



L64A-003B

## Project Information

**Project Nbr:** 628374      **Title:** Mt. Etna Dr. CPA and Rezone  
**Project Mgr:** Blake, Martha      (619) 446-5375      mblake@sandiego.gov



## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/22/2019	Deemed Complete on 07/23/2019
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 07/23/2019	
<b>Reviewer:</b> Howard, Karen (619) 446-5403 khoward@sandiego.gov	<b>Assigned:</b> 07/25/2019	
	<b>Started:</b> 08/12/2019	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 08/13/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/15/2019	
	<b>Closed:</b>	

- . The review due date was changed to 08/16/2019 from 08/16/2019 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Planning Review (11 of which are new issues).

## Scope

### Initiation Approved-Step 1

#### Need More Information-Step 2

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Step 2 - Land Use Document: Provide a copy of the Resolution initiating your proposal and a strikeout underline of amendment text and plan change (Item 2.1.2, Project Submittal Manual-Section 6) . In addition, a Community Plan Amendment often involves or is associated with other types of permit requests such as, Development Permit(s), Tentative Map, Vacations.... If this is the case, it is recommended that the whole project (all the permit types) be submitted at the start of Step Two. Further if project details e.g. documents, photos and plans are available then please submit.

(From Cycle 4)

#### CUPs onsite

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The city's PTS database list 2 conditional use permits on the site: CUP 89-0124 and CUP 2861 (PTS467238). The project folder has been ordered from Records.

(From Cycle 4)

#### CAP Checklist Required

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	A Climate Action Plan (CAP) Consistency checklist is required for Green House Gas (GHG) reductions of projects requiring discretionary review and that trigger CEQA environmental review. The proposal requires a rezone and plan amendment and subject to CEQA. Accordingly, a CAP checklist is required.

(From Cycle 4)

#### Additional Comments

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Additional comments may be provided, subsequent to receiving the requested information. (From Cycle 4)

#### REVIEW 8-12-19

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	The RM, Residential--Multiple Unit 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. The site is located in the RM-3-9 zone. Table 131-04G contains the development regulations. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Karen Howard at (619) 446-5403. Project Nbr: 628374 / Cycle: 5





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**PROCESSES PERMITS**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	INFO ONLY - NO ACTION REQUIRED Development that is consistent with the base zone regulations and the Mt. Etna Community Plan, development standards or criteria can be processed ministerially in accordance with the procedures of the Community Plan Implementation Overlay Zone-A. (New Issue)

**AIRPORT**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	ALUCP: The proposal is located in the Airport Influence Area (AIA) - Review Area 2 for MCAS-Miramar and Montgomery Field airports as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). (New Issue)
<input checked="" type="checkbox"/>	14	INFO ONLY- NO ACTION REQUIRED-Height FAA - The site is subject to the Federal Aviation Administration (FAA) for Obstruction Evaluation and Airport Airspace Analysis as required by the Code of Federal Regulations Title 14 Part 77, Subpart B to ensure there will not be an obstruction or hazard to air navigation. The following is a link to the FAA website for submitting projects (form 4760-1) to the FAA: www.oaaaa.faa.gov (New Issue)

**CLAIRMONT MESA HEIGHT LIMITATI**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	INFO ONLY - NO ACTION REQUIRED-Clairement Mesa Height Limit Overlay Zone height limit is 30 feet. A Site Development Permit- Process Five (City Council approval) is required to exceed the height limit. (New Issue)

**CPIOZ-A**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Per Table 132-13A, Clairemont Mesa Height Limit Overlay Zone 30 ft. height limit. A Site Development Permit-Process Five is required for to exceed the 30 ft. height limit. The height requirement is a development standard. However an affordable housing density bonus project may request an incentive to deviate from the height standard without requiring the SDP specifically for this deviation. Per Section 143.0740(c)(1), the applicant shall demonstrate that the incentive is necessary to make the housing units economically feasible. (New Issue)

