



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

L64A-003B

**Project Information**

**Project Nbr:** 327866      **Title:** San Carlos Village TM  
**Project Mgr:** Dye, Morris      (619) 446-5201      mdye@sandiego.gov



**Review Information**

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> Chou, Peter (619) 446-5384 pchou@sandiego.gov	<b>Assigned:</b> 07/12/2013	
	<b>Started:</b> 07/15/2013	
<b>Hours of Review:</b> 5.00	<b>Review Due:</b> 08/05/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/06/2013	
	<b>Closed:</b>	

- . The review due date was changed to 08/08/2013 from 08/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.

**8-6-13 Comments**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed property is located in the CC-1-3 Zone within Subarea 1 of the Mission Trails Design District of the Navajo Community Plan. The LA Fitness portion and its parking area on the site is governed by SDP 41-0901. The proposed subdividing of the existing 13.205 acres commercial center into five lots would require a Process Three Tentative Map and Site Development Permit (amendment to SDP 41-0901). (New Issue)
<input checked="" type="checkbox"/>	2	The property area is designated for commercial use in the land use map of the Navajo Community Plan. The proposed subdividing of the property into five individual commercial lots is consistent with the community plan land use designation. (New Issue)
<input type="checkbox"/>	3	The current and proposed uses of the buildings in the Parcel 5 shall be clearly indicated on the Site Plan. (New Issue)
<input type="checkbox"/>	4	The new Floor Area Ratio (FAR) of each parcel shall be indicated in the Development Summary. The maximum FAR allowed in the CC-1-3 Zone for each new parcel is 0.75. (New Issue)
<input type="checkbox"/>	5	The east property line of the Parcel 2 shall be relocated so the new side yard setback of the existing Chase Bank building will be either 0 foot or 10-foot to comply with the CC-1-3 Zone side yard setback requirement (Sec.131.0543.b). The proposed 7 feet side yard setback on Parcel 2 does not comply with the setback requirement of the CC-1-3 Zone. (New Issue)



# Cycle Issues DRAFT

8/16/13 7:12 am

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## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> De Freitas, Natalie (619) 446-5187 Ndefreitas@sandiego.gov	<b>Assigned:</b> 07/10/2013	
	<b>Started:</b> 08/08/2013	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 08/08/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/08/2013	
	<b>Closed:</b>	

- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.

## CEQA Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed activity is exempt from CEQA pursuant to Section 15305 (Minor alterations in land use limitations) of the State CEQA Guidelines. (New Issue)





L64A-003B

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> Ocen, Julius (619) 446-5295 jocenodoge@sandiego.gov	<b>Assigned:</b> 07/08/2013	
	<b>Started:</b> 08/06/2013	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 08/05/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/13/2013	
	<b>Closed:</b>	

- . The review due date was changed to 08/08/2013 from 08/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.

1st Review Issues

General

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This application is for a Tentative Parcel Map and a Site Development Permit to amend Site Development Permit No. 41-0901 to subdivide an existing 13.205-acre commercial center into five lots located at 8788 Navajo Road. The site is in the Mission Trails Design District of the Navajo Community Plan. (New Issue)

Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The driveway southerly of the Auto Service station at Lake Murray Boulevard is not shown on the plans. Please revise plans to show this driveway. Additionally, a site visit revealed that the site's driveways are not per City Standards. Revise plans to show reconstruction of driveways per City Standard SDG-163 and 164. (New Issue)
<input type="checkbox"/>	3	Please revise the plans to show street cross-sections of all adjacent streets and their curb to property line distances. Note that a minimum 10 feet curb to property line distances are required. (New Issue)
<input type="checkbox"/>	4	Please revise the TM to show the street lights, nearest the project site, in both directions and on both sides of Copley Drive. Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18... (New Issue)
<input type="checkbox"/>	5	.... The subdivider may be required to, but not be limited to, install a new street light(s), upgrade the luminaire from low pressure to high pressure sodium vapor and/or upgrade the luminaire wattage. (New Issue)
<input type="checkbox"/>	6	There are planter curbs within the public right-of way along Navajo Road and Lake Murray Boulevard. Please note that an Encroachment Maintenance and Removal Agreement (EMRA) will be required for these encroachments. (New Issue)
<input type="checkbox"/>	7	There is a bus stop at Navajo Road. Please revise plans to show construction of a Bus Stop Slab per City Standards SDG-102 and to the satisfaction of the City Engineer. (New Issue)
<input type="checkbox"/>	8	Please provide a separate exhibit showing the site drainage patterns and the discharge points of site drains. (New Issue)
<input type="checkbox"/>	9	Please provide a separate exhibit showing the site drainage patterns and the discharge points of site drains. (New Issue)
<input type="checkbox"/>	10	There are D-25 curb outlets on the site. Please note that D-25 curb outlets require existing or a new EMRA. (New Issue)





