



**Phase I Discovery  
Analysis and Feasibility  
Technical Reports**

Prepared For:  
**St. Spyridon Feasibility Study Committee**

January 2011

**St. Spyridon**  
**Final Feasibility Report**  
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**DRAFT** vs. 1-27-11

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## **St. Spyridon Phase I Feasibility Report**



### **Project Overview:**

Our Phase I Discovery Team has completed its analysis of the St Spyridon Church holdings on Park Blvd., Indiana and Cypress Streets to evaluate options for the Church on its future for the Church program, location and economic benefits for options pursued. As outlined in the contract for Phase I, our intent was to provide the Church a foundation and framework to evaluate whether to sell all of its Park Blvd. holdings and relocate to another location, do nothing and keep operating in its existing facilities, or redevelopment its Park Blvd. holdings into a new church campus along with additional private development creating a mixed use new Church Campus in a Greek Village concept.

We have separated our deliverables into two reports to allow the Church to review the basic Economic Options (Phase I Discovery Analysis and Feasibility compiled by The London Group) for the 5 scenarios and the Technical Reports (Final Feasibility Report compiled by Dealy Development, Inc.) from our sub-consultants used for feasibility and cost impacts for the new Church Campus Master Plan on your existing property. The Technical Reports can alternatively be part of a relocation strategy for creating a Master Plan Entitlement for the entire property without the Church Program to achieve a highest-and-best-use development program for valuation purposes.





## Building Program

### St. Spyridon Greek Orthodox Church

San Diego, CA

June 24, 2010

#### [1] Church

Space	Size	Area (Sq. Ft.)	Description
<b>General Comments:</b>			
			<ul style="list-style-type: none"><li>• Must have Easterly orientation – enter from the dark to the light</li><li>• To be domed</li><li>• The Centerpiece of the project</li><li>• Definitely Byzantine Architectural style</li><li>• This building site is not to be a public thoroughfare</li><li>• “A jewel in the area” a cultural statement of art, class &amp; dignity</li><li>• Consider keeping it on the property—emotionally charged issue</li><li>• Could be relocated on-site, demolished, or remodeled/enlarged</li><li>• This building should set the architectural theme for the entire village</li></ul>
<b><u>v 1A SANCTUARY</u></b>		1,500 sf	
Hours of Use:			
Functions:			
Adjacencies:			Nave
Desires / Design:			<ul style="list-style-type: none"><li>• Located at East end of building</li><li>• The holiest location in the church</li><li>• Focal point of worship</li></ul>
<b><u>v 1B NAVE</u></b>		4,500 sf	
Hours of Use:			Weekend services – Sunday morning typically
Functions:			Worship, singing, seating, viewing, listening
Adjacencies:			Narthex / Sanctuary
Desires / Design:			<ul style="list-style-type: none"><li>• Plan for 450 seats (currently 350-400, this will accommodate anticipated 20% growth)</li></ul>
Options to be Decided:			
<b><u>v 1C NARTHEX</u></b>		1,200 sf	
Hours of Use:			Weekend services – Sunday morning typically
Functions:			Greeting area, registration tables, information kiosk, interior fellowship / gathering space
Adjacencies:			Nave / Restrooms
Desires / Design:			<ul style="list-style-type: none"><li>• Transition space into Nave</li></ul>

Options to be Decided:

**v 1D**

**VESTING/PREPARATION  
ROOM.**

120 sf

Hours of Use:  
Functions:  
Adjacencies:  
Desires / Design:  
Options to be Decided:

Prior to and after services  
Preparation for services / storage  
Nave / Sanctuary  
• Storage  
Storage

**v 1E BOOKSTORE/LIBRARY**

400 sf

Hours of Use:  
Functions:  
Adjacencies:  
Desires / Design:  
Options to be Decided:

Before / after services  
Bookstore for the fellowship hour  
Narthex / Restrooms  
• Possibly provide space for the Foundation  
Do we want this to be a bookstore/café with possible weekday use?  
Desired? How is this different than room 4K (Library)?  
\*Maybe combine with 4k?

**v 1F MINISTRY ROOMS**

400 sf

(4 total)

Hours of Use:  
Functions:  
Adjacencies:  
Desires / Design:  
Options to be Decided:

TBD  
TBD  
TBD  
• Contingency flex space as needed  
Various Group Storage?  
Unassigned at this time - TBD

**v 1G RESTROOMS**

400 sf

(Number of fixtures shown is minimum required by code)

Men's  
Women's  
Adjacencies:  
Desires / Design:  
Options to be Decided:

Sinks:2, Waterclosets: 2, Urinals: 2  
Sinks: 2, Waterclosets: 4  
Narthex  
• Handicapped accessible facilities  
Combine with other restrooms?

**v 1H FAMILY RESTROOM**

70 sf

Adjacencies:  
Desires / Design:  
Options to be Decided:

Narthex, Restrooms  
• Handicapped accessible toilets  
• For use by persons needing assistance

**v 1I JANITOR'S CLOSET**

70 sf

Adjacencies: Narthex  
 Desires / Design: • Mop sink  
 Options to be Decided: Storage of supplies

**v 1J ELECTRICAL ROOM**

84 sf

Hours of Use: Minimal Access  
 Functions: Electrical Panels/Dimming Panels  
 Adjacencies: None  
 Options to be Decided: Visual link to Nave for lighting controls?

**[1] SQUARE FOOT SUB-TOTAL****8,744****[2] Dining Hall (Banquet Room)**

Space	Size	Area	Description
		(Sq. Ft.)	

**v 2A DINING/BANQUET HALL**

4,000 sf

Hours of Use: Sunday / weekdays / evenings / special events  
 Adjacencies: Direct access to the courtyard  
 Desires / Design: • Dinner seating for 250 at round tables  
 • Additional space for dancing during and after dinner events  
 Options to be Decided: Stage?  
 Possibly a 2-story structure with combination of Hall and Recreation Center/ Gym — a Community building — see #3 below

**v 2B KITCHEN**

500 sf

Hours of Use: Sunday / Weekdays  
 Adjacencies: Dining Hall / Service Entry  
 Desires / Design: • Commercial-grade kitchen  
 Options to be Decided: Possibly same kitchen will service other users?

**v 2C KITCHEN PANTRY**

85 sf

Functions: Kitchen Storage  
 Adjacencies: Kitchen  
 Desires / Design: • TBD  
 Options to be Decided:

**v 2D RESTROOMS**

140 sf

(Number of fixtures shown is minimum required by code)

Men's	Sinks: 2	Water closets: 2	Urinal: 1
Women's	Sinks: 2	Water closets: 3	
Functions:	Daily use by staff and visitors		
Adjacencies:	Dining Hall		
Options to be Decided:	Combine with other restrooms?		

<b>v 2E STORAGE</b>	250 sf
Functions:	Chair and Table Storage
Adjacencies:	Dining Hall
Desires / Design:	<ul style="list-style-type: none"> <li>• Storage for 25 tables</li> <li>• Storage for 250 chairs</li> </ul>

**[2] SQUARE FOOT SUB-TOTAL 4,975**

### **[3] Gym / Community Room**

Space	Size	Area	Description
		(Sq. Ft.)	
<b>v 3A GYM/ COMMUNITY HALL</b>	4,320 sf		Compressed court - overall room size is 60x72 x22' high
Hours of Use:			Sunday/weekday
Adjacencies:			Direct access to the courtyard
Desires / Design:			<ul style="list-style-type: none"> <li>• possibly sub dividable into smaller rooms</li> <li>• outdoor element(s) that could also generate income</li> <li>• Youth room &amp; dance area +/- 1200sf for 4 dance groups @ 20 per group</li> </ul>
Options to be Decided:			Can these uses be combined into one multi-purpose space that is also dividable?

<b>v 3B TOILETS</b>	400 sf	(Number of fixtures shown is minimum required by code)
Men's	Sinks: 2	Water closets: 1 Urinal: 1
Women's	Sinks: 2	Water closets: 2
Functions:	Daily use by staff and visitors	
Adjacencies:	Dining Hall	
Options to be Decided:	Combine with other Restrooms?	

<b>v 3C LOCKER ROOMS / DRESSING ROOM.</b>	740 sf
Functions:	
Adjacencies:	Gym
Options to be Decided:	If locker rooms dressing areas are desired, are showers desired?

<b>v 3D STORAGE</b>	250 sf
Functions:	Sport Storage
Adjacencies:	Gym

<b>v 3E FESTIVAL STORAGE</b>	600 sf
Functions:	Festival Storage
Adjacencies:	Courtyard

**[3] SQUARE FOOT SUB-TOTAL 6,310**

#### **[4] Sunday School Education (Possible future K-8)**

Space	Size	Area (Sq. Ft.)	Description
<b>v 4A SUNDAY SCHOOL #1</b>		550 sf	15-20 children
Hours of Use:			Sundays and possibly weekdays, evenings as listed below
Adjacencies:			Admin offices, outdoor play areas,
Desires / Design:			<ul style="list-style-type: none"> <li>Greek language school meets at night in the same classroom</li> <li>Potential use as K-8 Charter School</li> <li>Safety for the children</li> </ul>
Options to be Decided:			Plan for possible future use as a pre-school (provide plumbing rough-in, etc.)? Are all the rooms to be the same size?
<b>v 4B, 4C SUNDAY SCHOOL #2, #3</b>		550 sf x2	(as above for room #1)
Hours of Use:			Sunday
<b>v 4D, 4E SUNDAY SCHOOL #4, #5</b>		550 sf x2	(as above for room #1)
Hours of Use:			Sunday
<b>v 4F, 4G SUNDAY SCHOOL #6, #7</b>		550 sf x2	(as above for room #1)
Hours of Use:			Sunday
<b>v 4H, 4I SUNDAY SCHOOL #8, #9</b>		550 sf x2	(as above for room #1)

Hours of Use:	Sunday
<b><u>v 4J SUNDAY SCHOOL #10</u></b>	550 sf (as above for room #1)
Hours of Use:	Sunday
Adjacencies:	
Desires / Design:	
Options to be Decided:	
<b><u>v 4K LIBRARY</u></b>	550 sf Currently a 10x20 room—want 2-3 car garage size
Hours of Use:	Sundays only currently
Adjacencies:	Near the classrooms for school resource use
Desires / Design:	<ul style="list-style-type: none"> <li>Necessary space if we have a charter school</li> </ul>
Options to be Decided:	Should this be a storage location for dance costumes as it is now? Could this space be shared with the Foundation?
Hours of Use:	
Adjacencies:	
Desires / Design:	
Options to be Decided:	*Maybe combine with 1E (Bookstore)?
<b><u>v 4L ADMINISTRATIVE OFFICES</u></b>	170 sf For the Charter school or pre-school
Hours of Use:	
Adjacencies:	Classrooms
Desires / Design:	<ul style="list-style-type: none"> <li>Visual oversight/ control of access to the classrooms/ children's play area</li> </ul>
Options to be Decided:	Single private office + secretary and reception space and work area?
<b><u>v 4M TOILET ROOMS</u></b>	496 sf (Number of fixtures shown is minimum required by code)
Men's	Sinks:2, Water closets: 3, Urinals: 3
Women's	Sinks: 2, Water closets: 6
Adjacencies:	Narthex
Desires / Design:	<ul style="list-style-type: none"> <li>Handicapped accessible toilets</li> </ul>
Options to be Decided:	Combine with other restrooms?
<b><u>v 4N YOUTH ROOM</u></b>	1,200 sf
Hours of Use:	
Adjacencies:	
Desires / Design:	<ul style="list-style-type: none"> <li>4 dance groups at 20 dancers/group</li> </ul>
Options to be Decided:	Is this completely separate from the community hall or part of the same complex?

**[4] SQUARE FOOT SUB-TOTAL****5,716****[5] Administration**

<b>Space</b>	<b>Size</b>	<b>Area (Sq. Ft.)</b>	<b>Description</b>
<b><u>v 5A LOBBY / RECEPTION</u></b>		150 sf	
Hours of Use:			Daily
Functions:			Waiting area, reception area to offices with receptionist
Adjacencies:			Offices, Workroom, Conference Room
Desires / Design:			<ul style="list-style-type: none"> <li>• Welcoming</li> <li>• Control point for security</li> </ul>
<b><u>v 5E OFFICE</u></b>		225 sf	
Adjacencies:			
Desires / Design:			<ul style="list-style-type: none"> <li>•</li> </ul>
Hours of Use:			Weekdays
<b><u>v 5F CONFERENCE ROOM</u></b>		350 sf	
Hours of Use:			Daily
Functions:			For administrative meetings. Space for 12-14 people
Adjacencies:			Offices, Receptionist
Desires / Design:			<ul style="list-style-type: none"> <li>• A/V capabilities</li> <li>• Black-out / darkening capabilities</li> </ul>
<b><u>v 5G WORK ROOM</u></b>		350 sf	
Functions:			For copier, and office supplies; workroom space
Adjacencies:			Receptionist
Desires / Design:			<ul style="list-style-type: none"> <li>• TBD</li> </ul>



Options to be Decided:	Storage Requirements?
<b><u>v 5H BREAK ROOM</u></b>	200 sf
Functions:	Coffee pots, refrigerator, small table
Adjacencies:	TBD
Desires / Design:	• TBD
<b><u>v 5I OFFICE RESTROOMS</u></b>	300 sf
Men's	Sinks: 1    Water closets: 1    Urinals: 1
Women's	Sinks: 1    Water closets: 2
Functions:	Daily use by staff and visitors
Adjacencies:	TBD
Desires / Design:	• TBD
Options to be Decided:	
<b><u>v 5J SERVER ROOM.</u></b>	90 sf
Hours of Use:	Constant
Functions:	Support of computer system
Adjacencies:	Administration
Desires / Design:	• Have it's own HVAC system
Options to be Decided:	Telephone boards to be located here?
<b>[5] SQUARE FOOT SUB-TOTAL</b>	<b>1,665</b>

## Square Foot Summary

<b>[1] Church</b>	<b>8,744</b>	
<b>[2] Dining Hall (Banquet Room)</b>	<b>4,975</b>	
<b>[3] Gym / Community Room</b>	<b>6,310</b>	
<b>[4] Education</b>	<b>5,716</b>	
<b>[5] Administration</b>	<b>1,665</b>	
<b>Total Program Sub-Square Footage</b>	<b>27,410</b>	Does <b>not</b> include circulation/unassigned spaces
<b>Circulation/Mechanical 20%</b>	<b>5,482</b>	
<b>Total Program Sub-Square Footage</b>	<b><u>32,892</u></b>	<b>This is interior, enclosed and conditioned, finished space</b>

## [6] Site

Space	Size	Area (Sq. Ft.)	Description
<b>General Comments:</b>			<p><b>This project should reflect a celebration of Greek Orthodox culture and spirituality</b></p> <p><b>The project MUST be safe for the Parish children</b></p> <p><b>The project must be a combination of inwardly family-oriented, yet OPEN to the community especially for the annual festival</b></p> <p><b>A village atmosphere is desired—a campus for the congregation</b></p> <p><b>The Parish wants to enhance their sense of “community”</b></p>

### v 6A PLAYGROUND

	11,250	Pre-school (75 sq ft per child @ 150 kids (maximum space of classrooms)
Hours of Use:		Daily
Functions:		
Adjacencies:		Classroom access to School classrooms
Required Equipment:		TBD
Desires / Design:		• TBD
Options to be Decided:		

### v 6B COURTYARD

8,000

Hours of Use:	Daily, Sundays
Functions:	Pass through area on campus Gathering area on Sundays for social ministries
Adjacencies:	Center to all buildings
Required Equipment:	
Desires / Design:	<ul style="list-style-type: none"><li>• Possibly a place for ministry booths</li><li>• Need small areas for small groups to sit and socialize – shaded</li><li>• Obvious views and orientation to the welcome center</li><li>• Coffee serving area</li><li>• Centralized</li></ul>
Options to be Decided:	Large enough to be major part of Festival? The festival currently consumes about 30,000 sf of exterior space
<b><u>v 6C PARKING</u></b>	
	52,500 Figuring 350 sf - 400 sf per car
Desires / Design:	<ul style="list-style-type: none"><li>• City of San Diego zoning code required 1 parking space for every 3 seats</li><li>• 150 Stalls minimum required</li><li>• How much off-site parking can the Church obtain?</li></ul>
Options to be Decided:	
<b><u>v 7D FESTIVAL</u></b>	
	+/- 30,000 sf (Our office measured approximately this amount of space being used for the current Festival. This includes the alley and street but not the Banquet Hall)
Desires / Design:	<ul style="list-style-type: none"><li>• A connected outdoor village of spaces.</li></ul>
Options to be Decided:	How much site or location does it need? What portions of the site and streets can be used for the festival? Can some of the festival occur in the gym/community building?

Items outside of church program include the Cafenio and Assisted living

**END OF PROGRAM**

## St. Spyridon Development Summary

<u>Development Summary</u>	<u>Scheme A</u>	<u>Scheme B</u>
Site Area Total	138,956 SF	138,956 SF
Church	52,316 SF	46,541 SF
Residential	86,640 SF	92,415 SF
Residential Building Area	274,760 SF	229,680 SF
Commercial Area	14,960 SF	7,280 SF
Residential Units	243	211
Parking Required *(approx)		
Residential	365	317
Commercial	32	16
Church (450 seats)	150	150
Total	547	483
Parking Provided (approx)		
Per level	322	288

\*actual parking requirements will be determined based on future shared parking analysis, use of off-site parking , and negotiations with City of San Diego during Planned Development Permit Process.



## Phase I- Analysis and Feasibility Planning Study for St. Spyridon Greek Orthodox Church

### Approach for Developing a Program Document

Working with the entire Professional team and the Feasibility Study Committee (FSC), the architects assisted the FSC to produce a Building Program Document. This was developed by a combination of questioning, site visits, and interviews of participants and users of the existing campus, and a reading and review of the goal statements given to the architects by the FSC. The Professional team also work-shopped ideas together. The architects toured the campus on several occasions, and were escorted on at least one trip through each and every space on the entire campus. The architects attended, partook in, photographed, (and enjoyed) the Greek Festival on the weekend of June 12<sup>th</sup>. The architects toured several other Greek Orthodox Churches in North San Diego County, Downey, and Redondo Beach to gain more understanding of some of the common denominators for Greek Orthodox churches.

### Existing Conditions

The existing church facilities are typical of many church facilities built many years ago prior to more recent laws and ordinances concerning access for disabled persons. The courtyard in front of the Narthex to the church is elevated from the street and only accessible by stairs except from the rear alley side. The existing restrooms are very small and undersized, and almost everywhere one turns, the accessibility and use of the facility is limited or un-useable by disabled persons. This is true almost everywhere on campus. Hallway and door widths often do not meet any of the new codes.

Some of the issues concerning accessibility are more subtle, such as door thresholds that are of excessive height, and in-swinging doors without space beside them; nonetheless, they are real barriers to persons in wheelchairs or with limited mobility. Access to the balcony is very limited, and technically only legal as it exists because of the grandfathering of its former approval and the theory that a disabled person could have the identical worship experience on the main level, thus rendering the choir loft "duplicate" and not essential for access.

Parking on the campus is extremely limited and inadequate. The City of San Diego requires one car for every three seats, and with a seating capacity of 300 people in the Nave, that means the church should have 100 cars parked as a minimum to be legal. Presently the church has 47 spaces in a lot across the alley and 4 spaces behind the church for a total of 51 spaces.

The church campus is presently bisected by a public alley that probably does not get too much use by neighbors, but does create an entry into the parking lot for the church. This is convenient for the cars, but harmful to pedestrian circulation, and definitely creates a "front" and a "back" to the campus. Pedestrian circulation from the back to the front is via a narrow alley which ironically actually has some recollection of a Greek village pathway. It is constricting and narrow. The Church building is distinctive and expressive of some of the imagery desired by the congregation, and from what the architects were able to learn, it is well liked except for the limited sight lines from the sides, its capacity, and its limited restrooms and accessibility. The artwork and icons in the space are all of importance and deserving of consideration on how to protect, refurbish, relocate (?), and preserve them.



The Dining/ Banquet Hall is actually a very nicely proportioned space that was viewed by the architects in full and very successful operation during the festival. The Kitchen is very well and heavily used.

The Youth facilities are on an upper level, only accessible by stairs, and are typical of rooms decorated by and for teenagers. The classroom spaces are light and airy, but also accessible by stairs on an upper level.

The church Offices are off the alley in the rear and appear cramped and heavily used.

### **Evaluation Approach**

The architects met with other consultants on the team to understand possibilities and constraints on the design(s) as a result of topography, easements, zoning, City improvements and utilities, and City Ordinances for the property. Finally, the architects researched multiple written and internet resources to learn more about traditional Byzantine Greek Orthodox architecture.

Once the various spaces, numbers of users, and needs and uses were identified, based on information and experience developed by the architects on their past church projects, and the literature available concerning various functions in churches and the recommended design space for each occupant or use, square footages were tentatively assigned to the listed spaces. These various subtotals totaled about 36,000 square feet of enclosed interior space to meet the anticipated goals for the church. The new 450 seat capacity for the worship space will require parking for approximately 150 cars. For planning purposes, we are calculating that each parked car will require about 400 square feet when the aisles and traffic patterns are included. All of these "rules of thumb" are based on professional literature and professional experience, and have been applied accordingly. The required outdoor play and exercise space areas for the school children are derived from City and State Codes, and similar experience and professional literature on the subject. The parked cars and the outdoor play areas contribute greatly to the need for land area for the Church.

The draft of the Building Program has been reviewed, revised and updated on multiple occasions as feedback and additional information has been transmitted to the architects. There is still additional detailed information to be completed on the program; however, the architects will not need to develop to this next level of detail until more basic higher level of decisions are made and committed to, and an alternate solution is approved.

### **Site Plan and Building analysis and studies**

In workshops as a design team, using the program and information developed above, the architects developed several alternative very conceptual and basic site layouts with all of the requested components for the church. These were done in order to get a grasp of the amount of the site that might be necessary for the church and the amount of the site that might be available for development and possible sale. Alternates were sketched and studied with the church on the Northern point of the property, in the center of the property, and on the Southern portion of the lot as well. Access points and site circulation were also analyzed and discussed among the team.

Perhaps the biggest determinant of the amount of land required for the church is as a result of the need for parking the mandated number of cars for the worship space. If the church were to attempt to park all 150 cars on the on-grade site at the same time, the church could anticipate needing approximately 52,000 square feet of space JUST TO PARK THE CARS. The playgrounds also will require about 75 square feet per child for the smaller children and a similar amount for the older kids. This may total as much as 10,000 square feet; however, all of the

children do not have to be using the space at the same time. This gives the church some flexibility with regards to the total amount of playground space required at any one time.

From the architects viewing of the Greek festival, it appears that about 30,000 s.f. of outdoor space was given over to the festival and the Dining Hall was fully utilized as well along with the kitchen and the church restrooms. The alley and part of Indiana Street was closed off during the festival, and from the team's initial assessment, it appears that permanent closing of the alley should be possible, and perhaps some future use of Indiana Street in a similar way could reasonably be anticipated during the festival only. From our viewing of the festival, it should be possible to use the future church parking lot(s) for the festival as has been done in the past at the existing site. It appeared to us that the neighborhood has embraced the festival, and the atmosphere is one of celebration and fun, without excessive noise or reaction or negative impact to the surrounding community. If the church builds a gymnasium/community building, that indoor space could also be used for the Festival with booths and dance floor inside instead of only on the parking lot as occurs now.

Even during the festival where no cars were parked on the site, the campus was filled with people who obviously found some place to park off campus and walk to the Festival. If the church can find a way to share parking with some adjacent owners, one of the largest cost items can be greatly reduced. This approach will require negotiations not only with those neighbors, but with the City of San Diego, who will need to assist in making the findings that this will not unduly burden the neighborhood.

### **Conclusions and Recommendations**

Given the total number of square feet requested by the Church for its uses, and the total number of square feet in the property available for use, the church must **design a multi-level solution to compress the amount of land required, and maximize the amount of land available to generate income and capital.** It would appear that it may be necessary to provide the church program on a parcel that is about 30,000 square feet. Parking cars requires the single biggest amount of space for the church program.

One of the best ways to minimize the amount of land use by the church is to provide a **large portion of the required parking off-site** for the congregation to use on Sundays. The school and the other weekday uses will still require a certain number of parking spaces on-site, no matter how many can be made available off-site. It is a great advantage for the church to have its greatest (and only) intense need for parking to be on Sundays. Many other businesses are dormant on Sundays, and would be available for use if the terms can be worked out.

The architects have in the past designed **multi-level churches on very small sites**—the most compressed being a 1000 seat worship space over an 80 car parking garage, with a large gymnasium/ fellowship hall and commercial kitchen. Offices and a balcony for choir comprised the third level on a 2/3<sup>rd</sup> acre site in Chinatown, Los Angeles. There is a total of 30,000 s.f. enclosed. This campus also has an elevated courtyard between the worship space and the gym. It can be done.

In the case of St. Spyridon, the **parking may be best to be partially under grounded**, partially off-site, with the roof of the on-site parking forming a plaza/courtyard slightly elevated from the street. One level of the church would be at the courtyard, and two levels could occur above the courtyard. This gives a **total of three levels** to generate all of the desired indoor spaces, and sufficient space for a generous village courtyard and play area free of automobiles, which would be so important to the congregation. The courtyard could also be relatively secure and safe while still relating to the surrounding community. In both Scheme A and B, a new sanctuary is planned,



and there would be no enclosed space above the sanctuary space which is anticipated to be domed.

Both development Schemes A and B envision the incorporation of your valuable iconic elements into the new sanctuary space. All of the existing stained glass Altar, Table of Preparation, the Templon, certain selected light fixtures, and even the painted plaster walls could potentially be salvaged and incorporated into a new sanctuary space to the north on the site. In Scheme A we would work closely with you to select all of the existing features to be incorporated into the new sanctuary. In Scheme B the existing sanctuary would be remodeled, and transformed into an alternative use, thus allowing the dome, paintings, and the stained glass to remain in the existing space. Both schemes incorporate what is familiar to the congregation in the new sanctuary, but it is Scheme B that simultaneously creates a new sanctuary while retaining the old sanctuary space and therefore what is familiar to the congregation there too.

It has been our experience, developed over 25 years and more than 200 church projects, that construction costs can be estimated fairly predictably. Currently, because of the present market conditions, pricing is pretty aggressive. By the time this project actually gets to market, these conditions will undoubtedly have changed. We are being told that material prices are already beginning to inch upward, even though labor prices remain low. The buying power of the dollar may also change as the world economy sorts out.

Our office just received bids on an 18,400 s.f. Roman Catholic Parish Hall with classrooms and a commercial kitchen that bid well under five million dollars. That is consistent with our past records and works out to \$260 psf. We would recommend the church estimate the buildings to average \$275 per square foot for planning purposes. This number excludes any parking structure or elevated plaza type spaces.

Briefly:

- Engage the surrounding neighborhoods in planning, and in the design solution so that the church becomes a welcoming and desired element of the bigger plan
- Compress the Church Campus site area to approximately 30,000 square feet
- Plan for a multilevel campus with elevator(s)—probably three levels over some underground or partially lowered parking with a plaza roof deck over the parking
- Try to secure some nearby off-site parking agreement(s)—critical!
- Make use of some existing building(s)—radically remodeled and updated— if possible, and re-use all of the wonderful artwork already on campus
- Budget current construction costs for the church to be about \$275 psf overall—with market adjustments necessary until time of construction
- Unify the campus to separate cars from pedestrians and allow circulation all around the buildings for a village atmosphere and ample festival space.
- Use the vertical dimension and architecture to create an iconic presence to the community—a dome and height surrounded by a Greek village
- Create sufficient open exterior space to develop the sense of village and community, and for play for children

This church analysis is just one part of the bigger picture for this block, but it is certainly the **most important** in terms of its need to meet the goals and aspirations of the congregation. It must be the jewel in this crown project, and become the icon for the neighborhood. It is our confident opinion that with careful, insightful, creative and skilled planning, the church can accomplish these goals within this site area for the church.





# RESIDENTIAL AREA

105,960  
92,640  
12,000  
64,160

274,760 S.F.

243 Du

# COMMERCIAL AREA

10,860 COMM 9 RET/1057.  
4,100 RETAIL

14,960 S.F.

# PARKING REQ'D

243 Du x 1.5 = 365 SPACES

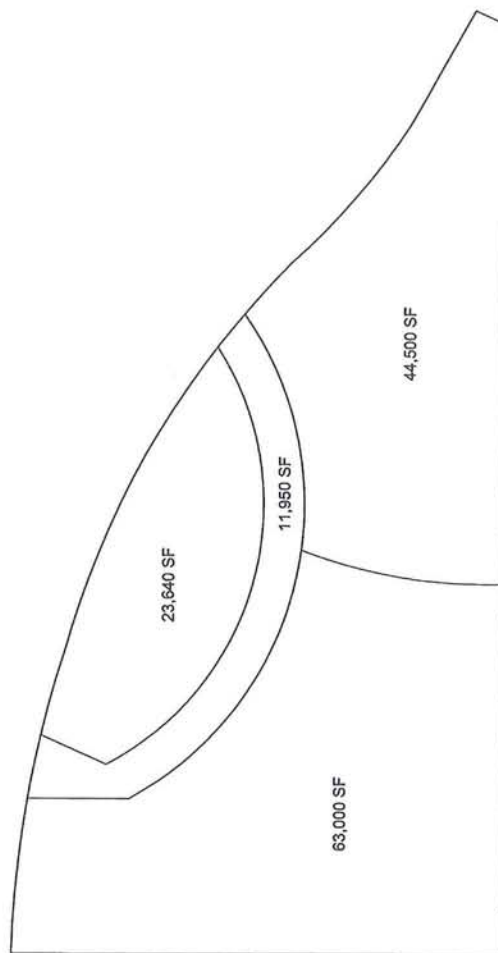
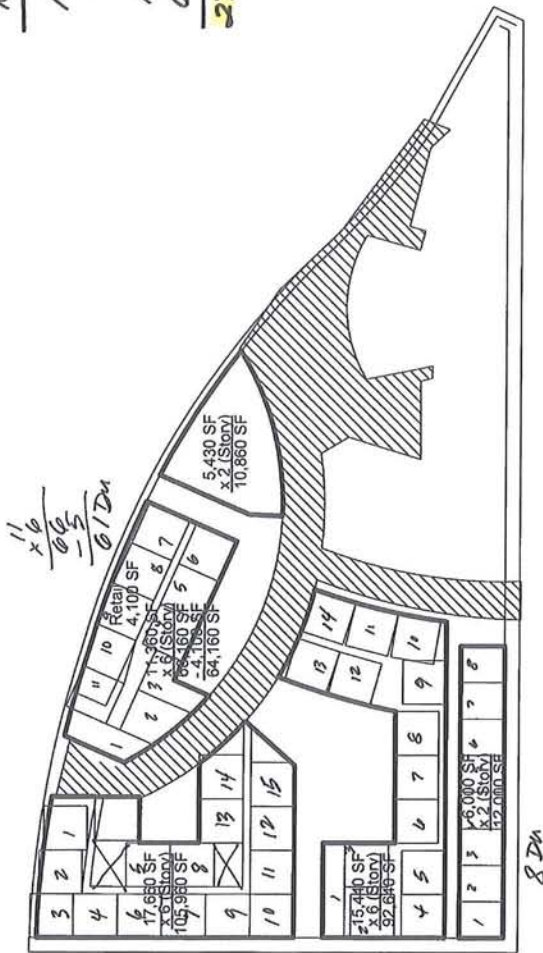
14,960 x 2.1/1000 = 32

CHURCH = 150

547 SPACES

# SITE DIAGRAM 'A'

1"=80'



15  
x 6  
90 Du

14  
x 6  
84 Du



# RESIDENTIAL AREA

114,000  
13,500  
31,780  
47,600  
22,800

229,680 S.F.

