Little Italy Association of San Diego – Project Review Committee
Tuesday, March 12, 2024 at 11:00am
Zoom Virtual Meeting: https://us02web.zoom.us/j/82653010166
or call 1-669-900-6833 / Meeting ID: 826 5301 0166 / Password: 3898

1) **Zoom Meeting Protocol & Introductions – Marco Li Mandri, Interim Chair**
   All participants will be put on mute during the topic presentation and then the moderator will unmute the microphones to take comments/feedback. Please keep comments directed to that specific topic.

2) **Non-Agenda: Public Comment & Announcements**

3) **1642 Columbia Building Addition** ***Action Item***

4) **Other**

5) **Adjournment**

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at 2210 Columbia Street, San Diego, CA 92101 and on the LIA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Chris Gomez at 619-233-3898 or via email at chris@littleitalysd.com at least 48-hours prior to the meeting. **VIRTUAL MEETING PARTICIPATION.** Under current guidance by the State of California, meetings can be supported with a virtual option, but the participants attending virtually are only permitted to provide comments regarding items agendized and do not count towards Committee quorum or are allowed to vote.

THE CITY OF SAN DIEGO

DATE OF NOTICE: October 9, 2023

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

Development Services Staff will make a decision to approve, conditionally approve, modify or deny an application for a Neighborhood Use Permit (Process 2) to allow a 1,821-square-foot expansion of a previously conforming structure and a 1,667-square-foot rooftop outdoor use area for the existing building located on the 5,001-square-foot site at 1642 Columbia Street within the Little Italy neighborhood of the Downtown Community Plan area (Council District 3)

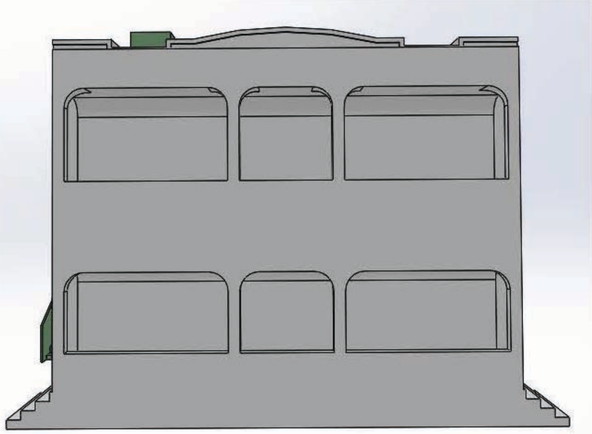
PROJECT NO:	**PRJ-1087029**
PROJECT NAME:	**1642 COLUMBIA EXPANSION**
PROJECT TYPE:	**NEIGHBORHOOD USE PERMIT, PROCESS 2**
APPLICANT:	**GAETANO BALISTRERI ON BEHALF OF JUNIOR PROPERTIES**
COMMUNITY PLAN AREA:	**DOWNTOWN**
COUNCIL DISTRICT:	**3**
CITY PROJECT MANAGER:	**Johnwilly Aglupos, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 446-7958 / JAglupos@sandiego.gov**

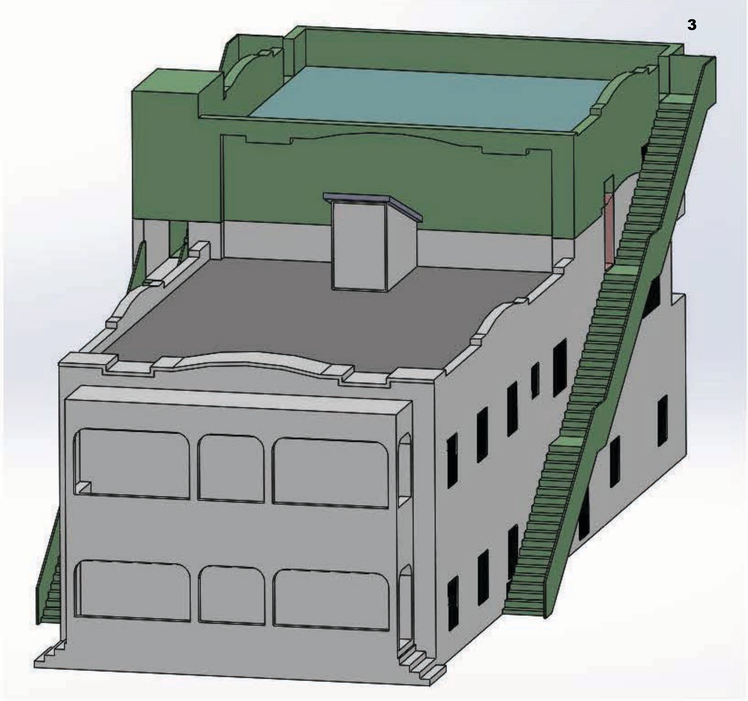
The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you wish to receive a "Notice of Decision," you must submit a written request to the City Project Manager listed above no later than *ten (10)* business days from the date of this Notice. This project is undergoing environmental review.

The decision of the Development Services Department Staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. Appeal procedures are described in Information Bulletin 505 (https://www.sandiego.gov/sites/default/files/dsdib505.pdf). Appeals to the Planning Commission can be filed by email/mail or in person:

1) Appeals filed via email/mail: Send the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00pm on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.