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## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> Aguilar, Adolfo	<b>Assigned:</b> 07/08/2013	
(619) 446-5316	<b>Started:</b> 07/29/2013	
aaguilar@sandiego.gov	<b>Review Due:</b> 08/05/2013	
<b>Hours of Review:</b> 10.00	<b>Completed:</b> 08/09/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b>	

- . The review due date was changed to 08/08/2013 from 08/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Map Check (all of which are new).
- . The reviewer has not signed off 1 job.

### 1st Issue Group 8/8/2013

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plot the easement on the shown in the PR item number 8 in to the TPM. (New Issue)
<input type="checkbox"/>	2	Plot the easement on the shown in the PR item number 9 in to the TPM. (New Issue)
<input type="checkbox"/>	3	Plot the easement on the shown in the PR item number 26 in to the TPM. (New Issue)
<input type="checkbox"/>	4	Change the Lambert Coordinates to 232-1767 and the CCS 83 to 1872-6327. (New Issue)
<input type="checkbox"/>	5	This project is adjoining Cal-Trans Right-of-Way the Development Project manager shall send a copy of the proposed project to Caltrans for review and recommendation Per SMA 66455. (New Issue)

### Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Prior to the expiration of the Tentative Parcel Map, to subdivide lots shall be recorded in the office of the County Recorder. (New Issue)
<input type="checkbox"/>	7	Prior to the recordation of the Final Map or Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.  (New Issue)
<input type="checkbox"/>	8	All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code. (New Issue)
<input type="checkbox"/>	9	Once the Vesting Tentative Map is approved by the City provide a Parcel Map for review. Per SMA 6448 NO RECORD DATA MAP WILL BE ALLOWED. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 07/03/2013 Deemed Complete on 07/08/2013
Reviewing Discipline: LDR-Transportation Dev Cycle Distributed: 07/08/2013
Reviewer: Elhamad, Ismail Assigned: 07/09/2013
(619) 446-5494 Started: 07/31/2013
ielhamad@sandiego.gov Review Due: 08/05/2013
Hours of Review: 6.00 Completed: 08/06/2013
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 08/08/2013 from 08/08/2013 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 10 outstanding review issues with LDR-Transportation Dev (all of which are new).
The reviewer has not signed off 1 job.

24003845 TM&SDP 1st rev 7/31/1

Cleared? Issue Num Issue Text

- 1 The proposed project is located at 8788 Navajo Road in the Transit Overlay Zone in Zone CC-1-3 within the Navajo Community Plan area. (New Issue)
2 Scope of Work: TM and SDP (Process 3) to amend Site Development Permit No. 41-0901 to subdivide an existing 13.205-acre commercial center into five lots located at the northeast corner of Navajo Road and Lake Murray Blvd. (New Issue)
3 The minimum parking requirements are as follows: (Zone CC-1-3, Transit Overlay Zone)
Parcel 1: 14,363 sa.f. x 5 spaces/1000 s.f. = 72 spaces
Parcel 2: 6,560 s.f. x 5 spaces/1000 s.f. = 33 spaces
Parcel 3: 3,757 s.f. x 15 spaces/1000 s.f. = 56 spaces
Parcel 4: 6,815 s.f. x 5 spaces/1000 s.f. = 34 spaces
Parcel 5: 99,455 s.f. x 5 spaces/1000 s.f. = 497 spaces
Total = 72 + 33 + 56 + 34 + 497 = 692 spaces
Transit reduction: 692 x 0.85 = 588 spaces
Provided spaces: Parcel 1 (62) + Parcel 2 (28) + Parcel 3 (48) + Parcel 4 (29) + Parcel 5 (465) = 632 spaces
(New Issue)
4 A minimum of 588 spaces including 12 accessible spaces (2 van), 14 bicycle spaces, 1 loading/unloading are required. The provided 632 spaces including 30 accessible spaces, plus 27 motorcycle spaces, 27 bicycle spaces, 1 loading/unloading space are adequate. (New Issue)
5 The applicant should show the street cross sections for both Navajo Road and Lake Murray Blvd to include full width, centerline to property line, centerline to curb for possible additional right-of-way dedication. (New Issue)
6 The applicant shall construct the existing driveways along both Navajo Road and Lake Murray Blvd to be ADA compliant. (New Issue)
7 The applicant shall provide shared parking agreements among all parcels. (New Issue)
8 The applicant shall provide shared access agreements for all driveways among all proposed parcels. (New Issue)
9 The applicant shall provide 10' visibility triangle areas on both sides of the driveways along both Navajo Road and Lake Murray Blvd per LDC Section 113.0273. The visibility triangle areas should be shown on the TM. No obstruction higher than 36" shall be located within these areas (e.g. landscape, hardscape, walls, columns, shrubs .etc) (New Issue)
10 Revise the parking calculation table on the TM Sheet 1 of 1 to match the minimum parking requirements shown in comment # 3. (New Issue)