**PARKING STANDARDS-TPA**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	Section 142.0528(c) requires a multiple dwelling developments within a parking standards transit priority area to provide transportation amenities.To determine if a project is eligible for zero parking, calculate the Transportation Amenity Score by inputting (1) a project's Assessor Parcel Number, (2) total number of project dwelling units, and (3) total number of project bedrooms. Links <a href="https://www.sandiego.gov/sites/default/files/ldm_appendix_q.pdf">https://www.sandiego.gov/sites/default/files/ldm_appendix_q.pdf</a> <a href="http://www.sandiego.gov/sites/default/files/transportation_ameni">http://www.sandiego.gov/sites/default/files/transportation_ameni</a> (New Issue)

**PROPOSED RM 3-9**

**LOT AREA**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	Per Table 131-04G, the minimum permitted lot area is 7,000 sq. ft. The 4.09ac. site meets the minimum lot area. (New Issue)

**LOT DIMENSIONS**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	A lot width of 70 ft., a street frontage of 70 ft.and a corner lot width of 75 ft. is required. The lot dimensions are missing. Please add the dimensions to the exhibit. (New Issue)

**MSCP**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	The site is located in Multiple Species Conservation Plan area (MSCP). The project site is not mapped as having sensitive and potentially sensitive vegetation. The project site does not contain any sensitive riparian habitat or other identified habitat community. The project site does not contain nor is it adjacent to MHPA designated lands. (New Issue)

**AFFORDABLE**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	<a href="https://www.sandiego.gov/sites/default/files/dsdib538.pdf">https://www.sandiego.gov/sites/default/files/dsdib538.pdf</a>  Info only - This information bulletin describes the minimum submittal requirements and permit process associated with the Affordable, In-fill Housing and Sustainable Buildings Expedite Program (Expedite Program). (New Issue)





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<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/22/2019	Deemed Complete on 07/23/2019
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 07/23/2019	
<b>Reviewer:</b> Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	<b>Assigned:</b> 07/23/2019	
	<b>Started:</b> 08/15/2019	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 08/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/15/2019	
	<b>Closed:</b>	

- . 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 3 outstanding review issues with LDR-Environmental (1 of which are new issues).

## Extended Initial Study 4.23.19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project which consists of the rezone the site from Commercial Office, CO-1-2 to Residential Medium, RM-3-9, processed in accordance with Process Five, amend the Clairemont Mesa Community Plan land use designation from Commercial to Residential-High (45 to 74 du/ac) and to amend the Community Plan Implementation Overlay Zone (CPIOZ) Type B to CPIOZ type A to allow residential. (From Cycle 4)
<input checked="" type="checkbox"/>	2	EAS has determined that additional information is required before the CEQA analysis can be completed. EAS and the rest of the reviewing team will consider the draft EIR as a Responsible Agency prior to the release of the document for public review. (From Cycle 4)

## AB 52

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. How will the project comply with AB 52? (From Cycle 4)

## GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. Please review and complete the CAP Consistency Checklist, and demonstrate how this project will implement the requirements within the project plans. link: <a href="https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist.pdf">https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist.pdf</a> (From Cycle 4)

## EAS Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The Draft EIR will be submitted on August 19 and will be reviewed at that time. (New Issue)





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## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/22/2019	Deemed Complete on 07/23/2019
<b>Reviewing Discipline:</b> Plan-Long Range Planning	<b>Cycle Distributed:</b> 07/23/2019	
<b>Reviewer:</b> Pangilinan, Marlon (619) 235-5293 mpangilinan@sandiego.gov	<b>Assigned:</b> 07/23/2019	
	<b>Started:</b> 08/05/2019	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 08/13/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b>	
	<b>Closed:</b>	

- . The review due date was changed to 08/16/2019 from 08/16/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with Plan-Long Range Planning (3 of which are new issues).