2) Appeals filed in person: Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4 p.m. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of

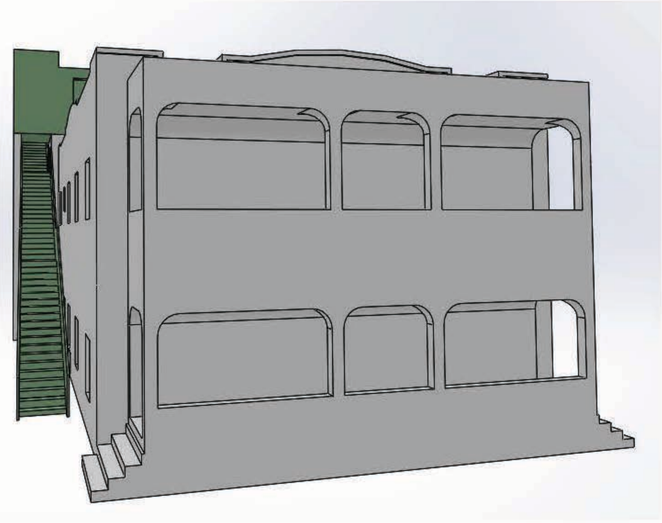


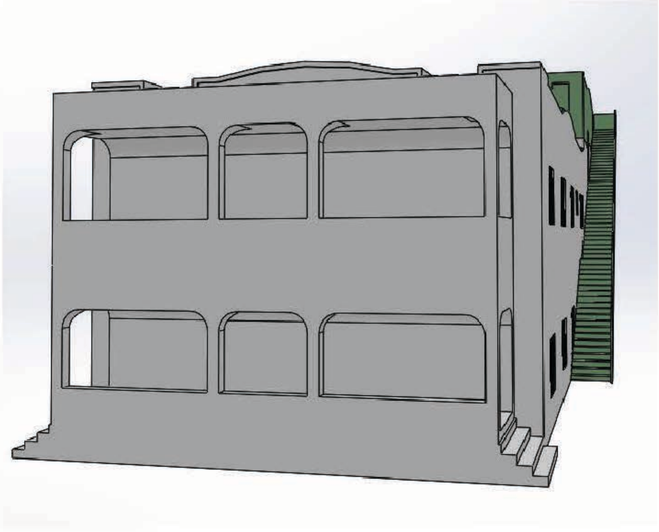


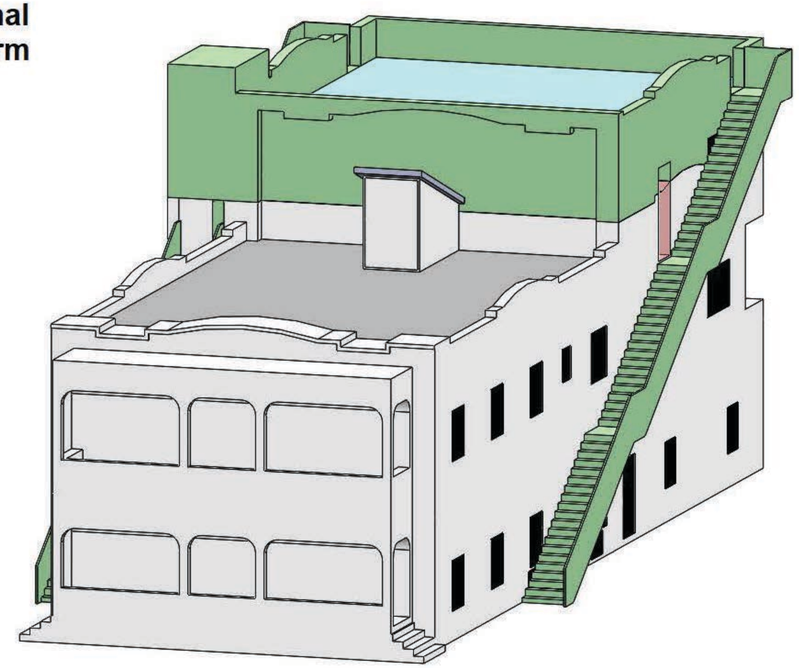
The areas shaded in green are new

We are adding a 3rd story that will be used for storage only.

Building was retrofited back in the 90's to be able to handle the additional story as that has been in the long term project plan.







EXISTING AREA CALCULATION:

FIRST FLOOR:
(E) STORAGE - 1357 SF
(E) RESIDENTIAL & OFFICE - 1932 SF

SECOND FLOOR:
(E) RESIDENTIAL - 3171 SF

EXISTING BUILDING = 6632 SF

FIRST FLOOR EXISTING PORCH - 172 SF
SECOND FLOOR EXISTING PORCH - 172 SF
SECOND FLOOR EXISTING BALCONY - 200 SF

NEW AREA CALCULATION:

FIRST FLOOR:
(N) FOYER 119 SF

THIRD FLOOR:
(N) STORAGE AREA 1667 SF

ROOF:
(N) ROOF AREA 1667 SF ROOF DECK

PROPOSED NEW AREA = 3453 SF

PROPOSED EXTERIOR STAIRS 260 SF + 260 SF = 520 SF + 35 SF ELEVATOR UP TO 40'-6" HIGH

PROPERTY INFORMATION:
SUBDIVISION NAME: MIDDLETOWN
LAND SQ. FT: 5,001 - ACRE : 0.1148
LEGAL DESCRIPTION: LOT 10 BLK 31 TR CC1-1874
ZONING CODE: CCPD-NC
COUNTY USE DESCRIPTION: MULTI-RESID 5-30
SAN DIEGO COUNTY
APN: 5333510600
YEAR BUILT: 1925
OF UNITS: 5 MULTI-FAMILY (5+ UNIT)
OF STORIES: 2
OF BUILDINGS: 1

