

May 15, 2020

Ronald L. Holloway
5115 Avenida Encinitas Ste L
Carlsbad, CA 92008

Subject: Cass Street ROW Vacation Assessment Letter; Project No. 659043
Internal Order No. 24008550; La Jolla Community Plan area

Dear Ronald L. Holloway:

The Development Services Department has completed the first review of the project referenced above, and described as:

- Public Right of Way Vacation to vacate a portion of Cass Street and a portion of the alley abutting 990 Van Nuys Street. The 0.117-acre site is in the RS-1-7 Zone within the La Jolla Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Process Five, Public Right-of-Way Vacation. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Five, City Council decision.

In order to recommend approval of your project, certain findings must be substantiated in the record. Consider each finding as a question and provide the responses to each by answering each question specifically. **Please provide your draft findings on a CD-ROM diskette(s) in a word.docx format with your next submittal.**

[§125.0941 Findings for Public Right-of-Way Vacation Approval](#)

A public right-of-way may be vacated only if the decision maker makes the following findings:

- (a) There is no present or prospective public use for the *public right-of-way*, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated;
- (b) The public will benefit from the action through improved use of the land made available by the vacation;
- (c) The vacation does not adversely affect any applicable *land use plan*; and
- (d) The public facility for which the *public right-of-way* was originally acquired will not be detrimentally affected by the vacation.

- II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

Key Issues: Partial ROW Vacation Not Supported by Staff

1. The proposed Partial ROW Vacation could allow for future development. Staff must consider the overall purpose of the whole action. Processing a proposed lot line adjustment without considering the implications of developing the entire site with single or multi-family development would be considered segmenting or piecemealing the overall purpose of the whole action.
2. Staff can only support a vacation for the full width of the road which must comply with all applicable rules, regulations, and findings.

3. Key Issues were raised by the following sections:

Environmental

Long Range Planning

Transportation

General Services – Road Ways (Street Division)

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$2,700.00 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Public Right of Way Vacation application is \$3,700.00, <https://www.sandiego.gov/sites/default/files/dsdib503.pdf>. The attached invoice for \$1,000.00 (Enclosure 3) must be paid prior to resubmitting the project in order to avoid project delays due to insufficient account funds. Please ensure that your deposit account maintains the minimum account balance at all times.

For your convenience, deposits can be made anytime online through Open DSD, <http://www.sandiego.gov/development-services/opendsd/>, and by entering your project number in the "Project ID" field, <http://opendsd.sandiego.gov/web/approvals/>. Also, any invoices can be paid online by searching for the invoice number, <http://opendsd.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

V. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 15-18 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required

submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: If you decide to continue processing, project re-submittals are done on a walk-in basis. There have been procedural changes for resubmittals due to COVID-19. Please check-in on the first floor of the Development Service Center (1222 First Avenue) and read the signage which'll contain instructions on how to resubmit. **Project re-submittals directly to the Development Project Manager will not be accepted.** Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Diane Kane, President of the La Jolla Community Planning Association at (858) 459-9490 or email dkane002@san.rr.com, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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 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

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The

names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

IX. PROJECT ISSUE RESOLUTION CONFERENCE: Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensds/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619)446-5086 or via e-mail at BHafertepe@sandiego.gov.

Sincerely,



Benjamin Hafertepe
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File
President, La Jolla Community Planning Association
Reviewing Staff (Assessment letter only)
Marlon Pangilinan, Senior Planner, Planning Department



L64A-003A

Project Information

Project Nbr: 659043 **Title:** Cass Street ROW Vacation
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/03/2020	
Reviewer: Baker, Hani (619) 446-5273 HBaker@sandiego.gov	Assigned: 04/06/2020	
	Started: 04/29/2020	
Hours of Review: 4.00	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/04/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Planning Review (all of which are new).

