



Development Services Department

Project Submittal & Management Division

May 29, 2019

Mrs. Janay Kruger
Kruger Development Company
4660 La Jolla Village Drive, Suite 1080
San Diego, CA 92122

Subject: Monarch Map Waiver, Assessment Letter; Project No. 628927;
Internal Order No. 12002110; Miramar Ranch North Community Planning area.

Dear Mrs. Kruger:

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

An application for a Tentative Map Waiver to create a maximum of eight condominium units for the Scripps Mesa mixed-use project. The Scripps Mesa mixed-use project is proposed to consist of 264 for-rent residential apartment units and will include affordable rental housing and market rate rental housing, retail/commercial (approximately 2,000 square feet), a four-story parking structure, and a makerspace lab/community use facility (approximately 4,000 square feet) for the San Diego Unified School District. The 6.69 Acre site is located at 10380 Spring Canyon Road in the CV-1-1 Base Zone of the Miramar Ranch North Community Planning Area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. 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:
 - **Required approvals:**
Process 3 - A Map Waiver (MW Process Three, Hearing Officer as decision-maker, appealable to Planning Commission) in accordance with SDMC Sections 126.0707.
 - **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

- 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:

Storm Water – Please demonstrate how the project will comply with the Storm Water requirements.

Map Waiver Exhibit – Please clearly identify the proposed eight condominium units on the Map Wavier Exhibit.

Next Review Cycle – Transportation Engineering, Geology, Fire and Public Utilities (Water & Sewer) have been requested as reviewing disciplines for the next review cycle.

- III. **STUDIES/REPORTS REQUIRED:** Please provide a copy of the Geotechnical Investigation Report that was referenced in the project's Environmental Impact Report.

- IV. **PROJECT ACCOUNT STATUS:** NA (Flat Fee)

- V. **TIMELINE:** A formal resubmittal is required. From a timeline stand point, the submittal and review of the requested items from LDR-Planning, LDR-Engineering, LDR-Map Check and LDR-Environmental are key. Until the requested Revised Climate Action Plan Checklist, and Preliminary Geotechnical Investigation Report information has been provided; Environmental Analysis Section cannot make an environmental determination of consistency with the previous Environmental Impact Report. The City also recommends that you receive a recommendation from the Miramar Ranch North Community Planning Group prior to scheduling Hearing Officer public hearing for approval.

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 21 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: Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). 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.

C. Deposit Account: NA

San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

D. CEQA Filing Fees: Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

The **original** approved California Department of Fish and Wildlife Fee (CDFW) "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". Please provide a copy of the paid receipt of the previous CEQA Filing Fee for the Environmental Impact Report.

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). I will contact you regarding this fee in the future, closer to the public hearing date.

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 Michelle Abella-Shon, Chairperson of the Miramar Ranch North Planning Committee, at (619) 964-7670 or mrnpcchair@scrippsrancho.org 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.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

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.

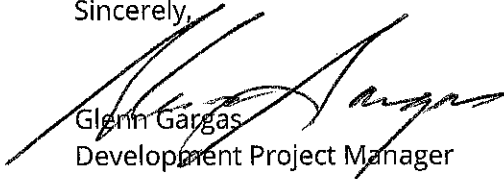
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Janay Kruger
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In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. 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/opensd/>.

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) 446-5142 or via e-mail at ggargas@sandiego.gov.

Sincerely,



Glenn Gargas
Development Project Manager

Enclosures:

1. Cycle No. (2) Issues Report
2. Required Findings
3. Submittal Requirements Report
4. San Diego Housing Commission Letter dated March 26, 2019

cc: File
Michelle Abella-Shon, Chair of the Miramar Ranch North Community Planning Committee
Reviewing Staff (Assessment letter only)
Tony Kempton, Long Range Planner for Miramar Ranch North Community Plan area (via email)

Revised 2-27-18



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

L64A-003A

Project Information

Project Nbr: **628927** Title: Monarch Map Waiver
Project Mgr: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 03/14/2019 Deemed Complete on 03/14/2019
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 03/14/2019
Reviewer: Howard, Karen **Assigned:** 03/15/2019
(619) 446-5403 **Started:** 03/25/2019
Khoward@sandiego.gov **Review Due:** 05/28/2019
Hours of Review: 6.00 **Completed:** 05/20/2019 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 05/28/2019

- The review due date was changed to 05/28/2019 from 04/03/2019 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).
- Last month LDR-Planning Review performed 88 reviews, 86.4% were on-time, and 49.3% were on projects at less than < 3 complete submittals.