FAR RATIO

NEW 3453 / EXISTING SITE 5001 = 0.89

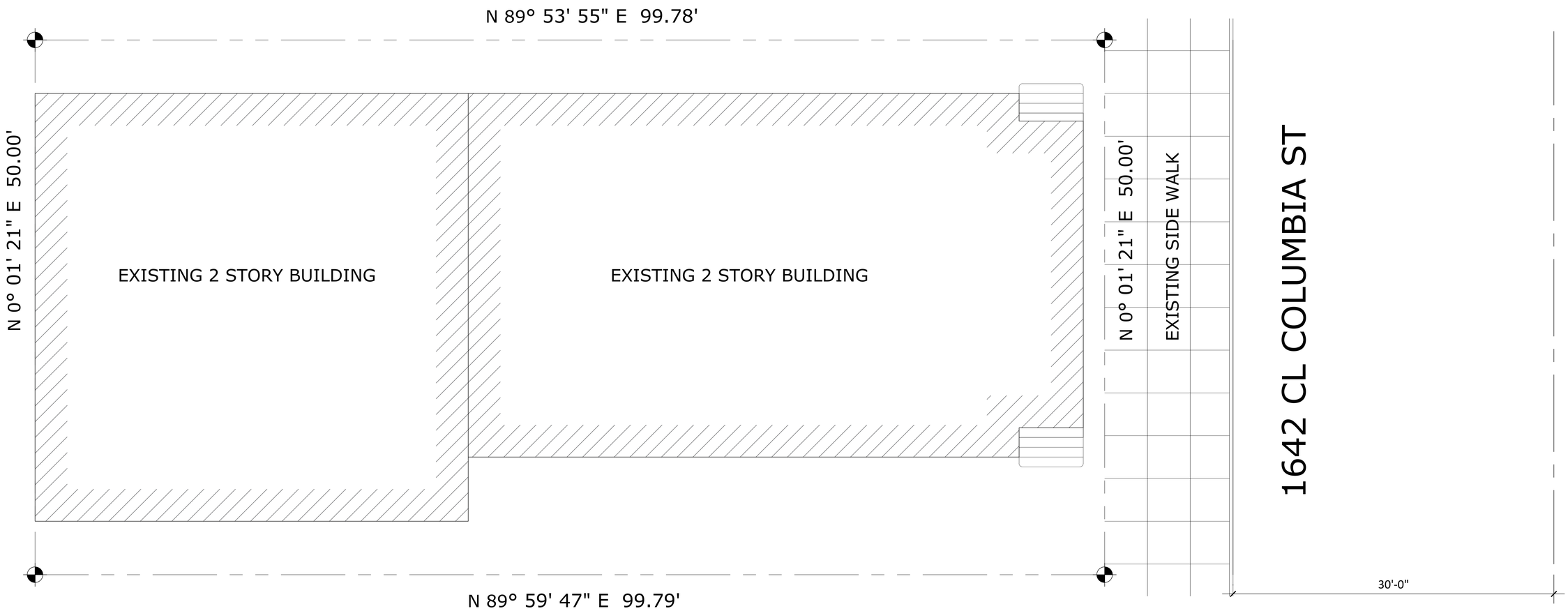
COLUMBIA STREET, SAN DIEGO, CALIFORNIA
YOUR LOCAL WATER PROVIDER BASED ON THE ADDRESS YOU ENTERED IS:

CITY OF SAN DIEGO

SAN DIEGO PUBLIC UTILITIES DEPARTMENT
525 B STREET SAN DIEGO, CA 92101
CUSTOMER SERVICE LINE: (619) 515-3500
REPORT WATER WASTE: (619) 533-5271
REPORT A LEAK: (619) 515-3525

SCOPE OF WORK

ADD THIRD STORY STORAGE & ROOF AREA ON TOP OF EXISTING 2 STORY BUILDING.
THE PROPOSED STORAGE AREA IS BEING DESIGNED AS AN EMPTY SHELL FOR THE PURPOSE OF USE BY EXISTING TENANTS .
ADD METAL EXIT STAIRS ALONG SIDES OF BUILDING & NEW ELEVATOR TOWER.
NEW WALLS TO BE WOOD FRAME WITH STUCCO FINISH.
EXTERIOR ROOF TO HAVE PARAPET WALLS TO BE MAXIMUM 4' HIGH.
NEW ELECTRICAL SYSTEM AND NEW HVAC SYSTEM WILL BE ADDED.



1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"

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ARCHITECT #C5297, NCARB
80-300 ULLSWATER DRIVE
INDIO, CA. 92203
1-760-953-4556
wveith36@yahoo.com

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WENDELL W. VEITH
NO. C5297
REN. 11-30-25
STATE OF CALIFORNIA

AI Construction Services
3505 Camino Del Rio South,
Suite 336B
San Diego, CA 92108

