp Date March 4, 2011

Type of Aggregate Aggregate Base Submitted By _____ Date _____

Source of Aggregate Site Demo Authorized By M. Jernigan Date _____

Sieve Analysis, ASTM C134

Sieve Size	% Passing Accumulative	Specifications
		4" CALTRANS
2 1/2"		
2"		
1 1/2"		
1"		
3/4"		
1/2"		
3/8"		
#4		
#8		
#16		
#30		
#50		
#100		
#200		
Finer than 200		
ASTM C117		

Test Standards are ASTM unless otherwise noted

Test	Results	Specifications	Test STD
% Crushed Particles			ASTM 692
Soundness By			
Sodium Sulfate			ASTM C-88
Durability Index			
R-Value	78	75 Min	CA 301
Deleterious Particles			
Resistance to Abrasion	% Wear, 100 Rev.		C131 Grading
	% Wear, 500 Rev.		
	% Wear, Rev.		C535 Grading
	% Wear, 1000 Rev.		
Expansion Index			ASTM D-1883
Liquid Limit Plasticity Index			
Cleaness Value			Calif 227
Sand Equivalent Value			Calif 217
Moisture Density Relations	Max. Dry Density, pcf	124.1	<input type="checkbox"/> D698
	Optimum Moisture, %	7.9	<input type="checkbox"/> D1557
	Method		<input type="checkbox"/> AASHTO T99 <input type="checkbox"/> AASHTO T180
Specific Gravity	Absorption, %		
	Bulk (Dry)		<input type="checkbox"/> C127
	Bulk (SSD)		<input type="checkbox"/> C128
	Apparent		

SIPP CONSULTING GROUP
 3890 Murphy Canyon Road, Suite 200
 San Diego, California 92123-4450

(619) 318-8185 – Telephone
 (858) 573-8900 – Facsimile

CLIENT: Sigge's Paving

DATE: March 7, 2011

PROJECT: Slaughterhouse Canyon Plant
 Lakeside, CA

PROJ NO.:

SUBJECT: MOISTURE DENSITY RELATIONSHIP IN ACCORDANCE WITH ASTM D 1557

SOIL DESCRIPTION:

Recycled Aggregate Base

	1	2	3	4
DRY DENSITY (pcf)	119.5	122.9	121.8	119.1
MOISTURE CONTENT (%)	6.1	7.4	8.8	10.0
MAXIMUM DRY DENSITY (pcf)	124.1			
OPTIMUM MOISTURE CONTENT (%)	7.9			



SOUTHERN CALIFORNIA SOIL AND TESTING, INC.
 6280 RIVERDALE STREET, P. O. BOX 600627, SAN DIEGO, CA 92160 (619) 280-4321

Job Name:	<u>Slip Consulting</u>	Job No.:	<u>1112008</u>
Date:	<u>03/04/11</u>	Street:	<u>n/a</u>
Sample #:	<u>Recycled Base</u>	Station:	<u>n/a</u>
Source:	<u>n/a</u>	By:	<u>D.Bartlett</u>
Description:	<u>Recycled Base</u>		

Test Specimen

		A	B	C	D
Date Tested		3/4/2011	3/4/2011	3/4/2011	
Compactor Air Pressure	PSI	350	350	350	
Initial Moisture	%	3.8	3.8	3.8	
Soil Wt. Added	GRAMS	1030	1030	1030	
Water Added	ML	40	48	55	
Water Added	%	4	4.8	5.5	
Moisture At Compaction	%	7.8	8.6	9.3	
Weight of Briquette & Tare	GRAMS	3181	3184	3188	
Net Weight of Briquette	GRAMS	1082	1088	1072	
Briquette Height	IN	2.38	2.41	2.37	
Density	PCF	125.4	123.6	125.4	
Exudation Pressure	PSI	485	315	205	
Expansion Pressure	PSF	0	0	0	
PH at 1000 Pounds	PSI	8	11	12	
PH at 2000 Pounds	PSI	13	19	23	
Displacement	Turns	4.45	4.60	4.90	
R' Value		86	80	75	
Stabilometer Thickness	FT	0.2	0.3	0.4	
Expansion Thickness	FT	0	0	0	
Expansion Dial Reading		0000	0000	0000	
R' Value Modifier		0	-1	-3	
Corrected R-Value		86	79	72	
R-Value by Exudation Pressure			78		
Gravel Equivalent		0	0	0	
Traffic Index		4.5	4.5	4.5	
R-Value by Expansion Pressure			N/A		
R-Value at Equivalent			78		

Grain Size Distribution

	As Received		As Tested			
	Minus #4 Sample		Plus #4 Sample			
		% Ret.	% Pass	Wt. Ret.	% Ret	% Pass
Total Equals	8703					
Total + #4	3397.4					
Total - #4	5305.6					
1						
3/4	202.1	2	98			
1/2	875.6	10	90			
3/8	1619.6	19	81			
#4	3397.4	39	61			



ELECTRIC OVERHEAD METER & SERVICE LOCATION

Customer Copy

T.B. 12A9-H7

Customer Type: Residential

Date Prepared: 01/24/2011

Wanted Date: ASAP

Service Type: OH Service RFS

Project No: 150833

Job No: 010

Project Title: Secured Capital

Project Address: 4325 Twain Ave

Project City: SAN DIEGO

Customer Phone #: 619-990-6783

Contact: David Smith

Contact Phone #: 619-990-6783

Traffic Control Permit Required

Excavation/Encroachment Permits Required By:

Service Attachment Point and/or Meter Location: **PLEASE REMOVE METER AND SERVICE FROM TEMP POWER POLE TO P578867**

PLEASE CALL FOR ACCESS TO POLE LOCKED GATED*****

SDCGE Application Required - Call: 1-800-441-7343

Municipal Inspection Required By:

Meter Height - 40" min. (30" min. for multiple meter installation) - 63" max. From finish grade to centerline of meter base. Meters are required to be readily accessible 24 hours per day. Meters must be located in a safe area free of any potentially hazardous or dangerous condition. Provide 3-ft. X 3-ft. Minimum clear and level working space in front of meter. Where meter room is proposed, contact the planner at the nearest SDCGE office.