First Review 4/29/20

Zoning & Existing Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed Right of Way includes a portion of unimproved Cass Street and one half of the alley abutting 990 Van Nuys St. The 0.117 acre site is in the RS-1-7 zone within the La Jolla Community Plan Area. (New Issue)
<input checked="" type="checkbox"/>	2	The existing ROW is currently unimproved except for a public sewer line in the center of Cass Street. The existing ROW on Cass St. is located on a highly vegetated, steep hillside and unimproved on the westerly side. On the easterly side Cass St is abutting 981 & 990 Van Nuys St , which is located at the crossing of the extension of the alley and potential extension of Cass St. (New Issue)
<input checked="" type="checkbox"/>	3	Beyond the alley, Cass street is vacated per resolution #290597.

Currently the alley is a dead-end leading to a dirt hill. The only properties to be effected by this Vacation would be the corner lot on the south easterly corner of Cass St and the Alley (paper streets). (New Issue)

Project Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Applicant has submitted an application for a right of way vacation on Cass Street and the Alley adjacent to 990 Van Nuys St.
		(New Issue)
<input checked="" type="checkbox"/>	5	Cass St.: Per Plat Map Cass St ROW is 80 feet wide. The request is for 30 feet on the westerly side. Alley: Per Plat Map the Alley ROW is 15 feet wide and the request is for 7.5 feet on the southerly side. (New Issue)
<input type="checkbox"/>	6	Total amount of vacated land in request is 30' x 110' Cass st + 7.5' x 90.03' = 3,975 square feet.
<input checked="" type="checkbox"/>	7	Please clarify the discrepancy with the 5096.52 Sq ft (0.117 acres noted in the project description). (New Issue) A general Utility and Access Easement Easement of 10' from mid Cass St. is to be reserved for the public sewer.) (New Issue)

Permit, Process & Regulations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Permit: Pursuant to SDMC 125.0910(a) The vacation of a public right-of-way may be initiated by resolution of the City Council or by petition or request of any person pursuant to the California Streets and Highway Code. A public right-of-way also may be vacated by filing a tentative map and a parcel map or final map pursuant to the Subdivision Map Act Sections 66434(g), 66445(j), 66499.20 1/4 or 66499.20 1/2, and in accordance with the provisions of this article. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 659043 / Cycle: 5





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Pursuant to SDMC 125.0910(b) Public facilities within the public right-of-way shall be deemed unaffected by the vacation if they are to be relocated with no impact on service or if an appropriate easement is reserved from the vacation pursuant to California Streets and Highways Code section 8340 to provide for the continued use and maintenance of the public facility. (New Issue)
<input checked="" type="checkbox"/>	10	Process: Pursuant to SDMC 125.0940 A decision on an application to vacate a public right-of-way shall be made in accordance with Process Five with the following exception to Process Five procedures: (New Issue)
<input checked="" type="checkbox"/>	11	The Notice of Public Hearing required by Section 112.0301(c) shall be distributed 14 calendar days before the date of the public hearing, and shall be published in a newspaper of general daily circulation for at least two successive weeks prior to the hearing in accordance with California Streets and Highways Code Section 8322. The Notice of Public Hearing shall be posted in accordance with California Streets and Highways Code Section 8323. (New Issue)

Findings & Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Pursuant to SDMC 125.0941 A public right-of-way may be vacated only if the decision maker makes the following findings: (a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated; LDR=Planning differs to applicant and Long Range Planning for this finding. (New Issue)
<input type="checkbox"/>	13	(b) The public will benefit from the action through improved use of the land made available by the vacation; Demonstrate how effected neighbors will benefit from the vacation. (New Issue)
<input type="checkbox"/>	14	(c) The vacation does not adversely affect any applicable land use plan; and (New Issue)
<input type="checkbox"/>	15	(d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. LDR-Planning differs to LDR- Engineering and Transportation for this finding. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 04/03/2020	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	Assigned: 04/07/2020	
	Started: 05/06/2020	
Hours of Review: 2.00	Review Due: 05/06/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/06/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Environmental (all of which are new).