## 📁 Clairemont Community Plan

### 📁 1st Review Issues

#### 📁 COMMUNITY PLAN MAP and TEXT CH

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Upon final acceptance of all community plan map and text changes, please provide all map, exhibit, figure changes digitally in pdf and GIS shapefiles and text changes in Microsoft Word. (From Cycle 4)
<input checked="" type="checkbox"/>	2	After the "Goals and Objectives" section of the community plan, please add a section that discusses CPIOZ and how it's used in the plan under the heading: "Community Plan Implementation Overlay Zone" and insert the following text in the body: "The Community Plan Implementation Overlay Zone (CPIOZ) is applied within the boundaries of the Clairemont community per Chapter 13, Article 2, Division 14 of the Municipal Code (continued) (From Cycle 4)
<input checked="" type="checkbox"/>	3	The purpose of the overlay zone is to supplement the Municipal Code by providing development regulations that are tailored to the three community centers (Clairemont Town Square, Genesee Plaza-Balboa Mesa, and Clairemont Village). These supplemental development regulations are designed to address landscaping, architectural design and establishment of identifiable pedestrian and bicycle circulation elements to visually and functionally integrate the centers with their surrounding neighborhood and improve the pedestrian environment (continued). (From Cycle 4)
<input checked="" type="checkbox"/>	4	CPIOZ is also applied to the multifamily areas along Clairemont Drive and Cowley Way between Dakota Drive and Iroquois Avenue to implement a contiguous parkway streetscape environment. (From Cycle 4)
<input checked="" type="checkbox"/>	5	Page 10 - The density range change shown in proposed Figure 8 should "45-73." (From Cycle 4)
<input checked="" type="checkbox"/>	6	Recommendations for Mt. Etna Residential Development - CPOZ A - Page 12  Begin this section on page 11 with the new heading "Mt. Etna Residential development - CPIOZ A." (From Cycle 4)
<input checked="" type="checkbox"/>	7	Revise proposed "Figure A. Mt. Etna CPIOZ Type A Boundary." If this will be reproduced in B/W the details will be lost. Please include simple B/W line drawing with the location of the Mt. Etna CPIOZ Type A location along with street names. Please label this figure as "Figure 8A."  (From Cycle 4)
<input checked="" type="checkbox"/>	8	Page 12 - Please revise language under proposed section "Recommendations for Mt. Etna Residential Development - CPIOZ A:" CPIOZ, Type A sets the framework for infill development within the Mt. Etna site shown on Figure 8A and provides supplemental development regulations to ensure a high-quality development that provides needed housing opportunities near transit, shopping, and employment. (continued) (From Cycle 4)
<input checked="" type="checkbox"/>	9	The CPIOZ Type A regulations are intended to result in development that is integrated within the Community Core, provides active frontage elements that promote pedestrian activity, non-residential ground floor uses that support and enhance public space, supports multi-modal travel, and strengthens community connectivity and identity, and promotes village-like development within the Community Core. (From Cycle 4)
<input checked="" type="checkbox"/>	10	SDR 1. Expected Development and Site Capacity - Page 13 Strikeout section related to proposed "SDR 1The site should be flexible for housing development opportunities in general. (From Cycle 4)
<input checked="" type="checkbox"/>	11	Multiple Dwelling Units - Page 1 Revise line a to read: "Total dwelling units shall not exceed 404 dwelling units including all density bonus dwelling units." (From Cycle 4)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	Delete line b as this pertains to agreements worked out between the Housing Commission and the developer. (From Cycle 4)
<input checked="" type="checkbox"/>	13	Community Accessible Ground Floor Space - Page 13 Revise proposed section heading "Community Accessible Ground Floor Space" to "Non-Residential Ground Floor Area." (From Cycle 4)
<input checked="" type="checkbox"/>	14	Revise line "a" with "A minimum are of 1,500 square feet of non-residential ground floor area is required and shall be located facing Genesee Avenue. (From Cycle 4)
<input checked="" type="checkbox"/>	15	Revise line "b" with "The minimum square feet cited above can be comprised of public spaces or uses allowed by the base zone." (From Cycle 4)
<input checked="" type="checkbox"/>	16	Auto-Oriented Uses Prohibited - Page 13 Remove "Auto-oriented Uses Prohibited" and address in the intent section of the Recommendations for Mt. Etna Residential Development - CPIOZ A section. (From Cycle 4)
<input type="checkbox"/>	17	SDR 2. Height - Page 13 Under the proposed section "SDR 2. Height" revise language to read "The maximum building height shall not exceed 65 feet." (From Cycle 4)
<input checked="" type="checkbox"/>	18	SDR 3. Building Setbacks - Page 13 Page 43 - Regarding setbacks, delete "e. no maximum setback is established." (From Cycle 4)
<input type="checkbox"/>	19	SDR 4. Off Street Parking - Page 14 How are the parking rates provided different then what is currently allowed under regulations? If no different, please delete proposed section "SDR 4. Off Street Parking" as parking ratios and design within transit areas have been established. (From Cycle 4)
<input type="checkbox"/>	20	SDR 5. Vehicular Access - Page 14 This section already covered under transportation ministerial plan check (From Cycle 4)
<input checked="" type="checkbox"/>	21	SDR 6. Pedestrian Connectivity - Page 15 Please define "easily identifiable in line "a." Are there any particular dimensions? (From Cycle 4)
<input type="checkbox"/>	22	Replace lines "e.i. though e.vii" with the following: "e. Should the project exceed 300 dwelling units, a traffic study shall be performed to determine vehicular access and pedestrian crossing improvements." (From Cycle 4)
<input checked="" type="checkbox"/>	23	Please remove the examples of pedestrian crossing techniques as they will be determined by a traffic study should the project exceed 300 dwelling units (From Cycle 4)
<input checked="" type="checkbox"/>	24	SDR 8. Services and Utilities - Page 17 Remove section related to SDR 8. Services and Utilities as these pertain to permit conditions. (From Cycle 4)
<input checked="" type="checkbox"/>	25	SDR 11. Screening and Fencing - Page 18 This section is not necessary as this is covered in the Municipal Code. (From Cycle 4)
<input type="checkbox"/>	26	SDR 12. Residential Open Space - Page 19 This section is not necessary as this is covered in the Municipal Code. (From Cycle 4)
<input type="checkbox"/>	27	SDR 13. Transportation and Transportation Amenities - Page 19 Under proposed section "SDR 13. Transportation and Transportation Amenities" remove items "a.i., a.ii., and c" as these are already addressed by current regulations (From Cycle 4)
<input checked="" type="checkbox"/>	28	SDR 14. Specific Design Areas Include language for attenuating indoor noise levels to 45 dba for multifamily residential development per the guidelines of the Noise Element of the General Plan.  (From Cycle 4)
<input checked="" type="checkbox"/>	29	COMMUNITY CORE No need to change the site acreage of the Community Core as the Mt. Etna is still considered part of the core. (From Cycle 4)