211 Du

# COMMERCIAL AREA

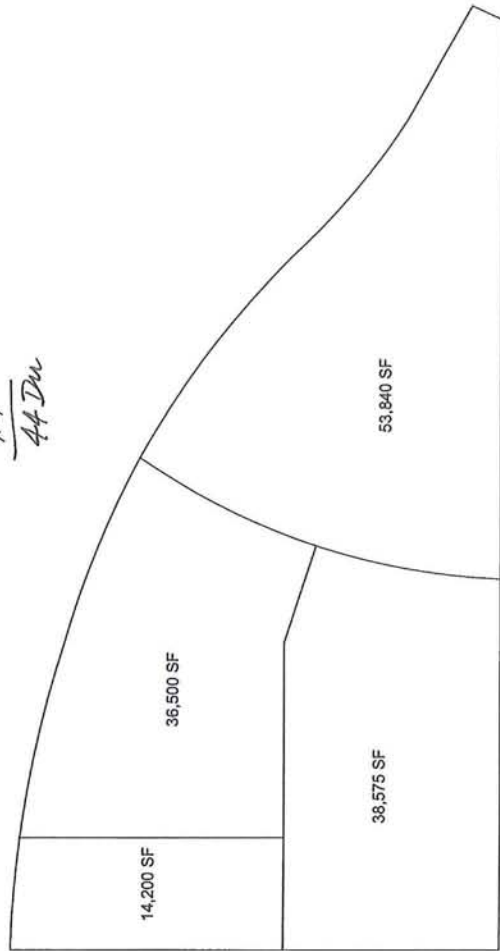
4,900  
2,380  
7,280 S.F.

# PARKING REQ'D

211 Du x 1.5 = 317 SPACES  
7,280 x 2.1 / 1000 = 16 SPACES  
CHURCH = 150

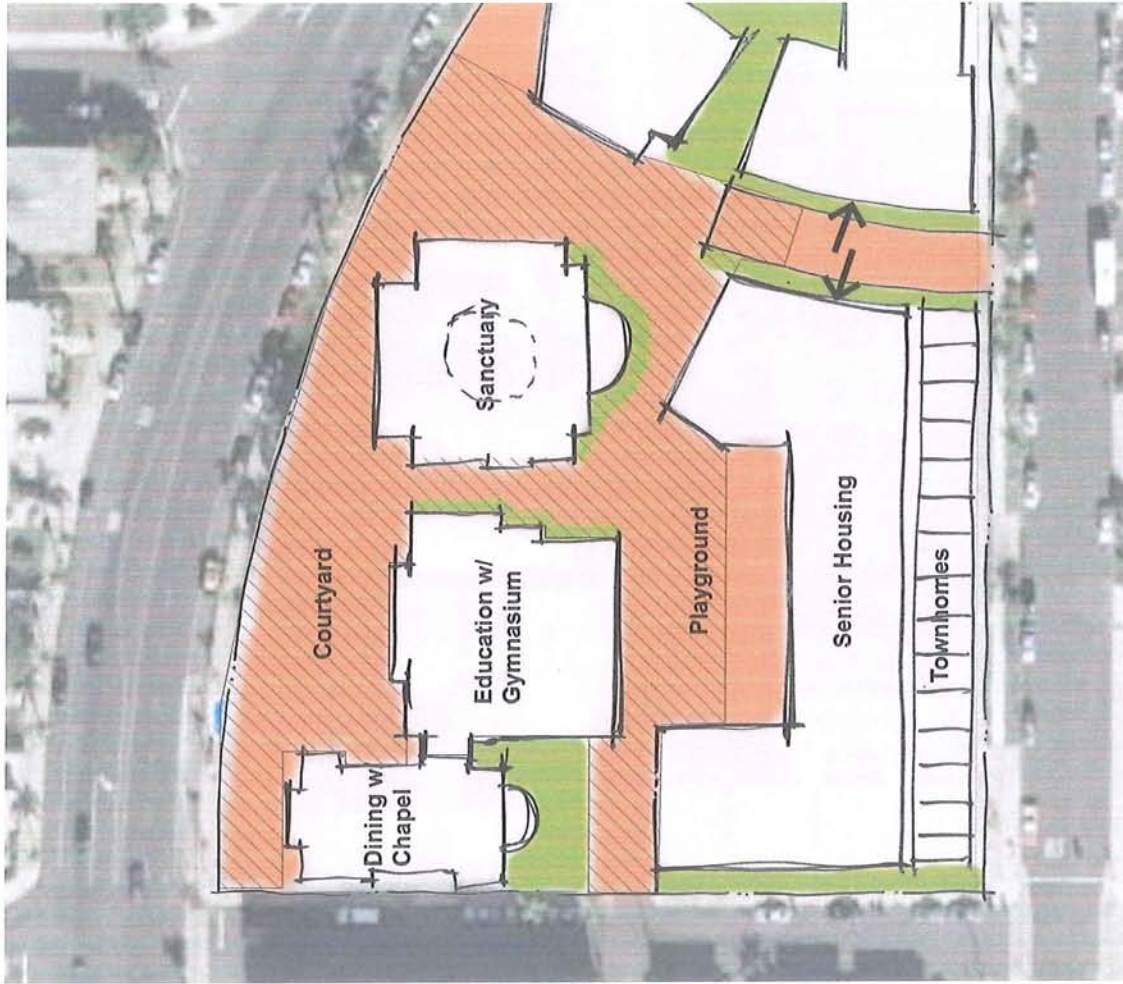
483 SPACES

SITE DIAGRAM 'B'  
1"=80'

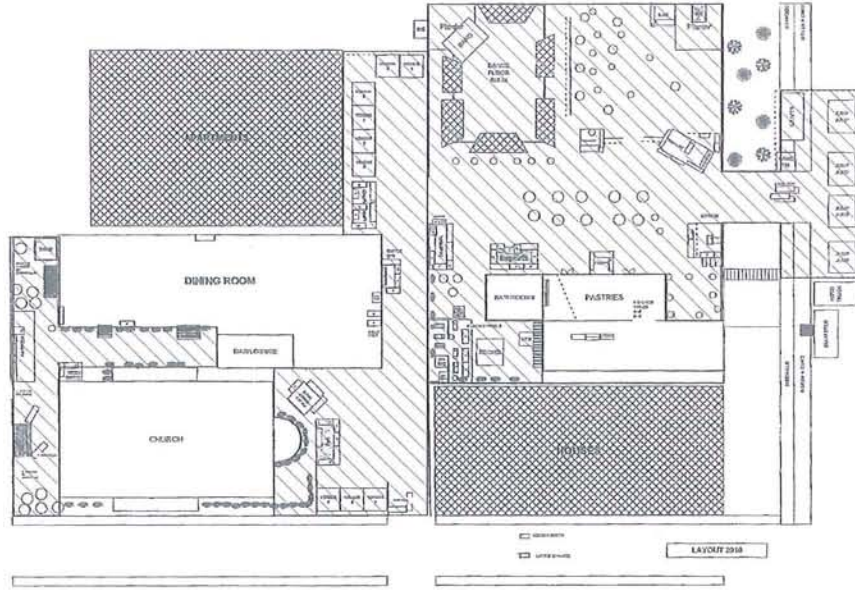


# SITE AREAS





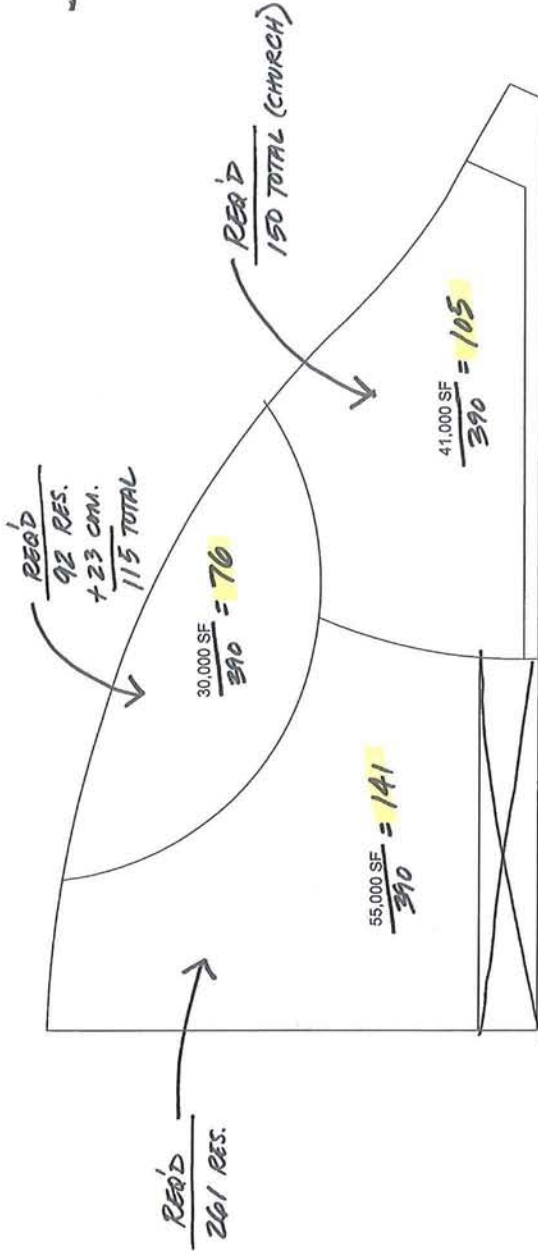
Site Diagram 'B' Proposed Festival Area  
34,700 sf



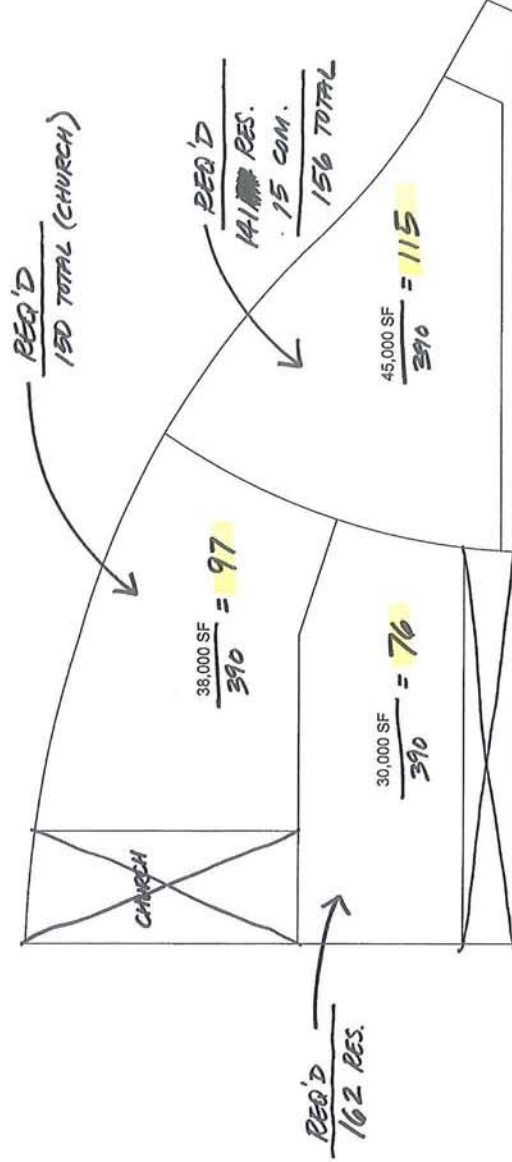
Existing Festival Area  
31,000 sf

# PARKING AREAS

<u>REQ'D TOTAL</u>
<u>526 SPACES</u>
<u>PARK'G PER LEVEL</u>
141
76
105
<u>322 SPACES</u>
<u>SITE 'A'</u>
<u>1" = 80'</u>



<u>REQ'D TOTAL</u>
<u>427 SPACES</u>
<u>PARK'G PER LEVEL</u>
97
76
115
<u>288 SPACES</u>
<u>SITE 'B'</u>
<u>1" = 80'</u>







April 19, 2010

# CHURCH IMAGERY

St. Spyridon Greek Orthodox Church, San Diego, CA

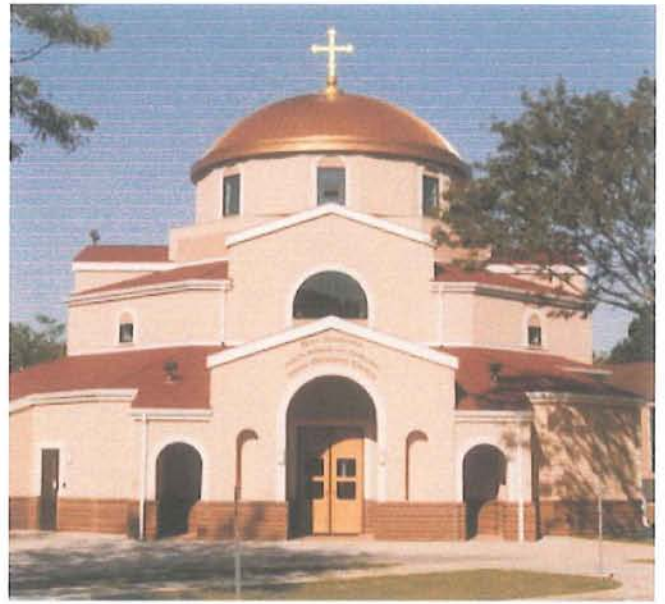


carrierjohnson + CULTURE  
 1001 North Harbor Drive, Suite 100  
 San Diego, CA 92101  
 Phone: 619.594.2343 | Fax: 619.594.2344

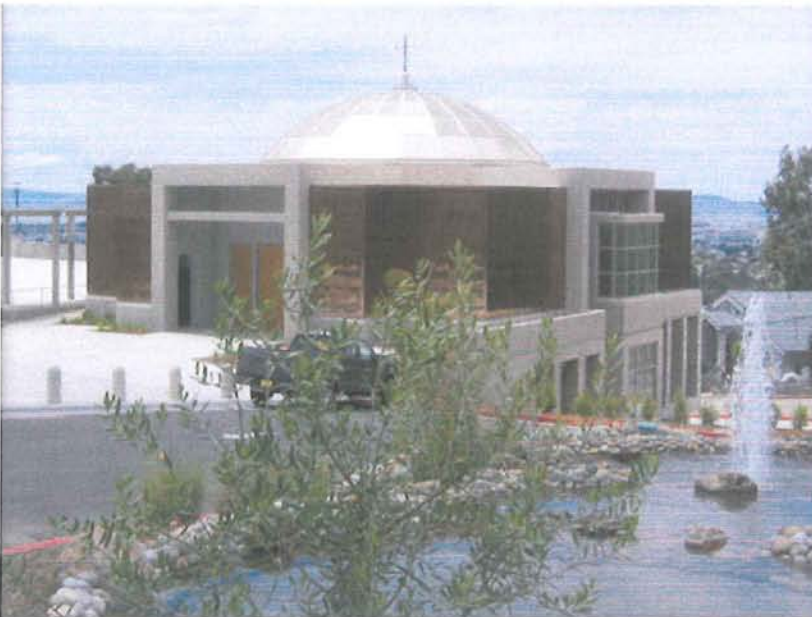




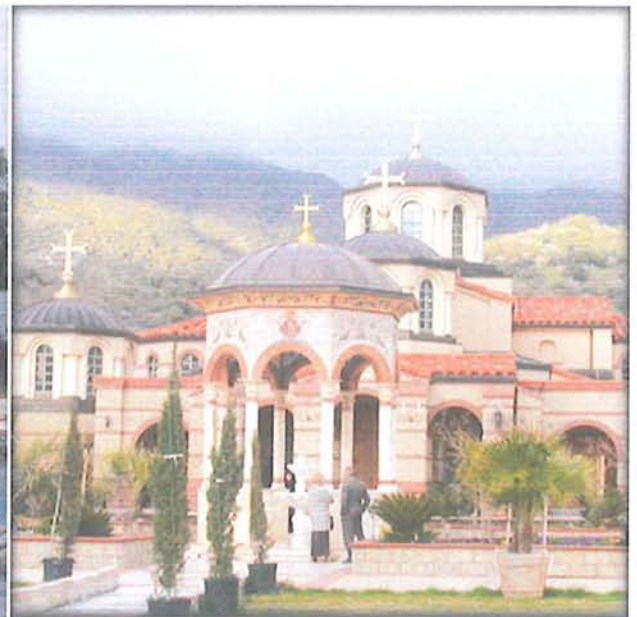
Hagia Sophia, Istanbul, Turkey



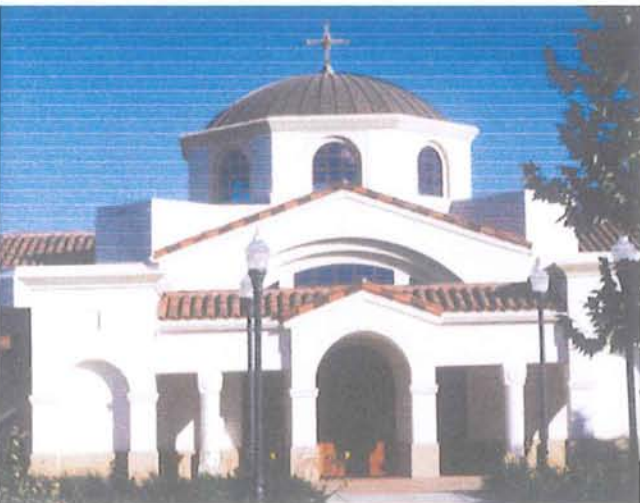
Holy Anargyroi Saints Kosmos & Damianos, MN



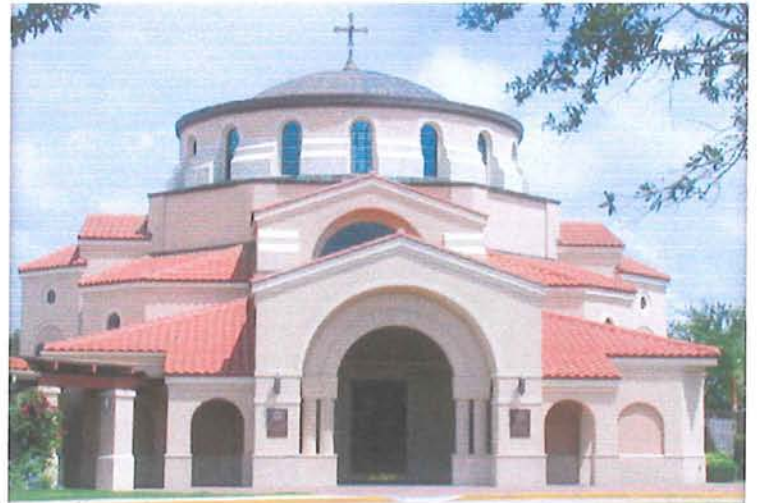
Greek Orthodox Cathedral of the Ascension, Oakland, CA



Holy Monastery of the Theotokos, Dunlap, CA



St. Katherine Greek Orthodox Church, Elk Grove, CA



St. Katherine Greek Orthodox Church, Naples, FL

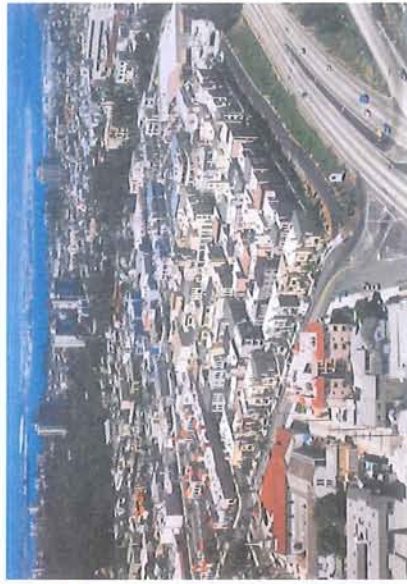




Casa de Manana



Uptown District









June 28, 2010

Mr. Perry Dealy  
Dealy Development  
625 Broadway, Suite 1120  
San Diego, CA 92111

SUBJECT: PRELIMINARY ENVIRONMENTAL ISSUES REVIEW  
ST. SPYRIDON PROPERTIES BOUND BY PARK BOULEVARD, ROBINSON  
AVENUE, INDIANA STREET AND CYPRESS AVENUE

Dear Mr. Dealy,

This letter provides a summary of BRG's initial research efforts regarding the identification of potential environmental issues related to the project site bound by Park Boulevard, Robinson Avenue, Indiana Street and Cypress Avenue. Our review of environmental issues concentrates on Land Use policy documents and zoning constraints of the existing three zones on the property. Other general environmental considerations reviewed are geology, hazardous materials, cultural resources, paleontology, and noise. We understand that you have retained Linscott Law & Greenspan to prepare a traffic analysis for the project, so we have not addressed traffic issues.

This letter report summarizes the information compiled over the last two weeks and provided in attachments. Available documentation was utilized as a basis of this letter report, including the Mid-Cities Planned District Ordinance and the Greater North Park Community Plan. Other information sources are identified in this letter.

#### **Project Location**

The project site is located in the Greater North Park Community Planning Area. The majority of the project site has a land use designation of Residential-Multifamily, with a parcel at the northern tip of the project site designated as Commercial. The project site also shares a boundary along Park Boulevard with the Uptown Community Plan Area. The site is located in the Mid-Cities Community Planned District (MCCPD), which governs the development regulations applicable to the project site. The project site contains the following zones: Mid-City Residential-1000 (MR-1000), Mid-City Residential-1500 (MR-1500) and Commercial Node-2 (CN-2).

#### **Environmental Considerations - Land Use Plans**

##### ***Greater North Park Community Plan (NPCP)***

The project site is located within the Greater North Park Community Plan (NPCP) area. The NPCP is intended to be a development guide and provides land use policies and



recommendations specific to the area. The City of San Diego has begun the process of updating the current (1986) NPCP. For more information on the update process see: <http://www.sandiego.gov/planning/community/profiles/greaternorthpark/index.shtml>.

The North Park Planning Committee would review any discretionary permit for the project site. The project site also borders the Uptown Community Plan area. BRG would suggest that the Uptown Planners Committee also be advised of any proposed project. Below is an outline of several of the community plan elements relevant to development at the project site.

#### Housing Element

Goal: Provide a diversity of housing options encouraging the construction and preservation of moderate and higher-cost housing.

- Maintain the low-density character of predominantly single-family areas, outside the designated higher-density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation where appropriate.
- Encourage mixed-use development that incorporates housing with commercial and office uses within selected commercial nodes.

The NPCP specifically addresses Senior Housing in this element. Given the number of senior projects already located in the Greater North Park area, the NPCP recommends senior housing projects address potential adverse impacts on emergency services, neighborhood character and on-street parking.

#### Commercial Element

Goal: Provide appropriately located, attractive commercial and office facilities offering a wide variety of goods and services.

- Enhance the level and quality of business activity in North Park by encouraging concentration of retail commercial uses in nodes and reducing strip commercial activities.
- Encourage mixed-use development to include retail facilities, offices and housing at medium and high densities within selected commercial nodes.
- Encourage new development and redevelopment for purposes of increasing employment opportunities within the community.

The Commercial Element of the plan identifies Park Boulevard as a major entryway into Balboa Park and a shared community plan boundary with the Uptown community and recommends that the community planning programs for the two communities coordinate on planning and proposals for this major street.

#### Transportation Element

Goal: Provide a safe and efficient transportation system that maximizes access for residents and visitors to the community, links the community to major activity centers, and minimizes adverse environmental effects.

- Maintain the pedestrian interface between Balboa Park and the community, ensuring that vehicular access to Balboa Park does not use local streets in Greater North Park as through travel routes.
- Reduce vehicular traffic in Greater North Park by encouraging the use of alternative modes of transportation, including public transit, bicycles and pedestrian travel.
- Provide adequate off-street parking in residential and commercial areas.

#### Cultural and Heritage Resources

Goal: Preserve the cultural and heritage resources of Greater North Park.

- Establish a list of buildings and neighborhoods for historic designation.

The City's Parcel Information form provides that the project site is within an area identified as a "potential historic resources district, Park Boulevard Apartment Row." According to the Historic Resources Board, identification as a "potential historic resources district" does not affect potential development. Please see the Cultural Resources section below.

#### Urban Design

Goal: Enhance the unique character and community image of Greater North Park.

- Preserve the architectural variety and residential character of Greater North Park.
- Develop a varied urban character within the community.
- Ensure that new buildings are in character and scale with their neighborhoods.
- Maintain the visual interface between Balboa Park and the community.

The Urban Design Element of the NPCP contains several components, including Urban Design Guidelines, summaries of Commercial Area Design Studies, and Urban Design Areas, the details of which, are beyond the scope of this letter report. However, many of the recommendations in the Urban Design Element regarding building scale, architectural detailing, streetscape, and landscaping, have been implemented by the Mid-Cities Community Planned District Ordinance discussed below. However, the Urban Design Element does specifically address and provide recommendations for Park Boulevard, including:

- The residential area south of Robinson Avenue provides a visually pleasing entry into and exit out of Balboa Park with its two parallel rows of older, and usually ornate, two-story residential building; these building should be preserved, and further intrusions of high-rise buildings should be prevented.
- Urban Design Area 4- Park Boulevard south of Robinson Avenue is a high-quality residential area featuring many architecturally significant buildings. It is also a major entryway into Balboa Park. Development regulations aimed at preserving this area should be established.

***Mid-Cities Planned District (MCPD)***

The project site is located in the Mid-Cities Community Planned District (MCCPD), which implements the recommendations of the NPCP and dictates regulations applicable to the project site. The project site contains the following zones: parcels the front Indiana Street are in the Mid-City Residential-1000 (MR-1000) zone; the parcels that front Indiana Street is in the Mid-City Residential-1500 (MR-1500) zone; and parcel at the north end at the intersection of Robinson Street and Park Boulevard is in Commercial Node-2 (CN-2) zone.

***Mid-City Residential: MR-1000 and MR-1500***

The purpose of the Mid-City Residential (MR) zones is to provide multi-family residential zones for development compatible with the pattern of existing neighborhoods. Standards are tailored to the density of the individual zones and are intended to provide a variety of attractive, functional and affordable housing types and styles. Development in both the MR-1000 and MR-1500 zones is intended to be street friendly by providing active, accessible and surveillable streets and street yards (SDMC §1512.0301), as shown by the following selection of development regulations from SDMC §1512.0303:

***Development Regulations: MR-1000***

- Maximum number of dwelling units (du) allowed is 36
- Maximum Residential Density of 1du per 1,000 SF
- Minimum Lot area is 6,000 SF
- Maximum FAR is 0.75 ("enclosed parking" is excluded, FAR bonus available, not to exceed 1.0)
- Maximum Lot Coverage is 40%
- Maximum Height Limit is 40 feet, 50 where a building is above enclosed parking

***Development Regulations: MR-1500***

- Maximum number of dwelling units allowed is 22
- Maximum Residential Density of 1du per 1,500 SF
- Minimum Lot area is 6,000 SF
  - Maximum FAR is 0.55 ("enclosed parking" is excluded, FAR bonus available, not to exceed 1.0)
- Maximum Lot Coverage is 35%
- Maximum Height Limit is 30 feet



Residential development the MR zones is also subject to regulations specific architectural features. Residential development is limited to three architectural styles as described in SDMC §1512.0303: Contemporary, Spanish Style or Bungalow Style. Each residential building is required to include at least five architectural features from the style lists provided in that section. SDMC 1512.0312 requires residential development to provide private exterior usable areas of at least 25 SF, with a project average of 50 SF per dwelling unit.

*Permitted Uses*

Below is a list of relevant uses for consideration at the project site that are allowed in the Mid-City Residential Zones (For the complete list see SDMC §1512.0302):

- Residential development in accordance with the regulations of the Mid-City Communities Planned District
- Churches, temples, or buildings of a permanent nature used primarily for religious purposes.

Commercial Node: CN-2

The parcel at the north corner of the project site, currently in commercial use, is zoned CN-2. The Commercial Node Zone in the MCPD is intended to provide for pedestrian oriented commercial and mixed-use districts in higher activity areas such as major intersections. The standards are designed to create street frontage conditions conducive to a rich, diverse and pleasurable walking experience. Parking and vehicle access are located so as to minimize disruption of pedestrian continuity. Residential use above street level commercial use is encouraged to intensify development on major transportation corridors where transit and other services are generally available to foster pedestrian activity. A selection of relevant development regulations follows:

- Maximum number of dwelling units (du) allowed is 66
- Maximum Residential Density of 1du per 800 SF
- Minimum Lot area is 10,000 SF
- Maximum FAR for Commercial is 0.75
  - Maximum FAR for Commercial in a Mixed Commercial/Residential project is 1.25
- No Maximum FAR for Residential in a Mixed Commercial/Residential project
- Maximum Lot Coverage is 35%
  - Maximum Height Limit for CN-2 is not provided in the MCPDO (SDMC 1512.0308(3))

*Permitted Uses*

Below is a list of uses that are allowed in the Commercial Node CN-2 zone (For the complete list see SDMC §1512.0305):

- Apartments (subject to specific zone limitation)
- Business and Professional Office Uses
- Drug Stores
- Variety Stores
- Restaurants

### **Other Environmental Considerations**

#### ***Environmentally Sensitive Lands (ESL)***

The project site does not contain, nor is it adjacent to, any site that contains Environmentally Sensitive Lands as identified in the San Diego Municipal Code §113.0103.

#### ***Geology***

The project site has a Geologic Hazard Category of 52. Category 52 is described as containing: "Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk." (City of San Diego, 2008, *Seismic Safety Study Geologic Hazards and Faults* <http://www.sandiego.gov/development-services/hazards/pdf/geo46.pdf>)

#### ***Hazardous Materials***

As of March 22, 2010, none of the parcels within the project site is listed on the San Diego County Department of Environmental Health Site Assessment and Mitigation Case Listing for releases of contaminants ([www.sdcountry.ca.gov/deh/water/docs/caselist.pdf](http://www.sdcountry.ca.gov/deh/water/docs/caselist.pdf)).

#### ***Cultural Resources***

The City's Parcel Information form provides that the project site is within an area identified as a "potential historic resources district, Park Boulevard Apartment Row." We understand that Marie Lia is providing a Cultural Resources Report for the project area.

#### ***Paleontology***

The project site is underlain by the Lindavista Formation. Fossil localities are rare in the Lindavista Formation and have only been recorded in a few areas (e.g. Tierra Santa and Mira Mesa). The Lindavista Formation has a moderate resource sensitivity outside of Mira Mesa and Tierra Santa. (Kennedy, Michael P., 1975, *Geology of the Point Loma Quadrangle*; Deméré, Thomas and Stephen Walsh, 1993, *Paleontological Resources County of San Diego*)

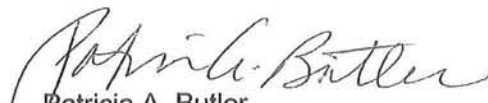
#### ***Noise***

Noise generated by traffic along Park Boulevard may be a consideration, if residential uses are proposed along the Park Boulevard frontage. The City may require measurement of existing traffic noise levels along the Park Boulevard frontage when the environmental review is performed. If noise is 65dB or higher, structural noise attenuation may be required, depending on the uses that would be located adjacent to Park Boulevard.

We are pleased to provide you with this summary of our preliminary analysis of the land use and environmental issues associated with the St. Spyridon project site. Please give me a call if you have any questions regarding the information provided above. I can be reached at (619) 298-7127.

Sincerely,

BRG CONSULTING, INC.



Patricia A. Butler  
Executive President and CEO

PAB/mt

- Enclosures:
- 1) Selected Sections of the San Diego Municipal Code, Chapter 15, Article 12, Division 3
  - 2) Site Assessment and Mitigation Case Listing, 3/22/2010

**BRG Report (dated 6/28/10)**  
**ADDENDUM (10-15-10)**

Explanation of how the maximum dwelling units were established in this report:

In the Mid-Cities Community Planned District (MCCPD), the total number of dwelling units allowed is determined by a residential density calculation and by the maximum number of dwelling units (du) allowed. The regulations for maximum number of dwelling units may act as a cap on residential density.