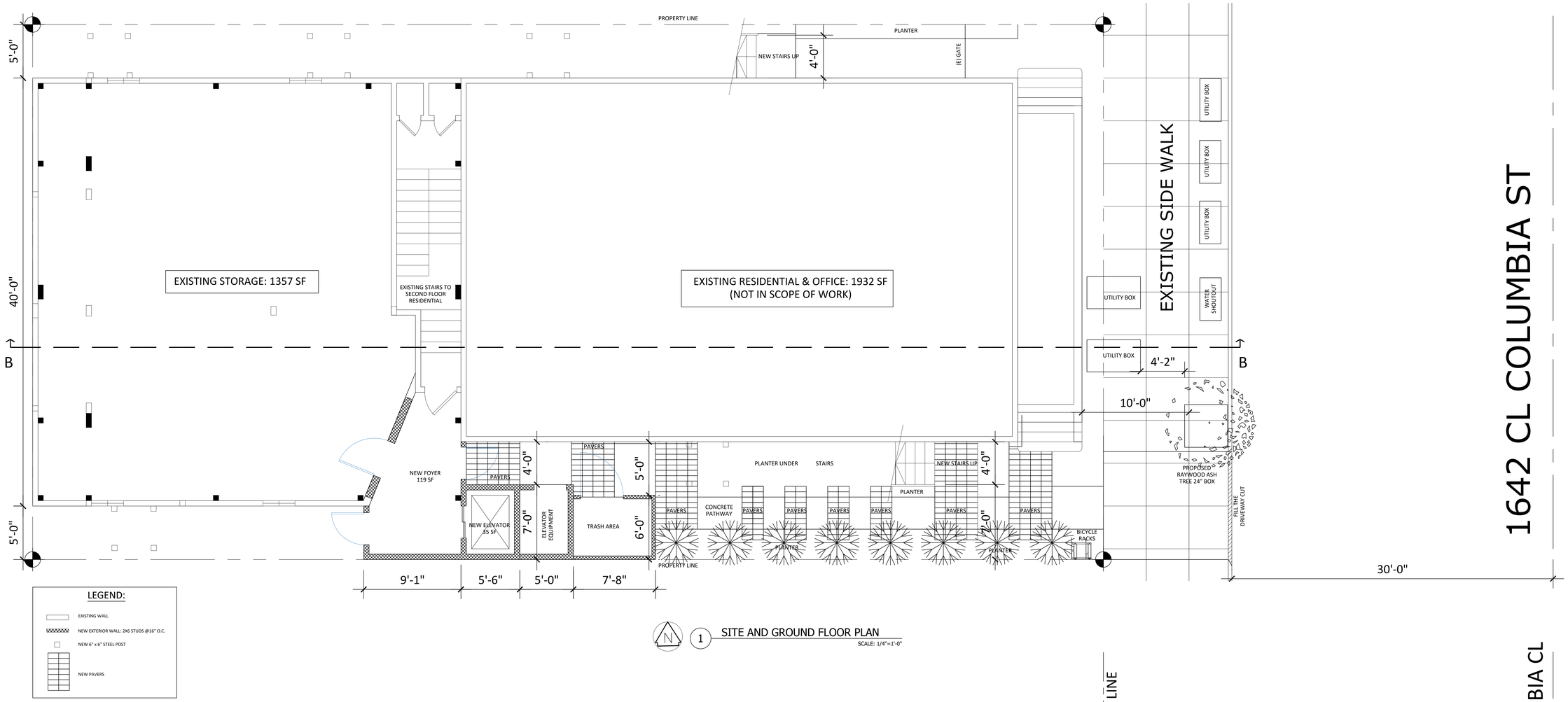
ADDITION TO COMMERCIAL BUILDING:
COLUMBIA STREET PROJECT
1642 COLUMBIA ST. SAN DIEGO, CA 92105

REVISIONS:	DATE:
SUBMISSION 1	1.19.2024.

DRAWING TITLE:
EXISTING SITE PLAN

A01

SHEET 1 OF 7 SHEETS



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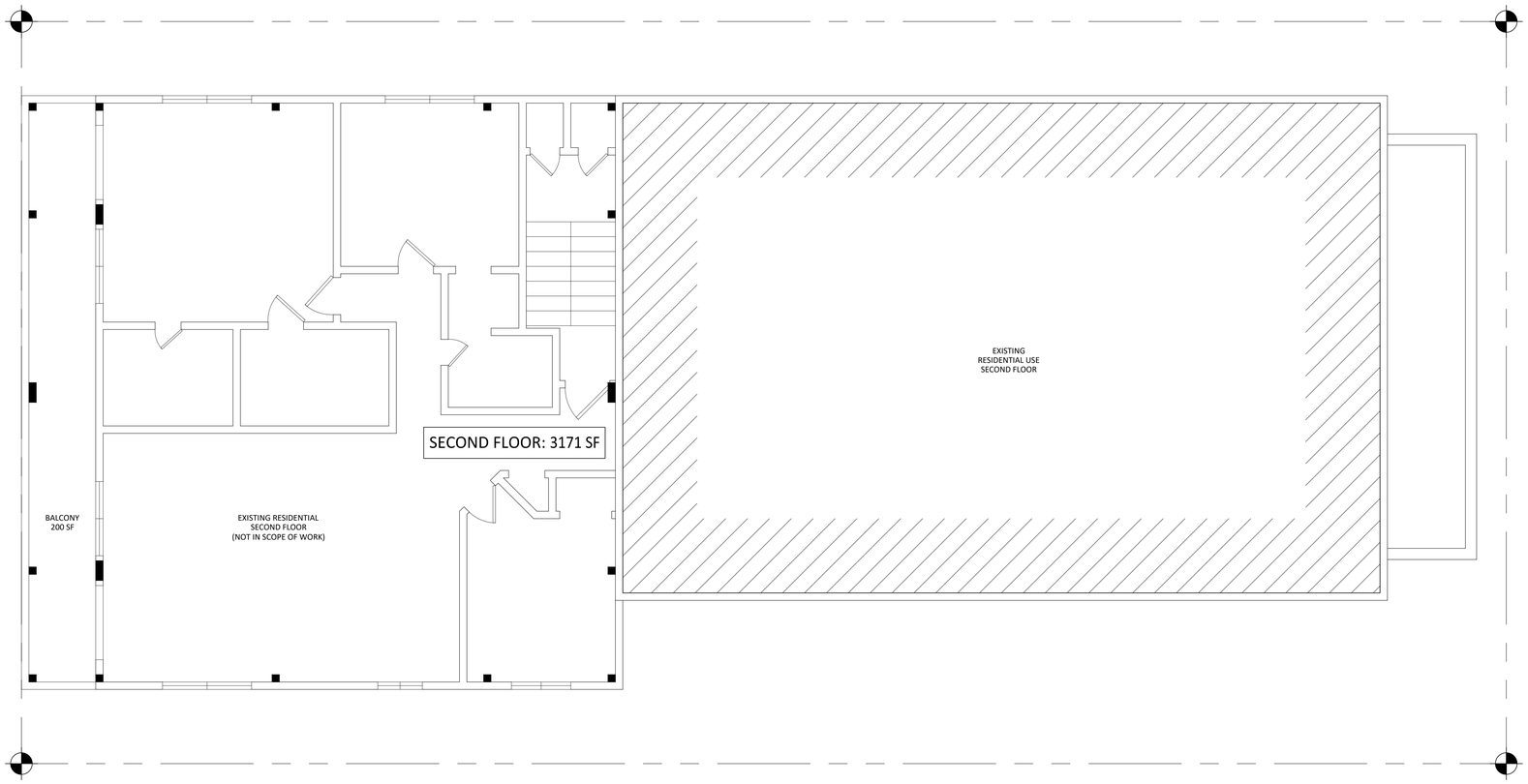
REVISIONS:	DATE:
SUBMISSION 1	1.19.2024

