



# Cycle Issues

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

L64A-003A

## Project Information

<b>Project Nbr:</b> 697671	<b>Title:</b> Digital Girard Lofts EV	<b>*697671*</b>
<b>Project Mgr:</b> Rios, Hector	(619) 533-6733	HRios@sandiego.gov

## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Mancia, Marlene (619) 446-5174 MMancia@sandiego.gov	<b>Assigned:</b> 07/26/2022	
	<b>Started:</b> 08/10/2022	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 08/15/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/10/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/06/2022	

- . The review due date was changed to 08/18/2022 from 08/18/2022 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.
- . We request a 3rd 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 2 outstanding review issues with LDR-Planning Review (1 of which are new issues).
- . Last month LDR-Planning Review performed 68 reviews, 19.1% were on-time, and 27.9% were on projects at less than < 3 complete submittals.

## Standard Comments

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1 | These comments are a draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (From Cycle 2) |
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## Project Information

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 2 | (Informational) The subject premise is located at 7606 Girard Ave (APN 350-462-11-00), it is within La Jolla Community Planning Area, LJPD-1, Coastal Height Limit, N-APP-2, PIOZ- Coastal, Transit Area Overlay Zone, Transit Priority Area, and associated with PTS 664566. (From Cycle 2) |
| <input checked="" type="checkbox"/> | 3 | Scope: (Process 2) Easement Vacation of an 8-foot-wide sewer easement and 10-foot-wide drainage easement. (From Cycle 2)   |

## Permits/Actions

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 4 | The proposed project requires a (Process 2) Easement Vacation, Staff as the decision maker. The decision shall be appealable directly to the City Council in accordance with Section 112.0504. Please refer to section 125.1040 for the required findings for a Easement Vacation approval. (From Cycle 2)   |
| <input checked="" type="checkbox"/> | 5 | 125.1040 Findings for Public Service Easement and Other Easement Vacations<br><br>(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated;<br><br>(b) The public will benefit from the action through improved utilization of the land made available by the vacation;<br><br>Cont'd (From Cycle 2) |
| <input checked="" type="checkbox"/> | 6 | (c) The vacation is consistent with any applicable land use plan; and<br><br>(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (From Cycle 2)  |
| <input checked="" type="checkbox"/> | 7 | Provide findings on a separate memo/ letter. (From Cycle 2)  |

## 1st review 1/21/22

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Marlene Mancia at (619) 446-5174. Project Nbr: 697671 / Cycle: 11





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Although the proposed utility easement vacations were indicated on the Exhibit A of PTS 664566 (CDP) it was not included in the scope of the project or in the language of the CDP.  Per our CDP regulations all coastal development requires a CDP, furthermore our coastal development definition includes "construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility".  Required per section  Please provide clarification as needed.
<input checked="" type="checkbox"/>	9	Reviewer is available for discussion upon request. (From Cycle 2) Please clarify if there are any existing public utility structures in the proposed easement to be vacated.  Clarify what will be proposed for any possibly existing public utility structures if easement is vacated. (From Cycle 2)
<input checked="" type="checkbox"/>	10	Please be advised per section §125.1050 Recording of Easement Vacations  "If the vacation is approved, the City shall provide the resolution and any accompanying documents to the County Recorder for recordation. If the resolution contains conditions, it shall not be provided to the County Recorder for recordation until the City Engineer has determined that all conditions have been met. The recordation of a subdivision map pursuant to Subdivision Map Act Sections 66434(g), 66445(j), 66499.20 1/4 or 66499.20 1/2 shall have the same effect as filing a resolution of vacation." (From Cycle 2)

2nd review 8/10/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Comment 8  Proposed development (easement vacation) would require a CDP amendment. A permit history search was completed. Staff did not locate any proposed CDP amendment or SCR. (New Issue)





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Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	<b>Assigned:</b> 07/27/2022	
	<b>Started:</b> 08/18/2022	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 08/18/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/18/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/06/2022	

- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 62 reviews, 53.2% were on-time, and 17.0% were on projects at less than < 3 complete submittals.