Scope-Confusing

Issue
Cleared? Num Issue Text

- 1 A request for a (Process 3) Tentative Map Waiver to create 1 lot with 8 condominium units. The 291,588 sq. ft. (6.694 ac.) site is located on lot 6 of Scripps Ranch North Unit No. 2, Map No.12788. The TPM Waiver description is clear, however the note stating 8 condominium units is confusing as the map does not show the 8 condominium units and the discretionary approval is for 264 residential condominium units. Clear this up.

(New Issue)

Permits

Issue
Cleared? Num Issue Text

- 2 A review of the project folders for TM 98-0381, PCD 88-0959, PCD 88-1006 and PID 87-1087, listed additional project folders, 94-0332, 94-0333 and 94-0334.
- 3 In September 1999 the site was purchased by the San Diego Unified School District, (SDUSD). Prior to the SDUSD purchasing the site, the City of San Diego approved several entitlements: Rezone, Planned Industrial Development, PID, and Tentative Map, TM 87-1087
TM/Planned Residential Development, PRD 87-1088
Planned Commercial Development, PCD 88-0959, 88-1006
PCD/TM 98-0381 (rezone to Commercial Recreation-CR)
An Environmental Impact Report, EQD 85-0100, supplemental EQD 87-1087, and 87-1088 were also prepared.

(New Issue)

Process

Issue
Cleared? Num Issue Text

- 4 The lot was created as part of discretionary permits: PCD 88-0959 and PCD 88-1006, PID 87-1087 and TM 98-0381. The site is zoned CV-1-1 (Commercial-Visitor.) Overlay Zones affecting the property include the Airport Land Use Compatibility Overlay Zone (ALUC), Airport Influence Area (AIA) Overlay Zone (Review Area 2), Residential Tandem Parking Overlay Zone, within the Miramar Ranch North Community Plan. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Karen Howard at (619) 446-5403. Project Nbr: 628927 / Cycle: 2



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Issue

| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------|---|
| <input checked="" type="checkbox"/> | 5 | Per 125.0120 (b)(1), a tentative parcel map waiver on a single parcel in a recorded subdivision may request a tentative map waiver. The condominiums are proposed on lot 6 of Map No.12788 (New Issue) |
| <input checked="" type="checkbox"/> | 6 | Permits Per Section 125.0121, the proposed project requires a Map Waiver processed in accordance with Process Three (New Issue) |
| <input checked="" type="checkbox"/> | 7 | Findings for a Map Waiver A map waiver is subject to the findings in section 125.0440. (New Issue) |
| <input type="checkbox"/> | 8 | Decision Process for Map Waivers The map waiver is being processed through the City to establish legal descriptions for financing purposes. The School District does not have the authority under the Subdivision Map Act. |

Per 125.0122, a Map Waiver is subject to a Process Three. This actions will be acted on with the Hearing officer acting as the decision maker.
(New Issue)

📁 CAP Checklist-Incomplete

Issue

| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
|--------------------------|------------|---|
| <input type="checkbox"/> | 9 | The proposal would not conflict with the city's CAP or any other applicable plans, policy or regulations for the purpose of reducing GHG emissions. The CAP checklist needs a small adjustment. Please enter a statement: "Step 2 does not apply because the discretionary map would not result in a new occupancy building from which GHG emissions reductions could be achieved". |

(New Issue)

📁 Additional Comments

Issue

| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
|--------------------------|------------|---|
| <input type="checkbox"/> | 10 | Additional comments may be added, based on new information. (New Issue) |





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 03/14/2019 Deemed Complete on 03/14/2019
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 03/14/2019
Reviewer: Tracy, Christopher **Assigned:** 03/20/2019
(619) 446-5381 **Started:** 03/25/2019
CRTracy@sandiego.gov **Review Due:** 04/10/2019
Hours of Review: 3.50 **Completed:** 04/10/2019 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 05/28/2019

- . The review due date was changed to 05/28/2019 from 04/03/2019 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-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 93 reviews, 83.9% were on-time, and 48.9% were on projects at less than < 3 complete submittals.