DRAWING TITLE:
SITE AND GROUND FLOOR PLAN

A02

SHEET 2 OF 7 SHEETS



N

1 EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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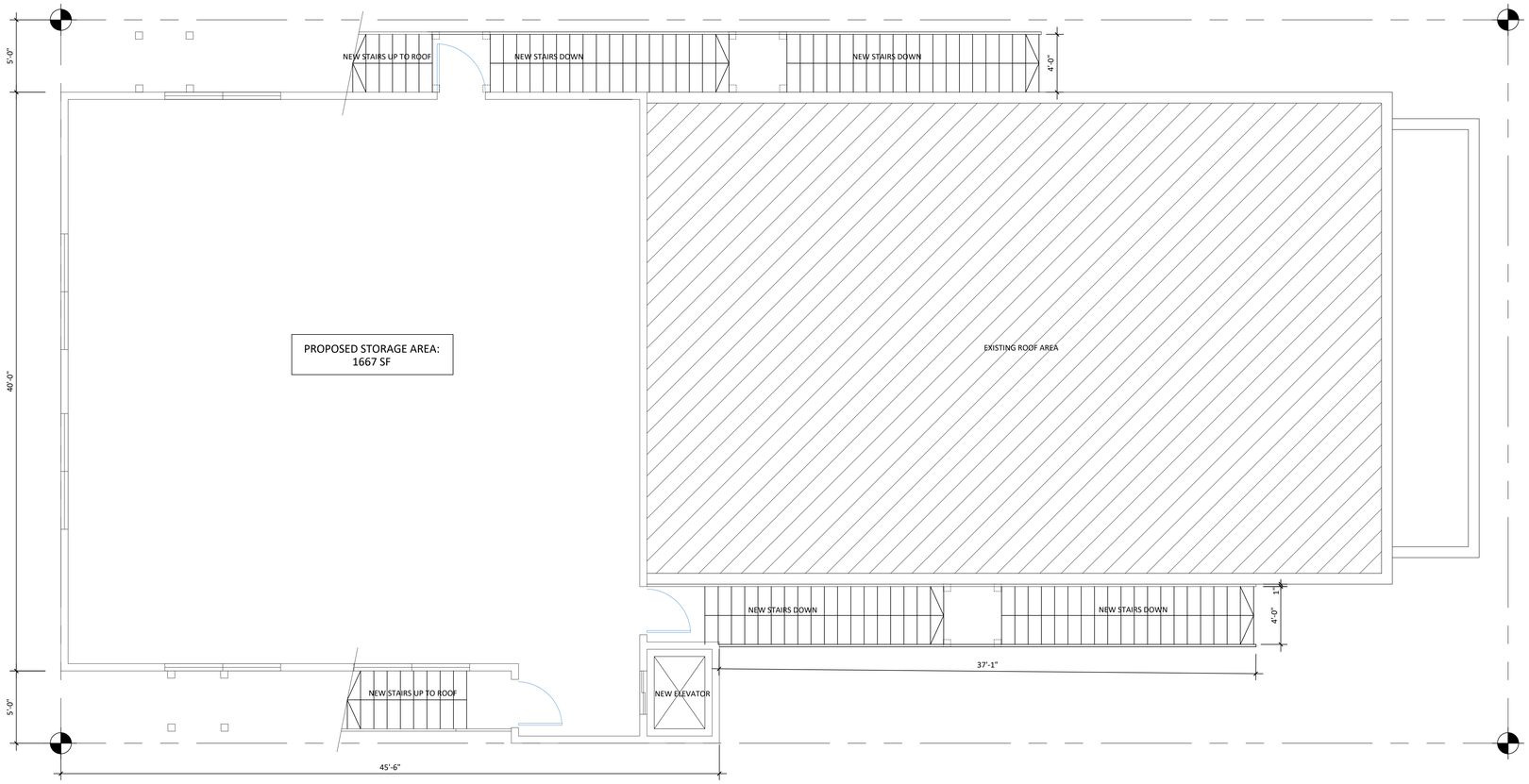
DRAWING TITLE:

EXISTING SECOND FLOOR PLAN

A03

SHEET 3 OF 7 SHEETS



N 1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

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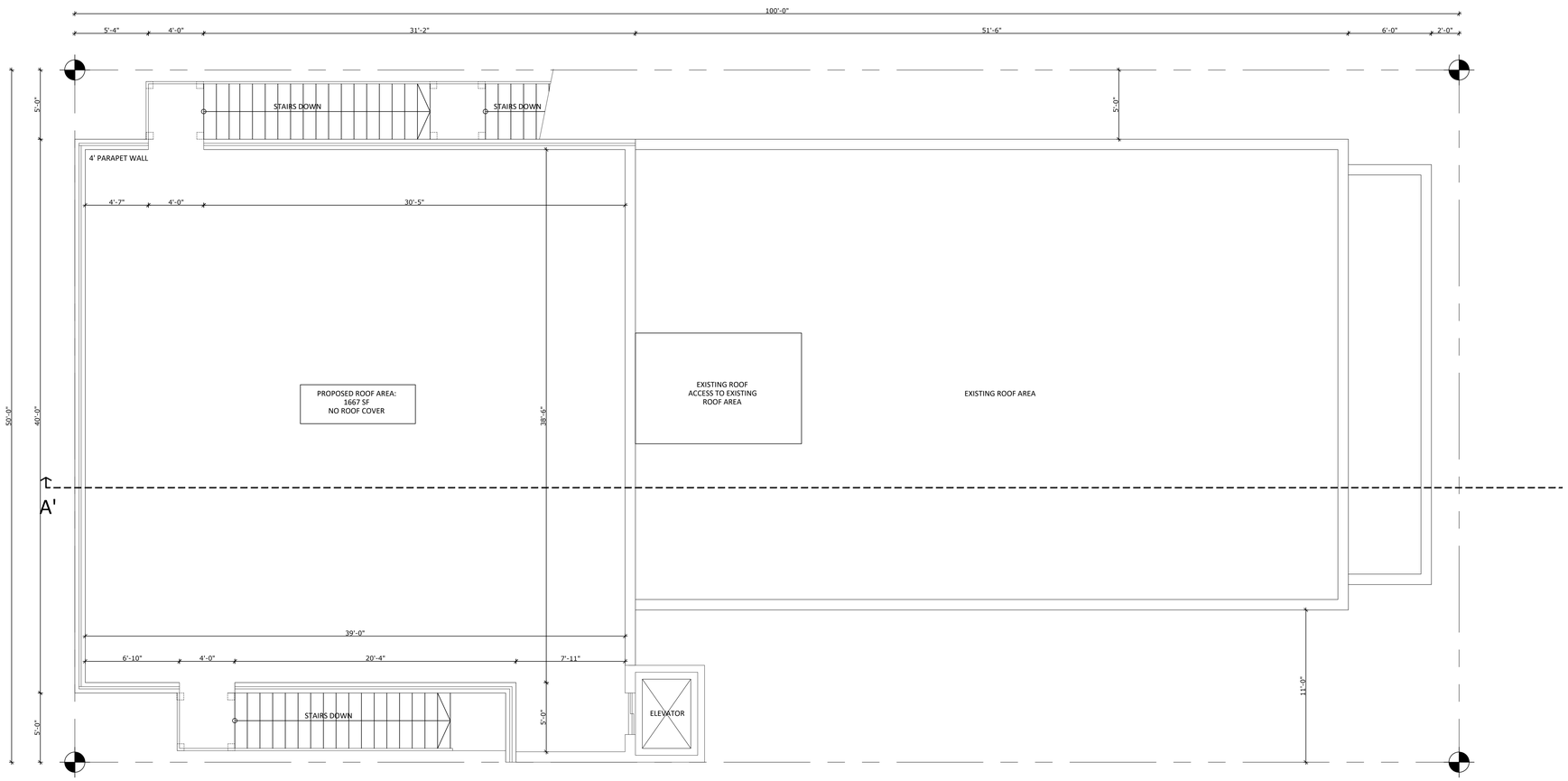
REVISIONS:	DATE:
SUBMISSION 1	1.19.2024.

DRAWING TITLE:

PROPOSED THIRD FLOOR PLAN

A04

SHEET 4 OF 7 SHEETS



N 1 PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"

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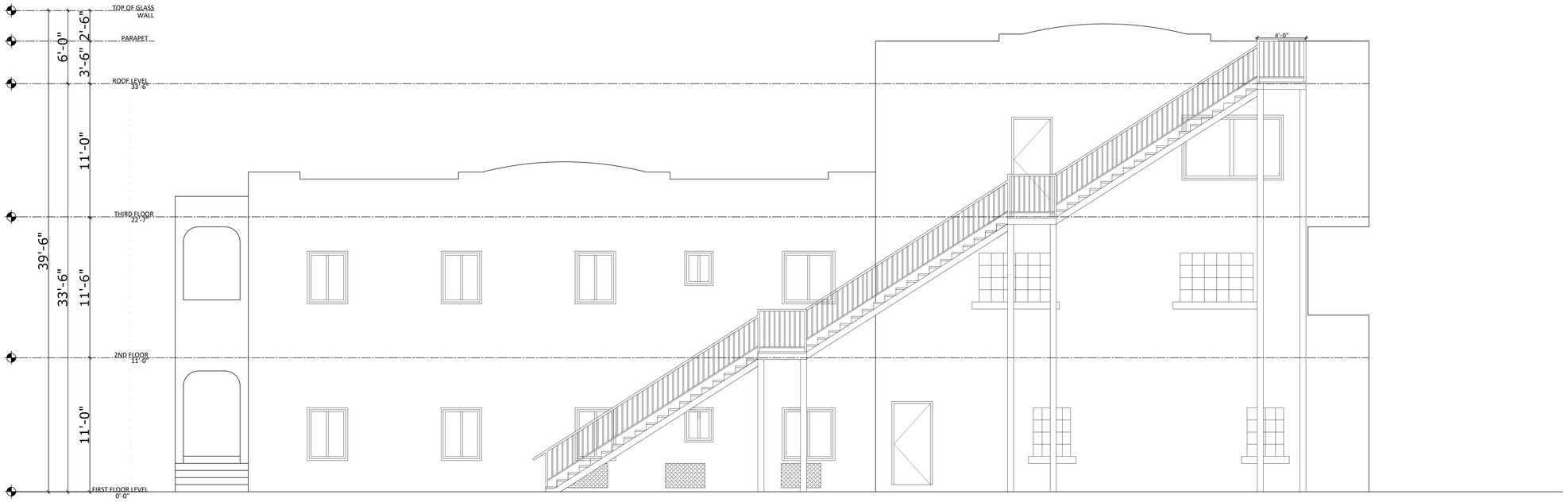
REVISIONS:	DATE:
SUBMISSION 1	1.19.2024.

