

Grantville Veterans PDP/SDP (Project# 497171)
Review Comment Log for Cycle Issues Rpt dated 8/24/16

Submitted: Final
 Date: 9/21/2016

Page No.	Issue No.	Reviewer	Subject/Phase	Comment	Response to Comment	Proposed By
1	3	Raynard Abalos	LDR-Planning	Informational	Project proposes to convert existing motel restaurant/office into restaurant/office into	Owner/Applicant
1	4			Permits	Process Type Discussion	Owner/Applicant
1	5			Permits	mention of "Social Service Institution"	Owner/Applicant
1	6			Permits	Mention of "Transitional Housing"	Owner/Applicant
2	7,8,9	Raynard Abalos	LDR-Planning	Permits	Findings required for SDP are SDMC 126.0504(a) and (m) for deviations	Owner/Applicant
2	10-14	Raynard Abalos	LDR-Planning	Deviations	Outline of Deviations	Owner/Applicant
2	15	Raynard Abalos	LDR-Planning	Scope	Clarify what "Permanent Veterans Housing" is, provide detailed scope	Owner/Applicant
2	16	Raynard Abalos	LDR-Planning	Scope	Clarify what existing restaurant/office building will be used for	Owner/Applicant
2	17	Raynard Abalos	LDR-Planning	Scope	Clarify existing use on plans Provide documentation of existing use since staff could not find documentation showing conversion to an office	Arch, Owner/App
2	18	Raynard Abalos	LDR-Planning	Corrections	Remove reference to Density Bonus	Architect
2	19	Raynard Abalos	LDR-Planning	Corrections	Remove reference to zone RM-4-10	Architect
2	20	Raynard Abalos	LDR-Planning	Corrections	Clarify existing Gross Floor Area (GFA)	Architect
2	21	Raynard Abalos	LDR-Planning	Corrections	Remove editorial comments from Sheet A1.0	Architect
2	22	Raynard Abalos	LDR-Planning	Corrections	Revise plans to show minimum refuse and recyclable materials storage area	Architect
3	23	Raynard Abalos	LDR-Planning	Corrections	Remove reference to community garden	Civil Engineer
3	24	Raynard Abalos	LDR-Planning	Corrections	On Site Plan, label minimum and maximum setbacks	Architect
3	25	Raynard Abalos	LDR-Planning	Corrections	Show height measurements on elevations and sections	Architect
3	26	Raynard Abalos	LDR-Planning	Corrections	For PDP, refer to supplemental regulations	Owner/Applicant
3	27	Raynard Abalos	LDR-Planning	Corrections	For Grantville CPOIZ, defer to Long Range Planning	Owner/Applicant

Clarification: The secondary building onsite was previously converted from a restaurant to office facilities. There are NO restaurant facilities (kitchen, etc.) nor food service activity in its present use.

CONFIRM: per 8/17 MIR Meeting w/ staff and 8/24 Key Issues Letter (J. Peterson) that project will be processed as a Process Four SDP.

Clarification: Project will NOT be classified as a social services institution. Service staff onsite will serve only project residents, not outside patrons.

Clarification: Project will be classified as "Permanent Supportive Housing." Once a tenant moves in, they will be considered permanent residents and can remain as long as they are in compliance with their rental contract, as opposed to a transitional facility, whereby length of stay is limited to a specific number of days/months.

See Findings document contained in final SDP Submittal Package

See Request for Deviations Document

In the affordable housing industry, the term "Permanent" differentiates a project from other types of low-income housing, mainly "transitional." A common terminology in recent years for housing that is not only permanent, but also serves a tenant population that includes formerly homeless residents is known as "Permanent Supportive Housing," because it requires that services be included with the housing so that the residents have the greatest chance of full rehabilitation and remaining permanently housed. Any type of "permanent" housing involves an initial lease of at least one year, and typically, a tenant can choose to live there as long as they perform to the terms of their lease. Since this project is obligated to serve "veterans" because of the source of funding, the term, "Permanent Veterans Housing" is used to describe the type of housing as well as the targeted tenant group.

There is NO existing "restaurant" on site. Originally, this building was a Denny's restaurant, but it was converted to an office space several years ago, where the previous owner ran his administrative functions of his hotel management business. All commercial kitchen facilities were formally removed during the process. The proposed use for this building will be to utilize a portion of it for offices for the staff who serve the tenants (no services provided to non-resident individuals). The service staff include social workers and case managers who aid the tenants in life skills, and coordinate health and wellness services, social security and benefit services, and social planning designed for the rehabilitation and integration into society. The property manager of the building will also office out of this building. In addition to the office space, the other half of the building will be improved with common areas for the tenants, including a full kitchen for teaching and social gatherings, a tv and media lounge, classroom/meeting rooms, and a computer lounge - all strictly for tenants (not open to the public).