Cycle 2 Review

PROJECT SCOPE

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | MIRAMAR RANCH NORTH - (Process 3) Tentative Map Waiver for 264 residential condominium units, 2000 square foot of commercial condominium building, four story parking structure and Stem Lab of 4000 square foot of institutional condominium building located at 10380 Spring Canyon Road. The 6.69 acre site is located in the CV-1-1 Base Zone of the Miramar Ranch North Community Planning Area. Council District 5. (New Issue) |

GHG

CLIMATE ACTION PLAN CHECKLIST

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 2 | Under Step 1: Land Use Consistency - EAS defers to LDR-Planning for analysis |
| <input type="checkbox"/> | 3 | Under Step 2 - Please refer to Table 3.6-3 in Scripps Mesa Joint Occupancy Final EIR and describe/update areas as to conformance with each measure in response sections. (New Issue) |
| <input type="checkbox"/> | 4 | Please reate/see Page 3.6-15 through 3.6-19 in the Final EIR for consistency requirements and update. |

For any questions please contact Chris Tracy, Senior Planner at (619) 446-5381. (New Issue)

OTHER REVIEW DICP

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 5 | As of 4/10/19, LDR Planning and Engineering have provided corrections in this review cycle that need to be addressed before a final CEQA determination can be made. (New Issue) |

CEQA

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 6 | Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (New Issue) |



L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 03/14/2019 Deemed Complete on 03/14/2019
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 03/14/2019
Reviewer: Huynh, Khanh **Assigned:** 03/14/2019
 (619) 446-5299 **Started:** 03/18/2019
 KHuynh@sandiego.gov **Review Due:** 05/16/2019
Hours of Review: 4.00 **Completed:** 05/13/2019 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 05/28/2019

- . The review due date was changed to 05/28/2019 from 04/03/2019 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 24 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 76 reviews, 80.3% were on-time, and 42.3% were on projects at less than < 3 complete submittals.

1st Review

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | The following comments need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Tentative Map Waiver: (New Issue) |
| <input type="checkbox"/> | 2 | The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. (New Issue) |
| <input type="checkbox"/> | 3 | The current Storm Water Development Regulations became effective on February 16, 2016 and this project is be subject to those regulations. (New Issue) |
| <input type="checkbox"/> | 4 | This Priority Development Project will be required to the RETAIN 85th Percentile storm event. The definition of RETAIN will be to INFILTRATE or STORE the volume. If the applicant does not want to infiltrate or store the volume, they can use Bioretention to treat 1.5 times the volume or or use the Percent Capture Method to hold 75% of the Design Capture Volume. (New Issue) |
| <input type="checkbox"/> | 5 | This Priority Development Project will be required to calculate BMP size for Hydromodification based on pre-development condition. Priority Development Projects with Hydromodification requirements will be required to avoid critical sediment yield areas. (New Issue) |
| <input type="checkbox"/> | 6 | Please demonstrate how the project will comply with the Storm Water requirements (such as pollutant removal and HMP requirements.) (New Issue) |
| <input type="checkbox"/> | 7 | Please include LDR-Transportation and LDR-Water/Sewer on next submittal. (New Issue) |
| <input type="checkbox"/> | 8 | Please revise the exhibit as follow: (New Issue) |
| <input type="checkbox"/> | 9 | Call out Map Waiver No. 2256708. (New Issue) |
| <input type="checkbox"/> | 10 | Call out Project No. 628927 (New Issue) |
| <input type="checkbox"/> | 11 | The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded. (New Issue) |
| <input type="checkbox"/> | 12 | Revise the Condominium Note to call out the total number of condominium units correctly. Scope of work proposed 264 residential units. The exhibit shown as 8 units. Please identify the condominiums on the exhibit. (New Issue) |
| <input type="checkbox"/> | 13 | Portion of curb ramps and including traffic signal pole located on the east side of Spring Canyon Road and Brookville Drive are within the private property. Please revise the exhibit to call out the curb ramps either be entirely in the public or private. Please note, additional right-of-way dedication may be dedicated, based on classification of the streets. Please refer to LDR-Transportation for the dedication requirement. (New Issue) |
| <input type="checkbox"/> | 14 | The existing curb ramps at the east side of Spring Canyon Road and Brookville Drive are not ADA-compliant and not to current City Standard, please revise the exhibit to call out the curb ramps shall be removed and replaced per current City Standards. (New Issue) |