EAS Review 5/6/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required before the CEQA determination can be made. The environmental processing time line will be held in abeyance and the project will be placed in Extended Initial Study until all issues have been addressed. (New Issue)
<input type="checkbox"/>	2	The applicant is proposing a ROW Vacation that could allow for future development. Because environmental review must consider the "whole of the action" [CEQA Guidelines sec. 15378(c)], processing the proposed lot line adjustment without considering the implications of developing the entire site with single or multi-family development is viewed as segmenting or piecemealing the "whole of the project". (New Issue)
<input type="checkbox"/>	3	Please provide the purpose of the easement. If there is another project being contemplated once the Vacation is approved then the whole action should be submitted to the City for review. Depending on the response to this question additional issues may arise. (New Issue)
<input type="checkbox"/>	4	The CAP checklist currently has not provided in the boxes. Please see the footnote on page 5. It could be that the project is not subject to Step 2 of the checklist, if that is the case that should be written out in the first box. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/03/2020	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 04/16/2020	
	Started: 05/07/2020	
Hours of Review: 1.00	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/07/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Engineering Review (all of which are new).

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Engineering Review does not support partial street vacation. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 04/03/2020	
Reviewer: Najeeb, Anna (619) 446-5308 ANajeeb@sandiego.gov	Assigned: 04/06/2020	
	Started: 05/05/2020	
Hours of Review: 8.00	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/05/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Map Check on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Map Check (all of which are new).

📁 1st Review 5-5-2020.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please note, Rutgers Rd been closed, Please revise linework to show lot 39 & 40 in block 9 accordingly. (New Issue)
<input type="checkbox"/>	2	Add recoding information for that portion of Cass Street that was closed per RESO 290597, see redlines. (New Issue)
<input type="checkbox"/>	3	Please add street dedication information of Van Nuys Street. (New Issue)
<input type="checkbox"/>	4	Please show the centerline of the Alley. (New Issue)
<input type="checkbox"/>	5	Please verify the limits of the Street/ Alley vacation with Engineering and traffic safety disciplines. (New Issue)
<input type="checkbox"/>	6	Reviewer suggest to remove the bearings from the drawing as it is not necessary, and use the underlying map for the record data. Note, that will effect the legal description as the metes and bounds description is not necessary as well. Please see redline-copies. (New Issue)
<input type="checkbox"/>	7	Please note, dedication a general utility easement is no longer acceptable. Please verify with PUD- water & sewer reviewer on the type of easement that will be reserved on this vacation. (New Issue)
<input type="checkbox"/>	8	Add type of easement that will be reserved into the title block as well. (New Issue)
<input type="checkbox"/>	9	Please coordinate with the project manager to make sure Real Estate Asset Dept. is reviewing the ROW vacation. (New Issue)
<input type="checkbox"/>	10	Provide a revised legal description that is signed and sealed that addresses the issues raised by map check. (New Issue)
<input type="checkbox"/>	11	Please add the following to the title block: PTS No. = 659043 CCS83 = 1876-6249 L.C. = 236-1689 Dwg. No. = 41882-B (New Issue)
<input type="checkbox"/>	12	See additional comments on redlined check print. Please return check print with next submittal. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 04/03/2020	
Reviewer: Cedeno, Meghan (619) 446-5357 Mcedeno@Sandiego.gov	Assigned: 04/07/2020	
	Started: 04/13/2020	
Hours of Review: 8.00	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/23/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Transportation Dev (all of which are new).