MR Zones

Per 1512.0303( c) the residential density calculations are:

MR-1500    58,352 sf/1,500sf per unit = 38 du

MR-1000    80,692 sf/1,000sf per unit = 80 du

However, per Section 1512.0303(a) the total number of dwelling units allowed are:

MR-1500 for lots greater than 100 feet in depth = 22 du; for lots less than or equal to 100 feet in depth = 18 du

MR-1000 for lots greater than 100 feet in depth = 36 du; for lots less than or equal to 100 feet in depth = 29 du

CN-2 Zone

Per 1512.0308(b) the residential density calculation is:

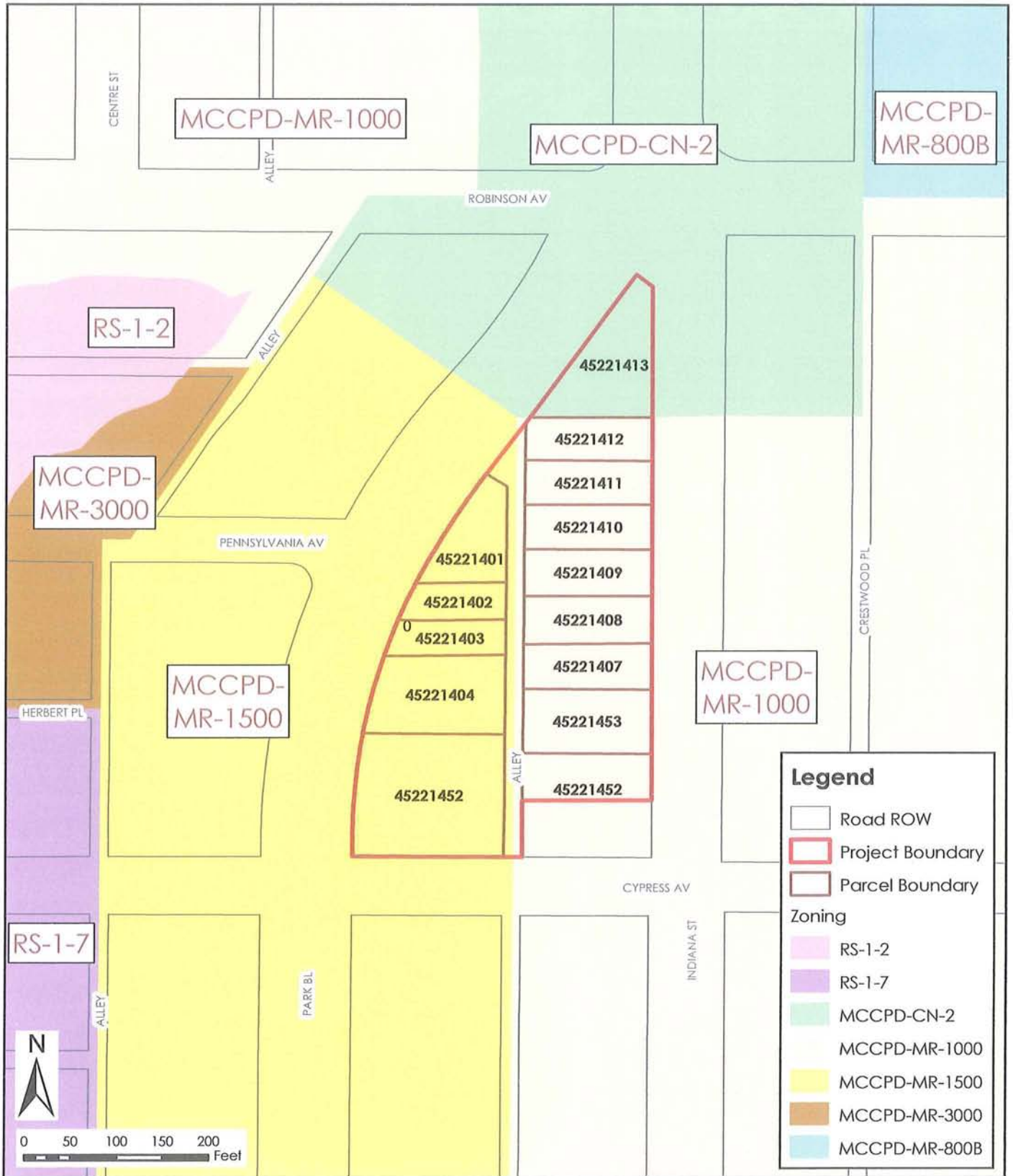
CN-2    11,779 sf/800 sf per unit = 14 du

Per SDMC Section 1512.0306(a), the total number of dwelling units allowed is:

CN-2 for lots greater than 100 feet in depth = 66 du; for lots less than or equal to 100 feet in depth = 50 du

The calculated residential density of 14 du is less than the maximum number of du allowed by SDMC Section 1512.0306(a), so that section doesn't apply and the number of dwelling units allowed is 14. (See the BRG Report in Tab 4.)





SOURCE: ESRI, 2010; BRG Consulting, Inc., 2010

9/15/10



St. Spyridon  
Zoning Map

EXHIBIT  
1

APN	Owner Name	Zone	Square Feet	Acreage
45221401	ST SPYRIDON GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-MR-1500	7,383	0.17
45221402	ST SPYRIDON GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-MR-1500	4,450	0.10
45221403	SAINT SPYRIDON HELLENIC FOUNDATION	MCCPD-MR-1500	4,875	0.11
45221404	SAINT SPYRIDON HELLENIC FOUNDATION	MCCPD-MR-1500	12,436	0.29
45221452	GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-MR-1500	29,208	0.50
	<b>Total</b>		<b>58,352</b>	<b>1.17</b>
45221413	ST SPYRIDON GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-CN-2	11,779	0.27
45221407	ST SPYRIDON GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-MR-1000	6,996	0.16
45221408	ST SPYRIDON HELLENIC FOUNDATION	MCCPD-MR-1000	7,332	0.17
45221409	ST SPYRIDON HELLENIC FOUNDATION	MCCPD-MR-1000	7,109	0.16
45221410	ST SPYRIDON HELLENIC FOUNDATION	MCCPD-MR-1000	6,817	0.16
45221411	ST SPYRIDON HELLENIC FOUNDATION	MCCPD-MR-1000	6,724	0.15
45221412	SAINT SPYRIDON GREEK ORTHODOX CHURCH OF SD	MCCPD-MR-1000	6,550	0.15
45221452	GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-MR-1000	29,208	0.17
45221453	ST SPYRIDON GREEK ORTHODOX CHURCH OF SAN DIEGO	MCCPD-MR-1000	9,956	0.23
	<b>Total</b>		<b>80,692</b>	<b>1.35</b>

*The following is commentary from Perry Dealy in response to the Feasibility Study Committee's request for comment on the Underground Storage Tanks (USTs) on the Church-owned property.*

Based on preliminary Phase I Environmental for the 3741-3749 Park Blvd. parcel, contaminated soil was detected from abandoned gas station tanks. Additional Phase II geophysical will need to be performed to determine remediation costs if the property is redeveloped by the Church.

Citation from San Diego County Credit Union PHASE I Environmental Site Assessment for the commercial property 3741 through 3749 Park Boulevard, San Diego, California by CERES, Corp., dated September 8, 2006.

Page 1 from Section 1.0 **Summary, Conclusions, and Recommendations** states:

*"1. Historical Underground Storage Tanks (USTs)*

Based on a review of historical aerial photographs and Sanborn Fire Insurance Company maps, it appears that the Property was occupied by a gasoline service station from as early as 1921 to sometime between 1950 and 1956. Five USTs with a total capacity of 1,500 gallons were depicted on a 1921 Sanborn Fire Insurance Company map. Records of their removal were not found during the assessment activities of this ESA. It is possible that these historical USTs are present at the Property and that the past use of the Property by a gasoline station may have adversely impacted the Property subsurface.

Based on the findings of this assessment, CERES recommends additional assessment with regard to *Historical USTs* (E 1527-00, Sections 11.5. and 11.6). CERES recommends that a geophysical survey be conducted on accessible areas of the Property to assess for the presence of USTs or the excavations of former USTs. If USTs are found it would be prudent to have them removed. If USTs are not found, soil sampling should be conducted in the suspect area to assess whether residual fuel impact exists at the Property."

.....

The following excerpt comes from the Subsurface Assessment Activities 3741 to 3749 Park Boulevard, San Diego, California – Prepared by: SCS Engineers, dated January 5, 2006.

Pages 10 and 11 from Subsurface Assessment state:

**"CONCLUSION**

Based on the data obtained and reviewed as part of this Assessment, laboratory results, and current regulatory guidelines, it is our professional opinion that:

- Based on a review of historical Sanborn fire insurance maps and San Diego Fire Department (SDFD) records, it is interpreted that at least 7 USTs have been installed at the Site. It is not known if these USTs were removed or are currently located at the Site. In addition, based on our interpretation of the limited geophysical survey performed by Utility Locator Service (ULS), two additional USTs may be currently located at the Site. SCS could not advance borings at the locations of two USTs



reported in SDFD records. SDFD records did not note the location of one UST and the other UST is interpreted to be or to have been located beneath the current Site building. Therefore, SCS cannot assess whether these inaccessible USTs have experienced releases.

- The petroleum hydrocarbon-bearing soil at the northeast area of the Site appears to be at the interpreted location of the northeast dispenser island (depicted in the 1947 historical photograph) and the anomaly from the ULS limited geophysical survey. Based soil sample results and our experience, it is interpreted that this release is limited to the area beneath the former dispenser island and that petroleum hydrocarbon-bearing soil does not appear to extend to depths greater than 5 to 10 feet below grade.
- The petroleum hydrocarbon-bearing soil at the west area of the Site appears to be at the interpreted location of the 5 USTs (depicted in the 1921 Sanborn map), west dispenser island (depicted in the 1947 historical photograph), and the anomalies from the ULS limited geophysical survey. Five soil borings were advanced in this area to depths up to 19 feet below grade. Soil samples collected from four of these borings (B4, B6, B7, and B8) reportedly contained no detectable concentrations of total petroleum hydrocarbons (TPH) as gasoline or diesel. Three soil borings provide shallow lateral (north and south) control for an apparent release of gasoline in the vicinity of boring B5. Concentrations of TPH as gasoline and various gasoline-related VOCs were reported in the soil samples collected at 10, 15, and 19 feet below grade from soil boring B5. Based on the known concentrations of TPH and VOCs in the deepest samples at soil boring B5, the vertical extent of petroleum hydrocarbon-bearing soil has not been assessed. In addition, the shallow lateral extent of impacts have not been assessed to the east and west.

Although the lateral and vertical extent of petroleum hydrocarbon-bearing soil have not been assessed, there are data to provide for some lateral control as well as a decreasing concentration trend with depth. However, given the concentrations of TPH and VOCs from the soil sample collected at 19 feet below grade from soil boring B5 (up to 1,700 mg/kg of TPH as gasoline) and the interpreted depth to groundwater (approximately 30 to 35 feet below grade), there is the potential that groundwater has been impacted beneath the Site from the interpreted release of gasoline from one or more USTs at the west area of the Site. As we previously noted, there are no beneficial uses for groundwater at the Site or in the Site vicinity. Therefore, in our experience, groundwater remediation, if any, would likely be limited to "free product" removal. If groundwater is impacted as a result of UST releases, some additional investigation will likely be necessary to satisfy typical regulatory agency requirements."





Marie Burke Lia  
Attorney at Law

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(619) 235-9766 Fax# 235-4410  
[mblaw@earthlink.net](mailto:mblaw@earthlink.net)

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As I stated in my 6/28/10 Transmittal Memo that accompanied the Preliminary Review Applications:

"I have prepared the following table to indicate, in my opinion, which structures will be cleared for "historical" considerations and which will not be cleared. The latter will require full Historical Research Reports."

By this I meant that, in my opinion, City staff will conclude that seven structures (3699 Park, 3695 Park, 3689 Park, 3741-3749 Park, 3702-3709 Indiana, 3718 Indiana and 3662 Indiana) and the parking lot 3680 Indiana will not be found to be potential historical resources and, therefore, will be cleared from further historical analysis.

The other nine structures (3677 Park, 3688 Indiana, 3694 Indiana, 3704 Indiana, 3710-3716 Indiana, 3720 Indiana, 3717 Park, 3655 Park and 3692 Indiana) will not be cleared and I expect that City staff will require full Historical Research Reports before they make a determination about them. After City staff reviews those Reports they may clear additional properties, the others will be proposed for designation. When appropriate I will send you a proposal for the preparation and processing of those reports.

In the meantime, the City has been conducting a Historical Survey of the North Park Community Plan area and the draft documents from this Survey were posted on the Historical Resources Board (HRB) website last June. The good news is that the Church's block has not been identified as a potential historical resource. The bad news is that the Church itself has been identified as a potential historical resource.

On 7/14/10, I sent you an email with a sample copy of the Resolution (Saint Paul's Episcopal Cathedral) that the Church's Board or other controlling entity would have to adopt to prevent an involuntary designation of Church property that is used to further the Church's religious mission. I have attached a copy of that Resolution. It seems clear that the Church will need to adopt such a Resolution for all of the properties that it intends to use as part of this project. However, that will not preclude the City from considering some of these properties as historic resources under CEQA.

Please call me to discuss the contents of this email, the 7/14/10 email and the attachments, as needed.

Marie

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Attorney at Law  
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Phone 619-235-9766  
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Attorney at Law

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!!!!!!!!!!!!!!!!!!!!  
! TRANSMITTAL!  
!!!!!!!!!!!!!!!!!!!!

TO: Perry Dealy

FROM: Marie Lia

DATE: 6/28/10

RE: Preliminary Review Applications for the St. Spyridon Properties

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Please find enclosed three copies of each application, one for the City, one for your office and one for the client.

These applications are organized by parcel number, beginning with parcel number 452-214-01 through 453-214-04, 452-214-06 through 452-214-13 and ending with 452-214-52.

I have prepared the following table to indicate, in my opinion, which structures will be cleared for "historical" considerations and which will not be cleared. The latter will require full Historical Resources Research Reports.

APN	Front Address and Likely PR Result	Rear Address and Likely PR Result
452-214-01	3699 Park Boulevard – Will Clear	
452-214-02	3695 Park Boulevard – Will Clear	
452-214-03	3689 Park Boulevard – Will Clear	
452-214-04	3677 Park Boulevard – Will Not Clear	
452-214-06	1728-44 Cypress – Not part of project, but would not clear if it were	

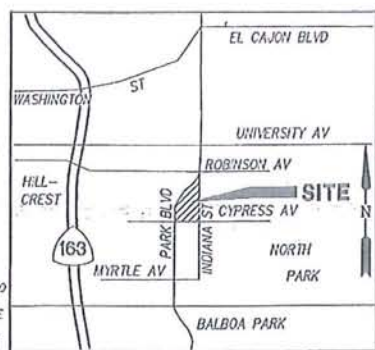
452-214-07	3680 Indiana Street – Parking Lot, Will Clear	
452-214-08	3688 Indiana Street – Will Not Clear	
452-214-09	3694 Indiana Street – Will Not Clear	3692 Indiana Street – Will Not Clear
452-214-10	3704 Indiana Street – Will Not Clear	
452-214-11	3710-3716 Indiana Street – Will Not Clear	3702-3709 Indiana Street – Will Clear
452-214-12	3720 Indiana Street – Will Not Clear 3717 Park Boulevard – Will Not Clear	
452-213-13	3741-3749 Park Boulevard – Will Clear	3718 Indiana Street – Will Clear
452-213-52	3655 Park Boulevard – Will Not Clear	3662 Indiana Street – Will Clear

Please call or email me with any questions or comments.









BLOCK 241

MAP 9949

PENNSYLVANIA AVE

242

ROBINSON

PM 19780

BOULEVARD

BLOCK 24

CYPRESS

STREET

INDIANA

U 2000

AV

PORTION OF PAR  
QUITCLAIMED TO  
SAN DEGO PER  
744, PAGE 27, R  
2, 1917.

PORTION OF PARK  
BOULEVARD CLOSED TO  
PUBLIC USE PER  
RESOLUTION NO. 18051,  
DATED AUG. 11, 1914

PORTION CYPRESS AVENUE CLOSED TO PUBLIC USE BY  
RESOLUTION NO. 17809, DATED JULY 22, 1914

N63°34'07"W RAD  
25.00'

2.08'

31

30

29

APN NO. 452-214-11  
27

APN NO. 452-214-10  
25

APN NO. 452-214-09  
23

21

PARCEL "F" ---  
APN NO. 452-214-07  
19

PARCEL 'G' ---  
17  
APN NO. 452-214-53

15

37°W 13 139.38°

12  
2'57" W 139.40' E

TO FUSUC USE BY  
22, 1914

## **SAINT PAUL'S EPISCOPAL CATHEDRAL**

### **RESOLUTION PERTAINING TO A RELIGIOUS EXEMPTION OF CATHEDRAL PROPERTY FROM DESIGNATION AS A LOCAL HISTORICAL RESOURCE (PURSUANT TO GOVERNMENT CODE §37361)**

WHEREAS, the Saint Paul's Cathedral complex is located on the block bounded by Fifth Avenue, Olive Street, Sixth Avenue and Nutmeg Street in the City of San Diego, California;

WHEREAS, the block is owned by Saint Paul's Cathedral, as successor to the Parish of Saint Paul, through various entities including Nutmeg & Olive LLC and The Cathedral Church of Saint Paul;

WHEREAS, the Cathedral's acquisition of the parcels on this block began in the 1920s and continued through the early 1960s until all of the parcels on the block had been acquired, the purpose of all such acquisitions being the furtherance of the religious mission of the Cathedral and its congregation;

WHEREAS, the last parcel on the block to be acquired was Assessor's Parcel 452-713-01, representing Lots A and B on the northwest corner of the block at the intersection of Fifth and Olive;

WHEREAS, pursuant to the Minutes of the June 15, 1961 meeting of the Vestry of the Parish of Saint Paul, the Long Range Planning Committee of the Vestry reported on its work exploring the possible purchase of the above-referenced property at Fifth and Olive, noting that the purchase of this property for the future use of the Church as office space was feasible in that the income from the rentals would provide amortization of the cost;

WHEREAS, pursuant to the same minutes of June 15, 1961, in the general discussion that followed the Committee's report, all phases of the Church's space problem and its solution were covered, however, every fact developed returned to the basic need of the Church for future expansion, and thus the requirement for the purchase of this property;

WHEREAS, pursuant to the Minutes of the October 19, 1961 meeting, the Vestry authorized the liquidation of shares of stock on deposit in the Diocesan Investment Trust Fund to be transferred to the Endowment Fund of the Parish of Saint Paul to provide for the purchase of this property;

WHEREAS, pursuant to the minutes of the September 20, 1963 Meeting, held after the complete block had been acquired, the Vestry authorized its architects to develop a plot plan for the entire block with particular attention to the Frohman plan, the City's requirements for set-back, coverage and off street parking as well as the future need for church office space;



WHEREAS, for more than two decades, Saint Paul's Cathedral and its congregation have been developing a master plan for the Cathedral block to attain the stated goals of completing the Cathedral in the spirit of its original design, endowing Cathedral programs, optimizing the use of the Cathedral's land assets, providing efficient and effective office and program space for present and future Cathedral use and remaining both the spiritual and physical cornerstone for the Saint Paul's congregation;

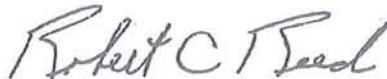
WHEREAS, any restrictions or limitations placed on the implementation of the Cathedral's master plan with reference to each and every parcel of the Cathedral block, on the basis of the historical, architectural or cultural significance of any structure on the block, will cause the Cathedral and its congregation to suffer substantial hardship in that such restrictions or limitations could potentially deprive the Cathedral and its congregation of an economic return on its property, the reasonable use of its property, and/or the appropriate use of its property in the furtherance of its religious mission.

**BE IT RESOLVED AS FOLLOWS:**

1. The Saint Paul's Cathedral congregation objects to the application of Section §37361 of the California Government Code, which permits the involuntary historical designation, to any and all parcels on the block bounded by Fifth Avenue, Olive Street, Sixth Avenue and Nutmeg Street in San Diego, California, in whole or in part; and

2. The Saint Paul's Cathedral congregation has determined that it will suffer substantial hardship, which is likely to deprive the congregation of an economic return on its property, the reasonable use of its property, and/or the appropriate use of its property in the furtherance of its religious mission.

This resolution was discussed and supported by the Saint Paul's Cathedral congregation as a congregational meeting on March 31, 2007 and approved by the Chapter, the governing board of the Cathedral, at its regular meeting on April 3, 2007.



Robert C. Reed  
Clerk of the Chapter  
Saint Paul's Cathedral



Marie Burke Lia  
Attorney at Law

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[mbllaw@earthlink.net](mailto:mbllaw@earthlink.net)

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Dear St. Spyridon Feasibility Study Committee:

Whenever the City is updating a Community Plan for a particular Community Plan area, such as North Park, they conduct a Historical Survey of the Plan area to determine the number and content of the designated historical resources in the Plan area and identify the potential historical resources. These surveys are relevant to the update of the Community Plan because each such Plan must address the Historical, Archaeological and Cultural Resources as part of the planning process.

The City generally retains outside consultants to conduct these Surveys and, according to HRB staff, the June 2010 Survey for North Park (following) is still in Draft form, which means the HRB staff and the outside consultants are still working on it.

If you believe it would be advisable, I can send a letter to the Historical Resources Board staff and advise them that the reference to 3655 Park Boulevard on page 25 of the draft "Preliminary Survey Results" should be corrected to read "circa 1950 rather than "circa 1930.

Regards,

Marie

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Fax 619-235-4410

**Greater North Park Community Plan Area**

**Preliminary Survey Results**

**Historic Resources Group**

*June 24, 2010*

## PROPOSED LANDMARKS

The survey has identified 48 properties as appearing eligible for local landmark designation.

### Residential

#### *Single-Family Residences*<sup>8</sup>

- 3553 28<sup>th</sup> Street, George Carr Residence, 1925. Good example of Oriental Craftsman residential architecture.
- 2228 33<sup>rd</sup> Street, Clitsome Residence, 1938, designed by Lloyd Ruocco. Good example of Streamline Moderne residential architecture by a master architect.
- 2204 Cliff Street, 1914. Good example of Craftsman residential architecture.
- 4212 Florida Street, circa 1900. Rare example of turn-of-the-20<sup>th</sup> century residential development in North Park.
- 4216 Florida Street, circa 1900. Rare example of turn-of-the-20<sup>th</sup> century residential development in North Park.
- 1915 Howard Avenue, circa 1900. Rare example of turn-of-the-20<sup>th</sup> century residential development in North Park.
- 1919 Howard Avenue, circa 1900. Rare example of turn-of-the-20<sup>th</sup> century residential development in North Park; good example of Queen Anne residential architecture in North Park.
- 2848 Kalmia Place, 1937. Good example of Streamline Moderne residential architecture.
- 4744 Panorama Drive, George Hawley House, 1907, designed by Hebbard & Gill. Good example of Craftsman residential architecture by a master architect; good example of early-20<sup>th</sup> century residential development in North Park.
- 3727 Park Boulevard, circa 1900. Good example of Stick/Eastlake residential architecture; good example of turn-of-the-20<sup>th</sup> century residential development in North Park.
- 2860 Redwood Street, circa 1900. Good example of early-20<sup>th</sup> century residential development in North Park.

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<sup>8</sup> This survey examined any single-family residences which appeared to have been constructed around the turn of the 20<sup>th</sup> century (i.e. circa 1900). Only those which appear to retain sufficient integrity to be eligible for local landmark designation have been listed here. Note that these properties have tax assessor construction dates ranging from 1902 to 1910. There are no properties in the City-provided database with a tax assessor date earlier than 1902.



*2110 El Cajon Boulevard.*



*3783 Park Boulevard.*



*Henry's Farmers Market, 4175 Park Boulevard.*



*4237-4251 Park Boulevard.*



*2525-2543 University Avenue.*

## Civic and Institutional

### *Churches*

- 3585 30<sup>th</sup> Street, St. Patrick's Church, 1929, architect Frank Hope Jr. Good example of Renaissance Revival architecture; good example of early-20<sup>th</sup> century institutional development in North Park.
- 3729 30<sup>th</sup> Street, St. Luke's Chapel, originally built in 1897, designed by Hebbard & Gill, reconstructed at the current location in 1924. Good example of Mission Revival



architecture by a master architect; good example of early-20<sup>th</sup> century institutional development in North Park.

- 4333 30<sup>th</sup> Street, Chua Phat Da, (formerly Metropolitan Community Church), circa 1940. Good example of Spanish Colonial Revival architecture.
- 3810 Bancroft Street, North Park Baptist Church, 1935, designed by J.S. Groves. Good example of Streamline Modern architecture; good example of early-20<sup>th</sup> century institutional development in North Park.
- 3655 Park Boulevard, St. Spyridon Greek Orthodox Church, circa 1930. Good example of Spanish Colonial Revival architecture; good example of early-20<sup>th</sup> century institutional development in North Park.
- 3076-3090 Polk Avenue, Korean Church of Seventh-Day Adventists, circa 1930. Good example of Art Deco architecture; good example of early-20<sup>th</sup> century institutional development in North Park.
- 3030 Thorn Street, Trinity United Methodist Church, 1924, designed by E. Tuttle. Good example of Spanish Colonial Revival architecture; good example of early-20<sup>th</sup> century institutional development in North Park.



*St. Patrick's Church, 3585 30<sup>th</sup> Street.*



*Korean Church of Seventh-Day Adventists, 3076-3090 Polk Avenue.*



*North Park Baptist Church, 3810 Bancroft Street.*



# **SAINT SPYRIDON DEVELOPMENT**

## **SITE INVESTIGATION REPORT**

**Prepared for**  
**LD PARK AVENUE VENTURES**

**Prepared By:**



### **PROJECT DESIGN CONSULTANTS**

Planning | Landscape Architecture | Environmental | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.235.6471 Tel  
619.234.0349 Fax

**Job No. 3837.00**

Prepared By: MK  
Checked By: LL

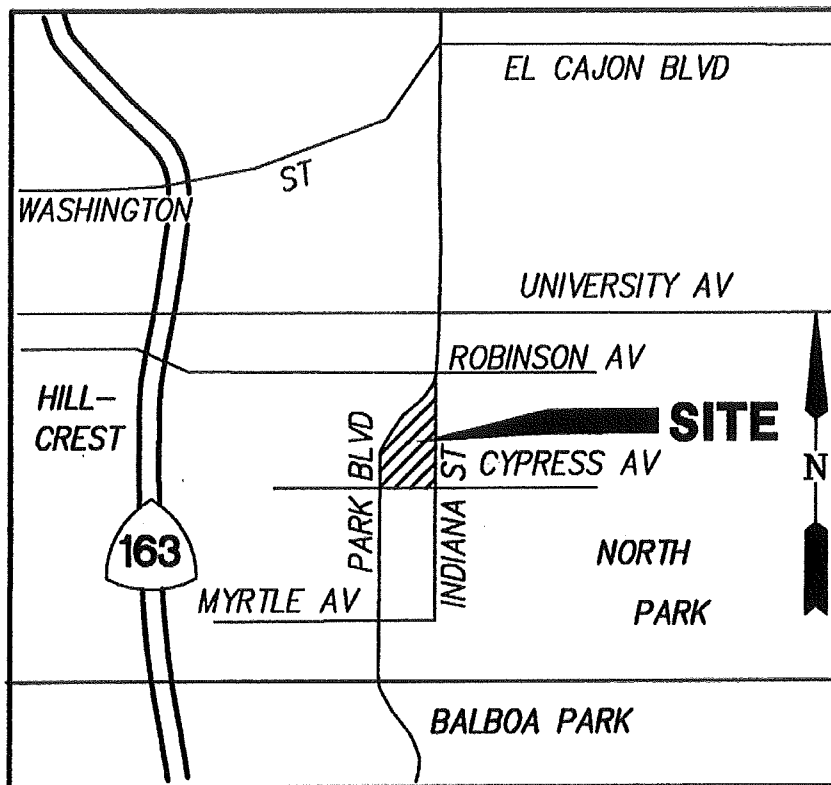
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Water and Wastewater Department Preliminary Review Comments.....	Attached



### Project Site Description:

The St. Spyridon site is located approximately three miles north of Downtown San Diego in the community of North Park (at the boundary with Hillcrest). The triangular site is bounded by Park Boulevard to the west and northwest, Robinson Avenue to the north, Indiana Street to the east, and Cypress Avenue to the south. There is an internal alley that transects the site in a north-south direction from Park Boulevard to Cypress Avenue. The area of the site is 2.82 acres. Please see the attached Exhibit B: "Boundary & Encumbrance Exhibit, St. Spyridon Church and Block 258, San Diego, CA" for more detailed property information and legal descriptions for the site.



### VICINITY MAP

NO SCALE

## **Existing Water Infrastructure:**

Research of the existing water infrastructure in the immediate vicinity of the project site was assembled by examining the City “SPLASH” utility exhibit (as maintained by SANGIS), examining the most current available City record drawings, meeting with City Water Department staff, and observing visible surface infrastructure during two site visits. Please see Exhibit A: “Existing Wet Utilities” which represents a visual representation of the existing water, sewer, and storm drain infrastructure.

- Per available City record drawings as well as the City “SPLASH” utility exhibit, there is no existing water infrastructure located in the existing alley splitting the proposed project site.
- Per the City “SPLASH” utility exhibit, there is an existing 16-inch cast iron (CI) water main in Park Boulevard immediately adjacent to the project site. The City “SPLASH” shows the 16-inch main in Park Boulevard extends both north and south of the project site. *Note: The record drawing for the construction of the 16-inch water main could not be located because the City does not have the drawing in its records. Therefore, the year the main was installed is unknown, but based upon the fact it is a cast iron pipe, it seems probable it was installed decades ago.*
  - According to current City standards, cast iron is no longer an acceptable pipe material for water mains. It is possible the City could require the proposed development to upgrade the existing 16-inch (CI) water main in Park Boulevard along the frontage of the project site with a new water main made of an acceptable pipe material even if the existing 16-inch water main has adequate capacity to service the proposed development.
  - PDC received “Preliminary Review” comments from the City’s Water and Wastewater Department on June 15, 2010. According to the City’s comments, “No public water main upgrades will be required.” This is a favorable assessment. It is uncharacteristic for the City to make this statement without knowing the detailed water demands of the proposed development. Therefore, PDC does not hold complete confidence that this will be the final assessment of the City. Until a “Will Serve” letter for the proposed development’s water services is obtained and the entitlement phase for the proposed development is completed, the City could revise its assessment and require an upgrade to the existing 16-inch (CI) water main in Park Boulevard.
- Per available City record drawing (26328-D) and the City “SPLASH” utility exhibit, there is an existing 8-inch polyvinylchloride (PVC) water main in Cypress Avenue immediately adjacent to the project site. This water main was installed in 1993 as part of a water & sewer capital improvement project (Water and Sewer Group Job 510). The record drawing and “SPLASH” show the 8-inch main in Cypress Avenue extends both east and west of the project site.

- According to current City standards, the minimum pipe diameter for a new water main is 12 inches. It is possible the City could require the proposed development to upgrade the existing 8-inch water main in Cypress Avenue to the minimum 12-inch diameter standard along the frontage of the project site.
- PDC received “Preliminary Review” comments from the City’s Water and Wastewater Department on June 15, 2010. According to the City’s comments, “No public water main upgrades will be required.” This is a favorable assessment. It is uncharacteristic for the City to make this statement without knowing the detailed water demands of the proposed development. Therefore, PDC does not hold complete confidence that this will be the final assessment of the City. Until a “Will Serve” letter for the proposed development’s water services is obtained and the entitlement phase for the proposed development is completed, the City could revise its assessment and require an upgrade to the existing 8-inch (CI) water main in Cypress Avenue.
- Per available City record drawing (26328-D) and the City “SPLASH” utility exhibit, there is an existing 8-inch polyvinylchloride (PVC) water main in Indiana Street immediately adjacent to the project site. This water main was installed in 1993 as part of a water & sewer capital improvement project (Water and Sewer Group Job 510). The record drawing and “SPLASH” show the 8-inch main extends south on Indiana Street immediately adjacent to the site.
  - According to current City standards, the minimum pipe diameter for a new water main is 12 inches. It is possible the City could require the proposed development to upgrade the existing 8-inch water main in Indiana Street to the minimum 12-inch diameter standard along the frontage of the project site.
  - PDC received “Preliminary Review” comments from the City’s Water and Wastewater Department on June 15, 2010. According to the City’s comments, “No public water main upgrades will be required.” This is a favorable assessment. It is uncharacteristic for the City to make this statement without knowing the detailed water demands of the proposed development. Therefore, PDC does not hold complete confidence that this will be the final assessment of the City. Until a “Will Serve” letter for the proposed development’s water services is obtained and the entitlement phase for the proposed development is completed, the City could revise its assessment and require an upgrade to the existing 8-inch (CI) water main in Indiana Street.
- Per the City “SPLASH” utility exhibit, there is an existing 16-inch cast iron (CI) water main in Robinson Avenue which extends west from Park Boulevard. Per the City “SPLASH” utility exhibit, there is also an 8-inch asbestos cement (AC) water main in Robinson Avenue which extends east from Park Boulevard. The 8-

inch main was installed in 1963 as part of a water capital improvement project (Group 131). *Note: The record drawing for the construction of the 16-inch water main could not be located because the City does not have the drawing in its records. Therefore, the year the main was installed is unknown but based upon the fact it is a cast iron pipe it seems probable it was installed decades ago.* Both the existing 16-inch cast iron and the 8-inch asbestos cement water mains in Robinson Avenue do not meet current City standards for acceptable pipe materials for water mains. However, since the proposed project site has very limited frontage along Robinson Avenue and it is unlikely the proposed development will connect new water services into the existing water mains in Robinson Avenue, it is our opinion that it is unlikely the City will require the proposed development to upgrade the existing water mains in Robinson Avenue.