See attached County Assessor Records with floorplan showing offices and manager's unit and a comment from the inspector that the "Permit originally for a restaurant but same building was built and is currently used as a lobby for the adjacent hotel." The seller of the property stated the conversion was done prior to his ownership in 2006, and had no knowledge of when it took place, but he felt it was during the 90's. Reference on plans to existing use has been changed to Administrative Use

Removed

Removed

Clarified on sheet A1.0

Removed

Refuse area on plan occupies area of approximately 400 Square Feet which exceeds the minimum 384 square feet. Note that administrative building is not commercial.

Replaced reference with Resident Garden

Lines added at 10 and 30 feet from front property line to indicate SDMC 131.0540(b) Zone Development Standards. Note: Deviation applies.

Dimensions added to elevation views

N/A Project processed as SDP

OK

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Page No.	Issue No.	Issue Descr	Deliverable	Deliverable Type	Comments	Response by
4	6	Lindsey Sebastian	LDR-Environmental	Scope	Clarify whether grading is proposed	Civil Engineer
4	7	Lindsey Sebastian	LDR-Environmental	Land Use	Informational Note Inconsistency with land use plans not necessarily considered a significant impact	Owner/Applicant
4	8	Lindsey Sebastian	LDR-Environmental	Land Use	Provide clarification on project scope	Owner/Applicant
5	9	Lindsey Sebastian	LDR-Environmental	Land Use	As Discretionary project, EAS to coordinate with LRP re purpose and intent of supplemental development regulations	Enviro Consultant
5	10	Lindsey Sebastian	LDR-Environmental	GHG Emission	Provide Climate Action Plan (CAP) Consistency Checklist	Enviro Consultant
5	11,12	Lindsey Sebastian	LDR-Environmental	Air Quality	Provide Air Quality technical study	Geotechnical Eng
5	15	Lindsey Sebastian	LDR-Environmental	Geology	Provide geotechnical report addendum to EAS also	Owner/Applicant, Enviro Consultant
5	16-18	Lindsey Sebastian	LDR-Environmental	Health & Safety	Address mitigation measures relating to hazardous materials/wastes under the FPA EIR No. 348289	Owner/Applicant, Enviro Consultant
6	20,21	Lindsey Sebastian	LDR-Environmental	Historical (Arch)	Determination of impacts to archaeological resources will be made upon clarification of project scope	Owner/Applicant
6	25-30	Lindsey Sebastian	LDR-Environmental	Noise/LU	Various. Clarify and provide additional analysis to the Exterior Noise Analysis Report prepared by dBf Associates dated 7/27/16	Acoust Engineer
6	32	Lindsey Sebastian	LDR-Environmental	Hydrology	Defer to engineering review of hydrology/ drainage comments	Civil Engineer
6	33	Lindsey Sebastian	LDR-Environmental	Water City	Defer to engineering review of water quality comments	Civil Engineer
7	34-37	Lindsey Sebastian	LDR-Environmental	Public Utility	Prepare conceptual Waste Management Plan	Owner/Applicant Architect
7	38,39	Lindsey Sebastian	LDR-Environmental	Transportation	Defer to Transportation review of circulation comments	Owner/Applicant Architect
7	40,41	Lindsey Sebastian	LDR-Environmental	Grading	Provide amount of soils disturbance to occur via adding a grading tabulations table	Civil Engineer
8	3	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Street Yard, Remaining Yard, UVA Yard LS Areas and point calculations	Landscapes Arch
8	4, 5a, 5b	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Street trees, one 24" box canopy tree every 30', and receive min. 10 cubic ft.	Landscapes Arch
8	6	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Water budget- Audit and submit review prior to occupancy/use	Landscapes Arch
8	7	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Provide Notes to LS plan; All landscape and irrigation conform to city standards	Landscapes Arch
8	8	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Provide Notes to LS plan, Irrigation, Automatic, Maintained, and Type	Landscapes Arch
9	9	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Provide notes to LS plan: Minimum Tree Separation Distance	Landscapes Arch
9	10	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Provide notes to LS plan: Who is Responsible Long term maintenance	Landscapes Arch
9	11	Radclyffe-Meyers, Lori	LDR-Landscape	Grading	Provide notes to LS plan: Minimum root zone	Landscapes Arch
10	4	Hoss Florezabahi	LDR-Engineering Rev	Grading	Submit Water Quality Study (WQS)	Civil Engineer
10	5	Hoss Florezabahi	LDR-Engineering Rev	Grading	If any BMP's omitted, add discussion in WQS why infeasible	Civil Engineer
10	6	Hoss Florezabahi	LDR-Engineering Rev	Grading	Show all easements, Legal, Vandal, North Arrow and Scales to plan	Civil Engineer
10	9	Hoss Florezabahi	LDR-Engineering Rev	Grading	Show water and sewer mains and laterals to the plans	Civil Engineer
10	11	Hoss Florezabahi	LDR-Engineering Rev	Grading	Call out driveway reconstruct	Civil Engineer
10	12	Hoss Florezabahi	LDR-Engineering Rev	Grading	Add visibility triangle to Site Grading Plan	Civil Engineer
11	13	Hoss Florezabahi	LDR-Engineering Rev	Grading	Show damaged sidewalk and call out remove and replace	Civil Engineer

