

Project Reviews

City of San Marcos

Project Number: IM25-0019

Description: **St. Katherine Orthodox Church**

Applied: **2/20/2025**

Approved:

Site Address: **1690 VIA CANCION**

Closed:

Expired:

City, State Zip Code: **SAN MARCOS, CA 92078**

Status: **IN PROGRESS**

Applicant: **<NONE>**

Parent Project:

Owner: **ST KATHERINE OF ALEXANDRIA ORTHODOX MISSION**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: PLN-1ST SUBMITTAL

2/20/2025	3/5/2025	3/3/2025	PLANNING	CORINA FLORES	COMPLETED W/C	
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Notes:

SEE IM PLANNING SHEET

2/20/2025	2/21/2025	3/3/2025	BUILDING	RICHARD MORENO	COMPLETED W/C	
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Notes:

The initial geotechnical boring report indicates that the proposed locations for Buildings 4 and the CELL building may not be suitable for construction. The report also highlights the need for substantial soil reconditioning to prepare the site for the required foundation. To proceed, a supporting report, such as a grading, fill/cut, and compaction report, must be provided to outline the necessary soil reconditioning measures. The party responsible for the geotechnical report must be made aware of any additional structures that were not noted on the original report and the geotechnical engineer or geologist must approve the location of any additional structure proposed.

The following list is intended to provide applicant with an advanced notice as to the necessary requirements for building plan approval and/or permit issuance:

1. A phasing plan shall be submitted to Development Services Department for review and approval prior to the issuance of any building permits for projects with phased construction. The phasing plan shall identify the extent of on-site and off-site improvements and the location of all buildings in each phase. Occupancies shall not be approved until the City of San Marcos and other agencies have accepted the improvements in compliance with the conditions of approval. In addition to the geotechnical notes above, please see use the list below as a general guide to plan submittal.
2. All construction operations authorized by building permits, including the delivery, setup and use of equipment shall be conducted on premises during the hours of 7:00 AM to 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City of San Marcos. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citations for hours of work violations require a mandatory court appearance in North County Superior Court.
3. An automatic fire extinguishing system is required in accordance with the latest adopted California Building Code, California Residential Code and/or San Marcos Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the San Marcos Fire Marshal.
4. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
5. During construction the owner/developer/contractor shall implement and maintain the storm water pollution prevention measures as required on the approved plans. Violations of the City's StormWater Management Ordinance will result in Stop Work Orders, Notices of Violation and citations with

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finishes. Work on the project may be delayed until the City determines that the project is in compliance with the storm water requirements.

6. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.

7. New buildings structures shall be designed to conform to the latest design standards adopted by the State of California in the California Building Code, Part 2, Title 24, California Code of Regulations.

8. -The applicant/builder/contractor shall obtain the required OSHA permits for blasting, construction, demolition, excavation, grading operations, rock drilling and the construction of buildings over 3 stories in height in accordance with the California Code of Regulations, Title 8, Section 1503.

9. The applicant/developer shall contact the Delivery Retail Analyst for the branch of the U.S. Postal Service to determine the type and location of centralized delivery equipment required. The developer shall notify the mailbox owners of their responsibility to maintain the delivery equipment. The developer shall inform the new owners that they own the mailboxes and are responsible for replacement.

10. The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.

11. The demolition of buildings shall not commence until the proper testing of asbestos, lead paint and hazardous materials has been performed and the abatement of the hazardous materials has been completed. The recycling of materials shall comply with state law and all utilities shall be disconnected and safely abandoned.

12. The proposed development shall comply with the latest adopted California Energy & Green Building Code Standards. The city has adopted the mandatory standards and does not enforce the voluntary standards. Solar, batteries and EVCS will be required for this project.

13. The proposed development shall comply with the latest Federal Law, Americans with Disabilities Act and State Law, California Code of Regulations, Title 24, for accessibility standards for the disabled.

14. The proposed development shall satisfy the conditions of approval prior to the first occupancy. The owner/developer/contractor shall obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy ("C of O") from the Development Services Department. For phased developments, the conditions of approval shall be satisfied prior to requesting the first occupancy in the phase.

15. The proposed new development is subject to approval by the Vallecitos Water District and all applicable fees and charges shall be paid to the District prior to permit issuance.

16. The proposed new development is subject to the payment of development fees and in-lieu fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.

17. The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.

2/20/2025	2/25/2025	3/3/2025	FIRE	ASTRID STARCHER	COMPLETED W/C	*SEE NOTES
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Notes:

FIRE DEPARTMENT – REVIEW COMMENTS:

IM25-0019 – 1690 Via Cancion – St. Katherine Church / Assembly Use

EMERGENCY RESPONSE MAPS - Geo- Referenced Preplans: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates. Provide geo-referenced building plan in CAD (.dwg) format using the following coordinate system: NAD_1983_StatePlan_California_VI_FIPS_0406_Feet. Produce a fire preplan in (ESRI) GIS format using the pre-configured GIS Starter Package provided by City of San Marcos. A completed fire preplan shall include the GIS data and output PDF for use by San Marcos Fire Department. Data deliverables (CAD and GIS) shall specifically include a site plan, building plan, all Utility shut-offs, fire sprinkler risers and shut-off valves, the fire department connection for sprinkler and class-I standpipe, all standpipe hose outlets, all stairwells, retail spaces, living units -numbers /locations, fire alarm panels, elevators, fire hydrants and all Knox boxes and key switch locations.

