THE CITY OF SAN DIEGO

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L64A-003B-2

Project Information

Title: Digital 2605 CDR So. CO Amend Project Nbr: 698285

Project Mgr: Sherer, Tyler (619) 446-5378 Tsherer@sandiego.gov *609295*

Deemed Complete on 06/07/2022

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)

Submitted: 06/07/2022 **Cycle Distributed:**

Reviewing Discipline: LDR-Planning Review Reviewer: Kessler, Matthew

06/07/2022 Assigned:

06/07/2022

(619) 446-5306

Started:

MSKessler@sandiego.gov

Review Due: 06/21/2022

Hours of Review: 0.00

Completed:

Next Review Method: Submitted (Multi-Discipline)

Closed:

The review due date was changed to 06/24/2022 from 06/24/2022 per agreement with customer.

- The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Planning Review (None of which are new)

General Review Comments

Land Use Plan

<u>Issue</u>

Cleared? Num **Issue Text**

Please verify with Project Manager if proposal requires presentation to the corresponding Community Planning

Group and if so, provide reviewer with comments or recommendations obtained from the group. (From Cycle 1)

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L64A-003B-2 Review Information

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 06/07/2022 Deemed Complete on 06/07/2022

Reviewing Discipline: LDR-Environmental Cycle Distributed: 06/07/2022

Reviewer: Holowach, Courtney Assigned: 06/07/2022

 (619) 446-5187
 Started:
 06/23/2022

 Cholowach@sandiego.gov
 Review Due:
 06/24/2022

Hours of Review: 1.00 Completed: 06/23/2022

Next Review Method: Submitted (Multi-Discipline) Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- Your project still has 6 outstanding review issues with LDR-Environmental (1 of which are new issues).

₯ Dec 2021

Extended Initial Study

<u>Issue</u>

Cleared? Num Issue Tex

1 Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. (From Cycle 1)

Land Use

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<u>Issue</u>

Cleared? Num Issue Text

2 EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Planning Review. (From Cycle 1)

Transportation/VMT

Issu

Cleared? Num Issue Text

3 EAS defers to LDR-Transportation in this issue area. LDR-Transportation has outstanding issues at the time of this review. (From Cycle 1)

Summary

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<u>Issue</u>

Cleared? Num Issue

At this time, there are outstanding comments from other disciplines that need to be addressed before EAS can make a final determination. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. (From Cycle 1)

♠ April 2022

Summary

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<u>Issue</u>

Cleared? Num Issue Text

7 At this time, there are outstanding comments from other disciplines that need to be addressed before EAS can make a final determination. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project

changes and/or new information. (From Cycle 2)

D June 2022

Environmental Determination

<u>Issue</u>

Cleared? Num Issue Text

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 698285 / Cycle: 3



Travis Cleveland 446-5407

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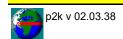
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Issue Cleared? Num Issue Text

□ 8 At tl

At this time, there are outstanding comments from other disciplines that need to be addressed before EAS can make a final determination. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 698285 / Cycle: 3



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L64A-003B-2 **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Deemed Complete on 06/07/2022 Submitted: 06/07/2022

Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 06/07/2022

Reviewer: Hasani, Tariq 06/10/2022 Assigned:

(619) 446-5149 Started:

THASANI@sandiego.gov Review Due: 06/21/2022

Hours of Review: 0.00 Completed: Next Review Method: Submitted (Multi-Discipline) Closed:

. The review due date was changed to 06/24/2022 from 06/24/2022 per agreement with customer.

- The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Engineering Review (None of which are new)

nd Daview 4/25/22

Issue				
1 9	Cleared?	Num	Issu	<u>ie Text</u>
1		17		ase revise the curb and gutter standard drawing number. The current standard drawin for a combined curb gutter is SDG-151. (From Cycle 2)
		18	Plea	use call out the maximum depth of cut/fill on the section provided on A301 & A302. (From Cycle 2)
1		19		w and identify the existing bench in parkway on Camino Del Rio South. Verify if it is in the City's ROW. itional comments may follow. (From Cycle 2)
1		20	If yo	u have any questions/comments please email Tariq Hasani at thasani@sandiego.gov. (From Cycle 2)
	▶ Draft Permit Conditions			
	1	<u>Issue</u>		
	Clear	ed? N	lum	<u>Issue Text</u>
			21	Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the
				San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer. (From Cycle 2)
			22	Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City
	 			of San Diego Storm Water Standards Manual. (From Cycle 2)
			23	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance
	1			and Removal Agreement, for private walkway, sidewalk underdrain, and landscape & irrigation, satisfactory to
			24	the City Engineer. (From Cycle 2) Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new City Standard 24' wide driveway, adjacent to the site on Camino Del Rio South, satisfactory to the City Engineer. (From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Tariq Hasani at (619) 446-5149. Project Nbr: 698285 / Cycle: 3