EAS Review 1/13/2022

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required for GHG and the CAP Checklist. Until all issues have been addressed, the CEQA determination can not be made and the environmental processing timeline will be held in abeyance and the project will be placed in Extended Initial Study. Also, issues raised by the other reviewing disciplines must also be addressed. (From Cycle 2)

GHG CAP Checklist

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Under step 1 on page 4 please provide an explanation in the text box explaining how the project is consistent with Community Plan and General Plan land use designations. (From Cycle 2)

CEQA Exemption

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the NORA represents the official environmental determination date. (New Issue)





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Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Ibriheem, Anwer (619) 685-1347 Albriheem@sandiego.gov	<b>Assigned:</b> 07/27/2022	
	<b>Started:</b> 08/15/2022	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 08/15/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/15/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/06/2022	

- . The review due date was changed to 08/18/2022 from 08/18/2022 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 3rd 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 8 outstanding review issues with LDR-Engineering Review (4 of which are new issues).
- . Last month LDR-Engineering Review performed 64 reviews, 42.2% were on-time, and 10.9% were on projects at less than < 3 complete submittals.

1st Review - 01/10/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 1 These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.  
  
(From Cycle 2)
- 2 The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Public Utility Easement Vacation Exhibit.  
  
(From Cycle 2)
- 3 Please submit existing grading plan associated with these easement vacations. An existing public drainage pipe appears to be located inside proposed vacated easements. Please clarify what is proposed for existing public drainage lines if public easement is vacated.  
  
(From Cycle 2)
- 4 Applicant must submit a grading plan showing what is proposed for existing drainage system and the location of drainage easements.  
  
(From Cycle 2)
- 5 Call out the City Improvement Plan numbers for public storm drain. A search of City Records by your office may be required.  
  
(From Cycle 2)
- 6 Easement vacation conditions will be determined on the next submittal when all requested information is provided.  
  
(From Cycle 2)
- 7 With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.  
  
(From Cycle 2)
- 8 Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please email Karen Vera at kvera@sandiego.gov.  
  
(From Cycle 2)

Second Review Issues - 08/15/2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 9 All unchecked items from previous review are still standing and need to be addressed (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Anwer Ibriheem at (619) 685-1347. Project Nbr: 697671 / Cycle: 11





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Circling back to comment #3 and #4 of previous review, are you claiming note #3 and #4 under easements of records are repetitive and are on top of existing easements of 60in pipe? If so, revise the site plan and clearly show/identify all storm drain easements including the one you are vacating. (New Issue)
<input type="checkbox"/>	11	Please note, based 2017 Drainage Design Manual minimum required easement for 60in pipe is 20ft (Table 4-2 ,4.1.6.1). having said so, additional 10ft SD easement will be required as a condition of approval. Please revise the plan accordingly.  (New Issue)
<input type="checkbox"/>	12	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Rios, Hector (619) 533-6733 HRios@sandiego.gov	<b>Assigned:</b> 08/23/2022	
	<b>Started:</b> 09/06/2022	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 08/15/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/06/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/06/2022	

- . The review due date was changed to 08/18/2022 from 08/18/2022 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 3rd 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 (None of which are new)
- . Last month Community Planning Group performed 33 reviews, 30.3% were on-time, and 24.2% were on projects at less than < 3 complete submittals.

01-20-22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	1	Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended but not required part of the project review process.
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You may contact the Chair of the La Jolla Shores Planned District Advisory Board to schedule your project for a presentation before the group at their next available meeting. Community Planning Group contact information is available at:  
<https://www.sandiego.gov/planning/community/contacts>

Marlon Pangilinan: mpangilinan@sandiego.gov (From Cycle 2)

La Jolla Community Plan Area

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	4	Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended but not required part of the project review process. You may contact the Chair of the La Jolla Community Planning Board to schedule your project for a presentation before the group at their next available meeting. Community Planning Group contact information is available at: <a href="https://www.sandiego.gov/planning/community/contacts">https://www.sandiego.gov/planning/community/contacts</a> (From Cycle 2)
<input type="checkbox"/>	5	Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count. (From Cycle 2)





L64A-003A

Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Dowling, Chet (619) 446-5393 cdowling@sandiego.gov	<b>Assigned:</b> 07/26/2022	
	<b>Started:</b> 08/10/2022	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 08/15/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/10/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/06/2022	

- . The review due date was changed to 08/18/2022 from 08/18/2022 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.
- . We request a 3rd 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 2 outstanding review issues with LDR-Map Check (2 of which are new issues).
- . Last month LDR-Map Check performed 30 reviews, 70.0% were on-time, and 40.7% were on projects at less than < 3 complete submittals.