Meter bases and meter service disconnects must be located at or immediately adjacent to each other and be identified with address and unit number if serves:

Power Source: 143-11

Structure Number:

Provide Minimum Ground Clearance Of:

Service Panel Rating: 100

Number/Size of Main Switch(es): 1@100

of Wires: 3

Phase: Single

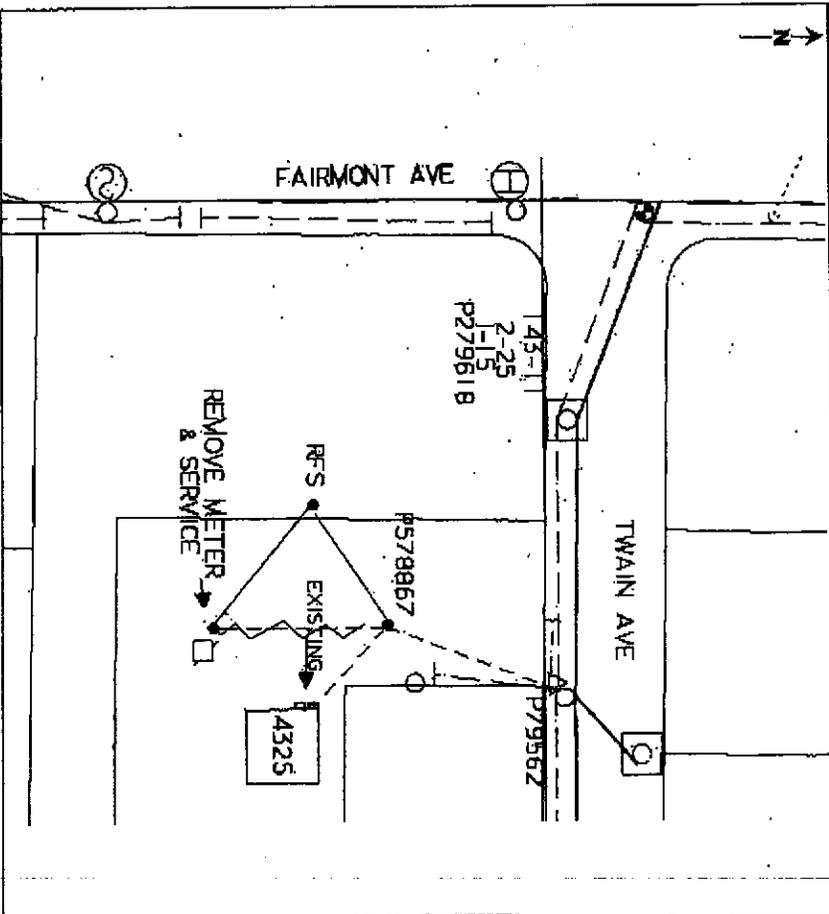
Voltage: 120/240

Utilities Maximum Contribution To Fault Current 42000 Amps

Metering: Self-Contained

Meter Clips: 4

Temp Service Charge Due on First Bill \$



Additional Information: Right-of-way Required Assessor's Parcel Number: **Please call your Service Coordinator Julie Spedel at 619-441-3930 with questions about application, inspection, construction installation and to schedule a crew.**

If SDCGE requires hazardous or toxic material with pending construction of your project, SDCGE will halt work immediately and it will be your responsibility to remove and clean up all hazardous or toxic material prior to SDCGE continuing construction. SDCGE shall have the authority or obligation to clean up, remove or remediate any hazardous or toxic material discovered during the course of construction unless it is through negligence of SDCGE. Customer-owned facilities to receive electrical service are subject to all applicable local and state of California inspection authority requirements. Building address under meter bases must be posted prior to meter use. Information on this sheet is valid after six (6) months from date. Keep this notice with building permit.

Planner: Shalawn Cortic-Hill

Telephone: 619-441-3812

EXHIBIT # 1

CITY OF SAN DIEGO, CALIFORNIA

DEPARTMENT OF CITY PLANNING
163 Civic Center
San Diego 1, California



DAVID E. SOUTH
Zoning Administrator

August 5, 1959

RE: ZONE VARIANCE - Case 2645
Application No. 18185

Messrs. A. B. & T. P. Gwinner
4325 Twain
San Diego 20, California

Dear Messrs. Gwinner:

The Zoning Administrator has considered your application to construct two-family residence and additional kennel runs on lot without full street frontage and with existing non-conforming kennel usage, being Portion of Lot 4, Block 47, Grantville, per legal description on file in the Planning Department Office, at 4325 Twain Avenue, Zone M-1; and after consideration of the following finding of facts, has approved the two-family residence on condition that existing residence be removed within six months of completion of duplex; and has approved the additional kennel runs according to plans submitted, subject to the following conditions:

1. That 6 foot high concrete block wall be constructed along property line at rear of approved duplex as shown on plans on file in Planning Department Office;
2. That existing board fence and wire fence be painted;
3. That the board and wire fences be replaced with 6 foot high concrete block wall as shown on plans on file in Planning Dept. Office, within two years from date of this resolution;
4. That the burning of trash, etc., be discontinued unless an incinerator be installed; the incinerator to be approved by Fire Marshal and Health Department as to preventing fire hazard and odor;
5. That kennel runs be constructed as shown on plans on file in Planning Department Office;
6. That all requirements of the Health Department be complied with.

FINDING OF FACTS

After thorough consideration of the statements contained in the application, the report of the investigator thereon, a personal inspection of the property and surrounding district, and the statements made by the Zoning Administrator at the

Case 2645

-2-

Aug. 5, 1959

hearings on July 10 and July 24, 1959, all of which are by reference made a part hereof, it was found that the four requirements for granting a variance as enumerated in Section 101.0503 of the Municipal Code have been established by the following facts:

1. The applicants' business, which is known as Mission Valley Kennels, had been in operation for a number of years prior to the annexation of the City of San Diego. The present owners have operated the business for the past two years. As shown on plot plan and area zoning map, the property does not have full street frontage but has a width at the rear of 154 feet and at the front of only 79 feet. All of the present improvements are located back of the front 100 feet. Existing single family residence will be maintained only until the proposed duplex is completed.

At this time they have 31 runs, which include both inside cages for the animals and exterior runs, and 24 runs which are located entirely on the outside making a total of 55 runs. The accommodations will be increased approximately 50% above the existing. The westerly portion of the property will be made available for open industrial storage.

The Grantville area generally has for a great many years had considerable amount of industrial development, and the M-1 zoning since its annexation to the city has encouraged further development in this field with result that the majority of the property is devoted to contractor's yards, automobile repair and servicing, heavy equipment repair and servicing, and similar industrial type uses. Several residences lie easterly of the subject property, but only one residence within 100 feet.

2. The strict application of the provisions of the ordinance would deprive the applicants of the reasonable use of the land, because it would deny this operating business the right to make a reasonable expansion consistent with the increasing city and need for such facilities.

3. The granting of the adjustment will be in harmony with the general purposes and intent of the ordinance to permit the maintenance of non-conforming businesses or to grant exceptions where unusual conditions exist. It will not be injurious or detrimental because of the conditions being imposed.

4. The granting of the adjustment will not adversely affect the Master Plan of the City.

This variance is not a permit or license, and any permits and licenses required by law must be obtained from the proper department. Furthermore, if any condition of this grant is violated, or if the same be not complied with in every respect, then this variance shall be subject to revocation.

Case 2645

-3-

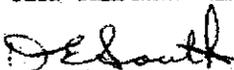
Aug. 5, 1959

Any zone variance granted by the City shall be null and void, and shall be revoked automatically six months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

The permission granted by this variance shall become effective and final on the eleventh day after it is filed in the office of the City Clerk, unless a written appeal is filed within ten days after such filing in the Planning Department. See Mun. Code Sec. 101.0507.

Yours very truly,

CITY PLANNING DEPARTMENT



D. E. South
Zoning Administrator

DES:FWM:mj

Filed in Office
of City Clerk

AUG 5 1959

RIGHT OF APPEAL expires
10 DAYS
after the above date.

