

June 24, 2020

Farah Mahzari, San Diego Land Law

By email only to farah@sdlandlaw.com

Subject: Scripps Mercy San Diego Assessment Letter; Project No. 658548;
Internal Order No. 24008542; Uptown

Dear Farah:

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

Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue. The 21.07-acre site is in the CC-3-8, CC-3-9, OC-1-1, and OR-1-1 zones, Uptown Community Plan, CD 3.

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:

- Process 5 Street Vacation – Findings located at [SDMC 125.0941](#)
- Process 5 Public Utility Easement Vacation – Findings located at [SDMC 125.1040](#)
- Process 4 Tentative Map – Findings located at [SDMC 125.0440](#)
- Process 4 Planned Development Permit – Findings located at [SDMC 126.0603](#)
- Process 4 Conditional Use Permit – Findings located at [SDMC 126.0305](#)
- Process 3 Site Development Permit – Findings located at [SDMC 126.0505](#)

Required Findings: Findings for each required permit are located at the links above. Please provide draft responses to each finding as part of your next submittal.

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; the below list does not represent all issues.

Key Issues:

- Although the project will require a Street Vacation, Public Utility Easement Vacation, and a Tentative Map, these items were not submitted. They were deferred at the applicant's request; staff will have future comments on these documents when they are submitted.
- Multiple disciplines have identified the need to provide an "FAA Determination of No Hazard" or equivalent.
- LDR-Landscaping has identified several key issues, including the need to remove invasive species, clarify several key areas, the need to show street trees, resolve utility conflicts, show previous landscaping, revise bioinfiltration basin design, revise/clarify several calculations, and show open space easement on the plans.
- Fire-Plan Review has requested notes on the Fire Access Plan. Aerial access needs to be shown, and hose pulls need to be shown.
- LDR-Geology has requested revisions to the geotechnical investigation.
- Plan-Historic has requested additional historic information on several buildings.
- LDR-Transportation is requiring a Transportation Study, and outlines requirements for right-of-way dedications, public improvements, internal circulation, driveway/drive aisle configuration, requirements for parking space quantity and design, and more.
- Public Utilities has outlined the need to locate and label all public and private water, sewer, and general utility easements which lie on or adjacent to the property under review, and has several clarifications, questions, and requested notes on plans. Any unused easements must be vacated. A water study and sewer study are also required.
- LDR-Planning requests a list of deviations, and clarifications on parking counts.

- LDR-Environmental requests an archaeological survey acoustical report, and waste management plan, as well as information on grading quantities. If the project is consistent with the Uptown Community Plan, a water supply assessment will not be required. Environmental Services will also review the waste management plan.
- LDR-Engineering requests information on BMP locations. An Infiltration Feasibility Condition Letter is also required. Plan revisions and drainage study revisions are required.
- LDR-Map Check has stated that the Tentative Map, Easement Vacation and Street Vacation were not submitted or reviewed. A Land Surveyor must sign/seal all documents accordingly when submitted.
- Long-Range Planning requests non-contiguous sidewalks, color renderings, additional vertical or other architectural elements, and additional roofline variation.
- Comments were not received from any dry utility, the Real Estate Assets Department, and the Streets Division of the General Services Department. Please coordinate with them directly on your project (see issues report).

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; however, our records show approximately \$12,553.51 billed to date, with a remaining balance of \$13,446.49. Additional funds will not be required at this time; however, due to the deferred submittal, it is likely that additional funds will be required to adequately review future documents.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

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 30 days to process, as new document will be submitted.

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.

Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opendsd.sandiego.gov/web/approvals/>. 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.

VII. COMMUNITY PLANNING GROUP: The proposed project is located within the Uptown Community Planning Area. The Uptown Planners is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact SOHEIL NAKHASHAB, Chairperson of the Uptown Planners at (619) 255-7257 or by email at uptownplannerschair@noddinc.net to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to me.

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.

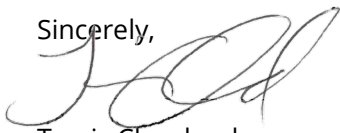
IX. PROJECT ISSUE RESOLUTION CONFERENCE: Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers 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) 446-5407 or via e-mail at tcleveland@sandiego.gov.