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12	1	Jim Lundquist	LDR-Transportation	Parking shown for residential building is to Senior Citizens requirements	Architect
12	2	Jim Lundquist	LDR-Transportation	Parking shown for office building should be 14 stalls	Architect
12	3	Jim Lundquist	LDR-Transportation	Requirement for parking stalls is 76 if unassigned.	Architect
12	4	Jim Lundquist	LDR-Transportation	Provide a parking resume	Architect
12	5	Jim Lundquist	LDR-Transportation	Van accessible and accessible stalls required per Building Code	Architect
12	6-10	Jim Lundquist	LDR-Transportation	Comments apply to "commercial" developments	Owner/Applicant
13	11	Jim Lundquist	LDR-Transportation	Add visibility triangle to Plan	Civil Engineer
13	12	Jim Lundquist	LDR-Transportation	Traffic Study likely not required	Owner/Applicant
13	13	Jim Lundquist	LDR-Transportation	Commercial tenant accessible parking requirements	Owner/Applicant
13	14	Jim Lundquist	LDR-Transportation	Show transit stops	Landscape Arch
13	15	Jim Lundquist	LDR-Transportation	Show existing public improvements	Civil Engineer
13	16	Jim Lundquist	LDR-Transportation	Parking dimensions per LDC	Architect
13	17,18	Jim Lundquist	LDR-Transportation	Label all parking space types and show circulation	Architect
13	19	Jim Lundquist	LDR-Transportation	Sight Visibility	Civil Engineer
14	4	Litchney, Seth	Plan-Long Range	Project shall remove fencing along Alvarado Canyon Road.	Landscape Arch
14	5	Litchney, Seth	Plan-Long Range	Remove gate, include pedestrian/bike access route from project to Alvarado Canyon RD	Landscape Arch
14	6	Litchney, Seth	Plan-Long Range	Project to include wayfinding signage for SD River and Grant Station Trolley	Landscape Arch
14	7	Litchney, Seth	Plan-Long Range	Pedestrian Pathways no separation from adjacent parking spaces	Landscape Arch
14	8	Litchney, Seth	Plan-Long Range	Confirm street trees along alvarado canyon RD meet 30' O.C. Requirement, and type of tree species per Navajo Community Plan.	Landscape Arch
14	9	Litchney, Seth	Plan-Long Range	Confirm location of bike racks - Add bike rack along Alvarado Canyon RD	Landscape Arch
14	10	Litchney, Seth	Plan-Long Range	Show Pedestrian pathways to access site amenities including Alvarado Creek	Landscape Arch
14	11	Litchney, Seth	Plan-Long Range	Widen sidewalk along Alvarado Canyon RD, South east of Entrance	Landscape Arch
14	12	Litchney, Seth	Plan-Long Range	Add color to building elevation	Architect
14	13	Litchney, Seth	Plan-Long Range	Utilize existing solar	Architect
14	14	Litchney, Seth	Plan-Long Range	Remove Main Entry Gate, Remove fencing along Alvarado Canyon RD.	Landscape Arch
14	15	Litchney, Seth	Plan-Long Range	Screen trash and refuse areas	Architect
15	16	Litchney, Seth	Plan-Long Range	Add 10' Pathway Along Alvarado Creek, remove parking spaces, allow future development to connect pathway with adjacent development.	Landscape Arch

Response to Comment

Parking shown subject of deviation request. Parking meets standard of AB744 Special Needs Project by Transit. Per MIR meeting on 8/17/16, Applicant has provided a Parking Survey Letter from our Property Management Firm (Exhibit B) that outlines actual parking needs experienced at other Permanent Supportive Housing (Special Needs) projects to support Staff's approval of deviation to allow reduced parking as proposed, which is actually in excess of AB744 requirements outlined herein.