THIS IS NOT A BUILDING PERMIT

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING	AIR CONDITION		ROOMS		ROOM AND FINISH DETAIL				
				Star	Arch		Heatng	Coolng	B	I	F	FLOOR FINISH	TRIM	INTERIOR FINISH	
D 4.5 + 0	Light Sub-Standard	X Frome " "	V Sreco on " "	Star Gable 4/4 L	Arch Hip 4/4	K.T. B.K.	Heatng Forced	Coolng Ceon'g	All	X	X	Material grade	5	Walls	Ceilings
ARCHITECTURE	X Standard Above-Standard	Sheathing Concrete Block	Siding " "	Shed " "	Cut Up " "	X FIXTURES	Far " "	Med. " "	Ent.Hall Living	Dining	Bed	Bed	Oil Burner	Oil Burner	Oil Burner
TYPE	FOUNDATION	ADOBE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE	SHINGLE
USE DESIGN	CONCRETE	FLOOR JOIST	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE	SHAKE
Single	Concrete	Floor Joist	Shake	Shake	Shake	Shake	Shake	Shake	Shake	Shake	Shake	Shake	Shake	Shake	Shake
X Double	Reinforced	2" x 4" x 4"	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick
Duplex	Brick	2" x 4" x 4"	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick
Apartment	Wood	Sub-Floor	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone
Floor-Court	Wood	Sub-Floor	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone	Stone
Hotel	Piers	Concrete Floor	D.K.	Windows	Tile Trim	Water Hht. - Gula	Water - Softner	Water - Softner	Water - Softner	Water - Softner	Water - Softner				
Hotel	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings

CONSTRUCTION RECORD

No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD		RATING (E, G, A, F, P)		BATH DETAIL								
						Req	Amthng	Cond.	Arch. Func.	Storage Space	Wrt-Ship	FL	No.	FINISH	Walls	Fixtures	Shower	
C16991	DBL			1959	1967	71	52	755	101	4	4	4	4	4	4	4	4	4
				1959	1967	71	52	755	101	4	4	4	4	4	4	4	4	4
				1959	1967	71	52	755	101	4	4	4	4	4	4	4	4	4
				1960	1973	13	48	835	97	1	1	1	1	1	1	1	1	1
				1960	1973	13	48	835	97	1	1	1	1	1	1	1	1	1
				1960	1976	16	40	855	85	1	1	1	1	1	1	1	1	1

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost																
Appraiser & Date	Unit	Area	Unit Cost																
1/3/55	1435	7.10	10188	7.10	10188	1060	15711	13.10	18798										
AC			240		240		370		600										
DISPOSAL			150		150														
CDP	44	1.85	81	2.00	88	7.50	110	4.00	176										
TOTAL			11654		10516		15641		19574										
NORMAL % GOOD			101		97		89		85										
R.G.L.N.D.			10766		10200		13720		16638										
A-11 8-56			A 3-54		2713														

SPECIAL FEATURES

Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost
OLD VALUE	3910.00						
TAKE OFF	0.00						
LEAVING	3910.00						
+ ADDITION	2713.00						
NEW VALUE	6623.00						
MAKE FIELD CHECK	19						
FIELD CHECK WRITTEN							
PERMIT HELD							
OCCUPIED	VACANT						
STATUS							

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

COMPUTATIONS

2/7/96

D 35 X 41 1435 ± 2' BF 715' 260

Pigs: 2296 / AOS 41.10 10.50

M76 B.F 1.10 X 11.90 = 13.09

2001/6

118
11

Remarks: TA - 5795 5/2/60 J. J.

Imp't reduced: from 65 to 44.10 3-ppt form. B. use
to 270/ for 1960. Carefully. was demolition.

ED - 4272 - 1/31/61 - RUSF Memo only
No change from 1961.

Previously Conforming Uses – Fact Sheet

The following responses are intended to provide a general understanding of previously conforming regulations in the City of San Diego. Specific situations will vary based on a variety of factors and unique circumstances. The Regulations for Previously Conforming Premises and Uses are located in Chapter 12, Article 7, Division 1 of the Municipal Code and can be found online at (<http://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art07Division01.pdf>).

What does previously conforming mean?

Previously conforming means the circumstance where a use, structure, or premises complied with all applicable state and local laws when it was first built or came into existence, but because of a subsequent change in zone or development regulations, is not in conformance with the current zone or all development regulations applicable to that zone.

- Use – A use (residences and businesses) can become previously conforming when a new zone is applied and it does not permit the current use or the permitted uses of the existing zone are modified so that the existing use is no longer permitted.
- Structure – Buildings can become previously conforming when a new zone is applied or the regulations of the current zone change and make regulations for setbacks from property lines, height, maximum floor area (square feet) and other regulations more restrictive.
- Premises – The property (lot) can become previously conforming when a new zone is applied or the regulations of the current zone change and make regulations for lot size and dimensions more restrictive.

What will happen to a previously conforming *STRUCTURE* if new development regulations are applied with the new plan/zone?

A previously conforming structure can continue as it currently exists. No changes to the structure are required. The structure can be sold and continue as it currently exists.

Can a previously conforming *STRUCTURE* be maintained and repaired?

A previously conforming structure can continue to be maintained, altered, and repaired as needed when the cost of the alteration and repair is *less than or equal to 50%* of the market value of the structure provided that

- no more than 50% of the walls are removed to make the repair, and
- any increase in size of the structure complies with all current development regulations.

With a Neighborhood Development Permit a previously conforming structure can continue to be maintained, altered, and repaired as needed when the cost of the alteration and repair is *greater than 50%* of the market value of the structure with a provided that

- no more than 50% of the walls are removed to make the repair, and
- any increase in size of the structure complies with all current development regulations.

Can a previously conforming *STRUCTURE* be rebuilt after a natural disaster?

- A previously conforming structure can be reconstructed following a natural disaster where the cost to reconstruct is *less than or equal to* 50% of the market value.
- With a Neighborhood Development Permit a previously conforming non residential structure can be reconstructed following a natural disaster where the cost to reconstruct is *greater than* 50% of the market value (prior to destruction).

Can a previously conforming *STRUCTURE* be expanded?

- A previously conforming structure can be expanded provided that the new construction complies with all current development regulations.
- With a Neighborhood Development Permit a previously conforming structure can request to expand where the new development *requests a reduced setback* of up to 20% of the new required setback provided that no more than 50% of the walls are removed.

What will happen to a previously conforming *USE* if new development regulations are applied with the new plan/zone?

- A previously conforming structure can continue as it currently exists. No changes to the structure are required. The structure can be sold and continue as it currently exists.

Can a previously conforming use change or modify their *USE*?

- A previously conforming use can change to a use that is permitted at any time. However, once it changes to a permitted use it cannot change back to a previously conforming use.
- A change to another previously conforming use within the same use category provided that the change does not result in a required increase in off-street parking. An example would be if office use is no longer allowed an existing Business & Professional office could change to an office for a Medical, Dental & Health Practitioner provided that the parking requirements for the Medical, Dental & Health Practitioner office is not higher than the requirement for the Business & Professional office. The new business would also be previously conforming.

What happens if a previously conforming *USE* goes out of business? Can the same *USE* return to the location?