- Per the City “SPLASH” utility exhibit, there are approximately twenty-five (25) water laterals entering the proposed project site. It is unknown how many, if any, of these water services are still active. For the active water laterals entering the site it may be possible to obtain credits towards the water capacity fees of the proposed development.
- As part of our due diligence efforts, PDC met with Bobbi Salvini and Mehdi Rastakhiz from the City of San Diego Water & Sewer Department, Land Development Review.
  - City staff indicated the aforementioned water mains in Park Boulevard, Cypress Avenue, Indiana Street, and Robinson Avenue are not presently scheduled to be upgraded as part of a City capital improvement project.
  - City staff stated that until the water demands of the proposed development and the number, size, and locations of the water services for the proposed development are known, they are not able to form a conclusive opinion on whether the existing water infrastructure has adequate capacity to serve the proposed development.
  - City staff did indicate that if the local water system was shown to have insufficient capacity to serve the proposed development, the project would be required to make any water improvements necessary to mitigate the insufficient capacity of the existing water system. Insufficient capacity issues would most likely require upgrading the existing 8-inch Cypress Avenue and Indiana Street water mains to the current City standard of 12-inch PVC. These potential water main upgrades would require approximately 415 linear feet of new 12-inch water main to be installed in Cypress Avenue and approximately 760 linear feet of new 12-inch water main be installed in Indiana Street.
  - The City may require a formal water study to determine the impacts of the proposed development on the local water distribution system.



- *The City issued its “Preliminary Review” comments after PDC’s meeting with Bobbi Salvini and Mehdi Rastakhiz. Even though the “Preliminary Review” comments indicated no upgrades to the existing water infrastructure would be required, PDC believes the City could revise their assessment when more details are known about the water demands of the proposed development.*
- Per the City’s “Preliminary Review” comments issued on June 15, 2010, if the proposed development requires a 3-inch or larger water meter, then the development “shall construct the new meter and backflow device onsite, above ground, within an adequately sized water easement, in a manner satisfactory to the Director of Public Utilities and the City Engineer.” From our previous experience on similarly sized projects, it is PDC’s opinion the proposed development will likely utilize one or more water meters that are at least 3-inches in diameter. Therefore, the project team will have to consider the location and space requirements for these meters and backflow devices when formalizing the site plan for the development.
- Once the project team has a firm grasp on the expected water demands of the proposed development, the project team can provide this information to the City’s Water Department and request a “Will Serve” letter. The letter will state the City can supply water services to the site and will outline the preliminary conditions that could be placed on the proposed development concerning potential improvements to the local water infrastructure if any are required.
- **Summary of Existing Water Infrastructure:**

Along the frontage of the project site, there is an existing 16-inch water main in Park Boulevard and existing 8-inch water mains in both Indiana Street and Cypress Avenue. The City’s Water and Wastewater Department issued their “Preliminary Review” comments on June 15, 2010 and stated no upgrades to the existing water infrastructure would be required. However, during PDC’s meetings with Bobbi Salvini and Mehdi Rastakhiz (from the Water & Wastewater Department), which were conducted prior to the release of the “Preliminary Review” comments, City staff indicated the City would need to review the water demands of the proposed development before determining whether any upgrades to the existing water infrastructure would be required. Therefore, PDC is not confident the City will adhere to their current assessment on the “Preliminary Review” that no upgrades will be required. Once the water demands of the proposed development are relatively well understood, this information and a request for a water “Will Serve” letter for the proposed development should be submitted to the City. The water “Will Serve” letter from the City will state whether there are any anticipated capacity issues with the existing water infrastructure and will outline any upgrades to the existing water infrastructure that would be required for the proposed development. Based on PDC’s previous experience with similarly sized projects, it is likely the proposed development will utilize at least one water meter that is 3-inches in diameter or larger. Water

meters of this size and their associated backflow devices must be constructed onsite and above ground. They also require adequately sized water easements. The location and space requirements for the meters and backflow devices can be significant. The project team needs to consider these requirements when formalizing the site plan of the proposed development.

### **Existing Sewer Infrastructure:**

Research of the existing sewer infrastructure in the immediate vicinity of the project site was assembled by examining the City “SPLASH” utility exhibit (as maintained by SANGIS), examining the most current available City record drawings, meeting with City Water Department staff, and observing visible surface infrastructure during two site visits. Please see Exhibit A: “Existing Wet Utilities” which represents a visual representation of the existing sewer, water, and storm drain infrastructure.

- Per available City record drawing (14600-D) and the City “SPLASH” utility exhibit, there is an existing 8-inch vitrified clay (VC) sewer main located within the alley splitting the proposed project site. This sewer main was installed in 1972 as part of a sewer capital improvement project (Sewer Group Job 12). The record drawing and “SPLASH” utility exhibit show the inception of the 8-inch main at the south end of the alley. The main then flows north through the extent of the alley and then across Park Boulevard at which point it turns northeast and ultimately north to connect with the existing 8-inch VC sewer flowing west in Robinson Avenue.
- Per available City record drawings as well as the City “SPLASH” utility exhibit, there is no existing sewer infrastructure located in Park Boulevard immediately adjacent to the site with the exception of the relatively short stretch of existing sewer main crossing Park Boulevard described in the bullet point above.
- Per available City record drawings (27954-D) and the “SPLASH” utility exhibit, there is an existing 8-inch PVC sewer main in Cypress Avenue. The record drawing and “SPLASH” show the inception of the 8-inch main just west of the Cypress Avenue/Alley intersection. The sewer main then flows east past Indiana Street. This sewer main was installed around 2001 as part of a sewer capital improvement project (Sewer Group Job 636).
- Per available City record drawings (26328-D) and the “SPLASH” utility exhibit, there is an existing 8-inch PVC sewer main running south in Indiana Avenue. This sewer main was installed in 1993 as part of a water & sewer capital improvement project (Water and Sewer Group Job 510). The 8-inch sewer main upgrade replaced an existing 6-inch vitrified clay (VC) sewer main which flowed south down Park Boulevard, across Robinson Avenue, down Indiana, and across Cypress Avenue. Later, around 2002, the City (as part of Water & Sewer capital improvement project Group Job 690) abandoned the existing 6” Indiana Street main north of Park and upgraded the existing 6” Robinson Avenue main to an 8” main. Accordingly, today, there is an existing 8” main draining west down Robinson Avenue which then turns 90 degrees south and connects to the existing 8” main flowing south in Indiana Street.
- Per available City record drawings (30873-D) and the “SPLASH” utility exhibit, there is an existing 8-inch PVC sewer main running west (*coming from east of Indiana Street*) within Robinson Avenue. This sewer main was installed in

approximately 2002 as part of a water & sewer capital improvement project (Water and Sewer Group Job 690). The main turns 90 degrees south at Indiana Street and connects to the existing 8" main flowing south in Indiana Street. Also, Per available City record drawings (30873-D) and the "SPLASH" utility exhibit, there is an existing 8-inch PVC sewer main running south within Park Boulevard. This sewer main was installed in approximately 2002 as part of a water & sewer capital improvement project (Water and Sewer Group Job 690). The main turns 90 degrees west at Robinson Avenue and flows west connecting to an existing 8-inch vitrified clay (VC) main in Robinson (installed in 1972 as part of a sewer capital improvement project (Sewer Group Job 12), 14600-D, and "SPLASH").

- According to the "SPLASH" utility exhibit, there are approximately ten (10) sewer laterals exiting the proposed site along Indiana Street. Also according to the "SPLASH" utility exhibit, there are approximately eighteen (18) sewer laterals exiting the proposed site along the alley splitting the site. It is unknown how many, if any, of these sewer services are still active.
- As part of our due diligence efforts, PDC met with Bobbi Salvini and Mehdi Rastakhiz from the City of San Diego Water & Sewer Department, Land Development Review. Unfortunately, City staff was unable to provide any useful information about the existing sewer infrastructure or potential sewer upgrades that could be required of the proposed development without the submittal of a formal sewer study for their review.
- The preliminary site plan PDC has received show proposed construction over the existing alley splitting the site. This alley contains an existing 8-inch sewer main. In order for construction to be permitted in this area, the alley will have to be vacated and the existing 8-inch sewer will have to be abandoned. As part of the "Preliminary Review" package submitted to the City, PDC specifically asked the Water and Wastewater Department whether they foresaw any issues or concerns with abandoning the existing 8-inch sewer main in the alley. In the City's "Preliminary Review" comments, City staff indicated the existing 8-inch sewer could be abandoned and removed from the alley. However, City staff stipulated the portion of the existing 8-inch sewer main in Park Boulevard that flows into the existing 8-inch sewer main in Robinson Avenue (this is the continuation of the existing 8-inch sewer main in the alley) would also have to be abandoned. This would mean the proposed development would not be able to discharge any of its sewage into the existing 8-inch sewer main in Park Boulevard. If the project team decides that it would be beneficial to discharge a portion of the proposed development's sewage into the existing 8-inch sewer main in Park Boulevard, then the project team could have discussions with the City on the viability of keeping the existing 8-inch sewer main in Park Boulevard active. The proposed development could then discharge sewage into the Park Boulevard sewer main via a private sewer lateral. A private sewer lateral would need to be included on an "Encroachment Maintenance and Removal Agreement" with the City.



- The vacation of alley public right-of-way elevates the discretionary review of a project to a "Process 5" level. City Council approval is required in order to vacate the public right-of-way.
- The City will require a formal sewer study for this development. The sewer study will be required to analyze the impacts of the proposed development on the existing local sewer infrastructure and to determine whether the proposed development will be required to upgrade any of the existing sewer mains. Given the nature of the site and the location of the existing sewer mains, it is PDC's opinion that metering the existing flows in the sewer mains adjacent to the site will provide the most accurate data which can be incorporated into the official sewer study.
- **Summary of Existing Sewer Infrastructure:** A formal sewer study will be required in order for the City to determine whether the existing sewer mains servicing site have the adequate capacity to accommodate the proposed development. If the sewer study indicates the proposed development would negatively impact the existing sewer infrastructure servicing the site, then the City would require the proposed development to upgrade any affected sewer mains. Per their "Preliminary Review" comments issued on June 15, 2010, the City's Water and Wastewater Department has tentatively agreed the existing 8-inch sewer main in the alley splitting the site can be abandoned. However, the City is currently stipulating the existing 8-inch sewer main in Park Boulevard would also have to be abandoned. It may be beneficial for the proposed development to be able to discharge some of its sewage into the existing 8-inch sewer main in Park Boulevard. The project team could have discussions with City staff about the possibility of utilizing a private sewer lateral in order to discharge a portion of the proposed development's sewage into the existing Park Boulevard sewer main. The vacation of alley elevates a project's discretionary review to a "Process 5" which requires City Council approval.

### **Existing Storm Drain and Water Quality Infrastructure:**

An analysis of the existing storm drain infrastructure in the immediate vicinity of the project site was performed utilizing “SPLASH” utility exhibits as maintained by SANGIS, the most current available City records, and a site visit by PDC staff. Please see Exhibit A: “Existing Wet Utilities” for a visual representation of the existing storm drain infrastructure adjacent to the project site.

- The site is not located within a FEMA special flood hazard area per FIRM panel 06073C1882F. The site is located near the upstream end of the watershed draining to the Florida branch of Switzer Creek. Therefore, a regional flooding analysis is not anticipated for this project since upstream runoff to the site is minimal.
- In general, the site drains via overland flow and collects in the gutters of the streets surrounding the project. The majority of the project area drains towards Park Boulevard to the west and then the runoff is conveyed to the south along Park Boulevard. During PDC’s field visit, it was apparent that this runoff does not enter an underground storm drain system until it reaches an inlet on Morley Field Drive, which is located a considerable distance from the project. A portion of the eastern portion of the project drains to the east via overland flow to Indiana Street. At the Cypress Avenue/Indiana Street intersection, the runoff crosses Cypress Avenue via a concrete cross gutter and is conveyed to the south for two blocks before entering a storm drain inlet. This storm drain system presumably discharges into the canyon to the east of the intersection.
- There is only one underground storm drain system adjacent to the site and it runs east to west in Robinson Avenue per Drawings 33375-5-D and 23313-1-D. However, none of the project area drains into this system in the existing condition. The storm drain system picks up the drainage north of the site, including area from the block to the northeast of the Park Boulevard/Robinson Avenue intersection.
- Currently, the project area is fully developed and includes a church and various commercial and residential buildings. The site is mostly impervious, but contains significant landscaping areas, particularly along the parkways and near the center of the site.
- PDC has not received a conceptual site plan, but was made aware that a subterranean parking structure may be proposed. Considering the existing topography, the entrance to the proposed subterranean garage would likely be in the southern half of the project. The possibility of a subterranean parking structure is challenging from a drainage perspective due to the lack of an existing underground storm drain system in which to tie. According to PDC’s experience with the City, subterranean parking garages can only drain to the sanitary sewer system if no stormwater drains into the garage. Typically this is accomplished by adding a trench drain at the bottom of the parking garage ramp from the street that

would drain into the storm drain system. However, since this project does not have an underground storm drain nearby, a ramp down to a parking garage would need to be designed to preclude runoff from entering the garage, or a new public storm drain system would need to be constructed adjacent to the project site. An alternative solution is to design a storm water pump for the parking garage in order to pump the storm water up to the street right-of-way, but this option should only be considered after weighing the benefits against the drawbacks of a non-gravity system, including the maintenance hassles and costs of a storm water pump, and increased risk of flooding.

- Since the type and extent of the development is still in the planning stages, it is unknown at this time whether the proposed development would increase the amount of impervious area of the site above existing conditions. The simplest solution from a plan processing perspective is to select a site plan that will not increase the imperviousness of the site above existing conditions. The project team should strive to incorporate as much pervious and landscaped area as possible in the proposed development's site plan. However, if the scope of the project does propose an increase in the site's imperviousness above existing conditions, the site plan should allocate sufficient space for onsite detention. The City could require the proposed development to meet existing runoff flow rates or make improvements to the downstream storm drains in order to mitigate the increase in storm runoff generated onsite.
- In order to determine whether the existing storm drain systems (including street gutter sections) have adequate capacity to accommodate the proposed development, a formal drainage study will be required. Until a drainage study has been prepared and submitted to the City for review, it is not possible to know with certainty what, if any, improvements to the local storm drain system will be required.
- Typically, the City of San Diego prefers new developments to mimic the site's existing drainage patterns and storm runoff discharge points. Therefore, if possible, the proposed development should strive to mimic the existing drainage patterns. However, depending on the proposed site plan and the inherent constraints associated with the lack of nearby underground storm drains, the City may be willing to accept a small diversion if the overall design does not cause a significant impact downstream. For example, if it is determined that storm drain pipe is required to serve the project, rather than extend storm drain up from both Morley Field Drive and Myrtle Drive, the City may accept an extension of just the Myrtle Drive storm drain since the two drainage discharge locations eventually commingle downstream in Balboa Park.
- The proposed development will also be required to meet all current storm water quality standards and codes. Storm runoff generated onsite will be required to be treated prior to discharging it into the public storm drain. There are a variety of both mechanical and biological storm runoff treatment options available, but most require sufficient head (vertical driving force) in order to work. Landscaped areas

can be designed to serve both aesthetic and water quality functions, but in most cases require a perforated underdrain to connect into an underground storm drain system. For this project, BMPs will require careful consideration, and a limited selection may be available since the site currently does not have an underground storm drain system. Depending on the grading, portions of the project could conceivably be designed to drain to BMPs that are elevated such that the discharge (or perforated underdrain) could connect into a curb outlet instead of an underground storm drain system. However, this design may not be feasible to treat the whole site since this is a redevelopment project and it must meet existing edge conditions which make it impractical to raise the entire site enough to be able to drain to the adjacent curbs. As part of the discretionary and final engineering reviews, the City will require a Water Quality Technical Report describing how the proposed development will collect and treat storm runoff before it is discharged from the site.

- If treatment of onsite stormwater is infeasible, the project could elect to treat an equivalent drainage area elsewhere in the watershed. The City Stormwater standards allow this approach as a part of the Localized Equivalent Area Drainage (LEAD) program. However, PDC anticipates an additional administrative process involved in this program, and the City can only approve up to 3 projects for this program. Therefore, it is best to consider treatment of onsite stormwater unless the site constraints offer no other alternative.
- The new State Water Resources Control Board's Construction General Permit (which governs stormwater discharges during construction activity) will become effective on July 1<sup>st</sup>, 2010. The new permit incorporates a risk-based permit approach, which requires more costly sampling and analysis during construction for projects with higher risk levels. All projects will be required to submit a risk assessment based on the site-specific nature of the project. Prior to construction, this project will be required to develop a Storm Water Pollution Prevention Plan (SWPPP) if the project area is greater than one acre. The permit does allow for a permit waiver for projects less than 5 acres if the construction time period is sufficiently short and is completed mostly in the dry season. Depending on the schedule and phasing of the project, the project will likely not qualify for the waiver if the construction timeframe is more than a few months.
- The project may be required to address the new hydromodification requirements as described in the County of San Diego Hydromodification Management Plan (HMP). Currently, the plan is being reviewed by the Regional Water Quality Control Board and, after approval, the City will have 6 months to incorporate the new requirements into their local SUSMPs. It is unknown at this time how City staff will interpret and apply the elements in the HMP to this project. If a hydromodification analysis is required for this project, it would require a separate analysis from the Drainage Study and Water Quality Technical Report to comply with the new requirements. The project could be exempt from any type of hydromodification analysis if the proposed site plan does not increase the imperviousness of the site. Another exemption applies to urban infill projects where the downstream watershed is over 70% impervious. This would likely not



apply to the project, since the site drains through Balboa Park (which is mostly pervious) before draining to downtown. Other urban infill projects (where the watershed is between 40 and 70% impervious) would be exempt from hydromodification criteria if the potential future development impacts within the sub-watershed would not increase the composite impervious area percentage of the sub-watershed by more than 3 percent. If the project proposes to increase the imperviousness and does not propose onsite detention, we recommend a meeting with City staff to review this line of reasoning in order to determine how large of a downstream area would need to be considered (and analyzed) in order for this project to meet this exemption. If the project does not meet an exemption, a significant portion of the site plan may need to be allocated for detention.

- In the future, if the project team decides to submit a “Preliminary Review” package to the City concerning the proposed development, this would be an opportunity to obtain additional information from the City concerning the existing storm drain system and any necessary upgrades that may be required.
- **Summary of Existing Storm Drain and Water Quality Infrastructure:** The City will require a formal drainage study and Water Quality Technical Report be prepared and submitted during the discretionary and final engineering portions of the project. The proposed development should strive to mimic existing drainage patterns and discharge locations if possible. The proposed development will be required to collect and treat storm runoff onsite. If the site plan alters a significant portion of the block, it is likely downstream improvements would be required in order to have one or more underground storm drain connections. A storm water pump is another option. Until a formal drainage study is prepared, the adequacy of the existing public storm drain system cannot be determined. Further analysis will be required once a conceptual site plan is prepared. The City may require improvements to the public storm drain infrastructure in order to mitigate the effects of the additional runoff, or the proposed development may be required to detain the additional runoff onsite and slowly release it into the public storm drain system. The project should include as much landscaped and pervious areas as possible in the site design in order to reduce the amount of runoff leaving the site. If a “Preliminary Review” is submitted to the City, it will provide an opportunity to formally request the City for their opinions and directions on storm drain and water quality related issues.

**Dry Utilities:**

Utility Specialist Inc. completed a preliminary assessment of the dry utilities on April 15<sup>th</sup>, 2010. They noted that an existing overhead electric and telephone/Cable TV facilities and a 2" gas line run through the alley between the buildings. These facilities only serve the existing buildings on site and terminate at the end of the alley at Park Blvd. They concluded that it is reasonable to assume that these facilities can be removed and backed out just prior to demolition with a new cable pole and anchoring at Cypress.

### **Street Improvements:**

The City of San Diego typically requires new developments to replace the curb, gutters, sidewalks, and pedestrian ramps in the public right-of-way adjacent to the project site. The replacement or rehabilitation of street lights, trash cans, bicycle racks, and other features are also typically required. New street trees, landscaping, and irrigation are also routinely mandated. Street improvements will be governed by City and Community standards. The improvements mentioned above are not inclusive and are only examples of the types of street improvements that could be required.

#### **Park Boulevard**

The North Park Community Plan dated November 1986 classifies Park Boulevard as a four lane major street from Adams Avenue to Upas Street. Park Boulevard is also classified as a Class III bike route. Park Boulevard is currently striped 4 lanes north of Robinson and South of Upas. Park Blvd is striped as 2 lanes between Upas and Cypress. Between Cypress and Robinson (adjacent to our site) Park includes 2 lanes in the northbound directions, a striped and partially raised median and a single lane in the south bound direction. There is 100 feet of right-of-way (with 16 feet wide parkways) along the project frontage which is sufficient to accommodate four travel lanes and either a striped or raised median. Additional traffic analysis as well as discussions with the City's Transportation Development Department will be required to determine if addition restriping or improvements are required to Park Blvd.

#### **Robinson Avenue**

The North Park Community Plan dated November 1986 classifies Robinson Avenue as a two lane collector from Florida Street to Park Boulevard. Robinson Avenue is an 80 feet wide right-of-way. Robinson Avenue is a two way street with parallel parking on both sides of the street.

#### **Indiana Street**

Indiana Street is an 80 feet wide public right-of-way (with 20 feet wide parkways) and does not have a specific street classification in the North Park Community Plan dated November 1986. It is a one way street with traffic flow from Robinson Avenue to Cypress Avenue (north-to-south) and includes parallel parking lanes on both sides of the street.

#### **Cypress Avenue**

Cypress Avenue is a 60 feet wide public right-of-way (with 10 feet wide parkways) and does not have a specific street classification in the North Park Community Plan dated November 1986. It is a two way street (east-and-west) and includes parallel parking lanes on both sides of the street.

### **Summary of Boundary and Encumbrance Findings:**

Project Design Consultants prepared the Boundary and Encumbrance Survey attached as Exhibit B: "Boundary and Encumbrance Plat" dated April 20<sup>th</sup>, 2010. This survey is based on preliminary report No 930016838 issued by Chicago Title Insurance Company dated March 18, 2010. A field survey for this site was performed during April 2010 by Project Design Consultants.

The purpose of this survey was to provide an exhibit that includes a surveyed boundary, adjacent street right of way, surveyed curb lines, alley right of way, easements and plotable encumbrances, parcel lines and street closures. A "hard copy" paper format and a CAD-based digital file were forwarded to owners, architect and title officer on April 20, 2010.

Encumbrance items such as taxes, liens, deeds of trust, leases, permits, matters and rights appearing in the preliminary report as items no. 1-4, 7, 12-14, 16,18,20-23 have not been shown. Item 15 in the report is outside the subject property and has not been plotted on the exhibit. Parcel N on the report is not a part of the survey and has not been shown on the exhibit.

## **Discussion of Alley Vacation:**

The site plans that PDC has received show the proposed development intends to incorporate the existing 20 feet wide alley currently splitting the site. Private development is not permitted in the public right-of-way. Therefore, this alley will need to be vacated prior to any development. Vacation of a public right-of-way in the City of San Diego elevates the discretionary review to a Process 5 which requires the approval of City Council. As part of the "Preliminary Review" package submitted to the City, PDC asked the City's Long Range Planning, Transportation, and Water & Wastewater Departments whether they had any issues or concerns related to the potential vacation of the existing alley.

- *Transportation Department:* Rudy Jauregui, from the Transportation Department stated, "With the understanding that access currently provided via the alley to the development that may remain shall be maintained or alternatively provided, and that all other alley access (utility maintenance access, trash pick-up, etc.) can be provided for via other locations and means, it would appear that the vacation of the subject alley may be supported by the Transportation Development section staff. However, pending a complete access analysis for both the existing and the detailed proposed development, a definitive support for the vacation cannot be made at this time."
- *Water and Wastewater Department:* Mahmood Keshavarzi, from the Water and Wastewater Department deferred the question of the alley's potential vacation to the Transportation Department. The existing 8-inch sewer main in the alley would have to be abandoned.
- *Long Range Planning Department:* Marlon Pangilnan from the Long Range Planning Department stated, "The Greater North Park Community Plan states the unutilized portions of the public right-of-way be considered to expand existing open space, school, park, and public facility sites. The alley proposed for vacation is not located adjacent to or contiguous to any of the aforementioned sites, nor would it provide access to canyons or designated open space areas identified in the community plan. Also there are no public views identified in the community plan associated with this alley. Alleys also allow automobile access and egress into a development without the need of additional curb-cuts and driveways (which would affect on-street parking), while at the same time allowing parking to be located behind buildings resulting in a better visual interface between the buildings and the streetscape and more pedestrian oriented environment. Should the alley vacation be pursued, the reduction and consolidation of curb-cuts and driveways should be contemplated."

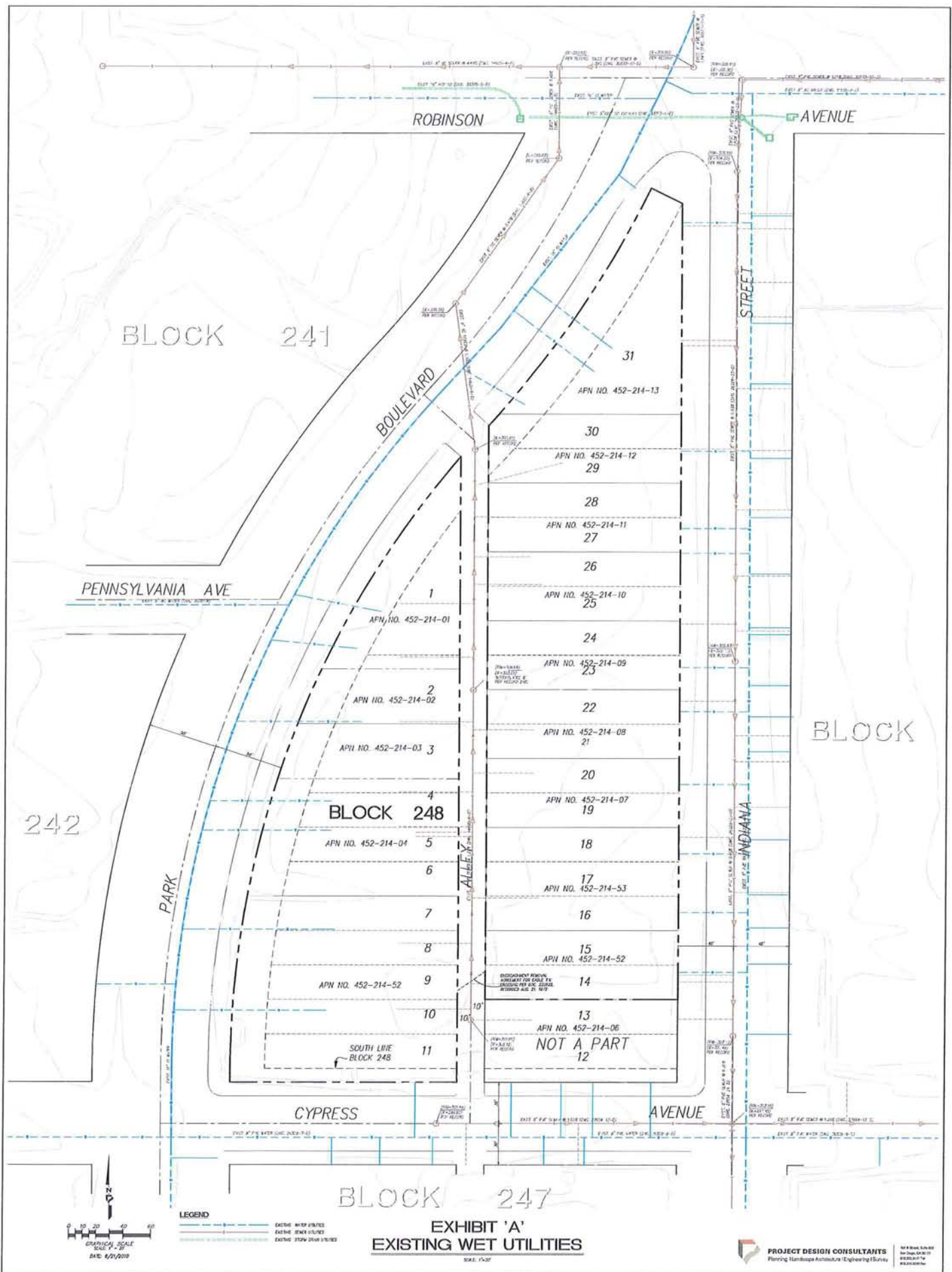
The City continues, "At this time Long Range Planning is not aware of any issues dealing with the specific alley associated with the project site. Particularly in older neighborhoods, alley ways are used as pedestrian pathways. The proposed project could consider, upon vacation of the alley way, the creation of a



pedestrian pathway, promenade, or link through the project site in order to promote and include pedestrian orientation with the project.”

At this time, it does not appear that any of these three City departments have major issues with the vacation of the alley splitting the project site.

If there are easements or other encumbrances overlapping the alley’s right-of-way, these would also need to be quit claimed prior to the vacation of the alley.







THE CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
PROJECT MANAGEMENT DIVISION  
1222 First Avenue, MS 302  
San Diego, CA 92101

## Single Discipline Preliminary Review Cover Letter

Date: June 4, 2010

To: Gregory Shields  
Project Design Consultants  
Fax Number (619) 234-0349  
Voice Phone (619) 235-6471

From: Rudy Jauregui  
Reviewer Name  
Voice Phone (619) 557-7985

Subject: Single Discipline Preliminary Review for Project No. 212099

Number of Pages (including this cover sheet): 5

Attached is the Issues Report which addresses answers to the specific questions you asked for the single discipline preliminary review identified above. Development Services did not conduct a comprehensive plan review and the staff responses are based on the information provided. The only discipline to review these plans was the discipline best suited to answer your specific questions and address your areas of concern. The discipline did not review issues other than those you identified on the Preliminary Review Questionnaire. Additional issues, corrections and changes may arise during subsequent reviews of your project which may result in the project's being infeasible. The information provided to you in this report is valid for one year from the date of the correspondence, except if:

- a) the San Diego Municipal Code on which this information is based is changed;
- b) Federal and State laws are enacted or emergency legislation is enacted by City Council; or
- c) there is a change in project scope.

You will need to formally submit plans to Development Services for a complete plan review and approval before permit issuance. Include a copy of the attached Issues Report at Project Submittal so staff will be aware of these answers and decisions.

## Reviewer Issues DRAFT



THE CITY OF SAN DIEGO

Development Services

1222 First Avenue, San Diego, CA 92101-4164

6/4/10 11:54 am

L64A-002B

Page 1 of 4

## Project Information

Project Nbr: 212099

Title: Single Prelim Transportation

Project Mgr: D'Orsi, Donna

(619) 446-5184

ddorsi@sanidiego.gov



## Review Information

Cycle Type: 1 Prelim(LDR-Transportation Dev)

Submitted: 05/26/2010

Deemed Complete on 05/27/2010

Reviewing Discipline: LDR-Transportation Dev

Cycle Distributed: 05/27/2010

Reviewer: Jauregui, Rudy

Assigned: 05/27/2010

(619) 557-7985

Started: 06/04/2010

Hours of Review: 4.00

Review Due: 06/04/2010

Next Review Method: Prelim(LDR-Transportation Dev)

Completed: 06/04/2010

Closed:

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.  
Your project still has 23 outstanding review issues with LDR-Transportation Dev (all of which are new).