📁 1st Review - 04/20/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	PROJECT DESCRIPTION - This project proposes to vacate approximately 5,075 SF of Cass Street and half of the alley previously dedicated by Map No. 930. The project site is located adjacent to the property at 990 Van Nuys Street in the RS-1-7 zone within the La Jolla Community Planning area. (New Issue)
<input type="checkbox"/>	2	STREET VACATION FINDINGS - In order for the proposed street vacation to go forward to a public hearing, following findings must be provided by the applicant based on SDMC 125.0941 for public right-of-way vacation based on the premise: (New Issue)
<input type="checkbox"/>	3	STREET VACATION FINDINGS - (a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated. Please demonstrate by plan/map/data that there is no foreseeable public use (pedestrian, vehicular, bicycle, etc.) for this area. (New Issue)
<input type="checkbox"/>	4	STREET VACATION FINDINGS- (b) The public will benefit from the action through improved use of the land made available by the vacation; (c) The vacation does not adversely affect any applicable land use plan; and (d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation." (New Issue)
<input type="checkbox"/>	5	STREET VACATION - Transportation Development staff does not support the partial street vacation of Cass Street as proposed. The vacation should be proposed for the full width (and typically the entire length) of the road and comply with all the applicable regulations, and findings listed below. (New Issue)
<input type="checkbox"/>	6	STREET VACATION-Provide documentation from property owners directly affected by the vacation of Cass Street indicating their willingness to accept the proposed right-of-way to be vacated. (New Issue)
<input type="checkbox"/>	7	ALLEY-Transportation Development Staff does not support the half-width Alley vacation as proposed. Provide documentation from property owners directly affected by the vacation of the alley indicating their willingness to accept the proposed right-of-way to be vacated. (New Issue)
<input type="checkbox"/>	8	UTILITY EASEMENTS-Please demonstrate and explain how the existing utility easements located north of the alley will continue to be accessed. (New Issue)
<input type="checkbox"/>	9	CLARIFICATION-Please clearly show the existing right-of-way, including the centerline, for Rutgers Road and clarify what portion of Rutgers Road, if any, has already been vacated. (New Issue)
<input type="checkbox"/>	10	FRONTAGE-Development plans should be submitted with this street vacation that clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of the fronting street including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk, in order to determine dedication or improvement requirements. (New Issue)
<input type="checkbox"/>	11	DEDICATION & IMPROVEMENT-The existing functional and ultimate classification of Van Nuys Street is a Local road per the current La Jolla Community Plan. A Local road should have a minimum parkway width of 10 ft, with no private improvements within the public right-of-way. (New Issue)
<input type="checkbox"/>	12	DRAFTING-Please add the PTS No. 659043 to the title box on Sheet B. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: Plan-Long Range Planning	Cycle Distributed: 04/03/2020	
Reviewer: Mulderig, Shannon (619) 533-3662 SLMulderig@sandiego.gov	Assigned: 04/03/2020	
	Started: 05/12/2020	
Hours of Review: 3.00	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/12/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Plan-Long Range Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with Plan-Long Range Planning (all of which are new).

First Review 5/12/20

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This project proposes to vacate approximately 5,075 SF of Cass Street and half of the alley that abuts the property at 990 Van Nuys Street. The existing right-of-way is currently unimproved except for a public sewer line in the center of Cass Street, which is proposed to remain reserved for the public sewer. No construction is proposed. [INFORMATION ONLY] (New Issue)
<input type="checkbox"/>	2	If you have any questions, or would like clarification on the following review please contact the contact the Long Range Planner, Shannon Mulderig, at SLMULDERIG@SANDIEGO.GOV. (New Issue)
<input type="checkbox"/>	3	The project site is subject to the recommendations of the citywide General Plan. https://www.sandiego.gov/planning/genplan#genplan Community-specific recommendations are provided by the La Jolla Community Plan and Local Coastal Program Land Use Plan, the City's adopted land use plan for this area: https://www.sandiego.gov/sites/default/files/lajollacommunityplanaug2014.pdf [INFORMATION ONLY] (New Issue)