- A previously conforming use that has been discontinued, where no permitted use has been in operations since, may be reestablished if it is less than two years since the use was discontinued.
- With a Neighborhood Development Permit a business that was previously conforming but had been closed for *more than* 2 years can be re-established.

Can changes be made to buildings containing a previously conforming *USE*?

- Previously conforming uses can continue to maintain, repair, or alter their structure as needed when the costs of the repairs are *less than or equal to* 50% of the market value of the structure provided that
 - no more than 50% of the walls are removed to make the repair, and
 - there is no increase in the building size.

- With a Neighborhood Development Permit a previously conforming use can continue to maintain their structure and make repairs as needed when the cost of repairs are *greater than 50%* of the market value of the structure provided that there is no increase in the building size.

Can a previously conforming *USE* be re-established if its building needs to be rebuilt after a natural disaster?

- Previously conforming uses that are in structures destroyed by a natural disaster can reconstruct their structures and re-establish their use following a natural disaster when the cost to reconstruct is *less than or equal to 50%* of the market value.
- With a Neighborhood Development Permit previously conforming non residential structures containing a previously conforming use can be reconstructed and re-establish their use following a natural disaster where the cost to reconstruct is *greater than 50%* of the market value (prior to destruction).

Can a previously conforming *USE* be expanded?

- With a Neighborhood Use Permit a previously conforming use may *increase its floor area up to 20%* provided that the previously conforming uses are not detrimental to the public health, safety, and welfare. The following uses are considered to be detrimental:
 - industrial uses in residential zones
 - auto repair or dismantling uses in residential zones
 - any use in a zone that would require a conditional use

Are there new restrictions on hours of operation, parking and other code issues for previously conforming uses?

- No, the regulations that pertained to the use when it was permitted continue to be applied.

Amortization Schedule for Non-Conforming Industrial Uses

A new zoning ordinance **may not compel immediate discontinuance** of what was otherwise a lawfully established use or business. A city can, however, provide a period of time to eliminate nonconforming uses. In general, courts have upheld local ordinances that provide for terminating a nonconforming use. Therefore, the City may provide for terminating the non-conforming industrial uses over an amortization period that generally allow a reasonable period of time for the property owner to recover his or her investment. A business owner would have to establish that their use falls under the protections of the previously conforming use section. For example, a previously conforming use “must have been established in compliance with all permit requirements and must have been lawful until a change in the applicable zoning regulations made the premises or uses previously conforming.” § 127.0102(a). More importantly, those uses that comply “may continue to exist and operate **unless an amortization period is specified elsewhere in the Municipal Code.**” § 127.0102(d). Thus, any amortization period for Barrio Logan uses should be specified elsewhere in the LDC. Note, however, that § 127.0109(b) states: when making the *findings* for a Neighborhood Use Permit for the proposed expansion of a *previously conforming* use, the following uses are conclusively presumed to be detrimental to public health, safety, and welfare: (1) **Industrial uses in residential zones**; (2) Commercial and personal vehicle repair and maintenance in residential zones; and (3) Any use that requires a Conditional Use Permit in the applicable zone in accordance with Section 126.0303.

GSC Meeting – April 11, 2011

Existing Zones in Grantville – Subarea A

Existing Zones in Grantville Subarea A include:

RS-1-1, RM -1-1, CC-1-3, CC-4-2, CV-1-1, CO-1-2, IL-3-1, IL-2-1 and OF-1-1. Below are brief descriptions of these zones.

Purpose of the RS (Residential--Single Unit) Zones

The purpose of the RS zones is to provide appropriate regulations for the *development of single dwelling units* that accommodate a variety of *lot sizes* and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

RS-1-1 requires minimum 40,000-square-foot *lots*

Purpose of the RM (Residential--Multiple Unit) Zones

The purpose of the RM zones is to provide for *multiple dwelling unit development* at varying densities. The RM zones individually accommodate *developments* with similar densities and characteristics. Each of the RM zones is intended to establish *development* criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.

RM-1-1 permits a maximum *density* of 1 dwelling unit for each 3,000 square feet of *lot area*

Purpose of the CC (Commercial--Community) Zones

The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of *development* patterns from pedestrian-friendly commercial *streets* to shopping centers and auto-oriented strip commercial *streets*. Some of the CC zones may include residential *development*. Property within the CC zones will be primarily located along collector *streets*, major *streets*, and public transportation lines.

CC-1-3 is intended to accommodate *development* with an auto orientation and allows a mix of community-serving commercial uses and residential uses.

CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and allows heavy commercial uses and residential uses.

Purpose of the CV (Commercial--Visitor) Zones

The purpose of the CV zones is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions.

CV-1-1 allows a mix of large-scale, visitor-serving uses and residential uses.

Purpose of the CO (Commercial--Office) Zones

The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and medium to high *density* residential *development*. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.

CO-1-1 allows a mix of office and residential uses with a neighborhood scale and orientation.

Purpose of the IL (Industrial--Light) Zones

The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.

IL-2-1 allows a mix of light industrial and office uses with limited commercial.

IL-3-1 allows a mix of light industrial, office, and commercial uses.

Purpose of the OF (Open Space--Floodplain) Zone

The purpose of the OF-1-1 zone is to control *development* within *floodplains* to protect the public health, safety, and welfare and to minimize hazards due to *flooding* in areas identified by the FIRM on file with the City Engineer. It is the intent of the OF zone to preserve the natural character of *floodplains* while permitting *development* that will not constitute a dangerous condition or an impediment to the flow of *flood* waters. It is also the intent to minimize the expenditure of public money for costly *flood* control projects and to protect the functions and values of the *floodplains* relating to groundwater recharge, water quality, moderation of *flood* flows, wildlife movement, and habitat.

Below is a map of the existing zoning in Grantville – Subarea A. Please note that the *Centerpointe at Grantville* project rezoned several parcels as part of their approval; however, those zones are not reflected in this map. The parcels are included in the block that is surrounded by Mission Gorge Road, Twain Avenue, Fairmount Avenue and Vandever Avenue

Grantville Redevelopment Area
Recommendations for Implementation Zoning

Based on the recent meeting between Dan Monroe and the coalition of Grantville Property Owners, we have reviewed the proposed land use development intensities (density ranges) and the suggested implementation zoning referred to by Dan Monroe. Specifically, the proposed zoning for Barrio Logan consisting of a new CC-3-6 Zone and the CN-1-4 Zone. After reviewing these zones, the coalition members have concluded none of these zones are applicable to Grantville.

The vision for Grantville, currently reflected in the land use plan and its corresponding development intensities, imagines greater density ranges allowed in any current CC Zones in the municipal code, including the proposed CC-3-6 Zone, coupled with broader commercial land uses in the area near the existing trolley station. In other words, we believe it will be necessary to develop entirely new zones that combine the density ranges of certain RM Zones combined with the flexibility and density for commercial uses typically achieved by the use of CC Zones.

