



THE CITY OF SAN DIEGO

January 27, 2012

Mr. Robert Furey  
REC Consultants  
2442 Second Avenue  
San Diego, CA 92101-1508

Hand Delivery and Email: [bob@recenv.com](mailto:bob@recenv.com)

Dear Mr. Furey:

Subject: Copley - Price Family YMCA First Review Assessment Letter;  
Project No. 266825; Account / Internal Order No. 24002404;  
Kensington-Talmadge Community Plan Area

The Development Services Department has completed the first review of the project referenced above. The site was formerly an auto dealership, and is currently improved with an existing three-level parking structure on a portion of the remaining vacant lot. The project proposes to construct a new two-story, 59,700-square-foot Recreation Facility, a 7,300-square-foot enclosed pool and expand a portion of the existing three-level parking structure. The project will require deviations for setbacks, drive aisle width, transparency, and landscaping. The recreation facility would provide general membership to the local community and offer two pools, exercise and workout rooms, a computer lab, picnic area, outdoor play yard, and an outdoor soccer arena. The project site is located on a 3.70 acre site at 4393 43<sup>rd</sup> Street and 4300 El Cajon Boulevard. The site is bound to the North by Meade Avenue, the South by El Cajon Boulevard, the East by Fairmount Avenue and the West by 43<sup>rd</sup> Street. The project site is located within the CUPD-CU-2-4 zone of the Central Urbanized Planned District, the City Heights Redevelopment Project Area, the Transit Area Overlay Zone, and the Kensington-Talmadge neighborhood of the Mid-City Communities Plan area. The project shall integrate sustainable features consistent with council policy 600-27 and 900-14. The project is proposing to pursue LEED Silver Certification.

Attached to this Assessment Letter is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. The purpose of this Assessment Letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing

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may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Conditional Use Permit (CUP) for a Privately Operated, Outdoor Recreation Facility over 40,000 square feet in size. The project is subject to the separately regulated use requirements in SDMC 141.0618 and SDMC 141.0606(c) and a Planned Development Permit (PDP) for the proposed project deviations. The CUP and PDP shall be processed in accordance with Process Four, with Planning Commission as the decision maker.

Please note, according to Land Development Code (LDC) Section 112.0103 governing the Consolidation of Processing, when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in LDC Section 111.0105.

■ **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings, which the applicant shall submit "draft" finding based on the proposed project. Enclosure 3 contains the Deviation Request Form, which the applicant needs to complete and submit with the next submittal.

- II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

**KEY ISSUES:**

- The existing sewer main within the alley right-of-way shall be relocated to the 43<sup>rd</sup> Street or Fairmount Avenue right-of-way. A sewer study is required to determine the size and location of the sewer main.
- The intent of the CUPD-CU-2-4 zone is to accommodate development with pedestrian orientation. The proposed deviation to the transparency requirement is not consistent with the intent of the zone. Areas reserved for pedestrian and public use on the corner of El Cajon Blvd and 43<sup>rd</sup> Street or the corner of El Cajon Blvd and Fairmount Avenue would meet the intent of the zone.

- Revise the grading plan, Water Quality Technical Report and Drainage Study pursuant to Engineering staff's comments.
- The Greenhouse Gas Assessment requires revisions. The redlined document is attached to this letter for review and revisions by staff. Return the redlined document to staff with project submittal to ensure all revisions have been incorporated in the updated report.
- Provide an Addendum Geotechnical Report that provides seismic design criteria pursuant to the 2010 California Building Code (CBC).
- Revise the Noise Study pursuant to Environmental staff's comments.
- The proposed 16 foot 6 inch drive aisle on Sheet DD8 may not be able to be supported by Transportation staff.
- The traffic impact analysis review will be provided under separate cover when the review is completed by Transportation staff.
- The Community Plan recommends new developments provide plazas and public seating areas at major intersections. Show how your project design conforms to the Community Plan.
- Staff is requesting revisions/clarifications/calculations/documents/reports to be submitted with resubmittal. (See the attached Cycle Issues Report for staffs' comments.)

**III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 5).

**IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status; however, our records show a positive balance of approximately \$16,500.00 as of January 27, 2012, last posting date (Account / Internal Order No. 24002404). This last review has not been posted to your account. (Auditor's Office takes 4-6 weeks to post charges to your account). It is estimated that no additional deposit will be required for the next submittal and review.

**V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of

your proposal and to project a potential timeline for a hearing date. Your next review cycle will be the initial submittal and should take approximately 10 working days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

**VI. RESUBMITTALS/NEXT STEPS:** After the plans and associated documents have been modified pursuant to direction identified within the Cycle Issues Report, please make an appointment with **Jama Vega** at 619.687.5935 or [JVega@sanidiego.gov](mailto:JVega@sanidiego.gov) to resubmit. After all required documents (see below) are submitted, I will route the packages to the same Multi-Disciplinary Team of reviewers. At your appointment, provide the following:

A. Plans and Reports: **Twelve (12) sets** of the Development plans folded to an approximate 8 ½ x 11 inch size. Also, as shown on the attached Submittal Report, please submit the requested reports and documents, copies of the reduced plan set (11x17), and draft Permit Findings are required at your Submittal appointment, which are shown on the attached Submittal Report.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. (Note: cleared issues are identified with an 'X' within the comment box.) Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason and/or justification for the proposed alternative. Include a copy of this Assessment Letter, Cycle Issues Report, and your response letter if applicable, with each set of plans.

**VII. COMMUNITY PLANNING GROUP (PROJECT AREA COMMITTEE):** Staff provides the decision maker with the recommendation from your locally recognized community planning group. Please contact the Chair for the Kensington-Talmadge Planning Group, David Moty, at 619.255.2882 or email [kentalpc@yahoo.com](mailto:kentalpc@yahoo.com) to make arrangements to present your project for review at their next available meeting. This Community Planning 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

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Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents.

**VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at 619.236.6327 or via e-mail at [lblack@sandiego.gov](mailto:lblack@sandiego.gov).

Sincerely,

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Laura C. Black, AICP  
Development Project Manager

Enclosures:

1. Cycle Issues Report (19 pages)
2. Findings
3. Deviation Request Form
4. SDPD CPTED Summary Project Review (12 pages)
5. Submittal Requirements
6. Original Greenhouse Gas Assessment Redlines – included in original letter only

cc: File  
Mr. David Moty, Chair of the Kensington-Talmadge Planning Group  
Reviewing Staff (email)