Land Use & Mobility

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The Community Plan designates the project site as Public Right-Of-Way (street) and the surrounding properties as Very Low Density Residential (0-5 du/ac) (Figure 1, Community Land Use Map, Page 3). Very Low Density Residential is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The proposed street vacation would not adversely affect the community plan land use designation. (New Issue)
<input type="checkbox"/>	5	The Community Plan does not identify Cass Street as a classified street (Existing and Future Street Classification, Page 56). The approximately 5,075 SF of Cass Street, and half of the alley that abuts the property at 990 Van Nuys Street, consists of a hillside and is currently unimproved except for a public sewer line in the center of Cass Street. Based on the information provided in this submittal, the proposed ROW vacation does not appear to affect access to any properties that use Cass Street or the alley for access. (New Issue)
<input type="checkbox"/>	6	(continued) The proposed ROW vacation would not adversely impact goals and policies related to mobility within the community plan. (New Issue)
<input type="checkbox"/>	7	For long range planning to fully evaluate the proposed ROW vacation, please state the purpose for the ROW vacation. (New Issue)
<input type="checkbox"/>	8	For long range planning to fully evaluate the proposed ROW vacation, please provide documentation to confirm the underlying fee title owner for the ROW. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 04/27/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/27/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).

4-27-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Diane Kane, President for the La Jolla Community Planning Association (LJCPA) at 858-459-9490 or dkane002@san.r.rr.com to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (New Issue)
<input type="checkbox"/>	2	Prior to scheduling any City notice of decision or public hearing for this application, please provide a copy of the community group's final recommendation, including vote count and any recommended conditions. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: General Services - Roadways	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 04/23/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/23/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for General Services - Roadways on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with General Services - Roadways (all of which are new).

4-23-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Street Division has completed a review of the proposed ROW vacation. (New Issue)
<input type="checkbox"/>	2	Street Division cannot support a partial ROW vacation and will need the full ROW vacated. (New Issue)
<input type="checkbox"/>	3	For questions, contact Ben Foxhall, P.E. (Associate Engineer - Civil) at BFoxhall@sandiego.gov (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: COX Cable (ROW)	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 05/06/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/06/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . We request a 2nd complete submittal for COX Cable (ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.

5-6-2020

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	No comments received from Cox Cable (ROW) (New Issue)
<input checked="" type="checkbox"/>	2	For questions, contact Mariana Galvan at 619-266-5605 or mariana.galvan2@cox.com (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 04/03/2020	
Reviewer: Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned: 04/06/2020	
	Started: 04/28/2020	
Hours of Review: 4.00	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/28/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please provide site exhibit showing the existing sewer main along with any other dry and wet utilities. Please include utility structures (if any). (New Issue)
<input type="checkbox"/>	2	Indicate all existing public water and sewer mains within proposed area to be vacated and include the pipe size and material as well as their respective reference drawings (D-Sheets). (New Issue)
<input type="checkbox"/>	3	Please show rim and invert elevations of all existing sewer manholes. (New Issue)
<input type="checkbox"/>	4	Provide a sewer easement with easement width per Section 3.2.2.10 of the city's current Sewer Design Guide. (New Issue)
<input type="checkbox"/>	5	Please provide a copy of Resolution No. 290597. (New Issue)
<input checked="" type="checkbox"/>	6	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: SBC(ROW)	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 04/28/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/28/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . We request a 2nd complete submittal for SBC(ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.

4-28-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	AT&T California has determined that there are no existing facilities within the proposed vacation and have no objection to the vacation. (New Issue)
<input checked="" type="checkbox"/>	2	For questions, contact Tom Nares (Manager - Right of Way) at tn1756@att.com or 760-489-3643 (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: SDG&E (ROW)	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 05/06/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/06/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . We request a 2nd complete submittal for SDG&E (ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.

5-6-2020

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	No comments received from SDG&E (ROW). (New Issue)
<input checked="" type="checkbox"/>	2	For questions, contact Linda Murphy at 858- 637-7971 or lmurphy2@semprautilities.com (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: Time Warner Cable (ROW)	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 05/06/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/06/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . We request a 2nd complete submittal for Time Warner Cable (ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.

