



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

Project Address 726 Torrance St
San Diego, CA

Project Type Building Construction

Primary Contact TIM SEAMAN
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Instructions

<p>The following issues require corrections to the documents submitted.</p>

Building Construction Plans PRJ-1111319.pdf

DSD-Planning Review

Adrian Rusit
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619-236-5507

[Comment 00070 | Sheet A1 | Closed]

For Information Only-No Action Required

The project site is located at 726 Torrance St. SD, APN: 437-350-1100, in the RM-1-1 zone within the Uptown Community Plan area.

The project is located within the following areas:

Overlay Zone: Airport Land Use Compatibility Overlay Zone (ALUCOZ) -SDIA And NAS North Island

Transit Priority Area (TPA)

ALUCP Airport Influence Area (AIA)

FAA Part 77 Noticing Area

Sustainable Development Area

The project proposes Building, mechanical, electrical and plumbing permits for code compliance to change the occupancy from Medical Occupancy to Multi-Residential dwelling unit occupancy. Work to include building remodel and staircases to meet ADA compliance. (CED-0502850),

[Comment 00071 | Sheet A1 | Open]

The project proposes 12 dwelling units in an RM-1-1 zone. Per SDMC Table 131-04G, the maximum permitted density is $19,824\text{sf} / 3,000\text{sf (per DU)} = 6.6 =$ (per SDMC §113.0222) 7 units permitted. The project exceed the maximum permitted density.

Alternatively, there are incentives available to increase the dwelling units. Please refer to SDMC Chapter 14, Article 3, Division 7 for affordable housing regulations or SDMC Chapter 14, Article 3, Division 4 for accessory dwelling units. If



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applicant wishes to pursue incentives to increase allowable dwelling units, please indicate which incentive will be applied and which units will utilize the incentives . Otherwise, please reduce the dwelling units to the maximum allowed of 7 dwelling units.

[Comment 00072 | Sheet A1 | Closed]

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The Inclusionary Affordable Housing Ordinance applies to all new residential development of 10 or more dwelling units outside the Coastal Overlay Zone, and all condominium conversions of two or more dwelling units. Developments are required to provide a certain percentage of affordable units in the development. Applicants may also choose to pay an Inclusionary In Lieu Fee for all or a portion of the inclusionary dwelling units.

Please refer to SDMC §142.1304 for Inclusionary Affordable Housing Requirements.

From July 1, 2020, through June 30, 2024, the Inclusionary In Lieu Fee requirements shall be implemented incrementally. This fee is the product of the applicable square foot charge (rate) as shown on Information Bulletin 532, multiplied by the net building area defined in the San Diego Municipal Code (SDMC). Net building area means the aggregate gross floor area of all the unrestricted dwelling units within a development, excluding areas outside the dwelling unit's habitable space such as garages, carports, parking areas, porches, patios, open space, and excluding common areas such as lobbies, common hallways, stairways, elevators and equipment spaces.

[Comment 00073 | Sheet A1 | Open]

Per Table 131-04G, refuse, organic waste, and recyclable materials storage regulations apply to the RM-1-1 zone. A development of this size (inclusive of all 12 units) shall require 72sf of refuse, organic waste, and recyclable materials storage, per Table 142-08B. Please show and label with dimensions proposed refuse, organic waste, and recyclable materials storage area on the Proposed Site Plan, sheet A1.

Please ensure requirements for size (dimension enclosure), location, screening, and signage per SDMC 142.0810 are met.

[Comment 00074 | Sheet A1 | Open]

Please provide a parking table showing adequate parking (Ex. automobile, Motorcycle, bicycle) to accommodate the proposed dwelling units per SDMC Table 142-05C.

[Comment 00075 | Sheet A1 | Open]

Please dimension alley width.

Other

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[Comment 00077 | Page | Closed]



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Additional comments may follow upon receiving any new information.