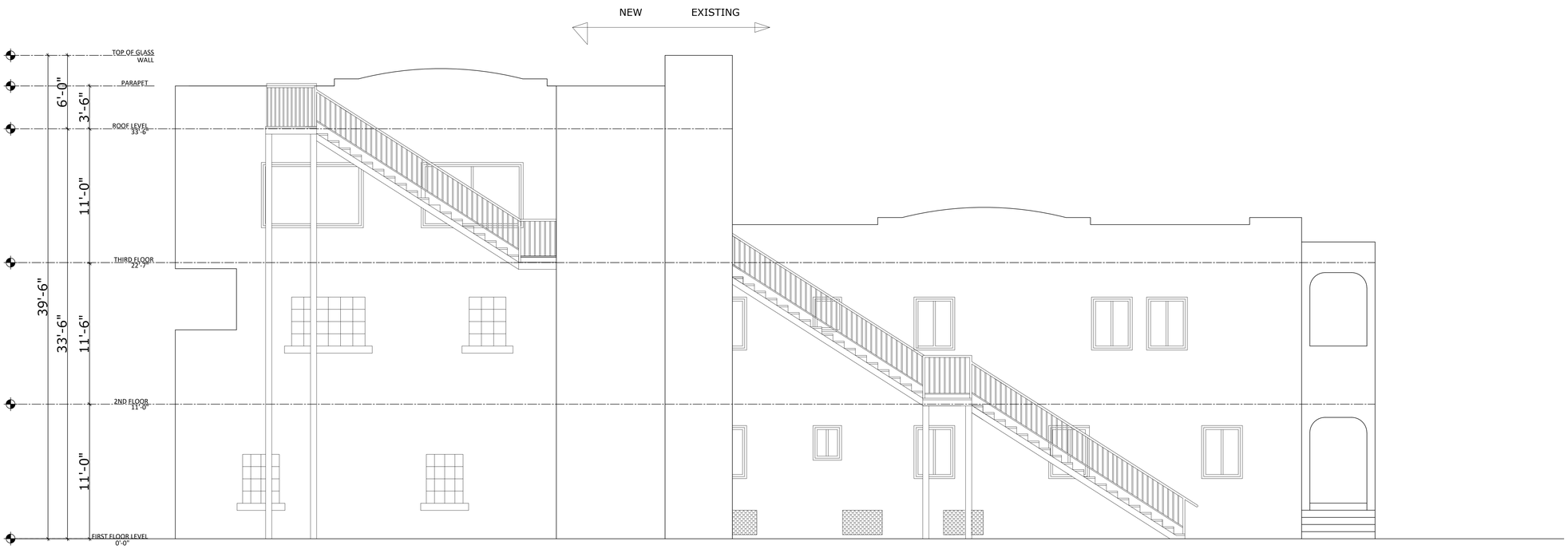
DRAWING TITLE:
PROPOSED ROOF PLAN

A05

SHEET 5 OF 7 SHEETS



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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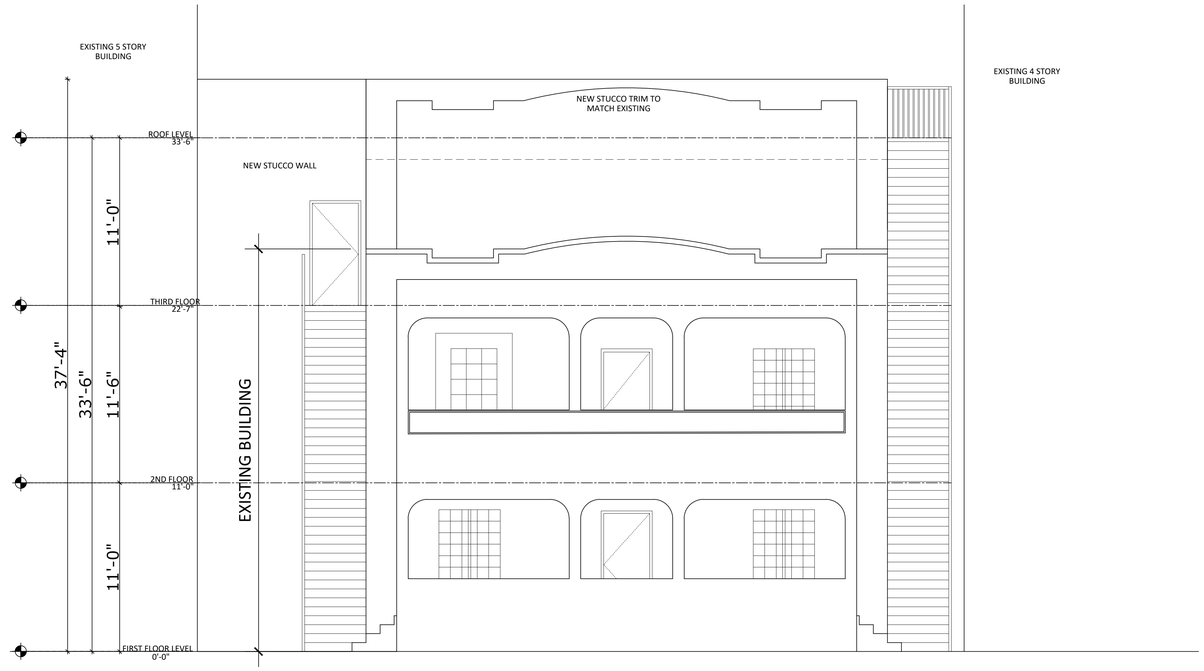
REVISIONS:	DATE:
SUBMISSION 1	1.19.2024.