To assist City of San Diego Planning Staff with the writing of new zones, we propose the following parameters for your consideration:

1. Acknowledge the desired residential density ranges reflected on the proposed land use map, Scheme 'D'.
2. Recognize the importance and desire to cluster significant commercial uses including office, retail, and service commercial uses in the general vicinity adjacent to the existing trolley station.
3. Greater FAR's should be allowed than currently reflected in existing RM and CC Zones. Most of these zones have 1.0 or 2.0 FAR's; the area surrounding the existing trolley station should allow 4.0 FAR, as an example.
After reviewing the existing zoning ordinance, we would like consideration to be given to the area around the trolley station, the entire area previously referred to sub-area A prime, as an "Urban Village" designation. We would be interested in discussing staff's consideration of such a designation and the pros and cons accordingly.
4. Consider the establishment of a Traffic Intensity District for sub-area A, similar to that utilized in Mission Valley and the UTC area. For example, in the area clustered near the existing trolley station there could be market demand for both mixed-use residential development as well as office space, whose land uses have very different trip generation rates. The Plan and the implementation zoning should allow flexibility to respond to market conditions within a traffic generation cap.
5. Density should be based on the gross usable land area. — PDP ok
6. The Plan should allow the Transfer of Development Rights (TDR's) within the traffic cap. *Master Plan*
7. The minimum densities for each zone should be lowered.
8. There should be no height limits in Grantville - the development intensity and FAR's will determine height. The highest intensity is envisioned to be adjacent to the existing trolley station, and even there high rise buildings are unlikely and mid rise buildings would be quite appropriate.
9. Minimize zoning set back requirements, with emphasize on establishment of urban character and urban street walls.

- 10. Establish parking regulations that give greater credit for mixed-use and transit orient development.
- 11. Many of the property owners are concerned about losing the ability to accommodate existing use types during the transition to the new master plan. In other words, uses permitted currently may not be permitted after the adoption of the new Community Plan and its Implementation Zoning, therefore, we propose the following language be incorporated into this master plan:

Prior
Parking
Ratio

"Notwithstanding the provisions of the Previously Conforming Premises and Uses regulations, a change of use from a previously conforming use to a use in another previously conforming use category is allowed, and reconstruction (following fire, natural disaster, act of the public enemy) for nonresidential structures when the cost of reconstruction is greater than 50 percent of market value will require a Construction Permit issued through a Process 1 decision."

Additionally, we also request the Master Plan and zoning make provision for a "sunset" clause and "vacancy" clause, based in part on the issuance of a demolition permit.

It is our understanding that staff will draft the proposed implementation zoning for review by the community and Grantville stakeholders committee. We look forward to working with you and reviewing the proposed zoning.

Redevelopment to stay

28th approval possible for # for
Tool work

7/4

D. Joyce
SD.gov

Article 1: Base Zones

Division 6: Industrial Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

✓ **§131.0601 Purpose of Industrial Zones**

The purpose of the industrial zones is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and economy and to encourage employment growth. The industrial zones are intended to provide flexibility in the design of new and redeveloped industrial projects while assuring high quality *development* and to protect land for industrial uses and limit nonindustrial uses.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0602 Purpose of the IP (Industrial--Park) Zones

(a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.

(b) The IP zones are differentiated based on the uses allowed as follows:

- IP-1-1 allows research and development uses with some limited manufacturing
- IP-2-1 allows a mix of light industrial and office uses

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

✓ **§131.0603 Purpose of the IL (Industrial--Light) Zones**

(a) The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.

(b) The IL zones are differentiated based on the uses allowed as follows:

- IL-1-1 allows primarily light industrial uses
- IL-2-1 allows a mix of light industrial and office uses with limited commercial
- IL-3-1 allows a mix of light industrial, office, and commercial uses

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0604 Purpose of the IH (Industrial--Heavy) Zones

- (a) The purpose of the IH zones is to provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal *development* standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.
- (b) The IH zones are differentiated based on the uses allowed as follows:
- IH-1-1 allows primarily manufacturing uses
 - IH-2-1 allows manufacturing uses with some office

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0605 Purpose of the IS (Industrial--Small Lot) Zone

The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0615 Where Industrial Zones Apply

On the effective date of Ordinance O-18691, all industrial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

§131.0620 Use Regulations of Industrial Zones

The regulations of Section 131.0622 apply in the industrial zones unless otherwise specifically provided by footnotes indicated in Table 131-06B. The uses permitted in any zone may be further limited if *environmentally sensitive lands* are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

- (a) Within the industrial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section and Section 131.0622.
- (b) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (c) *Accessory uses* in the industrial zones may be permitted in accordance with Section 131.0125.
- (d) Temporary uses may be permitted in the industrial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (e) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

Legend for Table 131-06B

Symbol in Table 131-06B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-06B
Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
Open Space										
Active Recreation	P	P	-	P	P	-	P	P		
Passive Recreation	P	P	-	-	-	-	-	-		
Natural Resources Preservation	-	-	-	-	-	-	-	-		
Park Maintenance Facilities	-	-	-	-	-	-	-	-		
Agriculture										
Agricultural Processing	-	-	-	-	-	-	-	-		
Aquaculture Facilities	-	-	P	P	P	P	P	P		
Dairies	-	-	-	-	-	-	-	-		
Horticulture Nurseries & Greenhouses	-	-	P	-	P	P	P	-		
Raising & Harvesting of Crops	-	-	P	-	P	P	P	-		
Raising, Maintaining & Keeping of Animals	-	-	-	-	-	-	-	-		
Separately Regulated Agriculture Uses										
Agricultural Equipment Repair Shops	-	-	P	P	P	P	P	P		
Commercial Stables	-	-	-	-	-	-	-	-		
Community Gardens	-	-	N	-	N	N	N	N		
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-		
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-		
Residential										
Mobilehome Parks	-	-	-	-	-	-	-	-		
Multiple Dwelling Units	-	-	-	-	-	-	-	-		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >		IP-			IL-			IH-		IS-	
	3rd >>		1-	2-	1-	2-	3-	1-	2-	1-		
	4th >>		1	1	1	1	1	1	1	1		
Rooming House [See Section 131.0112(a)(3)(A)]			-	-	-	-	-	-	-	-	-	-
Single Dwelling Units			-	-	-	-	-	-	-	-	-	-
Separately Regulated Residential Uses												
<i>Boarder & Lodger Accommodations</i>			-	-	-	-	-	-	-	-	-	-
Companion Units			-	-	-	-	-	-	-	-	-	-
Employee Housing:												
6 or Fewer Employees			-	-	-	-	-	-	-	-	-	-
12 or Fewer Employees			-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees			-	-	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories			-	-	-	-	-	-	-	-	-	-
Garage, Yard, & Estate Sales			-	-	-	-	-	-	-	-	-	-
Guest Quarters			-	-	-	-	-	-	-	-	-	-
Home Occupations			-	-	-	-	-	-	-	-	-	-
Housing for Senior Citizens			-	-	-	-	-	-	-	-	-	-
Live/Work Quarters			-	-	-	-	-	-	-	-	-	L
Residential Care Facilities:												
6 or Fewer Persons			-	-	-	-	-	-	-	-	-	-
7 or More Persons			-	-	-	-	-	-	-	-	-	-
Transitional Housing:												
6 or Fewer Persons			-	-	-	-	-	-	-	-	-	-
7 or More Persons			-	-	-	-	-	-	-	-	-	-
Watchkeeper Quarters			L	L	L	L	L	L	L	L	L	L
Institutional												
Separately Regulated Institutional Uses												
Airports			C	C	C	C	C	C	C	C	C	C