MATERIALS on SITE: Prior to delivery of combustible building construction materials to the project site; the following conditions shall be completed to satisfaction of the Fire Dept.:

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- (1) Fire Hydrant(s) shall be installed, approved and usable.
- (2) Fire Lane or Access Roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs).

FIRE RESISTIVE CONSTRUCTION: New structures are located in a very high fire hazard severity zone, and are required to be designed using state fire marshal standards for fire resistive construction features per 2022 CBC, Chapter 7a.

FIRE PROTECTION PLAN: A fire protection plan which identifies ways to minimize and mitigate potential for loss from wildfire exposure shall be submitted to and reviewed by the San Marcos Fire Department.

FUEL MANAGEMENT PLAN REQUIRED: A 150' fuel modification is required from all sides all structures, per San Marcos Fire Protection District requirements. The 150 foot clearance shall be shown on plan and also be approved by San Marcos Fire. The 150 foot distance is required, on site and off site. Legal easements may be needed. A 'Fuel Modification Easement' document will be included with plan comments.

AUTOMATIC FIRE SPRINKLER SYSTEM: An Automatic Fire Sprinkler System shall be installed in all structures in compliance with the most current edition of the CA Fire Code and the most current edition of NFPA 13.

FIRE HYDRANTS: Maximum spacing between fire hydrants shall be 300 feet from one another. Maximum spacing from a fire hydrant to any fire department connection shall be 50 feet. Location of fire hydrants shall be approved by the fire department. If on-site hydrant is required to meet spacing requirements, hydrant shall be bronze industrial fire hydrant(s). Minimum GPM shall be per CFC Appendix B. Industrial fire hydrants shall have Two 4 inch ports and One 2.5 inch port. Installation shall be as per local Water District specifications. Hydrant Type shall be Clow style, Model #865. All fire hydrants shall be color coded per NFPA 291.

NOTE: Any new fire hydrants on site shall be private hydrants.

FIRE ALARM SYSTEM / FIRE SPRINKLER MONITORING - All automatic fire sprinkler systems shall be supervised by an approved central station. All valves controlling the water supply shall be supervised by the fire control unit. Fire alarm / notification system shall be provided in Assembly occupancies in accordance with the CA Fire Code, and the most current edition of NFPA 72.

ROAD GRADE: The gradient for a fire apparatus roadway shall not exceed 20%. Grades exceeding 12% (incline or decline) shall not be permitted without mitigation. Minimal surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the entire direction/length of travel and grade. The angle of departure and approach of fire access roads shall not exceed seven degrees (12 percent).

ACCESS ROAD WIDTH: Fire apparatus access roads / driveways shall have an unobstructed improved width of not less than 24 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be all weather surface and designed to support imposed loads of not less than 75,000 pounds.

NOTE: Road improvements may be required on Via Cancion, including widening to 24-ft, re-paving, and any necessary repairs to potholes.

TURN RADIUS: Provide adequate turn radius for all roads. Turn radii throughout project shall accommodate all Fire Dept. Apparatus including: Frontline and Reserve Fire Engines and Frontline and Reserve Trucks – (Engine, Tiller). The required inside turn radius shall be 28 feet for Engine and Tiller Ladder Truck. No curb deflection or other features shall interfere with fire apparatus ability to navigate any street. City of San Marcos Engineering Dept. has proper templates for turn radius of all fire dept. apparatus.

DEAD ENDS: All dead end fire apparatus access roadways in excess of 150 feet in length shall be provided with an approved area for turning around of all San Marcos fire apparatus. An approved turn- around is required by fire dept.

HOSEPULL: Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the buildings.

KNOX BOXES: Knox Key Box shall be provided. A master key for entry to all gates, enclosures and equipment rooms or areas is required. Knox box shall be mounted in area approved by fire dept. at height of 60 to 66 inches above grade. Knox Box shall be type with side hinged door. Knox boxes shall be installed for every building.

GATES: If installed - gates or other devices that may obstruct fire access roadways shall be provided with Knox Key switch with cover and all drive gates shall be equipped with approved emergency traffic strobe sensor(s), which opens the gate on approach of emergency vehicles. Gates shall have battery back-up or manual means of disconnect in case of power failure.

ADDRESS: New and existing buildings shall have approved address numbers placed in position that is contrasting in color and plainly visible from street

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or road fronting the property. Commercial Building numbers shall be 12” inches high with a minimum stroke of 1-1/2 inches and placed on two sides of the building. Each individual apartment unit numbers shall be 4 inches in height with .5 inch stroke.

LABELING: All rooms or exterior closets containing fire alarm panels, fire sprinkler risers and utility shut-off's shall be labeled as per San Marcos Fire Department specifications.

FIRE EXTINGUISHERS: Fire extinguishers size, type and rating shall comply with CA Fire Code. Fire extinguishers are required for each building, max 75 foot travel distance.

Note: This list is not meant to be complete. Additional fire and building code requirements may apply based on formal plan submittal, intended use of building and occupancy classification.

2/20/2025		3/3/2025	ENGINEERING	MACEY WINTER		
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Notes:

2/20/2025		3/3/2025	CRIME PREV			
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