NA, no office use proposed. The building is a community building ancillary to the residential building and includes a lounge, kitchenette for residents and administrative spaces for leasing, management and on-site service providers.

Parking requirement is based on 142-05D for "Studio/One Bedroom" units rather than Senior Housing although numbers are the same. Parking shown subject of deviation request. Parking meets standard of AB744 Special Needs Project by Transit.

Parking shown subject of deviation request. "Resume" memo provided as attachment to application as Exhibit C

Code required van and standard accessible stalls shown on plans.

This project does NOT have a commercial element (see Request for Deviations document)

Visibility triangle added

Traffic study not required per low impact on ADTs

Project will not be a "commercial" use, but accessible parking is shown on plans

Sheet L1 2 shows proximity to Trolley Stop

See Sheet 1 of 2 of Prelim Grading and Drainage plan

Note added parking dimensions to comply with LDC code

Parking labels and circulation patterns, path of travel shown on plans

Visibility triangle added but please clarify need for visibility analysis and request to make a condition of building plans approval

Not to be applied to project frontage per Meeting on 08/10/2016, however ongoing discussion regarding double fencing in rear.

Removal of gate not to be applied as per PDP meeting on 08/10/2016. However a path connection applied from site to Alvarado Canyon RD south of site-See L1.0 plan

Addressed with Added Note on Sheet L1.0

Additional pedestrian walkway separations added to plan. See Sheet L1.0

Addressed: See Dimension callout, and see Plant Legend For species recommended. All trees meet 30'O.C. with exception for SE corner due to utility lines

Addressed: See Bike Parking location on SE corner of Site along Alvarado Canyon RD, additionally see bike parking locations within the site (2) with total amount of parking noted

Addressed: See 8' wide path along NW site, parallel to Alvarado Creek, also note striped path along SW property line connecting creek path to resident garden.

Addressed: See Plan L1.0

A blue accent color and different shades of tan and white have been included in palette

Solar will remain in use

Removal of gate and fence not to be applied as per PDP meeting on 08/10/2016

Areas shall be screened and conditioned with notes on plans

Addressed: 8' pathway added, with narrowest portion being 6' wide due to having to accommodate 3 accessible parking spaces (OK per phone discussion on 8/24/2016) also added note for portion of fence to be removed for future connection. See Plans L1.0

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15	17	Litchney, Seth	Plan-Long Range Planning	Permeable pavers should be extended entire length of building as shown on digital rendering	Owner/Applicant
17	3-10	Patrick Thomas	LDR-Geology	various	Geotechnical Eng
20	12	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 12	Civil Engineer
20	13	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 13	Civil Engineer
20	14	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 14	Civil Engineer
21	15	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 15	Civil Engineer
21	16	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 16	Civil Engineer
21	17	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 17	Civil Engineer
21	17	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 18	Civil Engineer
21	18	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 19	Civil Engineer
21	19	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 20	Civil Engineer
21	20	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 21	Civil Engineer
21	21	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 22	Civil Engineer
21	22	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 22	Civil Engineer
21	23	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 23	Civil Engineer
21	24	Alejandro Ruiz	PUD-Water & Sewer	Cycle 4 Issues, 1st Review, Comment # 24	Civil Engineer

Digital rendering showed the foreground in error. Rendering revised to match Landscape and site plans for locations of paver enhancement areas
See Geotech Addendum and Cycle 4 LDR Geology Response Letter dated 8/7/16

Obtained City records for existing utilities and added to plan "D-Sheet" numbers were not available on the copies made
Water services and meter locations added to plan
Existing backflows location added to plan
Existing fire and backflow locations added to plan
Irrigation line location unknown
Sewer lateral location shown
Existing 10" water line shown
Existing sewer manhole and rim elevations added to plan
Existing water and sewer laterals to remain in use
Added water fill note to plan
Added sewer cap note to plan
Please mark up on plan where sewer maintenance easement should be located.
Thank you.
Added easement to plan