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
Botanical Gardens & Arboretums		-	-	-	-	-	-	-	-	
Cemeteries, Mausoleums, Crematories		C	C	C	C	C	C	C	C	
<i>Churches & Places of Religious Assembly</i>		C	C	-	C	L	-	-	C	
Correctional Placement Centers		C	C	C	C	C	C	C	C	
Educational Facilities:										
Kindergarten through Grade 12		-	C	-	C	C	-	-	C	
Colleges / Universities		C	C	-	C	C	-	C	C	
Vocational / Trade School		-	-	-	P	P	-	P	P	
Energy Generation & Distribution Facilities		C	C	P	C	P	P	P	C	
Exhibit Halls & Convention Facilities		-	C	C	C	C	C	C	C	
<i>Flood Control Facilities</i>		L	L	L	L	L	L	L	L	
<i>Historical Buildings Used for Purposes Not Otherwise Allowed</i>		C	C	C	C	C	C	C	C	
Homeless Facilities:										
Congregate Meal Facilities		-	C	-	C	C	-	C	C	
Emergency Shelters		-	C	-	C	C	-	C	C	
Homeless Day Centers		-	C	-	C	C	-	C	C	
Hospitals, Intermediate Care Facilities & Nursing Facilities		C	C	-	C	C	-	C	C	
Interpretive Centers		-	-	-	-	-	-	-	-	
Museums		-	-	-	-	-	-	-	-	
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	P	C	C	
<i>Satellite Antennas</i>		L	L	L	L	L	L	L	L	
<i>Social Service Institutions</i>		C	C	C	C	C	-	-	C	
<i>Wireless communication facility:</i>										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>	L	L	L	L	L	L	L	L	L	
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>	N	N	N	N	N	N	N	N	N	
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>	C	C	C	C	C	C	C	C	C	
<i>Wireless communication facility outside the public right-of-way</i>	L	L	L	L	L	L	L	L	L	
Retail Sales										
Building Supplies & Equipment	-	-	P ^(6, 15)	P ⁽¹⁵⁾	P ⁽¹⁵⁾	-	P ^(6, 15)	P ⁽¹⁵⁾		
Food, Beverages and Groceries	-	-	-	-	P ⁽¹⁵⁾	-	-	-		
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	P ^(2, 15)	P ⁽¹⁵⁾	-	-	P ^(3, 15)		
Pets & Pet Supplies	-	-	-	-	P ⁽¹⁵⁾	-	-	-		
Sundries, Pharmaceuticals, & Convenience Sales	-	P ^(5, 15)	P ^(5, 15)	P ^(5, 15)	P ⁽¹⁵⁾	P ^(5, 15)	P ^(5, 15)	P ^(4, 15)		
Wearing Apparel & Accessories	-	-	-	P ^(3, 15)	P ^(3, 15)	-	-	P ^(3, 15)		
Separately Regulated Retail Sales Uses										
Agriculture Related Supplies & Equipment	-	-	-	P	P	P	P	P		
Alcoholic Beverage Outlets	-	-	-	-	L	-	-	-		
Plant Nurseries	-	-	-	-	P	-	P	P		
Swap Meets & Other Large Outdoor Retail Facilities	-	-	C	C	C	C	C	C		
Commercial Services										
Building Services	-	-	P	P	P	-	P	P		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >	IP-		IL-			IH-		IS-		
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-		
	4th >>>	1	1	1	1	1	1	1	1		
Business Support	-	P ⁽⁸⁾	P ⁽⁸⁾	P	P	P	-	P ⁽⁸⁾	P		
Eating & Drinking Establishments	-	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P	P	-	P ⁽⁷⁾	P ⁽⁴⁾		
Financial Institutions	-	P	-	P	P	P	-	-	P		
Funeral & Mortuary Services	-	-	-	P	P	P	-	P	-		
Maintenance & Repair	-	-	P	P	P	P	-	-	P		
Off-site Services	-	P	P	P	P	P	-	P	P		
Personal Services	-	-	-	P ⁽⁹⁾	P ⁽⁹⁾	P ⁽⁹⁾	-	-	-		
Assembly & Entertainment	-	-	-	P ⁽¹¹⁾	P	P	-	-	P ⁽¹²⁾		
Radio & Television Studios	-	P	P	P	P	P	-	P	P		
Visitor Accommodations	-	-	-	-	-	-	-	-	-		
Separately Regulated Commercial Services Uses											
Adult Entertainment Establishments:											
Adult Book Store	-	-	-	L	L	L	-	L	L		
Adult Cabaret	-	-	-	-	L	L	-	-	-		
Adult Drive-in Theater	-	-	-	L	L	L	-	-	-		
Adult Mini-Motion Picture Theater	-	-	-	L	L	L	-	-	L		
Adult Model Studio	-	-	-	L	L	L	-	-	-		
Adult Motel	-	-	-	-	-	-	-	-	-		
Adult Motion Picture Theater	-	-	-	L	L	L	-	-	L		
Adult Peep Show Theater	-	-	-	L	L	L	-	-	L		
Adult Theater	-	-	-	L	L	L	-	-	L		
Body Painting Studio	-	-	-	L	L	L	-	-	-		
Massage Establishment	-	-	-	-	L	L	-	-	-		
Sexual Encounter Establishment	-	-	-	-	-	-	-	-	-		
Bed & Breakfast Establishments:											