**ANALYSIS ISSUES**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	30	Please provide analysis to all the issues identified in Planning Commission Resolution 4979-PC. (From Cycle 4)

**2nd Review**

**CAP Consistency**





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<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	31	The proposed project is land use plan amendment and rezone. Although there is no specific development project proposed at this time, the land use plan amendment and rezone would result in an increase in density within a Transit Priority Area by allowing up to 404 dwelling units where none currently exist. (New Issue) [Recommended]

**ISSUE 13**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	32	INFO ONLY - Per discussion with Karen Howard in LDR-Planning, a community center or senior center is considered a limited Assembly/Entertainment use under the proposed RM-3-9 zone. Please see LDR-Planning review for any comments pertaining to allowed uses. (New Issue) [Recommended]

**ISSUES 19, 20, 22 & 27**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	INFO ONLY - The transportation items identified in issues 19, 20, 22 & 27 related to proposed parking ratios, access and egress points, thresholds for traffic studies, and pedestrian amenities will need to be further discussed with LDR-Transportation staff. Long Range Planning staff will work with the assigned Development Project Manager to schedule a meeting with the applicant and appropriate staff. (New Issue)





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## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/22/2019	Deemed Complete on 07/23/2019
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 07/23/2019	
<b>Reviewer:</b> Blake, Martha (619) 446-5375 mblake@sandiego.gov	<b>Assigned:</b> 08/07/2019	
	<b>Started:</b> 08/19/2019	
<b>Hours of Review:</b> 0.00	<b>Review Due:</b> 08/13/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/19/2019	
	<b>Closed:</b>	

- . The review due date was changed to 08/16/2019 from 08/16/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (None of which are new)

## 📁 1st Submitted Cycle

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Clairemont Community Planning Group, Naveen Waney (nwaney@plattwhitelaw.com) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (From Cycle 4)





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## Review Information

<b>Cycle Type:</b> 5 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/22/2019	Deemed Complete on 07/23/2019
<b>Reviewing Discipline:</b> Park & Rec	<b>Cycle Distributed:</b> 07/23/2019	
<b>Reviewer:</b> Scoggins, Shannon (619) 236-6894 Sscoggins@sandiego.gov	<b>Assigned:</b> 07/25/2019	
	<b>Started:</b> 08/08/2019	
<b>Hours of Review:</b> 0.00	<b>Review Due:</b> 08/13/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/08/2019	
	<b>Closed:</b>	

- . The review due date was changed to 08/16/2019 from 08/16/2019 per agreement with customer.
- . The reviewer has requested more documents be submitted.