DRAWING TITLE:
ELEVATIONS

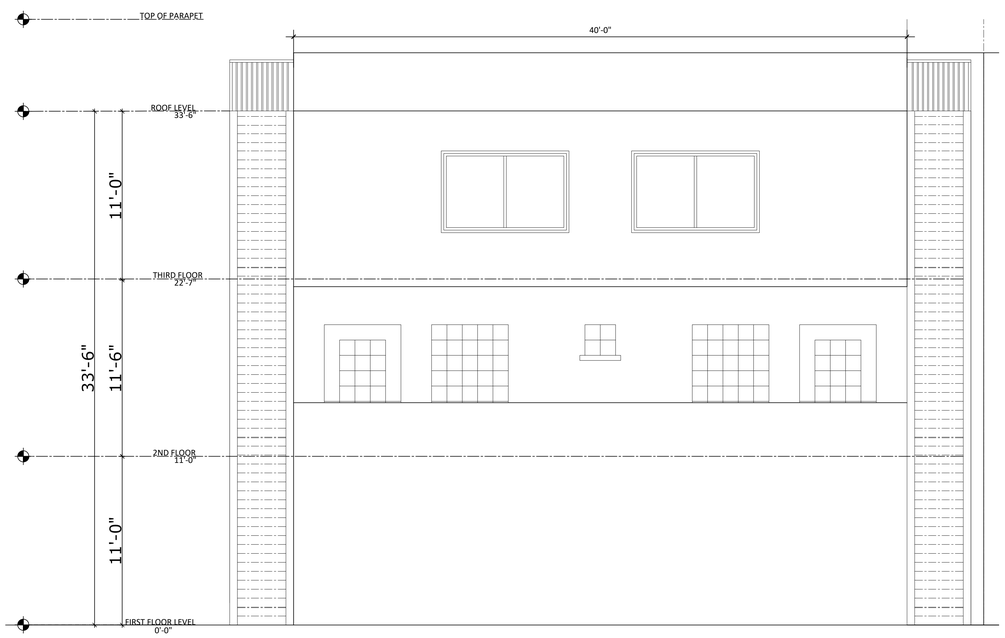
A06

SHEET 6 OF 7 SHEETS

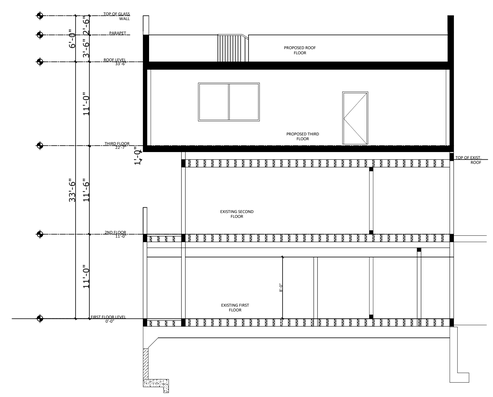
0 EXISTING BUILDING FRONT FACADE
SCALE: NTS



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



A-A SECTION A-A
SCALE: 1/8"=1'-0"

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REVISIONS:	DATE:
SUBMISSION 1	1.19.2024.

DRAWING TITLE:
ELEVATIONS & SECTION

A07

SHEET 7 OF 7 SHEETS

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ADDITION TO COMMERCIAL BUILDING:
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1642 COLUMBIA ST. SAN DIEGO, CA 92105

Development Services

THE CITY OF SAN DIEGO

FORM
DS-560
September 2021

Stormwater Requirements Applicability Checklist

Project Address: 1642 CL COLUMBIA ST **Project Number:**

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual; Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
   ○ Yes, SWPPP is required; skip questions 2-4. ◉ No; proceed to the next question.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
   ○ Yes, WPCP is required; skip questions 3-4. ◉ No; proceed to the next question.
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
   ○ Yes, WPCP is required; skip question 4. ◉ No; proceed to the next question.
4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

○ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED - **continue to Part B**

○ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**

◉ **If you check "No" for all questions 1-3 and checked "Yes" for question 4,** Part B does not apply, and no document is required. **Continue to Section 2.**

[1] More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**
   A. Projects located in the ASBS watershed.

☐ **2. High Priority**
   A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
   B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**
   A. Projects that are not located in an ASBS watershed or designated as a High priority site.
   B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
   C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☑ **4. Low Priority**
   A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C**: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C**: Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
   ○ Yes ◉ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
   ○ Yes ◉ No
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
   ◉ Yes ○ No

CLEAR FORM

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ◉ Yes, PDP exempt requirements apply ○ No, proceed to next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ◉ No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ◉ No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ◉ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ◉ No

CLEAR FORM

7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ◉ No
8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ◉ No
9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539. ○ Yes ◉ No
10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ◉ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ◉ No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ◉ Yes ○ No
3. The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ◉ No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ○ Yes ◉ No

AI CONSTRUCTION SERVICES	CEO
Name of Owner or Agent	**Title**
Frederick Bowman — Digitally signed by Frederick R. Bowman DN: cn=Frederick R. Bowman, o=AI Construction Services, Inc., ou=AI Construction Services, Inc., email=fred@aicsinc.net, c=US Date: 2024.01.19 00:38:35 +01'00'	01/18/2024
Signature	**Date**

CLEAR FORM

REVISIONS:	DATE:
SUBMISSION 1	1.19.2024.

DRAWING TITLE:
ELEVATIONS & SECTION

A07

SHEET 7 OF 7 SHEETS