## 12002414 - SNGL DISC PR

Cleared?	Issue Num	Issue Text
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1 General Comment:

Since the plans of this preliminary review are of reduced size, and provide limited information, our comments may be limited to that extent as well. Full size, scaled, and detailed plans in future submittals could render a more comprehensive review.

(New Issue)



2 General Comment:

Plans should include a development summary providing a breakdown of all components of the project including the mix of the proposed senior housing, multifamily units (and the number of bedrooms in each unit), as well as, the specific uses and square footage of each of the non-residential components of the project, such as churches, classrooms, and gathering places, plus the maximum number of students and staff during the busiest shift of a typical day. Parking calculations with their applicable rates should also be clearly identified for each use, and the entire project w/ (New Issue)



3 PR Questionnaire, Section C-15, Q1:

Are there any transportation related issues/concerns with vacating the existing alley?

The subject portion of alley is identified in the single discipline submittal package as a block length of alley running north to south, east of Park Boulevard between Cypress Avenue and Park Boulevard (approximately 200 feet south of Robinson Avenue).

(continues) (New Issue)



4 (continued)

With the understanding that access currently provided via the alley to development that may remain shall be maintained or alternately provided, and that all other alley access (utility maintenance access, trash pick-up, etc.) can be provided for via other locations or means, it would appear that the vacation of the subject alley may be supported by the Transportation Development section staff. However, pending a complete access analysis for both the existing and the detailed proposed development, a definitive support for the vacation cannot be made at this time.

(continues) (New Issue)



5 (continued)

Please see Chapter 12, Article 5, Division 9 of the SDMC for public right-of-way vacation. Further see the SDMC Section 125.0941 for the required findings to support a vacation. (New Issue)



6 PR Questionnaire, Section C-15, Q2:

Are there any transportation related issues associated with the redevelopment of this block?


The redevelopment of the subject project site should provide an existing conditions plan that clearly identifies and quantifies all existing development on the site; a tabular presentation of this information on the plan should also be provided.

(continues) (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Rudy Jauregui at (619) 557-7985. Project Nbr: 212099 / Cycle: 1



## Reviewer Issues DRAFT



THE CITY OF SAN DIEGO  
Development Services

6/4/10 11:54 am

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Cleared?	Issue Num	Issue Text
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<input type="checkbox"/>	7	(continued)
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The proposed development should be clearly identified in detail and adequately quantified, to allow for an accurate review of the of all transportation related issues including, but not limited to, trip generation, need for a traffic study, access to all proposed uses, minimum parking requirement, as well as clear and appropriate sight visibility. (New Issue)

<input type="checkbox"/>	8	Trip Generation:
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The trip generation expected from the proposed development cannot be accurately determined from the information provided. However, the proposed project is expected to generate enough trips to warrant a traffic impact analysis. This analysis should analyze the impact of the anticipated additional trips on the fronting and nearby intersections, roadways, and freeways. However, since the project will remove some existing uses on this site, their associated trips (if the uses are still occupied) may be deducted from the expected project trips to this site.

<input type="checkbox"/>	9	(continues) (New Issue) (continued)
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Please have your traffic engineer consultant contact us to discuss the type and scope of this analysis prior to its preparation. (New Issue)

<input type="checkbox"/>	10	Parking:
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The minimum number of required on-site parking spaces for various proposed uses should comply with and satisfy the all requirements of the SDMC Chapter 14, Article 2, Division 5. (New Issue)

<input type="checkbox"/>	11	Parking:
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The minimum parking stall and drive aisle width dimensions should comply with the SDMC section 142.0560, and SDMC Tables 142-05J & 142-05K. Parking spaces and drive aisles should be clearly dimensioned on the plans. (New Issue)

<input type="checkbox"/>	12	Parking:
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Parking spaces should be sequentially numbered for each use on the plans. (New Issue)

<input type="checkbox"/>	13	Draft Parking Calculations (w/in Transit Overlay Area):
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Multi-family Residential:  
Per the SDMC Table 142-05C,  
Automobile parking space requirement  
One-bedroom dwelling unit: 1.25 spaces/du  
Two-bedroom dwelling unit: 1.75 spaces/du  
Three/Four-bedroom dwelling unit: 2.0 spaces/du


Motorcycle space requirement: 0.1 spaces/du

Bicycle space requirement  
One-bedroom dwelling unit: 0.4 spaces/du  
Two-bedroom dwelling unit: 0.5 spaces/du  
Three/Four-bedroom dwelling unit: 0.6 spaces/du

Single-family Residential:  
Per SDMC, Table 142-05B  
2.0 automobile parking spaces/du

(continues) (New Issue)

## Reviewer Issues DRAFT



THE CITY OF SAN DIEGO  
Development Services

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1222 First Avenue, San Diego, CA 92101-4164

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Cleared?	Issue Num	Issue Text
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<input type="checkbox"/>	14	(continued)
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Senior Residential:

Per the SDMC Table 142-05B and section 141.0310 (d)

The base parking requirement is 1 parking space per dwelling unit.

For facilities that provide daily meals in a common cooking and dining facility and that provide and maintain a common transportation service for residents, 0.7 parking spaces per dwelling unit plus 1 parking space for each staff person, calculated based on staffing for the peak-hour shift, shall be provided.

Please provide all applicable information on future plan submittal plans.

(continues) (New Issue)

<input type="checkbox"/>	15	(continued)
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Church/Sanctuary/Education with gymnasium:

Church:

Per the SDMC Table 142-05F

1 space per 3 fixed seats -or- 1 space per 60 inches of pew spaces -or- 30 spaces per 1,000 square feet of assembly area.

Please provide all applicable information on future plan submittal plans; including but not limited to type of seating, schedule and number of services.

(continues)

(New Issue)

<input type="checkbox"/>	16	(continued)
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Education:

Per the SDMC Table 142-05F

K thru grade 9 -

2.0 spaces per classroom if no assembly area -or- 30 per 1,000 square feet

Bicycle parking: 2% of auto minimum

Grade 10 thru 12 -

1 space per 5 students at maximum occupancy

Bicycle parking: 2% of auto minimum

(continues)

(New Issue)

<input type="checkbox"/>	17	(continued)
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Commercial Use:

See SDMC Tables 142-05D, 142-05E, and 142-05F as appropriate.

(New Issue)

<input type="checkbox"/>	18	Off-Street Loading Spaces:
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The project shall provide adequate number of on-site loading spaces based on SDMC Section 142.1010 and Table 142-10B guidelines. These spaces should be clearly identified and dimensioned on the plans; be sure no less than the minimum dimensions of 12 feet in width, 35 feet in length, and a vertical clearance of 14 feet are provided. (New Issue)

<input type="checkbox"/>	19	Visibility:
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No fences/shrubs higher than 36 inches in height are permitted in the visibility areas of the proposed driveways and street intersections. Revise the plan submittal to show visibility triangles at each corner of the proposed driveways and at the intersections of streets. Clearly note on the plans that no walls higher than 36 inches will be proposed in the visibility areas. Also, provide top and bottom elevations of any proposed fences/shrubs in those areas. Refer to the Land Development Code section 113.0273 for measuring visibility area.

(continues) (New Issue)

<input type="checkbox"/>	20	(continued)
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Additional sight visibility studies, and sight visibility easements, may be required pending review of the project submittal. (New Issue)

## Reviewer Issues DRAFT

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Development Services

6/4/10 11:54 am

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Cleared?	Issue Num	Issue Text
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<input type="checkbox"/>	21	Street Frontage/Cross-Section:
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Please provide street cross-sections for Park Boulevard, Cypress Avenue, and Indiana Street including centerline to property line and centerline to curb line dimensions on the plan submittal. Full size detailed plans should also clearly identify and dimension all existing and proposed curb, gutter, sidewalk, driveways, striping, and curb markings on and along all affected fronting streets. Pending this information additional right of way dedication and/or public improvements may be required.

(New Issue)

<input type="checkbox"/>	22	On-Street Parking:
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In order to determine the net gain or loss of the on-street parking spaces along the project fronting streets, the existing and the proposed on-street parking spaces with dimensions and counts should be shown on the plans. The total net gain or loss of on-street parking spaces, with a breakdown of metered and non-metered spaces, should be identified separately for each of the fronting streets and provided as a total of all affected fronting streets. (New Issue)

<input type="checkbox"/>	23	Additional comments and conditions may be provided pending submittal/redesign of this project.
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(New Issue)

### **Land Use**

The project proposes the redevelopment of a 2.82-acre site to construct a mixed-use development consisting of approximately 211 dwelling units including senior housing; 7,280 square feet of commercial-retail along Park Boulevard; church sanctuary including a dining chapel, gymnasium, and education building; and vacation of the alley from Robinson Avenue to Cypress Avenue.

According to the Greater North Park Community Plan, the 2.82-acre site is designated Residential Medium density - 15 to 30 dwelling units per net residential acre (portion fronting Park Boulevard) and Residential Medium-High - 30 to 45 dwelling units per net residential acre.

As proposed, a 211-unit, mixed use development at this site would require an amendment to the Greater North Park Community Plan to allow mixed-use development and higher residential density. Given the existing land use designations and the approximate acreage of the project site within the existing land use designations, up to 110 dwelling units would be allowed. Depending on whether the applicant intends to include affordable housing, a density bonus of up to 35% could be granted.

It would be highly encouraged for a project such as this to include opportunities for affordable housing.

Upon re-submittal, please include acreage for both blocks east and west of the alley way, so that Long Range Planning staff can determine the exact range of residential density for the entire site. Based on the project's proposal of 21 dwelling units on a 2.82 acre site, a density of 75 dwelling units per net residential acre would be needed.

An amendment to the Greater North Park Community Plan would require initiation by the Planning Commission and subsequent approval of the Community Plan Amendment by the City Council. Criteria for the initiation of community plan amendments can be found in the General Plan (2008) on page LU-27.

Although concept drawings were provided, the applicant should keep in mind the following goals, objectives, and recommendations from the Greater North Park Community Plan:

### **Commercial**

An objective of the Commercial Element of community plan is for new project to provide adequate parking, with an emphasis on off-street parking. On-site parking should be underground or located to the rear of buildings.

**Transportation**

The proposed project is located along Park Boulevard, which is a designated Class III bike route. Bike racks and bicycle storage facilities should be incorporated within the proposed project to encourage bicycling as an alternative mode of transportation for residents as well as customers and employees of commercial/mixed-use areas. These facilities should be placed in visible and accessible locations near store entrances, but should not impede pedestrian circulation and be of secure and stable design. Bicycle parking signs should be utilized to identify bicycle parking areas.

Alleys provide an opportunity for access and egress to surface and underground parking without the need for additional curb-cuts/driveways. If the intent is the complete vacation of the alley, the applicant should consider consolidating and/or reducing the number of existing curb-cuts and driveways. See also response to Preliminary Review Question #1 below.

**Conservation**

The proposed development is encouraged to incorporate sustainable development features and techniques such as solar power, drought tolerant landscaping, permeable surface paving, orientation of buildings, heat chimneys, etc.

**Urban Design**

Upon re-submittal, please include detailed architectural elevations. The proposed design should consider the various design guidelines and concepts contained in the Urban Design Element of the community plan, starting on page 133.

These design guidelines contain recommendations such as articulating buildings to reduce their size, maintaining new development within the character of existing development, providing street trees, etc. which will be used to further evaluate the proposed project once more details are provided to staff.

**Cultural/Historic**

The Greater North Park community is known to have historic sidewalks containing unique scoring patterns and contractor date stamps. Should there be new sidewalks proposed, the design of sidewalks should be in substantial conformance with the historic design of sidewalks on adjacent properties including location, width, elevation, scoring pattern, texture, color, and material. Contractor date stamps are also considered significant historic markings to be preserved. They should be preserved in place or relocated and set nearby.

**Preliminary Review Questions**

Question 1: What are community planning related issues/concerns with vacating the existing alley?

Response: The Greater North Park Community Plan states that unutilized portions of public right-of-way be considered to expand existing open space, school, park, and public facility sites. The alley proposed for vacation is not located adjacent to or contiguous to any of the aforementioned sites, nor



would it provide access into canyons or designated open space areas identified in the community plan. Also there are no public views identified in the community plan associated with this alley.

Alleys also allow automobile access and egress into a development without the need of additional curb-cuts and driveways (which would affect on-street parking), while at the same time allowing parking to be located behind buildings resulting in a better visual interface between buildings and the streetscape and more pedestrian oriented environment. Should the alley vacation be pursued, the reduction and consolidation of curb-cuts and driveways should be contemplated

Question 2: Please describe the entitlement process for the alley vacation.

Response: The alley entitlement process is not handled by Long Range Planning. It is a process administered by the Development Services Department and Long Range Planning is a reviewing discipline on proposals for Public Right-of-Way vacations. For more information on this subject please refer to Chapter 12, Article, 5, Division 9 – Public Right-of-Way Vacations in the Municipal Code.

Question 3: Are there any known community issues related to the vacation of the existing alley?

Response: At this time Long Range Planning is not aware of any issues dealing with the specific alley associated with the project site. Particularly in older neighborhoods, alley ways are used as pedestrian pathways. The proposed project could consider, upon vacation of the alley way, the creation of a pedestrian pathway, promenade, or link through the project site in order to promote and include pedestrian orientation with the project.

# Reviewer Issues DRAFT



THE CITY OF SAN DIEGO  
Development Services

1222 First Avenue, San Diego, CA 92101-4154

6/15/10 9:07 am

L64A-002B

Page 1 of 1

## Project Information

Project Nbr: **212097** Title: Single Prelim Water/Wastewater  
Project Mgr: D'Orsi, Donna (619) 446-5184 ddorsi@sanidiego.gov

**\*212007\***

## Review Information

Cycle Type: 1 Prelim (PUD-Water & Sewer Dev) Submitted: 05/26/2010 Deemed Complete on 05/27/2010  
Reviewing Discipline: PUD-Water & Sewer Dev Cycle Distributed: 05/27/2010  
Reviewer: Keshavarzi, Mahmood Assigned: 06/03/2010  
(619) 533-4692 Started: 06/04/2010  
Hours of Review: 4.00 Review Due: 06/04/2010  
Next Review Method: Prelim (PUD-Water & Sewer Dev) Completed: 06/04/2010  
Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- Your project still has 7 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

## Informational Items

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to remove (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue) [Recommended]
<input type="checkbox"/>	2	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Water Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue) [Recommended]
<input type="checkbox"/>	3	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended]
<input type="checkbox"/>	4	All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue) [Recommended]
<input type="checkbox"/>	5	If a 3" or larger water meter is required for this project, the owner/permittee shall construct the new meter and backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue) [Recommended]

## Comments:

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	6	Response to questionnaire:  1- Are there any issues/concerns with vacating the existing alley and removing the existing 8" sewer?  Please see transportation comments regarding alley vacation. The existing 8" sewer main can be abandoned. The applicant will be required to abandon the sewer main within Park Boulevard south of Robinson Avenue.  2- Are there any downstream sewer capacity issues that will limit the redevelopment of this block?  The applicant will be required to prepare a sewer study to determine if there are any downstream sewer capacity issues.  (continues) (New Issue) (continued)
<input type="checkbox"/>	7	3- What water/wastewater upgrade might be required with the redevelopment of this project?  No public water main upgrade will be required. The sewer study will determine if wastewater upgrade is required.  4- What is the origination and termination of the existing sewer basins serving this block?  Please contact Alejandro Ruiz @ (619) 235-1991. (New Issue)

For questions regarding the PUD-Water & Sewer Dev review, please call Mahmood Keshavarzi at (619) 533-4692. Project Nbr: 212097 / Cycle: 1



City of San Diego  
Project Management  
Development Services Department  
1222 First Ave., MS-302  
San Diego, CA 92101-4153  
Appointments (619) 446-5000 information

# Preliminary Review Questionnaire

Project No.

Below is typical information needed for preliminary review. Detailed and specific information provided will facilitate the project review process. It is **MANDATORY** to complete the following and, if not applicable, please indicate N/A. Incomplete information will delay processing of your request. Please print legibly or type. Attach additional sheets if necessary.

## Review Type:

☒ Single Discipline Preliminary Review

☐ Multiple Discipline Preliminary Review

## A. APPLICANT INFORMATION

Name:

Greg Shields

Company:

Project Design Consultants

Address:

701 B Street, Ste 800

City:

San Diego

State:

CA

Zip Code:

92101

Telephone Number:

619 881 2539

Fax Number:

619 234 0349

E-Mail Address:

greg@projectdesign.com

## B. GENERAL PROJECT INFORMATION

1. Project Address:

Property Bounded by Park Blvd, Indiana Street and Cyress Ave.

2. Assessor's Parcel Number(s) (APN):

452-214-01-11,13,52,53

Parcel Size:

2.82 acres

3. Legal Description:

See attached Boundary Exhibit

4. Existing Use:

Single Family Dwellings, Multi Family Dwellings, Retail, Office and Church

5. Proposed Use (check all that apply) ☐ Single Dwelling ☒ Multiple Dwelling (no. of units \_\_\_\_\_)

☒ Commercial ☐ Industrial ☐ Scientific Research ☐ Office ☒ Other

Describe the use:

Mixed Use, Multi Family Dwellings, Office, Retail and Church

6. Project Description:

The project proposes to redevelop the property bounded by Park Blvd, Indiana Street and Cyress Ave. The

existing alley within the property is proposed to be vacated. Proposed uses include Mixed Use,

Multi Family, Office Retail and Church.

7. Describe Project Background (what and when was the last development activity on the site):  
Resent Development or Permit Activity is unknown.

8. List all permits/approvals related to the project (e.g., board of appeals approvals, lot tie agreements, easement agreements, building restricted easements, development permits, policy approvals, subdivision approvals, or other special agreements with the city), if any:

Unknown

9. Does the project include new construction?.....☒ Yes ☐ No

If yes, what is the proposed Height/Number of Building Stories: Unknown

10. Does the project include an interior remodel (tenant improvement)? .....☐ Yes ☐ No

11. List any requested permits, actions or approvals.

Alley Vacation. Other permits, actions or approvals are unknown.

12. Are you requesting a determination on whether the site has potential historic resources? ☐ Yes ☒ No

If this is your only request, you do not need to complete the rest of this Questionnaire. Stop here and provide the following:

- a. Building Record (Residential or Commercial)

Please call the County of San Diego Assessor's Office at (858) 505-6262 to verify where your Building Record is located.

- b. Notice of Completion

Notice of Completion is normally found at the County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. If a Notice of Completion cannot be located, add the following note on the Building Record: "Notice of Completion cannot be located."

- c. Photographic Survey

A photographic survey of the property should consist of color photographs of each elevation of each building on the site, a view of the front of the building or structure from the street and photographs of any additional details relevant to the project. A photographic survey key should be included as well. These photographs should be provided printed in color AND digitally on a CD.

- d. In lieu of 12.a. thru 12.c above, a site specific historic survey may be provided.

13. Are you requesting a "Will Serve Letter" (a commitment letter from the City of San Diego to provide water and wastewater service)? ..... ☒ Yes ☐ No

For which service? ☒ water ☒ wastewater If the "Will Serve Letter" is your only request, you do not need to complete the rest of this Questionnaire.

14. Are you requesting Cancellation of a Development Permit? If so, you must first determine that the project was built in conformance with all of the use and development regulations that applied to the site at the time of approval [126.0110 (b) (1)]. Once you have made this determination, please include with your application a letter from the applicant to Development Services Department attesting to that fact.

If this is your only request, you do not need to complete the rest of this Questionnaire.

15. List specific policy questions, issues, or items needing clarification (attach a separate sheet, if necessary). Please include all supporting and necessary documents to enable staff to respond to your question (plans, calculations, reports, surveys, analysis, etc. See item F of this Questionnaire for additional suggestions.)

For Water/WasteWater Department:

1. Are there any issues/concerns with vacating the existing alley and removing the existing 8" sewer?

2. Is there any downstream sewer capacity issues that will limit the the redevelopment of this block?

3. What water/wastewater upgrades might be required with the redevelopment of this project?

4. What is the origination and termination of the existing sewer basins serving this block?

**C. SINGLE DISCIPLINE PRELIMINARY REVIEW (THIS SECTION IS NOT USED FOR MULTI PRE-LIM'S)**

A brief explanation of the Development Services Department and some Planning Department Divisions areas of plan review responsibility is provided below. Please use this information to determine which discipline(s) you would like to answer your specific questions, issues or items needing clarification. Project Submittal staff will distribute the review based upon your response to item B.15 and Part C.

- ☐ **Combined Review:** Reviews projects for water and sewer requirements; compliance with Land Development Code requirements for City-wide zones (see also Planning Review); energy conservation requirements for single family residences, and building permit fee estimates.
- ☐ **Community Planning:** Reviews discretionary projects for consistency with policy documents (eg. Community Plan, Local Coast Plan, General Plan, etc.) for process 3 Site Development Permit for Community Plan Implementation Overlay Area B and all Process 4 - 5 decisions.
- ☐ **Drainage & Grades:** Reviews ministerial grading and public right-of-way projects for conformance with policies and standards.
- ☐ **Electrical:** Reviews construction permit projects for compliance with the California Electrical Code and the lighting requirements of the California Energy Efficiency Standards.
- ☐ **Engineering Review:** Reviews all projects to determine public improvement and grading permit requirements.
- ☐ **Environmental Analysis:** Provides interpretation on project related environmental issues based on the applicant's project description (note: it is usually not possible to determine the type of environmental document required during the preliminary review process). Determines need for site-specific survey and location of potential historical resources.



- ☐ **Facilities Financing:** Assesses Housing Impact, Facilities Benefit Assessment and Development Impact Fees.
- ☐ **Fire:** Reviews projects for occupancy classification where hazardous materials will be stored, fire sprinkler, smoke control regulations, and for compliance with the California Fire Code.
- ☐ **Geology:** Reviews projects for geotechnical compliance with the California Building Code and Land Development Code.
- ☐ **Historical Resources:** Applicants can seek early input from Historical Resources Board staff about whether the proposed modifications to designated or potentially historical sites are in compliance with the U.S. Secretary of the Interior's Standards for the treatment of Historic Properties. Submit information required in B.12 above, in addition to plans for the proposed modifications.
- ☐ **Landscaping:** Reviews projects for compliance with the Land Development Code Landscape Requirements.
- ☐ **Map Check:** Reviews Final Maps, Parcels maps, Lot Line Adjustments, Dedications, Easements, Certificates of Correction, Certificates of Compliance and other record drawings. Reviews applications for public right-of-way vacations and easement abandonments.
- ☐ **Mechanical:** Reviews projects for compliance with the California Mechanical Code and the California Energy Efficiency Standards.
- ☐ **Multiple Species Conservation Program (MSCP):** Reviews projects for compliance with MSCP.
- ☐ **Noise:** Reviews projects for compliance with the Land Development Code and Title 24 noise transmission control requirements.
- ☐ **Open Space/Park Development:** Reviews all projects for open space dedication requirements and impacts to open space.
- ☐ **Planning Review:** Reviews all discretionary projects for compliance with land use and property development regulations of the Land Development Code and ministerial projects within Planned Districts and some overlay zones. Reviews discretionary projects for consistency with policy documents (e.g., Community Plan, Local Coastal Plan, General Plan, etc.)
- ☐ **Street Lights/Traffic Safety:** Reviews ministerial projects for compliance with street lighting, traffic control and other traffic safety issues. Issues traffic control permits.
- ☐ **Structural:** Reviews projects for compliance with the California Building Code (e.g., means of egress, disabled accessibility, occupancy classification, type of construction, allowable areas, fire resistive construction, structural systems and design regulations).
- ☐ **Transportation Development:** Performs discretionary reviews and reviews traffic studies for parking and right-of-way requirements.
- ☒ **Wastewater:** Reviews discretionary projects for wastewater issues. Reviews ministerial grading and public right-of-way permits for impacts to wastewater facilities. Prepares Will-Serve letters (a commitment letter from the City of San Diego to provide wastewater services). Reviews/approves Sewer Studies.
- ☒ **Water:** Reviews discretionary projects for water issues. Reviews ministerial projects for grading and public right-of-way permits for water issues. Prepares Will-Serve letters (a commitment letter from the City of San Diego to provide water services). Reviews/approves Water Studies.

**D. CONSTRUCTION PERMITS PROJECT INFORMATION**

Respond to the following questions if your preliminary review will include issues involving construction permits, such as building, grading or public right-of-way permits.

1. Will the existing/proposed building be sprinkled?..... ☐ Yes ☐ No

2. Will your project include hazardous materials? If yes, please complete and provide a Hazardous Materials Questionnaire (DS-3163) and the Hazardous Materials Information (FPB-500) ☐ Yes ☐ No
3. Have you done a means of egress analysis? (If yes, provide plans.) ..... ☐ Yes ☐ No
4. Type of Construction (per CBC): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
5. Occupancy Classification (per CBC): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
6. Square footage of building: Existing \_\_\_\_\_ Proposed \_\_\_\_\_
7. Has the site been previously graded? ..... ☐ Yes ☐ No
8. Provide the earthwork quantities for proposed grading (cut, fill, import, export, in cubic yards):

9. What are the proposed public improvements?

**E. DEVELOPMENT PERMIT AND POLICY APPROVAL PROJECT INFORMATION**

Respond to the following questions if your preliminary review will include issues involving land use or property development regulations, such as subdivisions, use permits land use plan amendments, etc.

1. Which Community Planning area is the project located within? N/A
2. Will the request include a Community Plan Amendment? ..... ☐ Yes ☐ No

If yes, please describe the amendment:

N/A

3. What is the base zone of the project premise (included the name of the Planned District, if applicable)?

N/A

4. Does the project site have any structures that are over forty-five years old? ..... ☐ Yes ☐ No
5. Could the premises be historically significant for any reason? ..... ☐ Yes ☐ No

If yes, please explain:

N/A

- 
- 
6. Is your project located in an area of sensitive biological resources, the City's Multiple Habitat Planning Area (MHPA), a wetland area, etc? ..... ☐ Yes ☐ No
7. Will your project generate new storm water runoff? ..... ☐ Yes ☐ No
8. Will there be a request for Rezone? ..... ☐ Yes ☐ No
- If Yes, what zone is proposed? N/A
9. Proposed Parking Ratio: N/A
10. List any deviation or variance requests:
- N/A
- 

**F. SUGGESTED DOCUMENTS TO PROVIDE**

In addition to this completed questionnaire, the following materials may be necessary for distribution to the Preliminary Review Team.

1. A site analysis which includes the following information:
  - a. Conditions and land uses surrounding the site.
  - b. Circulation system in the neighborhood.
  - c. Topography of the site and of neighboring property.
  - d. Drainage patterns.
  - e. Soil types.
  - f. Location and identification of existing vegetation.
  - g. Existing use of the site and the location and size of any existing structures.
  - h. Location of existing utilities (water, sewer, drainage).
  - i. View corridors to and from the site.
  - j. Known easements on and adjacent to the property.
2. A conceptual site plan of the proposed development on the site, with all property lines shown and dimensioned.
3. Preliminary elevations and sections, as needed, to explain the proposed development.
4. Existing and proposed contours.
5. Known issues unique to the site or the community.
6. Vicinity Map
7. Structural Calculations
8. Disabled Accessibility Plans
9. Geotechnical Report/Soils Report



City of San Diego  
Project Management  
Development Services Department  
1222 First Ave., MS-302  
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Appointments (619) 446-5000 information

## Preliminary Review Questionnaire

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701 B Street, Ste 800

City:

San Diego

State:

CA

Zip Code:

92101

Telephone Number:

619 881 2539

Fax Number:

619 234 0349

E-Mail Address:

greg@projectdesign.com

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452-214-01-11,13,52,53
- Parcel Size:  
2.82 acres
3. Legal Description:  
See attached Boundary Exhibit
4. Existing Use:  
Single Family Dwellings, Multi Family Dwellings, Retail, Office and Church
5. Proposed Use (check all that apply) ☐ Single Dwelling ☒ Multiple Dwelling (no. of units \_\_\_\_\_)  
☒ Commercial ☐ Industrial ☐ Scientific Research ☐ Office ☒ Other  
Describe the use:  
Mixed Use, Multi Family Dwellings, Office, Retail and Church
6. Project Description:  
The project proposes to redevelop the property bounded by Park Blvd, Indiana Street and Cyress Ave. The existing alley within the property is proposed to be vacated. Proposed uses include Mixed Use,

Multi Family, Office Retail and Church.

7. Describe Project Background (what and when was the last development activity on the site):  
Recent Development or Permit Activity is unknown.

8. List all permits/approvals related to the project (e.g., board of appeals approvals, lot tie agreements, easement agreements, building restricted easements, development permits, policy approvals, subdivision approvals, or other special agreements with the city), if any:

Unknown

9. Does the project include new construction?.....☒ Yes ☐ No

If yes, what is the proposed Height/Number of Building Stories: Unknown

10. Does the project include an interior remodel (tenant improvement)?.....☐ Yes ☐ No

11. List any requested permits, actions or approvals.  
Alley Vacation. Other permits, actions or approvals are unknown.

12. Are you requesting a determination on whether the site has potential historic resources? ☐ Yes ☒ No

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d. In lieu of 12.a. thru 12.c above, a site specific historic survey may be provided.



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For which service? ☐ water ☐ wastewater If the "Will Serve Letter" is your only request, you do not need to complete the rest of this Questionnaire.

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For Transportation Development Department:

1. Are there any transportation related issues/concerns with vacating the existing alley?

2. Are there any transportation related issues associated with the redevelopment of this block?

**C. SINGLE DISCIPLINE PRELIMINARY REVIEW (THIS SECTION IS NOT USED FOR MULTI PRE-LIM'S)**

A brief explanation of the Development Services Department and some Planning Department Divisions areas of plan review responsibility is provided below. Please use this information to determine which discipline(s) you would like to answer your specific questions, issues or items needing clarification. Project Submittal staff will distribute the review based upon your response to item B.15 and Part C.

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- ☐ **Engineering Review:** Reviews all projects to determine public improvement and grading permit requirements.
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- ☐ **Facilities Financing:** Assesses Housing Impact, Facilities Benefit Assessment and Development Impact Fees.
- ☐ **Fire:** Reviews projects for occupancy classification where hazardous materials will be stored, fire sprinkler, smoke control regulations, and for compliance with the California Fire Code.
- ☐ **Geology:** Reviews projects for geotechnical compliance with the California Building Code and Land Development Code.
- ☐ **Historical Resources:** Applicants can seek early input from Historical Resources Board staff about whether the proposed modifications to designated or potentially historical sites are in compliance with the U.S. Secretary of the Interior's Standards for the treatment of Historic Properties. Submit information required in B.12 above, in addition to plans for the proposed modifications.
- ☐ **Landscaping:** Reviews projects for compliance with the Land Development Code Landscape Requirements.
- ☐ **Map Check:** Reviews Final Maps, Parcels maps, Lot Line Adjustments, Dedications, Easements, Certificates of Correction, Certificates of Compliance and other record drawings. Reviews applications for public right-of-way vacations and easement abandonments.
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- ☐ **Multiple Species Conservation Program (MSCP):** Reviews projects for compliance with MSCP.
- ☐ **Noise:** Reviews projects for compliance with the Land Development Code and Title 24 noise transmission control requirements.
- ☐ **Open Space/Park Development:** Reviews all projects for open space dedication requirements and impacts to open space.
- ☐ **Planning Review:** Reviews all discretionary projects for compliance with land use and property development regulations of the Land Development Code and ministerial projects within Planned Districts and some overlay zones. Reviews discretionary projects for consistency with policy documents (e.g., Community Plan, Local Coastal Plan, General Plan, etc.)
- ☐ **Street Lights/Traffic Safety:** Reviews ministerial projects for compliance with street lighting, traffic control and other traffic safety issues. Issues traffic control permits.
- ☐ **Structural:** Reviews projects for compliance with the California Building Code (e.g., means of egress, disabled accessibility, occupancy classification, type of construction, allowable areas, fire resistive construction, structural systems and design regulations).
- ☒ **Transportation Development:** Performs discretionary reviews and reviews traffic studies for parking and right-of-way requirements.
- ☐ **Wastewater:** Reviews discretionary projects for wastewater issues. Reviews ministerial grading and public right-of-way permits for impacts to wastewater facilities. Prepares Will-Serve letters (a commitment letter from the City of San Diego to provide wastewater services). Reviews/approves Sewer Studies.
- ☐ **Water:** Reviews discretionary projects for water issues. Reviews ministerial projects for grading and public right-of-way permits for water issues. Prepares Will-Serve letters (a commitment letter from the City of San Diego to provide water services). Reviews/approves Water Studies.