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
1-2 Guest Rooms		-	-	-	-	-	-	-	-	
3-5 Guest Rooms		-	-	-	-	-	-	-	-	
6+ Guest Rooms		-	-	-	-	-	-	-	-	
Boarding Kennels		-	C	C	C	C	C	C	C	
Camping Parks		-	-	-	-	-	-	-	-	
<i>Child Care Facilities:</i>										
Child Care Centers		L	L	-	L	L	-	L	L	
Large Family Child Care Homes		-	-	-	-	-	-	-	-	
Small Family Child Care Homes		-	-	-	-	-	-	-	-	
Eating and Drinking Establishments Abutting Residentially Zoned Property		-	-	-	-	L	-	-	-	
Fairgrounds		-	C	C	C	C	C	C	C	
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	C	C	C	C	C	C	C	
Helicopter Landing Facilities		C	C	C	C	C	C	C	C	
Instructional Studios		-	-	-	-	P	-	-	P	
Massage Establishments, Specialized Practice		-	-	-	-	L	-	-	-	
Nightclubs & Bars over 5,000 square feet in size		-	-	-	-	-	-	-	-	
<i>Parking Facilities as a Primary Use:</i>										
Permanent Parking Facilities		C	C	P	C	P	P	P	C	
Temporary Parking Facilities		C	C	N	C	N	N	N	C	
Private Clubs, Lodges and Fraternal Organizations		C	C	C	C	C	C	C	C	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽¹³⁾		C	C	C	C	C	C	C	C	
<i>Pushcarts:</i>										
Pushcarts on Private Property		L	L	L	L	L	L	L	L	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
Pushcarts in Public Right of Way		N	N	N	N	N	N	N	N	
Recycling Facilities:										
Large Collection Facility		L	N	N	N	N	L	L	N	
Small Collection Facility		L	L	L	L	L	L	L	L	
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-	N	-	C	C	N	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-	N	-	C	N	N	-	
Drop-off Facility		L	L	L	L	L	L	L	L	
Green Materials Composting Facility		-	-	N	-	N	N	N	-	
Mixed Organic Composting Facility		-	-	C	-	C	N	N	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	C	L	L	L	L	L	C	
Large Processing Facility Accepting All Types of Traffic		-	C	N	N	N	N	N	C	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	N	L	L	L	L	L	N	
Small Processing Facility Accepting All Types of Traffic		-	N	N	N	N	N	N	N	
Reverse Vending Machines		L	L	L	L	L	L	L	L	
Tire Processing Facility		-	-	C	-	C	C	C	-	
Sidewalk Cafes		-	N	N	N	N	-	N	N	
Sports Arenas & Stadiums		-	C	-	C	C	-	C	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
Equipment & Materials Storage Yards	-	-	P	P	P	P	P	P	P	
Moving & Storage Facilities	-	-	P	P	P	P	P	P	P	
Warehouses	-	-	P	P	P	P	P	P	P	
Wholesale Distribution	-	P	P	P	P	P	P	P	P	
Separately Regulated Wholesale, Distribution, and Storage Uses										
Impound Storage Yards	-	-	P	P	P	P	P	P	P	
Junk Yards	-	-	C	C	C	C	C	C	C	
Temporary Construction Storage Yards Located off-site	L	L	L	L	L	L	L	L	L	
Industrial										
Heavy Manufacturing	-	-	-	-	-	P	P	-	-	
Light Manufacturing	P ⁽¹⁶⁾	P	P	P	P	P	P	P	P	
Marine Industry	-	-	P	P	P	P	P	P	P	
Research & Development	P	P	P	P	P	P	P	P	P	
Trucking & Transportation Terminals	-	-	P	-	P	P	P	P	P	
Separately Regulated Industrial Uses										
<i>Hazardous Waste</i> Research Facility	C	C	C	C	C	C	C	C	C	
<i>Hazardous Waste</i> Treatment Facility	C	C	C	C	C	C	C	C	C	
Marine Related Uses Within the Coastal Overlay Zone	-	-	P	P	P	P	P	P	P	
Mining and Extractive Industries	-	C	C	C	C	C	C	C	C	
Newspaper Publishing Plants	C	P	P	P	P	P	P	P	P	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	P	P	P	P	P	P	P	
Very Heavy Industrial Uses	-	-	-	-	-	C	C	-	-	
Wrecking & Dismantling of Motor Vehicles	-	-	C	C	C	P	C	C	C	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
Signs										
Allowable Signs		P	P	P	P	P	P	P	P	P
Separately Regulated Signs Uses										
Community Entry Signs		L	L	L	L	L	L	L	L	L
Neighborhood Identification Signs		-	-	-	-	-	-	-	-	-
Reallocation of Sign Area Allowance		N	N	N	N	N	N	N	N	N
Revolving Projecting Signs		N	N	N	N	N	N	N	N	N
Signs with Automatic Changing Copy		N	N	N	N	N	N	N	N	N
Theater Marquees		-	-	-	N	N	-	-	-	-

Footnotes for Table 131-06B

- 1 A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- 2 Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- 3 See Section 131.0623(g).
- 4 See Section 131.0623(h)
- 5 See Section 131.0623(a).
- 6 See Section 131.0623(f).
- 7 See Section 131.0623(b).
- 8 See Section 131.0623(c).
- 9 See Section 131.0623(d).
- 10 See Section 131.0623(e).
- 11 Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.
- 12 Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.
- 13 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 14 Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.

¹⁵ *Development of a large retail establishment is subject to Section 143.0302.*

*(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)
(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)
(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)
(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)
(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)
(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)*

§131.0623 Additional Use Regulations of Industrial Zones

The uses in this section are permitted in the industrial zones where indicated in Table 131-06B, subject to the following regulations.

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
 - (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
 - (1) Individual establishments are limited to 3,000 square feet of *gross floor area*;
 - (2) No live entertainment is permitted on the *premises*; and
 - (3) No drive-through services are permitted.
- (c) Business support services are permitted subject to the following:
 - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.

- (d) Personal appearance and health services are permitted subject to the following:
 - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (e) Light manufacturing and assembly uses in the IP-1-1 zone are limited to the following:
 - (1) Prototype fabrication;
 - (2) Production requiring advanced technology and skills and directly related to research and development activities on the *premises*;
 - (3) Manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes;
 - (4) Production of experimental products;
 - (5) Development of production or operating systems to be installed and operated at another location, including manufacturing of products necessary for such development;
 - (6) Manufacturing of biological, biomedical, and pharmaceutical products; and
 - (7) Manufacturing of scientific, engineering, and medical instruments.
- (f) Building supplies and equipment sales are permitted subject to the following:
 - (1) Items for sale shall be limited to equipment, parts, and products used in the installation or repair of permanent improvements to *structures* or *premises*; and
 - (2) Building supplies and equipment sales establishments shall occupy an area of at least 10,000 square feet of *gross floor area*.
- (g) Retail sales uses subject to this section are permitted subject to the following:
 - (1) The items offered for sale must be manufactured on the *premises*; and

- (2) A maximum of 25 percent of the *gross floor area* on the *premises* may be used for retail sales. At least 75 percent of the *gross floor area* shall be used for manufacturing, warehousing, or wholesale distribution of the products that are offered for sale.
- (h) Convenience stores and eating and drinking establishments are permitted subject to the following:
 - (1) An individual establishment shall not exceed 1,000 square feet of *gross floor area*; and
 - (2) Drive-in and drive-through facilities are not permitted.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0630 Development Regulations of Industrial Zones

- (a) Within the industrial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the industrial base zones whether or not a permit or other approval is required except where specifically identified.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0631 Development Regulations Table for Industrial Zones

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C
Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones							
	1st & 2nd >>	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1
	4th >>	1		1			1		1
Lot Area									
Min Lot Area (sf)	40,000		15,000 ⁽¹⁾			30,000		10,000	
Max Lot Area (sf)	-		-			-		15,000	
Min Lot Dimensions									
Lot Width (ft)	100		75			100		50	
Street Frontage (ft)	100 ⁽²⁾		75			100		50	
Lot Depth (ft)	200		100			150		100	
Setback Requirements									
Min Front Setback (ft)	20 ⁽³⁾		15 ⁽³⁾			20 ⁽³⁾		10	
Std Front Setback (ft) [See Section 131.0643(b)]	25 ⁽³⁾		20 ⁽³⁾			25 ⁽³⁾			
Min Side Setback (ft)	15		10			15		5/0 ⁽⁸⁾	
Min Street Side Setback (ft)	20 ⁽⁴⁾		15 ^{(4),(5)}			20 ^{(4),(5)}		10 ⁽⁹⁾	
Std Street Side Setback (ft)			20 ^{(4),(5)}			25 ^{(4),(5)}			
Min Side Setback Abutting Residential (ft)	30		25			30		10	
Min Rear Setback (ft)	25		0 ⁽⁶⁾			20		10	
Std Rear Setback (ft)			15 ⁽⁶⁾						
Min Rear Setback Abutting Residential (ft)	50		25			30		15	