5-6-2020

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	No comments received from Time Warner Cable (ROW) (New Issue)
<input checked="" type="checkbox"/>	2	For questions, contact Abraham Rodriguez at 951-406-1601 or Abraham.Rodriguez@charter.com (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/02/2020	Deemed Complete on 04/03/2020
Reviewing Discipline: REA-Acquisition	Cycle Distributed: 04/03/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/21/2020	
	Started: 05/04/2020	
Hours of Review: 0.50	Review Due: 05/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/05/2020	COMPLETED LATE
	Closed: 05/15/2020	

- . The review due date was changed to 05/06/2020 from 05/06/2020 per agreement with customer.
- . We request a 2nd complete submittal for REA-Acquisition on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.

4-29-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Real Estate Assets Department (READ) has reviewed and found no financial interest in the street vacation. (New Issue)
<input checked="" type="checkbox"/>	2	For questions, contact George Andrade (Property Agent) at (619) 236-6066 or GRAndrade@sandiego.gov (New Issue)





Cycle Issues

5/15/20 1:01 pm

Page 1 of 1

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

L64A-003A

Project Information

Project Nbr: 659043 **Title:** Cass Street ROW Vacation
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 7 Park & Rec(Submit)	Submitted: 04/02/2020	Deemed Complete on 04/23/2020
Reviewing Discipline: Park & Rec	Cycle Distributed: 04/23/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 04/23/2020	
	Started: 05/04/2020	
Hours of Review: 0.50	Review Due: 05/21/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/04/2020	COMPLETED ON TIME
	Closed: 05/15/2020	

5-1-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	There are no population-based park, adjacent open space or Maintenance Assessment District (MAD) issues with the proposed ROW vacation. (New Issue)
<input checked="" type="checkbox"/>	2	For questions, please contact Shannon Scoggins (Park Designers) at SScoggins@sandiego.gov or 619-236-6894. (New Issue)





Submittal Requirements

5/15/20 12:44 pm

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 659043 **Title:** Cass Street ROW Vacation
Project Mgr: Hafertepe, Benjamin (619)446-5086 Bhafertepe@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 05/15/2020 9:15 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Draft Findings	4	Draft Findings	4
Legal Description	2	Legal Description - Proposed	2
Right-Of-Way Drawing(redline)	1	Right-Of-Way Drawing(redline)	1
Project File	2	Letter of Permission/Right of Entry	2
Right-of-Way	10	Right-of-Way Drawing	10
Development Plans	10	Applicant Response to Issues	10
Legal Description - proposed (Redline)	1	Legal Description - proposed (Redline)	1
Resolution (Approved)	2	Resolution - Vacation	2
Reference Material	2	Reference Material	2
Climate Action Plan Consistency Checklist	2	Climate Action Plan Consistency Checklist	2



L64A-007

Invoice

Invoice Number: **936475**



Status: Invoiced

Issued: 05/15/2020 1:08 pm Hafertepe, Benjamir

Voided:

Customer: Sher, Charles & Donna

Development: 396523 Devel Num 396523

Project: **659043** Cass Street ROW Vacation PM: Hafertepe, Benjamin (619)446-5086



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	6,200.00	Dollars	\$-6,200.00
Deposit Account	7,200.00	Dollars	\$7,200.00
Approval Total:			\$1,000.00
Job Total:			\$1,000.00
Project Total:			\$1,000.00
Invoice Total:			\$1,000.00

All fees are required to be paid prior to services being rendered. Payment of invoices is required immediately upon project setup/submittal and permit issuance per the San Diego Municipal Code 112.0102(b) and 129.0213(a). Unpaid invoices for permit applications will result in cancellation of submitted project within 2 business days. For your convenience, DSD offers online payments via OPENDSD (<https://opensd.sandiego.gov/Web/Invoices/Search>).