First Review 1.27.22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (From Cycle 2)
<input checked="" type="checkbox"/>	2	Please add the following to the title block: PTS No. = 697671 CCS83 = 1886-6245 L.C. = 246-1685 Dwg. No. = 42557-PG#-B e.g. 45000-1-B (From Cycle 2)
<input checked="" type="checkbox"/>	3	Separate the easements that are being vacated as Parcel A and Parcel B. Revise legal descriptions to reflect the separate parcels. Revise the drawing to be sheets 1 and 2 of the same drawing. (From Cycle 2)
<input checked="" type="checkbox"/>	4	Submit separate documents for the drawing and the legal description, not a combined file. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Show and label easement #'s 3,4 and 5 of the title report. (From Cycle 2)
<input checked="" type="checkbox"/>	6	The title report submitted is out of date. Please submit a new title report that is no more than 90 days old at the time of submittal to assure the ownership has not changed and there are no new easements on the subject property to be shown on the drawing. (From Cycle 2)

Second Review 8.10.22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	If conditions were imposed upon the adoption and approval of the public service easement vacation by the City Manager, the Quitclaim Deed along with the approved resolution will not record at the County Recorder's office until all conditions are satisfied. In the event the conditions are not satisfied within three years following the adoption of the resolution, then the resolution shall become void and be of no further force or effect. (New Issue)
<input type="checkbox"/>	8	See redlines for minor comments. Once comments have been addressed and all conditions have been satisfied (if any), contact the DPM to submit original signed and sealed drawing mylar and legal description. The DPM will forward these documents along with an original signed resolution to Map Check for recording at the county recorder's office. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> Storm Water Dept. - Operations	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Galvez III, Oscar (619) 533-3683 GalvezO@sandiego.gov	<b>Assigned:</b> 09/06/2022	
	<b>Started:</b> 09/06/2022	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 08/15/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/06/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/06/2022	

- . The review due date was changed to 08/18/2022 from 08/18/2022 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 3rd complete submittal for Storm Water Dept. - Operations on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Storm Water Dept. - Operations (1 of which are new issues).
- . Last month Storm Water Dept. - Operations performed 1 reviews, .0% were on-time, and .0% were on projects at less than < 3 complete submittals.

### 01-31-22

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	DPM will request assignment for Storm Water Dept. with the next review cycle. (From Cycle 2)

### 9-06-22

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Development plans sent to Chris Gascon. Please email Cgascon@sandiego.gov and provide comments to HRios@sandiego.gov (New Issue)







L64A-003A

## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/25/2022	Deemed Complete on 07/25/2022
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 07/25/2022	
<b>Reviewer:</b> Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	<b>Assigned:</b> 07/25/2022	
	<b>Started:</b> 08/16/2022	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 08/15/2022	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 08/16/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/06/2022	

- . The review due date was changed to 08/18/2022 from 08/18/2022 per agreement with customer.
- . We request a 3rd complete submittal for PUD-Water & Sewer Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Last month PUD-Water & Sewer Dev performed 74 reviews, 71.6% were on-time, and 40.3% were on projects at less than < 3 complete submittals.

## 📁 1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (From Cycle 2)
<input checked="" type="checkbox"/>	2	PUD - Water and Sewer Review Section has no objections to the proposed vacation of the sewer easement provided the following are addressed: (From Cycle 2)
<input checked="" type="checkbox"/>	3	Show and call out all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets) on the Site Plan. (From Cycle 2)
<input checked="" type="checkbox"/>	4	Show all existing water services from the water main's point of connection to the project site, and label as TO BE KILLED AT THE MAIN or TO RETAIN. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Show all existing sewer laterals (if any) from the sewer main's point of connection to the project site, and label as TO BE ABANDONED AT THE PROPERTY LINE or TO RETAIN. (From Cycle 2)