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 628927 / Cycle: 2



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| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 15 | Project proposed a 20-foot wide fire access rolled curb. This required LDR-Fire review/approval (New Issue) |
| <input type="checkbox"/> | 16 | The existing curb ramp at the southeast corner of Scripps Poway Parkway and Spring Canyon Road is not ADA compliant and not to current City Standards. Call out the curb ramp shall be reconstructed per current City Standard. (New Issue) |
| <input type="checkbox"/> | 17 | Please show the visibility triangle area for driveway and at the southeast corner of Scripps Poway Parkway and Spring Canyon Road. (New Issue) |
| <input type="checkbox"/> | 18 | The owner and engineer need to sign the exhibit. (New Issue) |
| <input type="checkbox"/> | 19 | Revise the exhibit. Show the street lights, nearest the project site, in both directions and on both sides of Scripps Poway Parkway and Spring Canyon Road. 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"/> | 20 | Please note, SWPPP will be required for the project. (New Issue) |
| <input type="checkbox"/> | 21 | Please include LDR-Geology Review on next submittal. (New Issue) |
| <input type="checkbox"/> | 22 | Tentative Map Waiver Conditions will be determined on the next submittal when all requested information is provided. (New Issue) |
| <input type="checkbox"/> | 23 | 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 call Khanh Huynh at 619 446-5299. (New Issue) |
| <input type="checkbox"/> | 24 | Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (New Issue) |



L64A-003A

Review Information

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|--|--------------------------------------|-------------------------------|
| Cycle Type: 2 Submitted (Multi-Discipline) | Submitted: 03/14/2019 | Deemed Complete on 03/14/2019 |
| Reviewing Discipline: LDR-Map Check | Cycle Distributed: 03/14/2019 | |
| Reviewer: Arcillas, Antonio (619) 687-5951 aarcillas@sandiego.gov | Assigned: 03/15/2019 | |
| | Started: 03/29/2019 | |
| Hours of Review: 4.00 | Review Due: 03/28/2019 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 04/02/2019 | COMPLETED LATE |
| | Closed: 05/28/2019 | |

- . The review due date was changed to 05/28/2019 from 04/03/2019 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 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 6 outstanding review issues with LDR-Map Check (all of which are new).
- . Last month LDR-Map Check performed 95 reviews, 85.3% were on-time, and 47.3% were on projects at less than < 3 complete submittals.

TMW Exhibit

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | Please add the following to the title block all sheets: I.O. = n/a P.T.S. No. = 628927 CCS '83 Coords= 1920-6299 L.C. Coords= 280-1739 T.M.W. No. = 2256708 (New Issue) |
| <input type="checkbox"/> | 2 | Under the 'Condominium Note', change the section of the Civil Code to "4125" and specify the type of the proposed condominium project, e.g. commercial, mixed-use, etc. See redlines. (New Issue) |
| <input type="checkbox"/> | 3 | See additional comments on redlined TMW exhibit. Please return the redlined TMW exhibit with your next submittal. (New Issue) |

TMW Conditions

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 4 | A Certificate of Compliance (COC) shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW), if approved. (New Issue) [Recommended] |
| <input type="checkbox"/> | 5 | Prior to the recordation of the Certificate of Compliance, 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. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance. (New Issue) [Recommended] |
| <input type="checkbox"/> | 6 | Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance. (New Issue) [Recommended] |



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Review Information

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|--|--------------------------------------|-------------------------------|
| Cycle Type: 2 Submitted (Multi-Discipline) | Submitted: 03/14/2019 | Deemed Complete on 03/14/2019 |
| Reviewing Discipline: Community Planning Group | Cycle Distributed: 03/14/2019 | |
| Reviewer: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov | Assigned: 03/17/2019 | |
| | Started: 03/17/2019 | |
| Hours of Review: 0.30 | Review Due: 03/28/2019 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 03/17/2019 | COMPLETED ON TIME |
| | Closed: 05/28/2019 | |

- . The review due date was changed to 05/28/2019 from 04/03/2019 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 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 57 reviews, 47.4% were on-time, and 45.6% were on projects at less than < 3 complete submittals.

Miramar Ranch North - First Re

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1 | Please contact the Chair for the Miramar Ranch North Planning Committee, (as identified in the assessment letter) 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) [Recommended] |



L64A-003A

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 2 Submitted (Multi-Discipline) | Submitted: 03/14/2019 | Deemed Complete on 03/14/2019 |
| Reviewing Discipline: Housing Commission | Cycle Distributed: 03/14/2019 | |
| Reviewer: Gargas, Glenn | Assigned: 03/17/2019 | |
| (619) 446-5142 | Started: 03/28/2019 | |
| ggargas@sandiego.gov | Review Due: 03/28/2019 | |
| Hours of Review: 0.20 | Completed: 03/28/2019 | COMPLETED ON TIME |
| Next Review Method: Submitted (Multi-Discipline) | Closed: 05/28/2019 | |

- The review due date was changed to 05/28/2019 from 04/03/2019 per agreement with customer.
- We request a 2nd complete submittal for Housing Commission on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Last month Housing Commission performed 8 reviews, 50.0% were on-time, and 71.4% were on projects at less than < 3 complete submittals.