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Review Information

L64A-003B-2

Cycle Type: 3 Submitted (Multi-Discipline)

Submitted: 06/07/2022

06/07/2022

Deemed Complete on 06/07/2022

Reviewing Discipline: Community Planning Group

Cycle Distributed:

Reviewer: Cleveland, Travis

Assigned:

(619) 446-5407

Started:

TCleveland@sandiego.gov

Review Due: 06/21/2022

Hours of Review: 0.00

Completed:

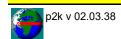
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 06/24/2022 from 06/24/2022 per agreement with customer. The reviewer has requested more documents be submitted.
- Your project still has 3 outstanding review issues with Community Planning Group (None of which are new)

Mission Valley

Cleared? Num **Issue Text** The proposed project is located within the Mission Valley Community Planning Area. The Mission Valley Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. (From Cycle 1) If you have not already done so, please contact Jonathan Frankel, Chairperson of the Mission Valley Community Planning Group at (619) 796-2205 or by email at MVPGChair@gmail.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to your project manager. (From Cycle 1) Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (From Cycle 1)

For questions regarding the 'Community Planning Group' review, please call Travis Cleveland at (619) 446-5407. Project Nbr: 698285 / Cycle: 3



Travis Cleveland 446-5407

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L64A-003B-2 **Review Information**

> Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 06/07/2022 Deemed Complete on 06/07/2022

Reviewing Discipline: LDR-Transportation Dev Cycle Distributed: 06/07/2022

> Reviewer: Valera, Pedro Assigned: 06/09/2022

> > Started: 06/23/2022 (619) 446-5382 PValera@sandiego.gov Review Due: 06/21/2022

Hours of Review: 5.00 Completed: 06/23/2022

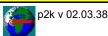
Next Review Method: Submitted (Multi-Discipline) Closed:

The review due date was changed to 06/24/2022 from 06/24/2022 per agreement with customer.

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Transportation Dev (4 of which are new issues).

2nd Review - 04/18/22 Cleared? Num **Issue Text** Automobile Parking Requirement: Per response to previous Issue 7, applicant proposes the zero minimum parking requirement to the entire site. However, the scope of this amendment does not include the existing uses that are not a part of the proposed 4049.6 sf of CO. Please revise Sheet G001 Parking Calculation to separate the parking requirements for the existing uses (2.9 spaces/1,000 sf) from the proposed CO. (From Cycle 2) Automobile Parking Proposed: The project proposes 63 parking spaces for the entire site. Please revise Sheet G001 to state the number of parking spaces proposed to satisfy existing parking requirements separate from number of spaces proposed for the CO. (From Cycle 2) <u>Issue</u> Cleared? Num **Issue Text** LMA Supplement/VMT: Staff has reviewed the LMA Supplement and VMT Assessment memos dated 05/11/22 prepared by LLG. Staff comments will be provided to the DPM, EAS and applicant's traffic consultant on 06/23/22. All comments should be addressed prior to resubmittal. (New Issue) Automobile Parking Requirement: Applicant response to Issue 20 states that Sheet G001 Parking Calculations have been revised. However, this has not been completed. Please revise to show minimum parking requirements for proposed 4049.6 sf of CO based on zero minimum parking and the existing 23,067.1 sf of commercial office to remain based on a rate of 2.9 spaces/1,000 sf or 67 spaces. (2nd request) (New Issue) Automobile Parking Proposed: Applicant response to Issue 21 states that Sheet G001 Parking Calculations have been revised. However, this has not been completed. The proposed 63 parking spaces for the entire site are not adequate. Due to clarification that the approved vacant spaces will remain as existing office under this amendment, and per previous Issue 21, the project should provide the minimum 67 spaces for the existing office uses to remain (2nd request). Please note that as shown, Transportation staff assumes zero spaces are proposed for use by the CO employees and customers. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 698285 / Cycle: 3



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