### 5-13-19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	A letter of request dated 1/30/19 and a Zone/Rezone Exhibit for a community plan amendment was received. Additional comments will be provided once additional information is submitted for review. (From Cycle 4)
<input checked="" type="checkbox"/>	2	The City's General Plan guidelines recommend a public park of 2.8 acres for every 1,000 residents, a 17,000 square-foot recreation center for every 25,000 residents, and a community swimming pool or aquatic complex for every 50,000 residents. (From Cycle 4)
<input checked="" type="checkbox"/>	3	The Community Plan Amendment for this project may require 1) an amendment to the Finance Plan as a part of this project that includes the population-based park and recreational facilities needed to serve the new residents associated with this project. (continued) (From Cycle 4)
<input checked="" type="checkbox"/>	4	CONTINUED 2) If an amendment to the Finance Plan is not completed as a part of this project that includes the population-based park and recreational facilities needed to serve the new residents associated with this project, then the project's residential units will be subject to population-based park in-lieu fees on the market-rate component and on the DIF basis for the units that are providing affordable housing as a density bonus. (From Cycle 4)
<input checked="" type="checkbox"/>	5	The applicant may elect to provide a portion of the project's population-based park requirements on site with private ownership and private maintenance. For a private development to satisfy population-based park requirements, it must meet criteria for usability, public access, improvement permanency, and a finding that it is in the public interest to accept the improvements as population-based park. (From Cycle 4)
<input checked="" type="checkbox"/>	6	Acreage proposed to satisfy population-based park requirements of the project shall be calculated on useable land. Useable land for park and recreation purposes means a parcel of land of a size which in itself or in conjunction with the available adjacent parcels will form a park conforming to the guidelines and standards of the General Plan for the City of SD and unencumbered by easements which would interfere with development. (From Cycle 4)
<input checked="" type="checkbox"/>	7	The General Plan defines "useable acres" as: A graded pad not exceeding two percent rough grade, as required to provide for structured, public recreational programs of an active nature common to local parks in the City of San Diego (such as ball games or court games). Or gently sloping land not exceeding ten percent grade for unstructured public recreational activities, such as children's play areas, appreciation of open spaces, or a combination thereof, unconstrained by environmental restrictions that would prevent its use as a park and recreation facility, free of structures, roads or uti (From Cycle 4)
<input checked="" type="checkbox"/>	8	For park improvements to receive population-based park credit, it must be designed per City of San Diego Council Policy 600-33 COMMUNITY NOTIFICATION AND INPUT FOR CITY-WIDE PARK DEVELOPMENT PROJECTS, which requires community input, recommendation for approval from the Recreation Council and Area Committee and final approval by the City of San Diego Park & Recreation Board. (From Cycle 4)
<input checked="" type="checkbox"/>	9	Suitable public access is required from public street frontage on at least one side and shall not be more than three (3) feet above, or below, street level per Council Policy 600-11 CREDIT FOR PARK AND RECREATION FACILITIES PROVIDED BY SUBDIVISIONS. (From Cycle 4)
<input checked="" type="checkbox"/>	10	Any portion of a private development proposed to satisfy its population based park requirements, must: 1) not restrict or limit the use of the park or facility to any person because of race, religion, or creed, or limit availability of the park or facility for the use of the general public; 2) be permanent. This would mean that the project has an estimated useful life equivalent to that of similar installations on City-owned and developed parks. (From Cycle 4)
<input checked="" type="checkbox"/>	11	The applicant also requested additional information related to the existing number of parks and recreational facilities, planned types of improvements at existing and proposed parks and recreational facilities and any applicable park fees. Please set up a meeting with Park Planning staff by contacting Shannon Scoggins at sscoggins@sandiego.gov. (From Cycle 4)

### 8-8-19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	Staff will address this project through the Clairemont CPU process. (New Issue)

For questions regarding the 'Park & Rec' review, please call Shannon Scoggins at (619) 236-6894. Project Nbr: 628374 / Cycle: 5