**D. CONSTRUCTION PERMITS PROJECT INFORMATION**

Respond to the following questions if your preliminary review will include issues involving construction permits, such as building, grading or public right-of-way permits.

1. Will the existing/proposed building be sprinkled?..... ☐ Yes ☐ No

2. Will your project include hazardous materials? If yes, please complete and provide a Hazardous Materials Questionnaire (DS-3163) and the Hazardous Materials Information (FPB-500) ☐ Yes ☐ No
3. Have you done a means of egress analysis? (If yes, provide plans.) ..... ☐ Yes ☐ No
4. Type of Construction (per CBC): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
5. Occupancy Classification (per CBC): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
6. Square footage of building: Existing \_\_\_\_\_ Proposed \_\_\_\_\_
7. Has the site been previously graded? ..... ☐ Yes ☐ No
8. Provide the earthwork quantities for proposed grading (cut, fill, import, export, in cubic yards):

9. What are the proposed public improvements?

**E. DEVELOPMENT PERMIT AND POLICY APPROVAL PROJECT INFORMATION**

Respond to the following questions if your preliminary review will include issues involving land use or property development regulations, such as subdivisions, use permits land use plan amendments, etc.

1. Which Community Planning area is the project located within? N/A
2. Will the request include a Community Plan Amendment? ..... ☐ Yes ☐ No

If yes, please describe the amendment:

N/A

3. What is the base zone of the project premise (included the name of the Planned District, if applicable)?

N/A

4. Does the project site have any structures that are over forty-five years old? ..... ☐ Yes ☐ No
5. Could the premises be historically significant for any reason? ..... ☐ Yes ☐ No

If yes, please explain:

N/A

6. Is your project located in an area of sensitive biological resources, the City's Multiple Habitat Planning Area (MHPA), a wetland area, etc? ..... ☐ Yes ☐ No

7. Will your project generate new storm water runoff? ..... ☐ Yes ☐ No

8. Will there be a request for Rezone? ..... ☐ Yes ☐ No

If Yes, what zone is proposed? N/A

9. Proposed Parking Ratio: N/A

10. List any deviation or variance requests:

N/A

**F. SUGGESTED DOCUMENTS TO PROVIDE**

In addition to this completed questionnaire, the following materials may be necessary for distribution to the Preliminary Review Team.

1. A site analysis which includes the following information:
  - a. Conditions and land uses surrounding the site.
  - b. Circulation system in the neighborhood.
  - c. Topography of the site and of neighboring property.
  - d. Drainage patterns.
  - e. Soil types.
  - f. Location and identification of existing vegetation.
  - g. Existing use of the site and the location and size of any existing structures.
  - h. Location of existing utilities (water, sewer, drainage).
  - i. View corridors to and from the site.
  - j. Known easements on and adjacent to the property.
2. A conceptual site plan of the proposed development on the site, with all property lines shown and dimensioned.
3. Preliminary elevations and sections, as needed, to explain the proposed development.
4. Existing and proposed contours.
5. Known issues unique to the site or the community.
6. Vicinity Map
7. Structural Calculations
8. Disabled Accessibility Plans
9. Geotechnical Report/Soils Report



City of San Diego  
 Project Management  
 Development Services Department  
 1222 First Ave., MS-302  
 San Diego, CA 92101-4153  
 Appointments (619) 446-5000 information

## Preliminary Review Questionnaire

Project No. \_\_\_\_\_

Below is typical information needed for preliminary review. Detailed and specific information provided will facilitate the project review process. It is **MANDATORY** to complete the following and, if not applicable, please indicate N/A. Incomplete information will delay processing of your request. Please print legibly or type. Attach additional sheets if necessary.

### Review Type:

☒ Single Discipline Preliminary Review

☐ Multiple Discipline Preliminary Review

### A. APPLICANT INFORMATION

Name:

Greg Shields

Company:

Project Design Consultants

Address:

701 B Street, Ste 800

City:

San Diego

State:

CA

Zip Code:

92101

Telephone Number:

619 881 2539

Fax Number:

619 234 0349

E-Mail Address:

greg@projectdesign.com

### B. GENERAL PROJECT INFORMATION

1. Project Address:

Property Bounded by Park Blvd, Indiana Street and Cyress Ave.

2. Assessor's Parcel Number(s) (APN):

452-214-01-11,13,52,53

Parcel Size:

2.82 acres

3. Legal Description:

See attached Boundary Exhibit

4. Existing Use:

Single Family Dwellings, Multi Family Dwellings, Retail, Office and Church

5. Proposed Use (check all that apply) ☐ Single Dwelling ☒ Multiple Dwelling (no. of units \_\_\_\_\_)

☒ Commercial ☐ Industrial ☐ Scientific Research ☐ Office ☒ Other

Describe the use:

Mixed Use, Multi Family Dwellings, Office, Retail and Church

6. Project Description:

The project proposes to redevelop the property bounded by Park Blvd, Indiana Street and Cyress Ave. The

existing alley within the property is proposed to be vacated. Proposed uses include Mixed Use,



Multi Family, Office Retail and Church.

7. Describe Project Background (what and when was the last development activity on the site):  
Recent Development or Permit Activity is unknown.

8. List all permits/approvals related to the project (e.g., board of appeals approvals, lot tie agreements, easement agreements, building restricted easements, development permits, policy approvals, subdivision approvals, or other special agreements with the city), if any:

Unknown

9. Does the project include new construction?.....☒ Yes ☐ No

If yes, what is the proposed Height/Number of Building Stories: Unknown

10. Does the project include an interior remodel (tenant improvement)?.....☐ Yes ☐ No

11. List any requested permits, actions or approvals.  
Alley Vacation. Other permits, actions or approvals are unknown.

12. Are you requesting a determination on whether the site has potential historic resources? ☐ Yes ☒ No

If this is your only request, you do not need to complete the rest of this Questionnaire. Stop here and provide the following:

a. Building Record (Residential or Commercial)

Please call the County of San Diego Assessor's Office at (858) 505-6262 to verify where your Building Record is located.

b. Notice of Completion

Notice of Completion is normally found at the County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. If a Notice of Completion cannot be located, add the following note on the Building Record: "Notice of Completion cannot be located."

c. Photographic Survey

A photographic survey of the property should consist of color photographs of each elevation of each building on the site, a view of the front of the building or structure from the street and photographs of any additional details relevant to the project. A photographic survey key should be included as well. These photographs should be provided printed in color AND digitally on a CD.

d. In lieu of 12.a. thru 12.c above, a site specific historic survey may be provided.

13. Are you requesting a "Will Serve Letter" (a commitment letter from the City of San Diego to provide water and wastewater service)? ..... ☐ Yes ☐ No

For which service? ☐ water ☐ wastewater If the "Will Serve Letter" is your only request, you do not need to complete the rest of this Questionnaire.

14. Are you requesting Cancellation of a Development Permit? If so, you must first determine that the project was built in conformance with all of the use and development regulations that applied to the site at the time of approval [126.0110 (b) (1)]. Once you have made this determination, please include with your application a letter from the applicant to Development Services Department attesting to that fact.

If this is your only request, you do not need to complete the rest of this Questionnaire.

15. List specific policy questions, issues, or items needing clarification (attach a separate sheet, if necessary). Please include all supporting and necessary documents to enable staff to respond to your question (plans, calculations, reports, surveys, analysis, etc. See item F of this Questionnaire for additional suggestions.)

For Community Planning Department:

1. What are the Community Planning related issues/concerns with vacating the existing alley?

2. Please describe the entitlement process for the alley vacation.

3. Are there any known Community issues related to the vacation of the existing alley?

#### C. SINGLE DISCIPLINE PRELIMINARY REVIEW (THIS SECTION IS NOT USED FOR MULTI PRE-LIM'S)

A brief explanation of the Development Services Department and some Planning Department Divisions areas of plan review responsibility is provided below. Please use this information to determine which discipline(s) you would like to answer your specific questions, issues or items needing clarification. Project Submittal staff will distribute the review based upon your response to item B.15 and Part C.

- ☐ **Combined Review:** Reviews projects for water and sewer requirements; compliance with Land Development Code requirements for City-wide zones (see also Planning Review); energy conservation requirements for single family residences, and building permit fee estimates.
- ☒ **Community Planning:** Reviews discretionary projects for consistency with policy documents (eg. Community Plan, Local Coast Plan, General Plan, etc.) for process 3 Site Development Permit for Community Plan Implementation Overlay Area B and all Process 4 - 5 decisions.
- ☐ **Drainage & Grades:** Reviews ministerial grading and public right-of-way projects for conformance with policies and standards.
- ☐ **Electrical:** Reviews construction permit projects for compliance with the California Electrical Code and the lighting requirements of the California Energy Efficiency Standards.
- ☐ **Engineering Review:** Reviews all projects to determine public improvement and grading permit requirements.
- ☐ **Environmental Analysis:** Provides interpretation on project related environmental issues based on the applicant's project description (note: it is usually not possible to determine the type of environmental document required during the preliminary review process). Determines need for site-specific survey and location of potential historical resources.

- ☐ **Facilities Financing:** Assesses Housing Impact, Facilities Benefit Assessment and Development Impact Fees.
- ☐ **Fire:** Reviews projects for occupancy classification where hazardous materials will be stored, fire sprinkler, smoke control regulations, and for compliance with the California Fire Code.
- ☐ **Geology:** Reviews projects for geotechnical compliance with the California Building Code and Land Development Code.
- ☐ **Historical Resources:** Applicants can seek early input from Historical Resources Board staff about whether the proposed modifications to designated or potentially historical sites are in compliance with the U.S. Secretary of the Interior's Standards for the treatment of Historic Properties. Submit information required in B.12 above, in addition to plans for the proposed modifications.
- ☐ **Landscaping:** Reviews projects for compliance with the Land Development Code Landscape Requirements.
- ☐ **Map Check:** Reviews Final Maps, Parcels maps, Lot Line Adjustments, Dedications, Easements, Certificates of Correction, Certificates of Compliance and other record drawings. Reviews applications for public right-of-way vacations and easement abandonments.
- ☐ **Mechanical:** Reviews projects for compliance with the California Mechanical Code and the California Energy Efficiency Standards.
- ☐ **Multiple Species Conservation Program (MSCP):** Reviews projects for compliance with MSCP.
- ☐ **Noise:** Reviews projects for compliance with the Land Development Code and Title 24 noise transmission control requirements.
- ☐ **Open Space/Park Development:** Reviews all projects for open space dedication requirements and impacts to open space.
- ☐ **Planning Review:** Reviews all discretionary projects for compliance with land use and property development regulations of the Land Development Code and ministerial projects within Planned Districts and some overlay zones. Reviews discretionary projects for consistency with policy documents (e.g., Community Plan, Local Coastal Plan, General Plan, etc.)
- ☐ **Street Lights/Traffic Safety:** Reviews ministerial projects for compliance with street lighting, traffic control and other traffic safety issues. Issues traffic control permits.
- ☐ **Structural:** Reviews projects for compliance with the California Building Code (e.g., means of egress, disabled accessibility, occupancy classification, type of construction, allowable areas, fire resistive construction, structural systems and design regulations).
- ☐ **Transportation Development:** Performs discretionary reviews and reviews traffic studies for parking and right-of-way requirements.
- ☐ **Wastewater:** Reviews discretionary projects for wastewater issues. Reviews ministerial grading and public right-of-way permits for impacts to wastewater facilities. Prepares Will-Serve letters (a commitment letter from the City of San Diego to provide wastewater services). Reviews/approves Sewer Studies.
- ☐ **Water:** Reviews discretionary projects for water issues. Reviews ministerial projects for grading and public right-of-way permits for water issues. Prepares Will-Serve letters (a commitment letter from the City of San Diego to provide water services). Reviews/approves Water Studies.

#### **D. CONSTRUCTION PERMITS PROJECT INFORMATION**

Respond to the following questions if your preliminary review will include issues involving construction permits, such as building, grading or public right-of-way permits.

1. Will the existing/proposed building be sprinkled?..... ☐ Yes ☐ No

2. Will your project include hazardous materials? If yes, please complete and provide a Hazardous Materials Questionnaire (DS-3163) and the Hazardous Materials Information (FPB-500) ☐ Yes ☐ No
3. Have you done a means of egress analysis? (If yes, provide plans.) ..... ☐ Yes ☐ No
4. Type of Construction (per CBC): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
5. Occupancy Classification (per CBC): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
6. Square footage of building: Existing \_\_\_\_\_ Proposed \_\_\_\_\_
7. Has the site been previously graded? ..... ☐ Yes ☐ No
8. Provide the earthwork quantities for proposed grading (cut, fill, import, export, in cubic yards):

9. What are the proposed public improvements?

**E. DEVELOPMENT PERMIT AND POLICY APPROVAL PROJECT INFORMATION**

Respond to the following questions if your preliminary review will include issues involving land use or property development regulations, such as subdivisions, use permits land use plan amendments, etc.

1. Which Community Planning area is the project located within? N/A
2. Will the request include a Community Plan Amendment? ..... ☐ Yes ☐ No

If yes, please describe the amendment:

N/A

3. What is the base zone of the project premise (included the name of the Planned District, if applicable)?

N/A

4. Does the project site have any structures that are over forty-five years old? ..... ☐ Yes ☐ No
5. Could the premises be historically significant for any reason? ..... ☐ Yes ☐ No

If yes, please explain:

N/A

- 
- 
6. Is your project located in an area of sensitive biological resources, the City's Multiple Habitat Planning Area (MHPA), a wetland area, etc? ..... ☐ Yes ☐ No
7. Will your project generate new storm water runoff? ..... ☐ Yes ☐ No
8. Will there be a request for Rezone? ..... ☐ Yes ☐ No
- If Yes, what zone is proposed? N/A
9. Proposed Parking Ratio: N/A
10. List any deviation or variance requests:
- N/A
- 

**F. SUGGESTED DOCUMENTS TO PROVIDE**

In addition to this completed questionnaire, the following materials may be necessary for distribution to the Preliminary Review Team.

1. A site analysis which includes the following information:
  - a. Conditions and land uses surrounding the site.
  - b. Circulation system in the neighborhood.
  - c. Topography of the site and of neighboring property.
  - d. Drainage patterns.
  - e. Soil types.
  - f. Location and identification of existing vegetation.
  - g. Existing use of the site and the location and size of any existing structures.
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2. A conceptual site plan of the proposed development on the site, with all property lines shown and dimensioned.
3. Preliminary elevations and sections, as needed, to explain the proposed development.
4. Existing and proposed contours.
5. Known issues unique to the site or the community.
6. Vicinity Map
7. Structural Calculations
8. Disabled Accessibility Plans
9. Geotechnical Report/Soils Report







4429 Morena Boulevard  
San Diego, California 92117  
858.581.2250

April 15, 2010

**LD Park Avenue Ventures**

Attn: Gary London & Perry Dealy  
625 Broadway, Ste. 1120  
San Diego, CA 92101

**SUBJECT: Dry Utility Study – St. Spyridon Greek Orthodox Church**

Dear Mr. London and Mr. Dealy,

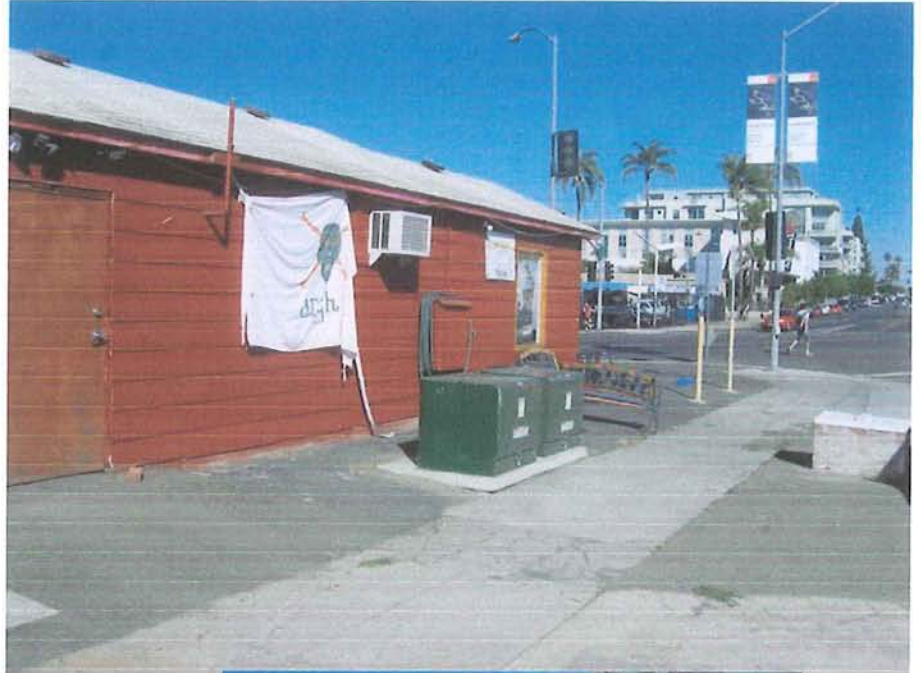
We appreciate the opportunity to provide you with a study of the existing dry utilities in and about your project that may impact your project. The following information is a preliminary assessment based on as-built information provided by the utilities, a field walk of the project site and a review of the conceptual drawings provided to us.

**EXISTING DRY UTILITIES**

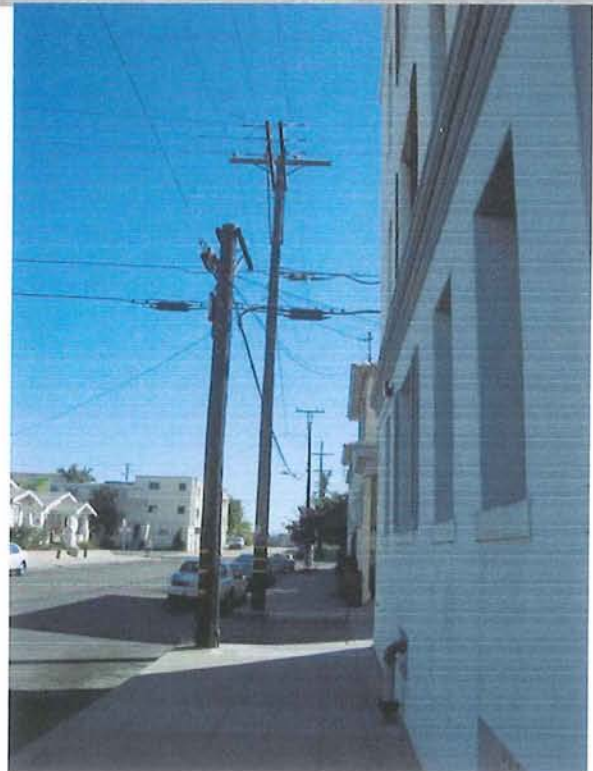
1. There are existing overhead electric and telephone/ Cable TV facilities that run through the alley between the buildings. These facilities serve only the existing buildings on site and terminate at the end of the alley at Park Blvd.



2. There is an existing three phase open delta transformer made up of two single phase pad-mount transformers at the northern point of the project along Indiana Street. This transformer appears to serve only the existing building on-site and possibly the streetlights and/or traffic signal. Additional investigation will be required to verify.



3. There are existing overhead electric and telephone/ Cable TV facilities that run along Cypress Ave. on the opposite side from the project site.





4. There is an existing 2" gas service line that extends north from Cypress within the alley between the existing buildings. These facilities serve only the existing buildings on site and terminate at the end of the alley at Park Blvd.
5. There is an existing underground AT&T duct system along the project side of Indiana Street.



#### **EXISTING DRY UTILITIES ISSUES SUMMARY**

As pointed out above, the overhead systems terminate at Park Ave. Therefore, it is reasonable to assume that these facilities can simply be removed and backed out just prior to demolition. This would require planning for a new cable pole and anchoring at Cypress and the alley south of the project.

For the same reason, the 2" gas service line could be capped at Cypress south of the project and simply removed prior to demolition.

This same principle should also apply to the transformers along Indiana at the northern tip of the project. However, further research is needed to determine if those transformers serve users other than those currently on-site.

During a preliminary site assessment we look to answer two basic questions: 1) are electric, gas, telephone and cable TV utilities nearby and ready to serve the proposed project? and 2) do we anticipate the need for any major relocations or conversion of existing utilities in order to facilitate development? Based on our findings as stated above, utilities are nearby and ready to serve and the site is free from major dry utility constraints and/ or relocations that could have a significant financial impact on the project.

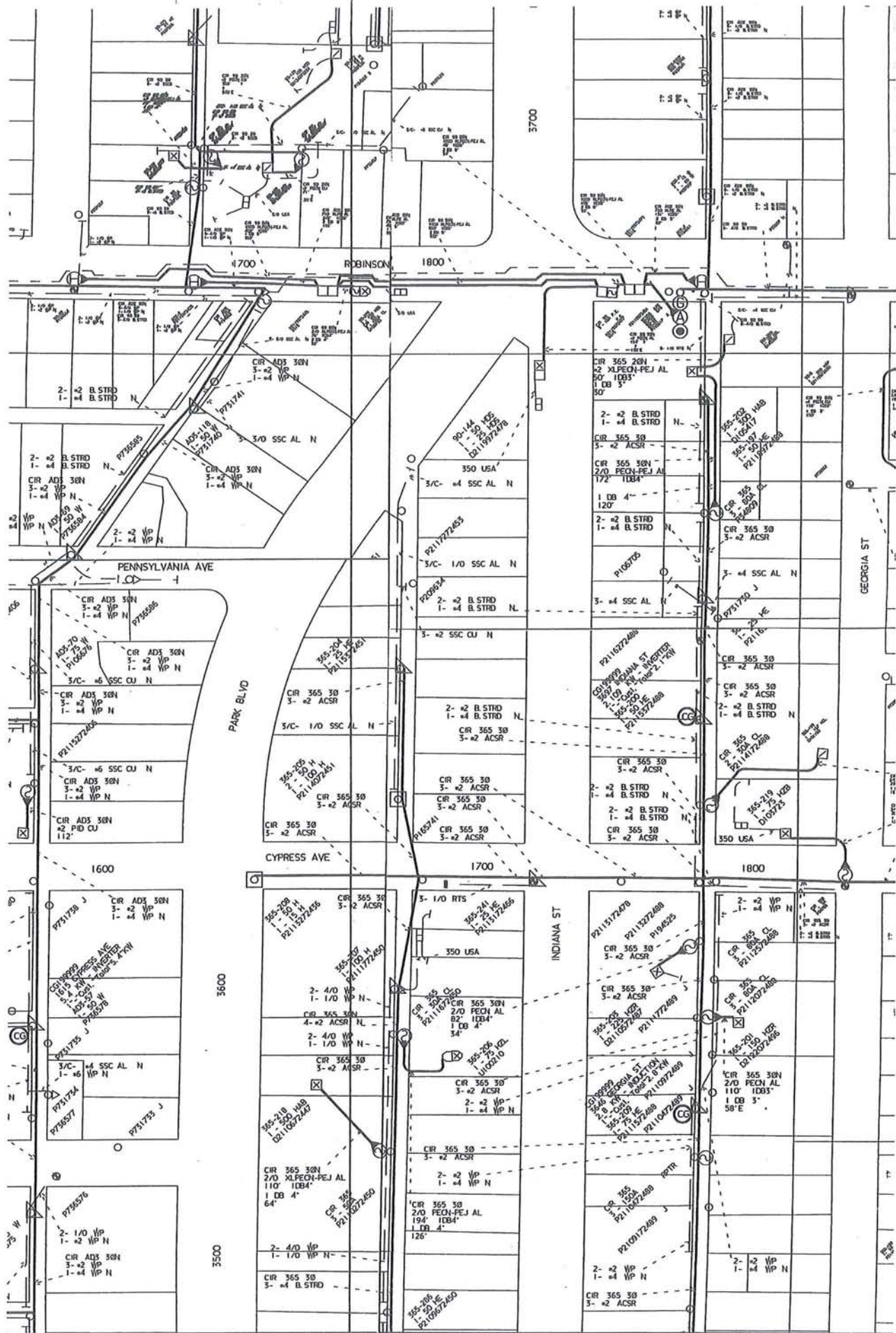
I hope this information is helpful in the early planning phase of this project. I look forward to discussing with you further as we proceed into the details. Please don't hesitate to contact me if you have any questions or need further clarification, (858) 581-2820 x 121.

Respectfully,  
**UTILITY SPECIALISTS SOUTHWEST, INC.**



Duane Strooboscher  
Vice-President



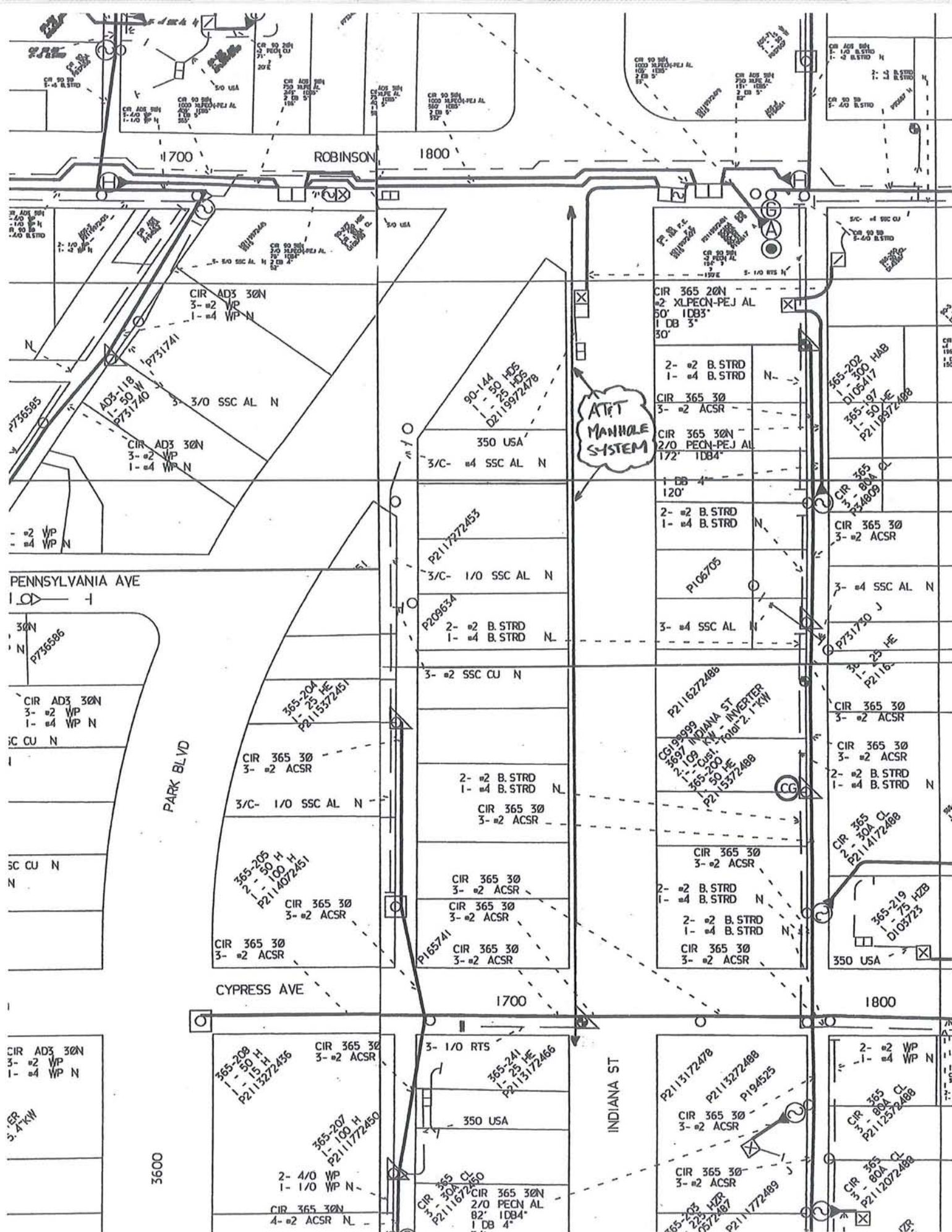


100 feet (103.3 ft/in)

Wed Oct 21 (1724487,210755)

100 feet (103.3 ft/in)

Wed Oct 21





1 1/2"

PENNSYLVANIA AVE

PARK BLVD

11-330

CYPRESS AVE

1700

INDIANA ST

11-329

2"

1800

3600

3500

2"

11-278



September 28, 2010

Mr. Perry Dealy  
LD Ventures  
625 Broadway, Suite 1120  
San Diego, Ca 92101

LLG Reference: 3-10-1964

Subject: **St. Spyridon - Diligence Review**  
City of San Diego, CA

Dear Perry:

Linscott, Law and Greenspan, Engineers (LLG) is pleased to be under contract with LD Ventures to provide professional traffic engineering services on behalf of the proposed St. Spyridon mixed-use project in the North Park Community of the City of San Diego. This project is located between Park Boulevard to the west, Indiana Street to the east, Robinson Street to the north and Cypress Avenue to the south. The existing St. Spyridon Church is located at the southwest corner of the site.

Two schemes are proposed for expansion of the project. Under Scheme "A", the project proposes to expand the existing St. Spyridon Church to a 44,500 Square Foot (SF) facility with a chapel, education / gymnasium and sanctuary buildings at the southwest corner of the site, 243 condominiums with, 24 studio, 54 one-bedroom, 158 two-bedroom, 7 three-bedroom apartment units, and 14,960 SF of commercial space.



Under Scheme "B", the project proposes a 50,700 Square Foot (SF) facility church with a chapel, education / gymnasium and sanctuary buildings at the southwest corner of the site, 211 condominiums with, 9 town homes and 202 apartment units, and 7,280 Square Feet (SF) of commercial space. Per our proposal dated June 14, 2010, LLG is providing you with this traffic letter assessment summarizing the traffic issues for this project.

Engineers & Planners  
Traffic  
Transportation  
Parking

Linscott, Law &  
Greenspan, Engineers  
4542 Ruffner Street  
Suite 100  
San Diego, CA 92111  
858.300.8800 T  
858.300.8810 F  
www.llgengineers.com

Pasadena  
Costa Mesa  
San Diego  
Las Vegas

Philip M. Linscott, PE (1924-2000)  
Jack M. Greenspan, PE (Ret.)  
William A. Law, PE (Ret.)  
Paul W. Wilkinson, PE  
John P. Keating, PE  
David S. Shender, PE  
John A. Boarman, PE  
Clare M. Look-Jaeger, PE  
Richard E. Barretto, PE  
Keil D. Maberry, PE

An LGZWB Company Founded 1955



As requested, we will assess Scheme "B" in further detail, providing the required parking only for Scheme "A" as a comparison.

## 1.0 EXISTING CONDITIONS:

### 1.1 Roadway Segments:

*Parkway Boulevard* on the western boundary of the project is designated as a Four-Lane Major Street with generally commercial frontage. This roadway is built as a three-lane facility along the project frontage, with two travel lanes in the northbound direction and one travel lane in the southbound direction. Curbside parking is permitted in both directions. A painted median is also provided. The posted speed limit is 35 mph. The latest available Average Daily Traffic (ADT) is from 2007 and is 12,500. The forecasted Year 2030 volume is 21,000, both within LOS D capacity.



*Cypress Avenue* forms the southern boundary of the project



and is an unclassified two-lane street with mostly commercial frontage. This facility is built as a two-lane facility. Curbside parking is permitted in both directions. Existing and Year 2030 ADT volumes are not available for Cypress Avenue.

*Indiana Street* along the eastern boundary of the project site is an undesignated one-lane, one-way facility with a mix of residential and commercial frontage. Curbside parking is permitted on both curbs. South of the site, Indiana Street is a two-way street with parking on both curbs. Existing and Year 2030 ADT volumes are not available for Indiana Street.





*Robinson Street* at the north of the project, is designated a two-lane collector with mostly commercial frontage and a few residential land uses. This facility is built as a two-lane collector. Curbside parking is permitted in both directions.

The ADT was 4,600 in 2005 and the forecasted Year 2030 ADT is 6,000, both within LOS D capacity.

