

# Remaining Cycle Issues DRAFT



7/1/22 4:07 pm

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003B-2

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## Project Information

**Project Nbr:** 698285      **Title:** Digital 2605 CDR So. CO Amend      \*698285\*  
**Project Mgr:** Sherer, Tyler      (619) 446-5378      Tsherer@sandiego.gov

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/07/2022	Deemed Complete on 06/07/2022
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 06/07/2022	
<b>Reviewer:</b> Kessler, Matthew (619) 446-5306 MSKessler@sandiego.gov	<b>Assigned:</b> 06/07/2022	
<b>Hours of Review:</b> 0.00	<b>Started:</b>	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/21/2022	
	<b>Completed:</b>	
	<b>Closed:</b>	

- . 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	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)

For questions regarding the 'LDR-Planning Review' review, please call Matthew Kessler at (619) 446-5306. Project Nbr: 698285 / Cycle: 3





## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/07/2022 Deemed Complete on 06/07/2022
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 06/07/2022
<b>Reviewer:</b> Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	<b>Assigned:</b> 06/07/2022
<b>Hours of Review:</b> 1.00	<b>Started:</b> 06/23/2022
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/24/2022
	<b>Completed:</b> 06/23/2022
	<b>Closed:</b>

- . 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)

## June 2022

### Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	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)





## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/07/2022	Deemed Complete on 06/07/2022
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 06/07/2022	
<b>Reviewer:</b> Hasani, Tariq (619) 446-5149 THASANI@sandiego.gov	<b>Assigned:</b> 06/10/2022	
<b>Hours of Review:</b> 0.00	<b>Started:</b>	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 06/21/2022	
	<b>Completed:</b>	
	<b>Closed:</b>	

- . 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)

## 2nd Review 4/25/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Please revise the curb and gutter standard drawing number. The current standard drawn for a combined curb and gutter is SDG-151. (From Cycle 2)
<input type="checkbox"/>	18	Please call out the maximum depth of cut/fill on the section provided on A301 & A302. (From Cycle 2)
<input type="checkbox"/>	19	Show and identify the existing bench in parkway on Camino Del Rio South. Verify if it is in the City's ROW. Additional comments may follow. (From Cycle 2)
<input type="checkbox"/>	20	If you have any questions/comments please email Tariq Hasani at thasani@sandiego.gov. (From Cycle 2)

## Draft Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	23	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for private walkway, sidewalk underdrain, and landscape & irrigation, satisfactory to the City Engineer. (From Cycle 2)
<input type="checkbox"/>	24	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)





## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/07/2022	Deemed Complete on 06/07/2022
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 06/07/2022	
<b>Reviewer:</b> Cleveland, Travis (619) 446-5407 TCleveland@sandiego.gov	<b>Assigned:</b>	
	<b>Started:</b>	
<b>Hours of Review:</b> 0.00	<b>Review Due:</b> 06/21/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b>	
	<b>Closed:</b>	

- . 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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)
<input type="checkbox"/>	2	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)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <a href="https://www.sandiego.gov/development-services">https://www.sandiego.gov/development-services</a> ), 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 <a href="https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf">https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf</a> (From Cycle 1)





## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/07/2022	Deemed Complete on 06/07/2022
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 06/07/2022	
<b>Reviewer:</b> Valera, Pedro (619) 446-5382 PValera@sandiego.gov	<b>Assigned:</b> 06/09/2022	
	<b>Started:</b> 06/23/2022	
<b>Hours of Review:</b> 5.00	<b>Review Due:</b> 06/21/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/23/2022	
	<b>Closed:</b>	

- . 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	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)
<input type="checkbox"/>	21	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)

## 3rd Review - 06/23/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	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)
<input type="checkbox"/>	25	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)
<input type="checkbox"/>	26	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)