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Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> Zounes, Will (619) 687-5942 wzounes@sandiego.gov	<b>Assigned:</b> 08/16/2013	
	<b>Started:</b> 08/16/2013	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 08/05/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/16/2013	
	<b>Closed:</b>	

- . The review due date was changed to 08/08/2013 from 08/08/2013 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 1 outstanding review issues with Community Planning Group (all of which are new).
- . The reviewer has not signed off 1 job.

📁 Navajo Community Group

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Navajo Community Planners, Inc., Matthew Adams at navajoplanners@cox.net to make arrangements to present your project for review at their next available meeting. This Community Plannig 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 notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





L64A-003B

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> Quinn, Jim	<b>Assigned:</b> 07/10/2013	
(619) 446-5334	<b>Started:</b> 07/10/2013	
jpquinn@sandiego.gov	<b>Review Due:</b> 08/05/2013	
<b>Hours of Review:</b> 3.00	<b>Completed:</b> 08/05/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b>	

- . The review due date was changed to 08/08/2013 from 08/05/2013 per agreement with customer.
- . The reviewer has requested more documents be submitted.

## 327866-2 (8/5/2013)

### Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	<p>Geologic Hazard Category:</p> <p>The site is located in Geologic Hazard Category 53 as indicated on the San Diego Seismic Safety Study maps. Category 53 is described as level or sloping terrain, unfavorable geologic structure - variable slope stability.</p> <p>(New Issue)</p>
<input checked="" type="checkbox"/>	2	<p>References:</p> <p>Report of Geologic Reconnaissance Report, San Carlos Village Shopping Center, Proposed Tentative Parcel Map, APN 457-800-20, San Diego, California, prepared by Geotechnical Exploration, Inc., dated June 25, 2013 (their project no. 13-10345)</p> <p>San Carlos Village Shopping Center Tentative Parcel Map No. _____, Project No. _____, prepared by Project Design Consultants, undated</p> <p>(New Issue)</p>
<input checked="" type="checkbox"/>	3	<p>Comment:</p> <p>The Geology Section has reviewed the referenced geotechnical document. Based on that review, the project's geotechnical consultant has adequately addressed the geologic conditions potentially affecting the proposed Tentative Parcel Map at this time for the purposes of environmental review.</p> <p>(New Issue)</p>





L64A-003B

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 07/03/2013	Deemed Complete on 07/08/2013
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 07/08/2013	
<b>Reviewer:</b> Keshavarzi, Mahmood (619) 446-5448 mkeshavarzi@sandiego.gov	<b>Assigned:</b> 07/09/2013	
	<b>Started:</b> 08/01/2013	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 08/05/2013	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/06/2013	
	<b>Closed:</b>	

- . The review due date was changed to 08/08/2013 from 08/08/2013 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . The reviewer has not signed off 1 job.

## 1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Transportation Development requires the construction of the existing driveways along both Navajo Road and Lake Murray Blvd to be ADA compliant. Therefore, the Water and Sewer Review Section needs to review the project to assure that this change would not affect the existing water and sewer facilities. Water and sewer services and meter must be located outside of any driveway or vehicular use area. (New Issue)
<input type="checkbox"/>	2	Please show and call out the existing water meter north of the Chevron driveway. (New Issue)