First Rev. Cycle

| <u>Issue</u> | | |
|-------------------------------------|------------|---|
| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
| <input checked="" type="checkbox"/> | 1 | The San Diego Housing Commission submitted a letter dated March 26, 2019, that detailed three (3) Affordable Housing Permit Conditions. A copy of the letter will be attached to the Project Assessment Letter. If you have any question for the Housing Commission Staff, please contact DC Navarrette, Sr. Program Analyst at (619) 578-7585. (New Issue) |



L64A-003A

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 2 Submitted (Multi-Discipline) | Submitted: 03/14/2019 | Deemed Complete on 03/14/2019 |
| Reviewing Discipline: Plan-Facilities Financing | Cycle Distributed: 03/14/2019 | |
| Reviewer: Burgess, Victoria (619) 533-3684 vburgess@sandiego.gov | Assigned: 03/14/2019 | |
| | Started: 03/19/2019 | |
| Hours of Review: 0.50 | Review Due: 03/28/2019 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 03/19/2019 | COMPLETED ON TIME |
| | Closed: 05/28/2019 | |

- . The review due date was changed to 05/28/2019 from 04/03/2019 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Facilities Financing performed 105 reviews, 98.1% were on-time, and 98.1% were on projects at less than < 3 complete submittals.

3-19-19

| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
|-----------------|------------|-------------------|
|-----------------|------------|-------------------|

| | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1 | The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensd.sandiego.gov/web/invoices/ . The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing |
|-------------------------------------|---|---|

Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study.
(New Issue)

Required Findings

Findings for Map Waivers – San Diego Municipal Code Section 125.0123

The decision maker may approve a Map Waiver if the decision maker finds that the proposed division of land complies with requirements of the Subdivision Map Act and the Land Development Code.



Submittal Requirements

5/29/19 3:37 pm

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

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L64A-001

Project Information

Project Nbr: **628927** Title: Monarch Map Waiver
Project Mgr: Gargas, Glenn (619)446-5142 ggargas@sandiego.gov



Review Cycle Information

Review Cycle: 6 Submitted (Multi-Discipline) Deemed Complete on 03/14/2019
Opened: 05/28/2019 4:52 pm Submitted: 05/29/2019 11:03 am
Due: 06/17/2019 5:00 pm Closed:

Required Documents:

| <u>Package Type</u> | <u>Pkg Qty</u> | <u>Document Type</u> | <u>Qty Needed</u> |
|--|----------------|---|-------------------|
| Development Plans (Redline) | 1 | Map Wavier Exhibit (Redline) | 1 |
| Climate Action Plan Consistency Checklist | 3 | Climate Action Plan Consistency Checklist | 3 |
| Development Plans | 10 | Map Wavier Exhibit | 10 |
| Geotechnical Investigation Rpt (Preliminary) | 2 | Geotechnical Investigation Report (Preliminary) | 2 |



March 26, 2019

To: Glenn Gargas, DSD Project Manager

RE: Inclusionary Housing Conditions: PTS #628927; Monarch Map Waiver; 10380 Spring Canyon Road; San Diego, CA 92123

This project is subject to the Inclusionary Housing requirements of San Diego Municipal Code Chapter 14, Article 2, Division 13.

AFFORDABLE HOUSING PERMIT CONDITIONS

Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by performing one of the following, at the Owner's/Permittee's sole election, as and to the extent permitted by applicable law:

- a. Payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations; or
- b. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ("Procedures Manual") approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations ("development incentives") and because the Owner/Permittee is voluntarily restricting rental units in exchange for such development incentives, as provided for within Part IV of the Procedures Manual; or



**SAN DIEGO
HOUSING
COMMISSION**

Real Estate Department

- c. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ("Procedures Manual") approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(g) because the Owner/Permittee is voluntarily pursuing and receiving tax credits, multifamily housing bonds, below market interest rate government agency loans, and/or grants to facilitate the construction of the development.

Please let me know if you have any questions. Thank you.

**DC Navarrette
Sr. Program Analyst
(619) 578-7585**