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones							
	1st & 2nd >>	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1
	4th >>	1		1			1		1
Max Structure Height [See Section 131.0644]		-	-	-	-	-	-	-	-
Max Floor Area Ratio		2.0 ⁽⁷⁾		2.0 ⁽⁷⁾			2.0		2.0
Street Wall Requirements [See Section 131.0660]		-	-	applies			applies		-
Outdoor Amenities [See Section 131.0665]		applies		applies			applies		-
Refuse and Recyclable Material Storage [See Section 142.0805]		applies		applies			applies		applies

Footnotes for Table 131-06C

- ¹ Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- ² See Section 131.0642.
- ³ See Section 131.0643(a).
- ⁴ See Section 131.0643(c).
- ⁵ See Section 131.0643(e).
- ⁶ See Section 131.0643(d).
- ⁷ Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50.
- ⁸ See Section 131.0643(f).
- ⁹ See Section 131.0643(g).

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 11-13-08 by O-19799 N.S; effective 12-13-2008.)

§131.0642 Lot Dimensions in Industrial Zones

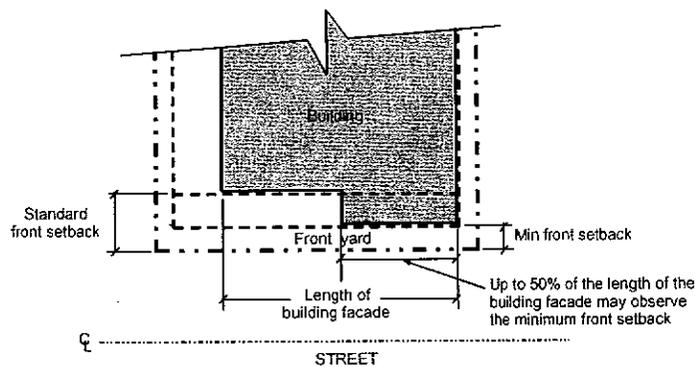
The minimum *street frontage* is 60 feet for any lot in the IP zones that fronts principally on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

131.0643 Setback Requirements in Industrial Zones

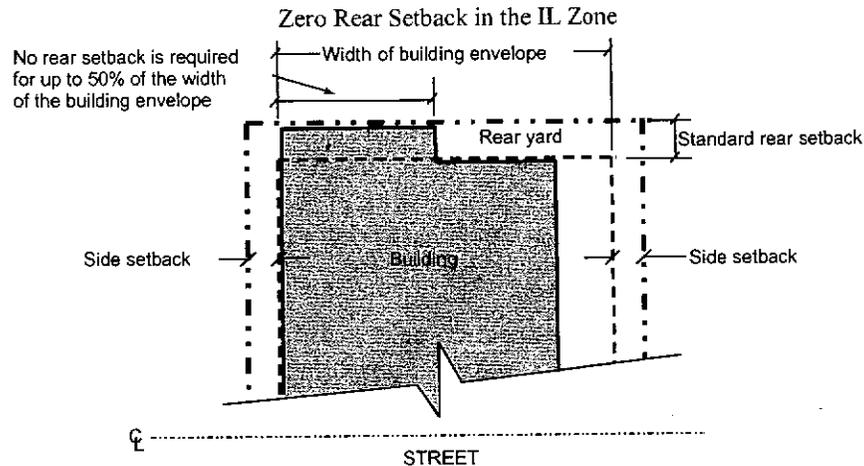
- (a) *Front Setback* in the IP, IL, and IH Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

Diagram 131-06A
Front Setback in the IP, IL, and IH Zones



- (b) *Parking Encroachment* in Front Yard of All Industrial Zones. Parking may encroach up to 5 feet into the required standard front yard in all industrial zones, but may not be covered or enclosed.
- (c) *Parking Encroachment* in Street Side Yard of IP, IL, and IH Zones. Parking may encroach up to 5 feet into the required standard street side yard of the IP, IL, and IH zones, but may not be covered or enclosed.
- (d) *Rear Setback* in IL Zones. In the IL zones, no rear *setback* is required for up to 50 percent of the width of the *building envelope* provided the remainder of the *building envelope* observes at least the standard rear *setback* as shown in Diagram 131-06B.

Diagram 131-06B



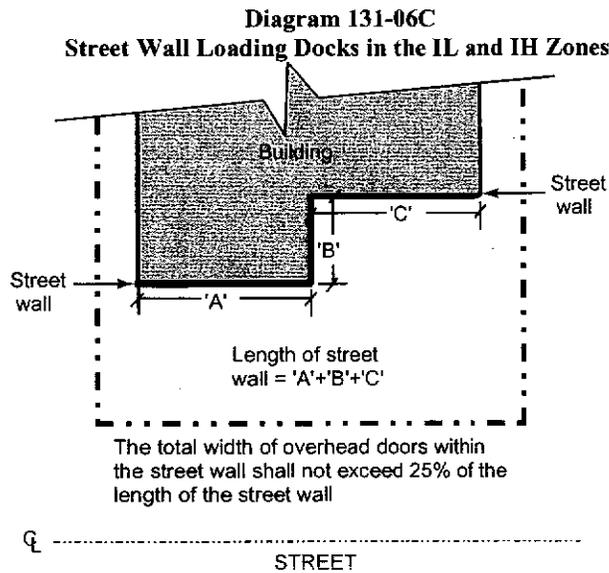
- (e) Standard/Minimum *Street Side Setback* in the IL and IH Zones. Up to 50 percent of the length of the *street side building facade* may observe the minimum *street side setback* provided the remaining percentage observes the standard *street side setback*. This may occur on a floor-by-floor basis.
- (f) *Side Setbacks* in the IS Zone. In the IS zone, no *side setback* is required on one side of the *lot*. A minimum 5-foot *setback* is required for the opposite side.
- (g) *Street Side Setbacks* in the IS Zone. In the IS zone, the minimum *street side setback* is 10 feet for a *premises* that is 100 feet wide or greater. For a *premises* that is less than 100 feet, the minimum is 10 percent of the *premises* width but not less than 5 feet.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0644 Maximum Structure Height in Industrial Zones

There are no height limits for *structures* in the industrial zones except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones).
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0660 Street Wall Requirements for Industrial Zones

In the IL and IH zones, a maximum of two loading docks or overhead doors may be located in the *street wall*. The total width of the loading docks or overhead doors shall not occupy more than 25 percent of the length of the *street wall*. See Diagram 131-06C.



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0665 Outdoor Amenities in Industrial Zones

In the IP, IL, and IH zones, *development* on a *premises* that exceeds 10 acres in area shall include an outdoor eating and/or recreational facility. The outdoor amenity shall be at least 2,000 square feet in total area and shall be developed as usable space.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)