### 1.2 Site / Access:

Currently an alleyway bisects the project site into a western section and a slightly larger eastern section. The existing St. Spyridon Church is located in the southern section of the western half. Pedestrian access to the church is provided from Park Boulevard and Cypress Avenue and a small parking lot, which is accessed from Cypress Avenue.



Except for a portion of the eastern section in the north which is commercial, most of this section of the site is currently single family residential, with individual access driveways on Indiana Street.

### 1.3 Intersections:



The *Park Boulevard / Robinson Avenue / Indiana Street* intersection is a five-leg, signalized intersection. Pedestrian crosswalks are provided on Park Boulevard, Indiana Street and the east leg of Robinson Avenue. Left-turn storage lanes are not provided on any leg except the north leg of Park Boulevard, for southbound left-turns.



The *Park Boulevard / Cypress Avenue* intersection is a four-leg, Two-Way Stop Controlled (TWSC) intersection, with free through movements on Parkway Boulevard. Pedestrian crosswalks are provided on Park Boulevard. Left-turn storage lanes are provided on Park Boulevard.



The *Indiana Street / Cypress Avenue* intersection is a four-leg, TWSC intersection, with free through movements on Cypress Avenue. Indiana Street is designated a northbound only one-way street, north of Cypress Avenue.

## 2.0 PROJECT FEATURES:

### 2.1 Project Land Uses

The project proposes to develop town homes, apartments, some retail and an expanded church with a new sanctuary, north of the existing church building. Two schemes were initially studied. Scheme "B" has been chosen for further analysis. *Table 1* below summarizes the assumed land uses for each of the two schemes. The current church building will be used as a chapel / gymnasium in the future.

TABLE 1  
PROPOSED LAND USES

Land Use	Scheme A	Scheme B
<b>Church</b>		
Dining, Chapel, School, Gymnasium & Sanctuary (450 Seats)	44,500 SF	50,700 SF
<b>Residential</b>	243 DU	211 DU
Studio / One-Bedroom / Two-Bedroom / Town homes	274,760 SF	229,680 SF
<b>Commercial</b>	14,960 SF	7,280 SF
<b>Total Project</b>	<b>334,220 SF</b>	<b>287,660 SF</b>

*Footnote:*

DU - Residential Dwelling Units

**Scheme A** includes 243 dwelling units consisting of 24 studio apartments, 97 one-bedroom apartments and 122 two-bedroom Apartments.

**Scheme B** includes 211 dwelling units consisting of 108 studio apartments, or 108 one-bedroom apartments, or 108 two bedroom Apartments; 9 Townhomes and 94 additional apartments

## 2.2 Project Trip Generation

Project trip generation is developed for Scheme “B” only and is summarized in *Table 2*. Alternative uses are assumed for 108 apartments as follows:

- *Alternative 1*: Studio Apartments,
- *Alternative 2*: One-bedroom apartments, and
- *Alternative 3*: Two-bedroom apartments.

The trip rate for all these alternative assumptions is the same, and therefore, the total trip generation is the same for all the three alternatives. The proposed project (all three Alternatives) is estimated to generate a total of 1,701 ADT with 95 trips during the AM peak hour (34 inbound 61 outbound) and 144 trips during the PM peak hour (88 inbound 56 outbound).

A 10% mixed-use credit was applied to the residential trips only. Park Boulevard is served by the Number 7 bus route, between Downtown San Diego and La Mesa. A bus stop is provided on Park Boulevard, just south of Cypress Avenue. No credit was applied for transit even though there is one transit (bus) route, since there is no transit station or trolley line nearby. No credit was applied for the commercial land use. The Church is estimated to generate 1,014 Sunday trips (day of worship), four times the weekday trips.

## 2.3 Parking

Except for the church, the remaining structures on the site will be demolished and replaced by the proposed land uses. Therefore, the existing parking supply is irrelevant. Based on the proposed land uses and the City of San Diego Municipal Code (*Attachment A*), the parking requirement was calculated and is summarized in *Table 3*.

The project site is located in the CC-1 commercial zone in the Transit overlay. The corresponding parking rates for the various land uses in a transit overlay were used to determine the required parking spaces.

### SCHEME “A”

The parking requirement for Scheme “A” is provided for the purpose of comparison only. With Scheme “A”, the project is estimated to require a total of 570 spaces per City of San Diego Standards, including parking for 128 bicycles.

TABLE 2  
SCHEME "B" TRIP GENERATION

Land Use	Quantity	Daily Trip Ends (ADT)		AM Peak Hour				PM Peak Hour				Weekend				
		Rate <sup>a</sup>	ADT	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		Rate <sup>a</sup>	ADT		
						In	Out	Total			In	Out			Total	
Church																
	Dining & Chapel	14,200 SF	5 / KSF <sup>b</sup>	71	4%	80:20	2	1	3	8%	50:50	3	3	6	20 /KSF <sup>b</sup>	284
	School / Gymnasium / Sanctuary	36,500 SF	5 / KSF <sup>b</sup>	183	4%	80:20	6	1	7	8%	50:50	8	7	15	20 /KSF <sup>b</sup>	730
	Subtotal Church	50,700 SF		254			8	2	10			11	10	21		1,014
Residential																
	Alt 1: Studio / 1-Bedroom / 2-Bedroom Apartments	108 DU <sup>c</sup>	6 / DU	648	8%	20:80	13	19	32	10%	70:30	27	18	45		
	Town Homes	9 DU <sup>c</sup>	8 / DU	72	8%	20:80	1	5	6	10%	70:30	5	2	7		
	Apartments	94 DU <sup>c</sup>	6 / DU	564	8%	20:80	9	36	45	10%	70:30	39	17	56		
	Residential	211 DU		1,284			23	60	83			71	37	108		
	Reduction due to Mixed-Use (10%)			-128			-2	-5	-7			-7	-4	-11		
Subtotal Residential With Mixed- Use Reduction			1,156			21	55	76			64	33	97			
Commercial	7,280 SF	40 / KSF <sup>b</sup>	291	3%	60:40	5	4	9	9%	50:50	13	13	26			
Total Project			1,701			34	61	95			88	56	144		1,014	

Footnotes:

a. City of San Diego Trip Generation Manual, May 2003

b. KSF - 1,000 Square Feet

c. DU - Residential Dwelling Units

d. Peak hour trip rates are not available for senior housing. AM and PM peak hour rates for senior housing in the (Not so) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region by SANDAG are used.



TABLE 3  
REQUIRED PARKING SUPPLY

Land Use	Quantity	Automobile Parking		Bicycle Parking	
		Rate	# of Spaces	Rate	# of Spaces
<b>Scheme "A"</b>					
Church	450 Seats	1 / 3 Seats	150	2% of Auto	3
Apartments (Total)	243 DU				
Studio Apartments	24 DU	1.25 / Unit	30	0.4 / Unit	10
1-Bedroom Apartments	97 DU	1.25 / Unit	121	0.4 / Unit	39
2-Bedroom Apartments	122 DU	1.75 / Unit	214	0.5 / Unit	61
3-Bedroom Apartments	7 DU	2 / Unit	14	0.6 / Unit	4
Commercial	14,960 SF	2.1 / KSF	31	2 spaces minimum	10
<b>Scheme "A" Total Project</b>			<b>570</b>		<b>128</b>
Church	400 Seats	1 / 3 Seats	133	2% of Auto	3
<b>Alternatives 1 and 2:</b>	108 DU	1.25 / Unit	135	0.4 / Unit	43
<b>Alternative 3:</b>	108 DU	1.75 / Unit	189	0.5 / Unit	54
Town Homes	9 DU	2.0 / Unit	18	0.6 / Unit	5
Apartments	94 DU	1.75 / Unit	165	0.5 / Unit	47
Commercial	7,280 SF	2.1 / KSF	15	2 spaces minimum	5
<b>Scheme "B" Alternatives 1 and 2 Total Project</b>			<b>466</b>		<b>103</b>
<b>Scheme "B" Alternative 3 Total Project</b>			<b>520</b>		<b>114</b>

Note:  
DU - Residential Dwelling Units

#### SCHEME "B"

As explained in Section 2.2 Project Trip Generation, Scheme "B" assumes Alternative uses for 108 apartments. It may be noted that the parking rates for Alternatives 1 and 2 are the same.

#### *ALTERNATIVES 1 AND 2*

The parking rates for the Alternatives 1 and 2 residential land uses are the same. Therefore, the proposed land uses in Alternatives 1 and 2 are each estimated to require a total of 466 spaces per City of San Diego Standards, including parking for 103 bicycles.

#### *ALTERNATIVE 3*

Alternative 3 land uses are estimated to require a total of 520 spaces including parking for 114 bicycles.

#### ADDITIONAL DISCUSSION REGARDING PARKING

In our experience, the City required parking rate of 1 space per 3 seats is generally not adequate, especially at "successful suburban churches". In an urban setting, the parking demand could be lower since some of the parishioners use transit and other parishioners living in the neighborhood walk. With regard to the subject project, most of the parishioners live in the neighborhood.

Based on our experience, a parking rate of 1 space per 2.5 seats would provide an adequate parking supply for the highest attended service. During other services 100% of the capacity may not be utilized. Additionally, these spaces can only be used by parishioners and are not available for a mixed-use project. Thus, a large number of spaces will remain unutilized during the week.

Another alternative would be to provide a parking rate less than 1 space / 2.5 seats and let on-street parking make-up the difference. This would however have to be a business decision.

There are several variables that have to be considered in arriving at an adequate parking rate. This can vary vastly based on the proposed operations, and whether multiple activities will occur concurrently. To avoid parking overlap, Sunday and holiday services should be scheduled in two hour intervals.



### 3.0 CONCLUSIONS:

In summary, a preliminary review of the proposed project indicates that:

- Regional north / south access to the project site is provided by Park Boulevard, generally a four-lane Major Road north of the project site with sufficient capacity to accommodate the forecasted additional project traffic.
- Robinson Avenue and University Avenue, located a couple of blocks north of the site provide regional east / west access between the site and I-805 / SR 163.
- Local access is provided by Cypress Avenue and Robinson Avenue.
- Project driveways could be provided on Cypress Avenue and Indiana Street and possibly midblock on Park Boulevard.
- The surrounding streets have sufficient reserve capacity to accommodate the additional project generated traffic.
- The Church generates very little traffic during the weekdays.
- The proposed senior housing units will generate fewer trips than general use apartments and townhomes.
- A transit route serves Park Boulevard, providing residents, customers, visitors and congregants the opportunity to use public transit.
- The study area for a future traffic study is likely to include the following intersections and street segments. However, the actual study area will include the intersections and segments to which the project will add 50 peak hour trips in one direction.

#### *Intersections*

- University Avenue / Park Boulevard
- Robinson Avenue / 10<sup>th</sup> Avenue
- Robinson Avenue / Park Boulevard
- Cypress Avenue / Park Boulevard
- Cypress Avenue / Indiana Street
- Upas Street / Park Boulevard

#### *Segments*

- Park Boulevard from University Avenue to Robinson Avenue
- Park Boulevard from Robinson Avenue to Cypress Avenue
- Park Boulevard from Cypress Avenue to Upas Street
- Indiana Street from Robinson Avenue to Cypress Avenue
- Robinson Avenue from 10<sup>th</sup> Avenue to Park Boulevard
- Cypress Avenue from Park Boulevard to Indiana Street

- Credit for mixed-use can be applied to the trip generation calculations for residential land uses. Transit credit was not applied since there is only one bus route serving the project site. No trolley station is located within 1,500 feet of the project site (see *Table 2*).
- The project is located within a commercial CC-1 zone. Lower parking requirements apply for residential and commercial uses and are used to determine the required parking (see *Table 3*).

With Scheme "A", the project will be required to provide 570 parking spaces and 128 bicycle spaces.

With Scheme "B", the project will be required to provide 466 parking spaces and 103 bicycle spaces under Alternatives 1 and 2 (108 studio apartments or 108 one-bedroom apartments). Under Alternative 3, the project will be required to provide 520 spaces with 114 bicycle spaces.

We look forward to working with your team on this project. Please call me at 858-300-8800 if you have any further questions or would like to discuss this letter or its findings.

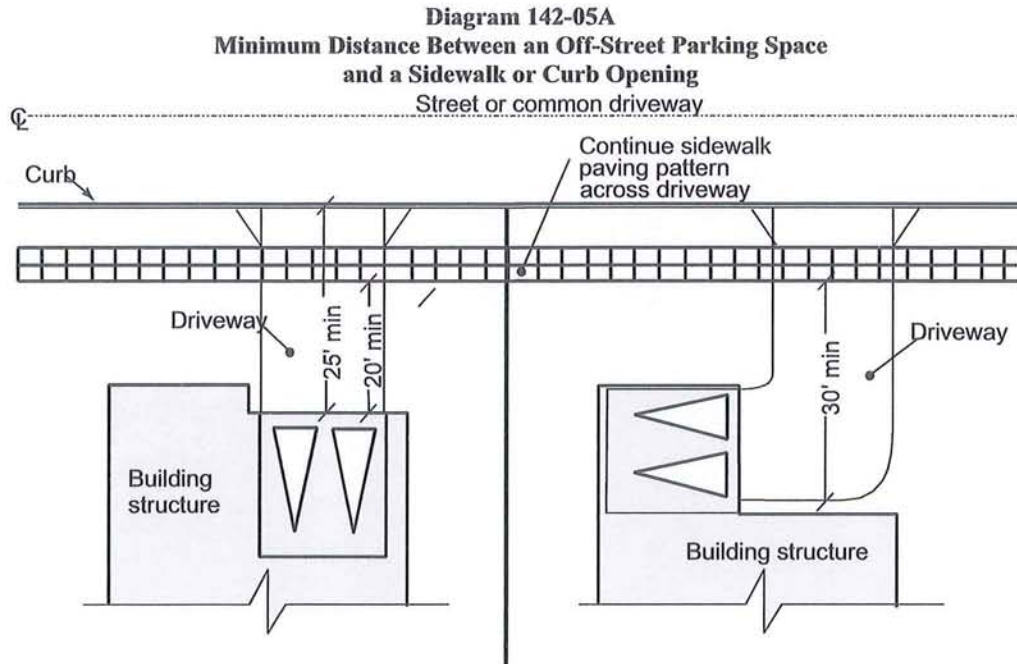
Sincerely,

**Linscott, Law & Greenspan, Engineers**

  
John Keating, P.E.  
Principal

cc: File

## **ATTACHMENT A**



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

**§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios**

- (a) **Minimum Required Parking Spaces.** The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and accessory uses are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

**Table 142-05C**  
**Minimum Required Parking Spaces for**  
**Multiple Dwelling Units and Related and Accessory Uses**

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup> or Very Low Income <sup>(3)</sup>	Parking Impact <sup>(4)</sup>		
Studio up to 400 square feet	1.25	1.0	1.5	0.05	0.3



Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup> or Very Low Income <sup>(3)</sup>	Parking Impact <sup>(4)</sup>		
<u>1 bedroom or studio over 400 square feet</u>	1.5	1.25	1.75	0.1	0.4
<u>2 bedrooms</u>	2.0	1.75	2.25	0.1	0.5
<u>3-4 bedrooms</u>	2.25	2.0	2.5	0.1	0.6
<u>5+ bedrooms</u>	2.25	2.0	(See footnote 6)	0.2	1.0
<b>Condominium conversion<sup>(8)</sup></b>					
1 bedroom or studio over 400 Square feet	1.0	0.75	1.25	N/A	N/A
2 bedrooms	1.25	1.0	1.5	N/A	N/A
3 + bedrooms	1.5	1.25	1.75	N/A	N/A
Rooming and boarding house	1.0 per boarder	0.75 per boarder	1.0 per boarder	0.05 per boarder	0.30 per boarder
Residential care facility (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A
Transitional Housing (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A
Accessory uses (Spaces per square feet <sup>(7)</sup> )	Retail Sales: 2.5 per 1,000  Eating and Drinking Estb.: 5 per 1,000	Retail Sales: 2.5 per 1,000  Eating and Drinking Estb.: 5 per 1,000	Retail Sales: 2.5 per 1,000  Eating and Drinking Estb.: 5 per 1,000	N/A	N/A

Footnotes for Table 142-05C

- <sup>1</sup> Basic. The basic parking ratio applies to *development* that does not qualify for the *transit area* parking ratio or the *very low income* parking ratio and that is at least partially within a Parking Impact Area as described in Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone). *Development* qualifying for either the *transit area* or *very low income* parking ratio that are also within a Parking Impact Area shall also use the basic parking ratio.
- <sup>2</sup> Transit Area. The *transit area* parking ratio applies to *development* that is at least partially within a *transit area* as described in Chapter 13, Article 2, Division 10 (Transit Area Overlay Zone) or that is subject to Chapter 13, Article 2, Division 11 (Urban Village Overlay Zone).
- <sup>3</sup> Very Low Income. The *very low income* parking ratio applies to dwelling units limited to occupancy by *very low income* households and *development* covered by an agreement with the San Diego Housing Commission pursuant to Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus Regulations).
- <sup>4</sup> Parking Impact. The parking impact ratio applies to *development* that is at least partially within a designated beach impact area or a campus impact area as described in Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone), unless otherwise noted.





**HECHT SOLBERG ROBINSON GOLDBERG & BAGLEY LLP**

**MEMORANDUM**

**TO:** File **DATE:** July 7, 2010  
**FROM:** Paul E. Robinson  
**CLIENT:** LD Park Avenue Ventures  
**SUBJECT:** St. Spyridon -- July 2, 2010, Dealy/London/Robinson Meeting With Bill Anderson, Mary Wright and Marlin Paglinni

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On July 2, 2010, Perry Dealy, Gary London and Paul Robinson met with Bill Anderson, Director of Planning and Community Services, City of San Diego; Mary Wright, Deputy Director, and Marlin Paglinni to discuss the conceptual development plans of the Greek Orthodox Church St. Spyridon.

Perry presented the conceptual plans. Gary gave the financial background and discussed the many financial analyses run by his company.

The plans were well received and all three indicated that the North Park Community Planning Group ("NPCPG") is receptive to community plan amendments and is receptive to accepting additional densities. This is a different attitude than the Uptown Community Planners ("UCP"), whose community plan begins on the west side of Park Blvd. The UCP have passed a moratorium on the height of buildings. The UCP have made it known they would not support community plan amendments that would increase densities.

We were informed that historic buildings and community character will be issues for the NPCPG and city staff. Notwithstanding the fact that the St. Spyridon properties are close to Balboa Park, additional parks and pocket parks will be an issue for the community. The community has not resolved whether or not public plazas will be given credit for parks.

A couple of observations from Bill Anderson: The St. Spyridon site is on the Bus Rapid Transit line being sponsored by the Metropolitan Transit System and San Diego State University. Bill indicated that the northern triangle portion of the St. Spyridon ownership needs to provide a "statement", since it is a high-profile location.

*A "statement" was intended to make reference to the Architectural quality of the buildings at the northern end of the master plan given the high profile location with the roads converging creating the northern portion of the Master Plan to terminate in a triangular configuration. Our concepts for A and B anticipate that the character of the buildings would meet the design expectations that Bill Anderson made reference to.*

We were encouraged to reach out to the community for design input before the St. Spyridon architects have fully designed the projects. This is similar to the way St. Augustin High School approached the NPCPG.

We were also told that City staff has hired a consultant, HRG, to conduct a historic assessment for the North Park community. We were encouraged to contact Kathy Winteroud to ascertain where that study stands.

We have already communicated with North Park community leaders. Specifically, Mr. Rob Stepke, Chair of the NPCPG, and longtime community leader Vicki Granowitz to discuss the St. Spyridon conceptual plans. More dialogue is needed.

**HECHT SOLBERG ROBINSON GOLDBERG & BAGLEY LLP**

**MEMORANDUM**

**TO:** File

**DATE:** July 7, 2010

**FROM:** Paul E. Robinson

**CLIENT:** LD Park Avenue Ventures

**SUBJECT:** St. Spyridon -- June 8, 2010, Dealy/Robinson Meeting with Kelly Broughton

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On June 8, 2010, Perry Dealy and I met with Kelly Broughton, Director of Development Services, City of San Diego. Mr. Broughton was receptive to the conceptual proposal of St. Spyridon. Since St. Spyridon is an existing use, Mr. Broughton stated that we might be able to get credit for the existing church and its' parking. In any event, the California Environmental Quality Act ("CEQA") analysis will certainly begin with what's on the ground, i.e. the church, its' accessory uses and its' parking. In addition, we should be able to begin the CEQA analysis by discounting the number of dwelling units that are on the ground within the St. Spyridon ownership.





## Development Summary Report

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### Saint Spyridon Greek Orthodox Church - Scheme "A" Site Plan

Item No.	Description	Area	Unit	Gafcon, Inc.	Unit Cost Per Sq. Ft.
1	Residential Building Area	274,760 sf		\$35,230,104.00	\$128.22
2	Commerical Area	14,960 sf		\$2,172,986.00	\$145.25
3	Residential Parking	365 sp		\$9,909,750.00	\$27,150.00
4	Commercial Parking	32 sp		\$868,800.00	\$27,150.00

### Saint Spyridon Greek Orthodox Church - Scheme "B" Site Plan

Item No.	Description	Area	Unit	Gafcon, Inc.	Unit Cost Per Sq. Ft.
1	Residential Building Area	229,680 sf		\$29,714,069.00	\$129.37
2	Commerical Area	7,280 sf		\$855,516.00	\$117.52
3	Residential Parking	317 sp		\$8,606,550.00	\$27,150.00
4	Commercial Parking	16 sp		\$434,400.00	\$27,150.00

## Hard Cost Summary Comparison Report

Saint Spyridon Greek Orthodox Church - Scheme "A" Site Plan						
Item No.	Description	The London Group	Unit Cost Per Sq. Ft.	Gafcon, Inc.	Unit Cost Per Sq. Ft.	Difference
1	90 Condominium Units - 6 Story - 105,960 S.F.					
1.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$19,072,800.00	\$180.00	\$19,359,827.49	\$182.71	-\$287,027.49
2	84 Condominium Units - 6 Story - 92,649 S.F.					
2.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$16,675,200.00	\$180.00	\$17,142,551.12	\$185.04	-\$467,351.12
3	61 Condominium Units - 6 Story - 64,160 S.F.					
3.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$11,548,800.00	\$180.00	\$12,001,053.37	\$187.05	-\$452,253.37
4	8 Townhomes - 2 Story - 12,000 S.F.					
4.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$1,500,000.00	\$125.00	\$1,679,651.82	\$139.97	-\$179,651.82
5	Commercial Retail Spaces - 14,960 S.F.					
5.1	Commercial Construction Cost Includes Parking					
	Total Hard Cost	\$3,622,800.00	\$242.17	\$3,378,617.09	\$225.84	\$244,182.91
Total Cost & Difference		\$52,419,600.00		\$53,561,700.89		-\$1,142,100.89

Gafcon, Inc.

Hard Cost Summary Comparison Report

Print Date: 6/16/2010

# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme A Site Plan - 90 Condominium Units		
6 - Story Building - 105,960 Sq. Ft. - Steel Frame & Concrete Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	4.87	\$516,025.20
<b>Shell</b>		
Floor Construction	16.04	\$1,699,598.40
Roof Construction	0.80	\$84,768.00
Exterior Walls	5.60	\$593,376.00
Exterior Windows	3.11	\$329,535.60
Exterior Doors	0.40	\$42,384.00
Roof Coverings	1.18	\$125,032.80
<b>Interiors</b>		
Partitions	7.45	\$789,402.00
Interior Doors	6.75	\$715,230.00
Fittings	3.45	\$365,562.00
Stair Construction	2.70	\$286,092.00
Wall Finishes	2.81	\$297,747.60
Floor Finishes	5.20	\$550,992.00
Ceiling Finishes	4.05	\$429,138.00
<b>Services</b>		
Elevators and Lifts	7.75	\$821,190.00
Plumbing Fixtures	11.50	\$1,218,540.00
Domestic Water Distribution	4.00	\$423,840.00
Rain Water Drainage	0.12	\$12,715.20
Energy Supply Heating	7.07	\$749,137.20
Cooling AC Systems	8.43	\$893,242.80
Sprinklers	2.80	\$296,688.00
Standpipes	0.29	\$30,728.40
Electrical Service/Distribution	1.46	\$154,701.60
Lighting and Branch Wiring	7.15	\$757,614.00
Communications and Security	1.01	\$107,019.60
Other Electrical Systems	0.15	\$15,894.00
<b>Sitework</b>		
Building Sitework	12.10	\$1,282,116.00
<b>Parking</b>		
135 Parking Spaces \$23,507/Space		\$3,173,445.00
<b>Sub-total</b>		<b>\$16,761,755.40</b>
General Conditions	10.0%	\$1,676,175.54
<b>Sub-total</b>		<b>\$18,437,930.94</b>
General Contractor Overhead & Profit	5.0%	\$921,896.55
<b>Total Hard Cost</b>	<b>182.71</b>	<b>\$19,359,827.49</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

Print Date: 6/16/2010

Page 2 of 7

# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme A - 84 Condominium Units		
6 - Story Building - 92,640 Sq. Ft. - Steel Frame & Concrete Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	4.87	\$451,156.80
<b>Shell</b>		
Floor Construction	16.04	\$1,485,945.60
Roof Construction	0.80	\$74,112.00
Exterior Walls	5.60	\$518,784.00
Exterior Windows	3.11	\$288,110.40
Exterior Doors	0.40	\$37,056.00
Roof Coverings	1.18	\$109,315.20
<b>Interiors</b>		
Partitions	7.45	\$690,168.00
Interior Doors	6.75	\$625,320.00
Fittings	3.45	\$319,608.00
Stair Construction	2.70	\$250,128.00
Wall Finishes	2.81	\$260,318.40
Floor Finishes	5.20	\$481,728.00
Ceiling Finishes	4.05	\$375,192.00
<b>Services</b>		
Elevators and Lifts	7.75	\$717,960.00
Plumbing Fixtures	11.50	\$1,065,360.00
Domestic Water Distribution	4.00	\$370,560.00
Rain Water Drainage	0.12	\$11,116.80
Energy Supply Heating	7.07	\$654,964.80
Cooling AC Systems	8.43	\$780,955.20
Sprinklers	2.80	\$259,392.00
Standpipes	0.29	\$26,865.60
Electrical Service/Distribution	1.46	\$135,254.40
Lighting and Branch Wiring	7.15	\$662,376.00
Communications and Security	1.01	\$93,566.40
Other Electrical Systems	0.15	\$13,896.00
<b>Sitework</b>		
Building Sitework	12.10	\$1,120,944.00
<b>Parking</b>		
126 Parking Spaces \$23,507/Space		\$2,961,882.00
<b>Sub-total</b>		<b>\$14,842,035.60</b>
General Conditions	10.0%	\$1,484,203.56
<b>Sub-total</b>		<b>\$16,326,239.16</b>
General Contractor Overhead & Profit	5.0%	\$816,311.96
<b>Total Hard Cost</b>	<b>185.04</b>	<b>\$17,142,551.12</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

Print Date: 6/16/2010

Page 3 of 7



# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme A - 61 Condominium Units		
6 - Story Building - 64,160 Sq. Ft. - Steel Frame & Concrete Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	4.87	\$312,459.20
<b>Shell</b>		
Floor Construction	16.04	\$1,029,126.40
Roof Construction	0.80	\$51,328.00
Exterior Walls	5.60	\$359,296.00
Exterior Windows	3.11	\$199,537.60
Exterior Doors	0.40	\$25,664.00
Roof Coverings	1.18	\$75,708.80
<b>Interiors</b>		
Partitions	7.45	\$477,992.00
Interior Doors	6.75	\$433,080.00
Fittings	3.45	\$221,352.00
Stair Construction	2.70	\$173,232.00
Wall Finishes	2.81	\$180,289.60
Floor Finishes	5.20	\$333,632.00
Ceiling Finishes	4.05	\$259,848.00
<b>Services</b>		
Elevators and Lifts	7.75	\$497,240.00
Plumbing Fixtures	11.50	\$737,840.00
Domestic Water Distribution	4.00	\$256,640.00
Rain Water Drainage	0.12	\$7,699.20
Energy Supply Heating	7.07	\$453,611.20
Cooling AC Systems	8.43	\$540,868.80
Sprinklers	2.80	\$179,648.00
Standpipes	0.29	\$18,606.40
Electrical Service/Distribution	1.46	\$93,673.60
Lighting and Branch Wiring	7.15	\$458,744.00
Communications and Security	1.01	\$64,801.60
Other Electrical Systems	0.15	\$9,624.00
<b>Sitework</b>		
Building Sitework	12.10	\$776,336.00
<b>Parking</b>		
92 Parking Spaces @ \$23,507/Space		\$2,162,644.00
<b>Sub-total</b>	<b>161.95</b>	<b>\$10,390,522.40</b>
General Conditions	10.0%	\$1,039,052.24
<b>Sub-total</b>		<b>\$11,429,574.64</b>
General Contractor Overhead & Profit	5.0%	\$571,478.73
<b>Total Hard Cost</b>	<b>187.05</b>	<b>\$12,001,053.37</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

Print Date: 6/16/2010

Page 4 of 7



# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church			
Scheme A - 8 Townhomes			
2 - Story Townhomes - 12,000 Sq. Ft. - Wood Frame Construction			
Description		Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>			
	Foundation/Concrete Slab on Grade	3.80	45,600.00
<b>Shell</b>			
	Floor Construction	8.00	96,000.00
	Roof Construction	1.45	17,400.00
	Exterior Walls	6.50	78,000.00
	Exterior Windows	4.45	53,400.00
	Exterior Doors	0.82	9,840.00
	Roof Coverings	1.25	15,000.00
<b>Interiors</b>			
	Partitions	7.45	89,400.00
	Interior Doors	4.65	55,800.00
	Stair Construction	0.65	7,800.00
	Wall Finishes	2.50	30,000.00
	Floor Finishes	5.20	62,400.00
	Ceiling Finishes	3.95	47,400.00
<b>Services</b>			
	Plumbing Fixtures	6.35	76,200.00
	Domestic Water Distribution	7.24	86,880.00
	Rain Water Drainage	0.25	3,000.00
	Heating, Ventilating, Air Conditioning	11.50	138,000.00
	Sprinklers	3.30	39,600.00
	Electrical Service/Distribution	5.00	60,000.00
	Lighting and Branch Wiring	6.90	82,800.00
	Communications and Security	1.45	17,400.00
	Other Electrical Systems	0.20	2,400.00
<b>Sitework</b>			
	Building Sitework	4.82	\$57,840.00
<b>Parking</b>			
	12 Parking Spaces \$23,507/Space		\$282,084.00
	<b>Sub-total</b>		<b>\$1,454,244.00</b>
	General Conditions	10.0%	\$145,424.40
	<b>Sub-total</b>		<b>\$1,599,668.40</b>
	General Contractor Overhead & Profit	5.0%	\$79,983.42
<b>Total Hard Cost</b>		<b>139.97</b>	<b>\$1,679,651.82</b>

# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church			
Scheme A - Commercial Retail/Restaurant Space			
2 - Story - 10,860 Sq. Ft. - Steel Frame Construction			
Description		Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>			
	Foundation/Concrete Slab	5.95	64,617.00
<b>Shell</b>			
	Floor Construction	12.54	136,184.40
	Roof Construction	4.35	47,241.00
	Exterior Walls	9.25	100,455.00
	Exterior Windows	12.85	139,551.00
	Exterior Doors	1.08	11,728.80
	Roof Coverings	3.68	39,964.80
<b>Interiors</b>			
	Partitions	6.28	68,200.80
	Interior Doors	5.16	56,037.60
	Fittings	1.25	13,575.00
	Stair Construction	4.45	48,327.00
	Wall Finishes	3.62	39,313.20
	Floor Finishes	8.10	87,966.00
	Ceiling Finishes	6.96	75,585.60
<b>Services</b>			
	Elevators and Lifts	12.06	130,971.60
	Plumbing Fixtures	3.46	37,575.60
	Domestic Water Distribution	2.16	23,457.60
	Rain Water Drainage	0.68	7,384.80
	Heating, Ventilating, Air Conditioning	16.57	179,950.20
	Sprinklers	4.35	47,241.00
	Standpipes	0.96	10,425.60
	Electrical Service/Distribution	8.61	93,504.60
	Lighting and Branch Wiring	12.55	136,293.00
	Communications and Security	7.11	77,214.60
	Other Electrical Systems	0.38	4,126.80
<b>Sitework</b>			
	Building Sitework	5.50	59,730.00
<b>Parking</b>			
	23 Parking Spaces \$23,507/Space		\$540,661.00
	<b>Sub-total</b>		<b>\$2,277,283.60</b>
	General Conditions	10.0%	\$227,728.36
	<b>Sub-total</b>		<b>\$2,505,011.96</b>
	General Contractor Overhead & Profit	5.0%	\$125,250.60
<b>Total Hard Cost</b>		<b>242.20</b>	<b>\$2,630,262.56</b>

# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church			
Scheme A - Retail Space			
1 - Story - 4,100 Sq. Ft. - Steel Frame Construction			
Description		Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>			
	Foundation/Concrete Slab	5.95	24,395.00
<b>Shell</b>			
	Roof Construction	5.90	24,190.00
	Exterior Walls	15.98	65,518.00
	Exterior Windows	5.32	21,812.00
	Exterior Doors	1.45	5,945.00
	Roof Covering	7.20	29,520.00
	Roof Openings	0.25	1,025.00
<b>Interiors</b>			
	Partitions	1.49	6,109.00
	Interior Doors	1.78	7,298.00
	Fittings	1.25	5,125.00
	Wall Finishes	3.54	14,514.00
	Floor Finishes	3.25	13,325.00
	Ceiling Finishes	6.95	28,495.00
<b>Services</b>			
	Plumbing	6.75	27,675.00
	Heating, Ventilating, Air Conditioning	10.65	43,665.00
	Sprinklers	4.37	17,917.00
	Electrical Service/Distribution	5.28	21,648.00
	Lighting and Branch Wiring	11.50	47,150.00
	Communications and Security	1.67	6,847.00
	Other Electrical Systems	0.40	1,640.00
<b>Sitework</b>			
	Building Sitework	5.50	\$22,550.00
<b>Parking</b>			
	9 Parking Spaces @ & \$23,5070/Space		\$211,563.00
	<b>Sub-total</b>		<b>\$647,926.00</b>
	General Conditions	10.0%	\$64,792.60
	<b>Sub-total</b>		<b>\$712,718.60</b>
	General Contractor Overhead & Profit	5.0%	\$35,635.93
<b>Total Hard Cost</b>		<b>182.53</b>	<b>\$748,354.53</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

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## Hard Cost Summary Comparison Report

Saint Spyridon Greek Orthodox Church - Scheme "B" Site Plan						
Item No.	Description	The London Group	Unit Cost Per Sq. Ft.	Gafcon, Inc.	Unit Cost Per Sq. Ft.	Difference
1	108 Condominium Units - 6 Story - 114,000 S.F.					
1.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$20,520,000.00	\$180.00	\$21,140,235.27	\$185.44	-\$620,235.27
2	44 Condominium Units - 4 Story - 47,600 S.F.					
2.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$8,568,000.00	\$180.00	\$8,886,849.51	\$186.70	-\$318,849.51
3	29 Condominium Units - 4 Story - 31,780 S.F.					
3.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$9,824,400.00	\$180.00	\$6,022,931.61	\$189.52	
4	21 Condominium Unit - 3 Story - 22,800 S.F.	See Total Cost in Item 3 above. London Group Figured Items #3 & #4 as one Building Type.				
4.1	Residential Construction Cost Includes Parking			\$4,109,217.42	\$180.23	
	Total Hard Cost			\$10,132,149.03		-\$307,749.03
5	9 Townhomes - 2 Story - 13,500 S.F.					
5.1	Residential Construction Cost Includes Parking					
	Total Hard Cost	\$1,687,500.00	\$125.00	\$1,903,183.59	\$140.98	-\$215,683.59
6	Commercial Retail Spaces - 7,280 S.F.					
6.1	Commercial Construction Cost Includes Parking					
	Total Hard Cost	\$1,760,400.00	\$241.81	\$1,422,530.57	\$195.40	\$337,869.43
Total Cost & Difference		\$42,360,300.00		\$43,484,947.97		-\$1,124,647.97



# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme B - 108 Condominium Units		
6 - Story Building - 114,000 Sq. Ft. - Steel Frame & Concrete Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	4.87	\$555,180.00
<b>Shell</b>		
Floor Construction	15.95	\$1,818,300.00
Roof Construction	0.80	\$91,200.00
Exterior Walls	5.50	\$627,000.00
Exterior Windows	2.62	\$298,680.00
Exterior Doors	0.40	\$45,600.00
Roof Coverings	1.18	\$134,520.00
<b>Interiors</b>		
Partitions	7.40	\$843,600.00
Interior Doors	6.68	\$761,520.00
Fittings	3.40	\$387,600.00
Stair Construction	2.65	\$302,100.00
Wall Finishes	2.77	\$315,780.00
Floor Finishes	5.10	\$581,400.00
Ceiling Finishes	4.00	\$456,000.00
<b>Services</b>		
Elevators and Lifts	7.75	\$883,500.00
Plumbing Fixtures	11.50	\$1,311,000.00
Domestic Water Distribution	4.00	\$456,000.00
Rain Water Drainage	0.12	\$13,680.00
Energy Supply Heating	7.07	\$805,980.00
Cooling AC Systems	8.43	\$961,020.00
Sprinklers	2.80	\$319,200.00
Standpipes	0.29	\$33,060.00
Electrical Service/Distribution	1.46	\$166,440.00
Lighting and Branch Wiring	7.15	\$815,100.00
Communications and Security	1.01	\$115,140.00
Other Electrical Systems	0.15	\$17,100.00
<b>Sitework</b>		
Building Sitework	12.10	\$1,379,400.00
<b>Parking</b>		
162 Parking Spaces \$23,507/Space		\$3,808,134.00
<b>Sub-total</b>		<b>\$18,303,234.00</b>
General Conditions	10.0%	\$1,830,323.40
<b>Sub-total</b>		<b>\$20,133,557.40</b>
General Contractor Overhead & Profit	5.0%	\$1,006,677.87
<b>Total Hard Cost</b>	<b>185.44</b>	<b>\$21,140,235.27</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

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# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme B - 44 Condominium Units		
4 - Story Building - 47,600 Sq. Ft. - Steel Frame & Concrete Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	4.87	\$231,812.00
<b>Shell</b>		
Floor Construction	16.85	\$802,060.00
Roof Construction	0.80	\$38,080.00
Exterior Walls	5.60	\$266,560.00
Exterior Windows	3.11	\$148,036.00
Exterior Doors	0.40	\$19,040.00
Roof Coverings	1.18	\$56,168.00
<b>Interiors</b>		
Partitions	7.45	\$354,620.00
Interior Doors	6.75	\$321,300.00
Fittings	3.45	\$164,220.00
Stair Construction	2.70	\$128,520.00
Wall Finishes	2.81	\$133,756.00
Floor Finishes	5.20	\$247,520.00
Ceiling Finishes	4.05	\$192,780.00
<b>Services</b>		
Elevators and Lifts	7.75	\$368,900.00
Plumbing Fixtures	11.50	\$547,400.00
Domestic Water Distribution	4.00	\$190,400.00
Rain Water Drainage	0.12	\$5,712.00
Energy Supply Heating	7.07	\$336,532.00
Cooling AC Systems	8.43	\$401,268.00
Sprinklers	2.80	\$133,280.00
Standpipes	0.29	\$13,804.00
Electrical Service/Distribution	1.46	\$69,496.00
Lighting and Branch Wiring	7.15	\$340,340.00
Communications and Security	1.01	\$48,076.00
Other Electrical Systems	0.15	\$7,140.00
<b>Sitework</b>		
Building Sitework	12.10	\$575,960.00
<b>Parking</b>		
66 Parking Spaces \$23,507/Space		\$1,551,462.00
<b>Sub-total</b>		<b>\$7,694,242.00</b>
General Conditions	10.0%	\$769,424.20
<b>Sub-total</b>		<b>\$8,463,666.20</b>
General Contractor Overhead & Profit	5.0%	\$423,183.31
<b>Total Hard Cost</b>	<b>186.70</b>	<b>\$8,886,849.51</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

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# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme B - 29 Condominium Units		
4 - Story Building - 31,780 Sq. Ft. - Steel Frame & Concrete Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	4.87	\$154,768.60
<b>Shell</b>		
Floor Construction	16.85	\$535,493.00
Roof Construction	1.18	\$37,500.40
Exterior Walls	7.20	\$228,816.00
Exterior Windows	3.11	\$98,835.80
Exterior Doors	0.40	\$12,712.00
Roof Coverings	1.18	\$37,500.40
<b>Interiors</b>		
Partitions	7.45	\$236,761.00
Interior Doors	7.78	\$247,248.40
Fittings	3.45	\$109,641.00
Stair Construction	2.70	\$85,806.00
Wall Finishes	2.95	\$93,751.00
Floor Finishes	5.20	\$165,256.00
Ceiling Finishes	4.05	\$128,709.00
<b>Services</b>		
Elevators and Lifts	7.75	\$246,295.00
Plumbing Fixtures	11.50	\$365,470.00
Domestic Water Distribution	4.00	\$127,120.00
Rain Water Drainage	0.20	\$6,356.00
Energy Supply Heating	7.07	\$224,684.60
Cooling AC Systems	8.43	\$267,905.40
Sprinklers	2.80	\$88,984.00
Standpipes	0.29	\$9,216.20
Electrical Service/Distribution	1.46	\$46,398.80
Lighting and Branch Wiring	7.15	\$227,227.00
Communications and Security	1.01	\$32,097.80
Other Electrical Systems	0.15	\$4,767.00
<b>Sitework</b>		
Building Sitework	12.10	\$384,538.00
<b>Parking</b>		
43 Parking Spaces \$23,507/Space		\$1,010,801.00
<b>Sub-total</b>		<b>\$5,214,659.40</b>
General Conditions	10.0%	\$521,465.94
<b>Sub-total</b>		<b>\$5,736,125.34</b>
General Contractor Overhead & Profit	5.0%	\$286,806.27
<b>Total Hard Cost</b>	<b>189.52</b>	<b>\$6,022,931.61</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

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# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church			
Scheme B - 21 Condominium Units			
3 - Story Building - 22,800 Sq. Ft. - Wood Frame Construction			
Description		Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>			
	Foundation/Podium Deck Concrete Slab	4.87	\$111,036.00
<b>Shell</b>			
	Floor Construction	9.46	\$215,688.00
	Roof Construction	2.26	\$51,528.00
	Exterior Walls	5.62	\$128,136.00
	Exterior Windows	3.58	\$81,624.00
	Exterior Doors	0.40	\$9,120.00
	Roof Coverings	1.36	\$31,008.00
<b>Interiors</b>			
	Partitions	7.71	\$175,788.00
	Interior Doors	6.67	\$152,076.00
	Fittings	2.90	\$66,120.00
	Stair Construction	0.70	\$15,960.00
	Wall Finishes	2.50	\$57,000.00
	Floor Finishes	5.20	\$118,560.00
	Ceiling Finishes	4.00	\$91,200.00
<b>Services</b>			
	Elevators and Lifts	4.80	\$109,440.00
	Plumbing Fixtures	17.45	\$397,860.00
	Domestic Water Distribution	3.72	\$84,816.00
	Rain Water Drainage	0.35	\$7,980.00
	Energy Supply Heating	8.02	\$182,856.00
	Cooling AC Systems	9.04	\$206,112.00
	Sprinklers	3.30	\$75,240.00
	Electrical Service/Distribution	5.00	\$114,000.00
	Lighting and Branch Wiring	7.42	\$169,176.00
	Communications and Security	1.46	\$33,288.00
	Other Electrical Systems	0.21	\$4,788.00
<b>Sitework</b>			
	Building Sitework	5.05	\$115,140.00
<b>Parking</b>			
	32 Parking Spaces \$23,507/Space		\$752,224.00
	<b>Sub-total</b>		<b>\$3,557,764.00</b>
	General Conditions	10.0%	\$355,776.40
	<b>Sub-total</b>		<b>\$3,913,540.40</b>
	General Contractor Overhead & Profit	5.0%	\$195,677.02
<b>Total Hard Cost</b>		<b>180.23</b>	<b>\$4,109,217.42</b>



# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church			
Scheme B - 9 Townhomes			
2 - Story Townhomes - 13,500 Sq. Ft. - Wood Frame Construction			
Description		Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>			
	Foundation/Concrete Slab on Grade	3.80	51,300.00
<b>Shell</b>			
	Floor Construction	8.00	108,000.00
	Roof Construction	1.45	19,575.00
	Exterior Walls	6.50	87,750.00
	Exterior Windows	4.45	60,075.00
	Exterior Doors	0.82	11,070.00
	Roof Coverings	1.25	16,875.00
<b>Interiors</b>			
	Partitions	7.45	100,575.00
	Interior Doors	4.65	62,775.00
	Stair Construction	0.65	8,775.00
	Wall Finishes	2.50	33,750.00
	Floor Finishes	5.20	70,200.00
	Ceiling Finishes	3.95	53,325.00
<b>Services</b>			
	Plumbing Fixtures	6.35	85,725.00
	Domestic Water Distribution	7.24	97,740.00
	Rain Water Drainage	0.25	3,375.00
	Heating, Ventilating, Air Conditioning	11.50	155,250.00
	Sprinklers	3.30	44,550.00
	Electrical Service/Distribution	5.00	67,500.00
	Lighting and Branch Wiring	6.90	93,150.00
	Communications and Security	1.45	19,575.00
	Other Electrical Systems	0.20	2,700.00
<b>Sitework</b>			
	Building Sitework	4.82	65,070.00
<b>Parking</b>			
	14 Parking Spaces \$23,507/Space		\$329,098.00
	<b>Sub-total</b>		<b>\$1,647,778.00</b>
	General Conditions	10.0%	\$164,777.80
	<b>Sub-total</b>		<b>\$1,812,555.80</b>
	General Contractor Overhead & Profit	5.0%	\$90,627.79
<b>Total Hard Cost</b>		<b>140.98</b>	<b>\$1,903,183.59</b>

# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church			
Scheme B - Retail Space			
1 - Story - 4,900 Sq. Ft. - Steel Frame Construction			
Description		Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>			
	Foundation/Podium Deck Concrete Slab	5.95	29,155.00
<b>Shell</b>			
	Roof Construction	5.90	28,910.00
	Exterior Walls	15.98	78,302.00
	Exterior Windows	5.32	26,068.00
	Exterior Doors	1.45	7,105.00
	Roof Covering	7.20	35,280.00
	Roof Openings	0.25	1,225.00
<b>Interiors</b>			
	Partitions	1.49	7,301.00
	Interior Doors	1.78	8,722.00
	Fittings	1.25	6,125.00
	Wall Finishes	3.54	17,346.00
	Floor Finishes	3.25	15,925.00
	Ceiling Finishes	6.95	34,055.00
<b>Services</b>			
	Plumbing	6.75	33,075.00
	Heating, Ventilating, Air Conditioning	10.65	52,185.00
	Sprinklers	4.37	21,413.00
	Electrical Service/Distribution	5.28	25,872.00
	Lighting and Branch Wiring	11.50	56,350.00
	Communications and Security	1.67	8,183.00
	Other Electrical Systems	0.40	1,960.00
<b>Sitework</b>			
	Building Sitework	5.50	26,950.00
<b>Parking</b>			
	11 Parking Spaces \$23,507/Space		\$258,577.00
	<b>Sub-total</b>		<b>\$780,084.00</b>
	General Conditions	10.0%	\$78,008.40
	<b>Sub-total</b>		<b>\$858,092.40</b>
	General Contractor Overhead & Profit	5.0%	\$42,904.62
<b>Total Hard Cost</b>		<b>183.88</b>	<b>\$900,997.02</b>



# Conceptual Cost Estimate Report

Saint Spyridon Greek Orthodox Church		
Scheme B - Commercial Retail Space		
1 - Story - 2,380 Sq. Ft. - Steel Frame Construction		
Description	Cost Per Sq. Ft.	Total Cost
<b>Substructure</b>		
Foundation/Podium Deck Concrete Slab	5.95	14,161.00
<b>Shell</b>		
Roof Construction	11.54	27,465.20
Exterior Walls	9.25	22,015.00
Exterior Windows	10.65	25,347.00
Exterior Doors	1.15	2,737.00
Roof Coverings	3.65	8,687.00
<b>Interiors</b>		
Partitions	6.28	14,946.40
Interior Doors	5.16	12,280.80
Fittings	1.25	2,975.00
Stair Construction	4.45	10,591.00
Wall Finishes	3.62	8,615.60
Floor Finishes	8.10	19,278.00
Ceiling Finishes	6.96	16,564.80
<b>Services</b>		
Plumbing Fixtures	3.46	8,234.80
Domestic Water Distribution	2.16	5,140.80
Rain Water Drainage	0.68	1,618.40
Heating, Ventilating, Air Conditioning	16.57	39,436.60
Sprinklers	4.35	10,353.00
Standpipes	0.96	2,284.80
Electrical Service/Distribution	8.61	20,491.80
Lighting and Branch Wiring	12.55	29,869.00
Communications and Security	7.11	16,921.80
Other Electrical Systems	0.38	904.40
<b>Sitework</b>		
Building Sitework	5.50	13,090.00
<b>Parking</b>		
5 Parking Spaces \$23,507/Space		\$117,535.00
<b>Sub-total</b>		<b>\$451,544.20</b>
General Conditions	10.0%	\$45,154.42
<b>Sub-total</b>		<b>\$496,698.62</b>
General Contractor Overhead & Profit	5.0%	\$24,834.93
<b>Total Hard Cost</b>	<b>219.13</b>	<b>\$521,533.55</b>

Gafcon, Inc.

Conceptual Cost Estimate Report

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**T.B. PENICK  
& SONS, INC.**

California • Nevada • Ohio  
New York

Dealy Development, Inc.  
625 Broadway, Suite 1120  
San Diego, CA 92101  
ATTN: Mr. Perry Dealy, Principal

RE: Saint Spyridon Greek Orthodox Church Evaluation

Dear Mr. Dealy:

Please find attached our evaluation report for Saint Spyridon Church in San Diego. We also attached some information concerning our firm and our experience in the Church market. While we provide a range of commercial building, CM at risk and design build services, we have been involved in construction of numerous churches in the southern California area over the years.

We appreciate the chance to meet with you to review this project. If we are needed for any follow up, please contact Jaime, Tim or myself and we will be happy to respond.

Best regards,

TB PENICK & SONS, INC



Marc Penick

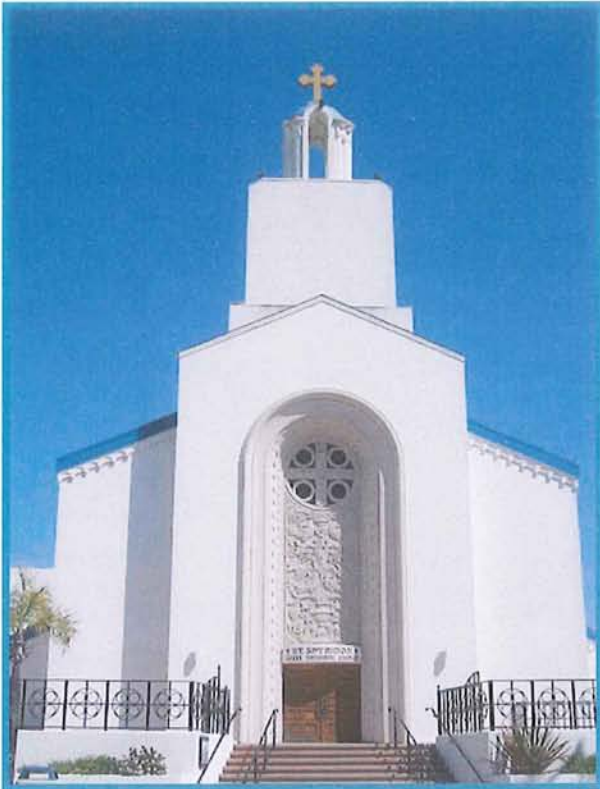
Chief Executive Officer



GENERAL CONSTRUCTION • DESIGN-BUILD • CONSTRUCTION MANAGEMENT



## PROJECT EVALUATION



This contractor evaluation is issued at the request of **St Spyridon Church** after a site walk conducted on June 29, 2010. The purpose for the evaluation is to provide observations from a licensed contractor about feasibility and cost of expansion/renovation of the existing Church versus the construction of a new Church to meet the parish needs for future growth.

Archive construction drawings were made available for the expansion of the Church performed in 1971. No drawings were available of the original Church construction. We estimate the age of the original Church to range 60 to 70 years. Please note that the City of San Diego Historic Resources Board designates and restricts exterior modifications to certain structures within the City of San Diego.

It is important in any planning effort to determine if this Church is restricted from certain modifications. One can view the 'Historical Landmarks Designated by the SD Historical Resources Board' list at [www.sandiego.gov/planning/programs/historical/pdf/register.pdf](http://www.sandiego.gov/planning/programs/historical/pdf/register.pdf).

St Spyridon Church is a wood and steel frame, stucco exterior with metal roofing structure that seats approximately 350 persons in a floor area that is approximately 4,500 square feet including the additions. There is a partial basement under a portion of the Narthex and Nave that has not been evaluated for occupancy or structure, which would require investigation if planning a renovation. The building is highly ornate on the interior with extensive art glass windows and fresco paintings on the walls and ceiling. There are a number of code issues that would have to be addressed in order for the building to be expanded. The existing facility does not meet current codes for disabled persons accessibility, off street parking, storm water treatment, seismic reinforcement and possibly setback requirements from the property lines. *These issues will challenge the designer in the event a decision is made to perform a design study for expansion.*

**Planning Department and Entitlement:** The current St Spyridon facility very likely operates under a conditional use permit or other regulatory document governed by the City of San Diego. The current document should be reviewed to determine what the Church is entitled to build and what the expansion plans would mean under the current use permit. It is likely that a new use permit and environmental reporting process will be required, even though the development is reconstruction of already developed property. This process is lengthy and requires a number of consultants to study and report upon their areas of expertise. The process can also open up the project to hearings and local neighborhood review process. This is the typical process we see churches undergo when planning new construction or expansion of existing facilities. If the expansion is minor, this may possibly be avoided. If the Church does determine that it needs to apply for a new or revised conditional use permit, it is best to master plan not only the current expansion, but any future growth or development the Church is considering. Getting as much as possible entitled under a new CUP is advantageous to the property owner.



**Site Work:** If an expansion is chosen, it is our prediction that the building just north of the Church will have to be demolished to create the necessary site footprint for the larger facility. New or existing off street parking will be required for approximately 65 vehicles. This may already exist in other adjacent parcels near the Sunday School and Church office. New underground storm water retention and treatment systems will be required to capture all roof and hardscape runoff for detention, percolation and filtration. This would likely mean underground vaults for water storage under the hardscape areas. Other means of natural filtration are feasible but unlikely for this project given the urban density and size of the property. New ADA complaint parking areas with ramps and/or elevator to allow disable persons access into the Church will be required. A new ADA accessible path from the public sidewalk to the building entry will be required. Upgraded site lighting with emergency egress area of refuge will also be required. Low water use landscape irrigation will be required both on site and in the public right of way.

**Building Orientation:** The expanded Church would require either widening, or, lengthening, or both, to accomplish the expansion. These requirements dictate that the existing roof configuration must be replaced to meet the new building floor plan. We recommend considering rotating the Church 90 degrees as a possible solution. We estimate that a code compliant new Church that seats 420 persons might be 7500 square feet in gross floor area. If possible, we would recommend all seating including space for music ensembles and choir be on the ground floor rather than in a second floor loft. This would avoid need for a second emergency stairway and an elevator to serve the loft.

**Building Foundation and Structure:** Expanding a Church is generally a challenge for a variety of reasons: architectural, code compliance and operational. This Church would not be able to be operational during the expansion/renovations, so services will need to be reserved and held at an alternate location for 12 to 14 months during construction. The existing foundations and superstructure appear sound, however there will be new seismic requirements to construct steel moment frames around the existing superstructure to handle the current lateral, wind and seismic loads within current codes. Given the stated plan to construct a Byzantine dome in the center of the Nave, it is likely that the current roof framing will not remain. Effectively, a new structure would be built around the existing structure to handle the dome, support the larger roof area and meet current codes. Certain elements may be able to be saved, or relocated and incorporated into the renovation if desired, but in our view there will be little of the existing structural frame that will be of use in the expansion. With new structure will come requirements for new interior and exterior weather proofing and finishes.

**Building Interior:** The existing building has finely detailed paintings on the walls and ceilings. From our discussions it may not be desired to maintain those paintings in an expanded structure. It would be a challenge to the project to limit the building construction to only solutions that preserve the existing interior design. All new interior finishes would be required based upon the expansion of the superstructure: gypsum wallboard, gypsum or plaster ceilings, interior millwork, flooring, acoustic treatment, ceramic tile, railings, seating, and paint. The Church has two non-compliant restrooms, one on each side of the Narthex. The restrooms will need to be expanded to the code required number of fixtures (we think 4 toilets and one urinal plus lavatories) plus will need vestibules and ADA complaint access to the restrooms. In an expansion, we would recommend an additional restroom along with a Sacristy area for Priest preparation prior to services. The existing pews are well used and could be restored or replaced depending upon the Parish desires. Additional pews and/or chairs will be required for the expansion. The existing Liturgical furnishings: Altar, Lectern, Chairs, Devotional Items all will need to be either replaced with new or removed, preserved and reinstalled as required.



**Building Exterior Finishes:** All new exterior sheathing, weatherproofing and exterior finished will be required due to the expansion of the superstructure: insulation, sheathing, lath, exterior plaster, cast stone, paint, roofing, sheet metal, windows, doors will all be required. The new finishes will likely reflect the planned Byzantine Greek Orthodox Church architecture. The expansion will require new doors, windows, ADA complaint hardware and also thermal protection using dual pane and low heat transmission glazing. There may be some local planning group input required for exterior finishes, building height, parking and other aspects of the project during the CUP or PRP.

**Building Systems:** The expanded building will likely require new wet pipe fire sprinkling system with fire department connections and check valves on the exterior. The new fire sprinklers will require a dedicated looped underground fire service be constructed. It is possible that the Church could be exempt from a new sprinkler system, depending upon floor area, building construction type and occupancy rating.

New building plumbing systems consisting of copper water distribution and cast iron waste piping will be required to meet requirements for the new restrooms, floor and roof drains and water fountains or fonts. A new gas/electric packaged heating and air conditioning system will be required to serve the facility. The HVAC system would provide digital controls with energy monitoring capabilities.

A new transformer, switchgear and electrical distribution system will be required to serve the expansion and modern building requirements. Scene lighting, task lighting, site lighting and emergency egress lighting systems will be provided. Communication and data transmission will be installed. Security and fire alarm systems will also be installed.

**Church Cost Comparison:** New church construction costs vary widely, but our cost history over the past 10 years recommends applying the following order of magnitude costs for planning purposes:

Church building: \$300 / Building SF

Site Improvements: \$15 / Site SF

Design and permitting: \$50 / Building SF

General Conditions: \$50 / Building SF

Insurance, bonds, design contingency: \$20 / Building SF

Cost inflation factor: (currently zero since 2008) 4% per year

The above costs are a starting point for evaluating options for renovating, expanding or reconstructing the new Church. It is our observation that in order to expand the Church, it will essentially need to be reconstructed due to the compact site area and the current code requirements.

Alternatively, if a decision is made to renovate the existing Church within the existing footprint and configuration, both scope of work and unit cost of the project would be reduced. If a new dome was to be installed over the existing footprint, there would still be replacement of the building structural frame to withstand the loads given the current wood structural frame configuration. The Church would need to expand slightly or reduce seating area in order to allow sufficient space for new ADA compliant restrooms. New interior and exterior finishes and weatherproofing will be required to complete the dome construction. New plumbing, HVAC and electrical systems will be required, but on a smaller scale than that required by the expansion.

**Conclusion:** The expansion of the existing Saint Spyridon Church will require the following considerations:

- A larger site footprint will be required to accommodate the expanded building and site requirements.
- The larger site footprint will require clearing of some developed portion of the property to make room.
- A schematic design study would be a next step in developing the scope of work and understanding the regulatory requirements associated with the work.
- The expanded structure would not be able to be supported by the existing foundation and structural frame. The building would essentially be demolished down to the foundation to prepare for construction of the expanded structural frame. In effect, the expanded Church will be a new building.
- The costs associated with the expansion of the existing Church would be the same order of magnitude as building the new Church in an alternate location on the property. Variables may include the amount of parking that the current property and configuration offers that can be counted towards the project parking requirements.

This completes our evaluation of St Spyridon Greek Orthodox Church. We appreciate the opportunity to provide input regarding the Church's plans. We are most willing to assist as the plans take shape in the future.



## Existing Conditions

The existing church facilities are typical of many church facilities built many years ago prior to more recent laws and ordinances concerning access for disabled persons. The courtyard in front of the Narthex to the church is elevated from the street and only accessible by stairs except from the rear alley side. The existing restrooms are very small and undersized, and almost everywhere one turns, the accessibility and use of the facility is limited or un-useable by disabled persons. This is true almost everywhere on campus. Hallway and door widths often do not meet any of the new codes.

Some of the issues concerning accessibility are more subtle, such as door thresholds that are of excessive height, and in-swinging doors without space beside them; nonetheless, they are real barriers to persons in wheelchairs or with limited mobility. Access to the balcony is very limited, and technically only legal as it exists because of the grandfathering of its former approval and the theory that a disabled person could have the identical worship experience on the main level, thus rendering the balcony "duplicate" and not essential for access.

Parking on the campus is extremely limited and inadequate. The City of San Diego requires one car for every three seats, and with a seating capacity of 300 people in the Nave, that means the church should have 100 cars parked as a minimum to be legal. Presently the church has perhaps 60 spaces in a lot across the alley.

The church campus is presently bisected by a public alley that probably does not get too much use by neighbors, but does create an entry into the parking lot for the church. This is convenient for the cars, but harmful to pedestrian circulation, and definitely creates a "front" and a "back" to the campus. Pedestrian circulation from the back to the front is via a narrow alley which ironically actually has some recollection of a Greek village pathway. It is constricting and narrow. The Church building is distinctive and expressive of some of the imagery desired by the congregation, and from what the architects were able to learn, it is well liked except for the limited sight lines from the sides, its capacity, and its limited restrooms and accessibility. The artwork and icons in the space are all of importance and deserving of consideration on how to protect, refurbish, relocate (?), and preserve them.

The Dining/ Banquet Hall is actually a very nicely proportioned space that was viewed by the architects in full and very successful operation during the festival. The Kitchen is very well and heavily used.

The Youth facilities are one an upper level, only accessible by stairs, and are typical of rooms decorated by and for teenagers. The classroom spaces are light and airy, but also accessible by stairs on an upper level.

The church Offices are off the alley in the rear and appear cramped and heavily used.



## **St. Spyridon Phase I Feasibility Report**

### **Recommendations:**

As outlined in the Phase I Discovery Analysis and Feasibility (compiled by The London Group), entitling the Church Master Block for higher density is the best strategic option for St. Spyridon.

The meetings we had with the Planning Department (Bill Anderson) and Development Services Department (Kelly Broughton) were encouraging in moving forward with a new master plan for the entire Church Holdings creating an increase in density with a mixed use program. Whether to redevelop the property with a NEW Church program along with housing/retail or move the Church to a suburban location and create a mixed use program on the current site without the church, there is a compelling economic benefit to the Church to pursue entitlements vesting their asset for future redevelopment.

The due diligence technical studies found no fatal flaws in redeveloping the Master Block including the closure (abandonment) of the Alley and the demo of buildings from an Historical perspective. We will have to formalize the process with the City on the next phase if the Church chooses to pursue a new entitlement for their Master Block. We also may have to relocate some of the buildings in a worst case scenario if we are not able to obtain a finding of no Historical significance.

If the Church chooses to pursue an option with a new Master Plan entitlement for the Master Block, then our Phase II scope and budget submitted with our Phase I contract could be reviewed and finalized authorizing our team to proceed. Based on the slow Real Estate Economy and the encouragement from the City Planning Department, timing is the best it has been in years to process a highest-and-best-use Master Plan for the property. Also, North Park Community Planning is updating its planning document and it would be encouraged to have the Church's entitlements included in this update.

LD Park Avenue Ventures (Gary London and Perry Dealy) will continue to assist the Church in presenting our findings to the Church community and finalizing the direction to move forward with a specific option.