Sincerely,



Travis Cleveland
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Chair, Uptown Planners
Reviewing Staff

Cycle Issues



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

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Project Information

Project Nbr: 658548 **Title:** Scripps Mercy San Diego
Project Mgr: Cleveland, Travis (619) 446-5407 TCleveland@sandiego.gov



Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 04/24/2020 Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Landscaping **Cycle Distributed:** 04/27/2020
Reviewer: Kohakura, Vanessa **Assigned:** 04/29/2020
(619) 446-5120 **Started:** 05/29/2020
Vkohakura@sandiego.gov **Review Due:** 06/01/2020
Hours of Review: 5.00 **Completed:** 06/01/2020 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 06/24/2020

- . The review due date was changed to 06/04/2020 from 06/04/2020 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 30 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 43 reviews, 65.1% were on-time, and 37.5% were on projects at less than < 3 complete submittals.

1st Review (Cycle 5) 6/1/20

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Scope (Information Only): Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue. The 21.07-acre site is in the CC-3-8, CC-3-9, OC-1-1, and OR-1-1 zones, Uptown Community Plan.
		(New Issue)
<input type="checkbox"/>	2	Hardscape Plan (sht. 13): The hatch symbol for the BMPs is unidentifiable in the legend. Additionally, the hatch shown on the plans identifying the BMPs is not shown on all BMP areas. Please revise inconsistencies.
		(New Issue)
<input type="checkbox"/>	3	Invasive Species (shts. 14-15): Please remove/replace all invasive species from the plant palette (e.g. Washingtonia robusta, Schinus molle). Ensure no other invasive species are proposed.
		(New Issue)
<input type="checkbox"/>	4	Hatch Symbols (shts. 14-15): Please note the same hatch symbol is used for different plant material types (e.g. vines and 'accent' plant category). Ensure each plant category is identified with different hatch symbols to help differentiate on the plans.
		(New Issue)
<input type="checkbox"/>	5	Palm Accent Canyon (shts. 14 and 15): The description of the Palm Canyon Accent category states, "clustered groups of closely spaced palm trees", but some of these areas do not meet the description. Please retitle category.
		(New Issue)
<input type="checkbox"/>	6	Screening/Buffer - Chaparral Canyon (shts. 14 and 15): The description includes the interface along the north side of the site as well, but the landscape plan only shows proposed buffering/screening along the east side. Clarify discrepancy.
		(New Issue)
<input type="checkbox"/>	7	VUA Trees (sht. 14): One tree within 30-ft. of each parking space is required. Staff acknowledges an overhead canopy is shown above several of the proposed parking spaces. However, the spaces located on the southern half must be within 30-ft. of a tree. Please revise plans accordingly.
		(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 658548 / Cycle: 5





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	<p>Street Trees (sht. 14): Street trees shall be planted between the curb and abutting property line. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts and required clearances for designated bus stops.</p> <p>Please relocate street trees to the right of way where feasible. Several trees are currently proposed within the private property where it is feasible to locate them within the public right of way. Revise accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	9	<p>Street Trees (sht. 14): Please propose/show existing street trees along Lewis Street.</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>Street Tree Species (shts. 14 and 15): Please keep in mind Washington St. (from 1st Ave. to 8th Ave.) is identified under the Community Plan Street Tree list. Staff acknowledges 2-3 species are listed under each tree symbol to allow for flexibility during the ministerial building phase. However, species along Washington St. should be consistent with the Community Plan list. The plans and plant legend could provide a separate tree symbol for street trees along Washington St. to list species in accordance with the Community Plan.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>Plant Legend (sht. 15): Please provide a separate category for street trees and title it as "Street Trees".</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>Utilities (shts. 12 and 14): There appears to be several utilities that will conflict with proposed street trees. Please show all existing and any proposed utilities on the landscape plan to ensure minimum clearances per Table 142-04E are provided.</p> <p>(New Issue)</p>
<input type="checkbox"/>	13	<p>ROW Plantings (shts. 14 and 15): Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height. Please revise plant palette accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	14	<p>Previously Approved Landscaping (sht. 14): Staff appreciates the plans show the proposed trees/landscaping for the previously approved SCRs. Please screen these back (use lighter lineweights) as these are not part of this permit approval.</p> <p>(New Issue)</p>
<input type="checkbox"/>	15	<p>Enhanced Landscaping/Screening (sht. 14): Please demonstrate how the development is satisfying the following Community Plan policy:</p> <p>UD-3.8 Encourage landscaping, screening and architectural design to enhance the appearance of hospital facilities. In particular, Mercy Hospital as viewed from the Sixth Avenue extension [...].</p> <p>(continued below...) (New Issue)</p>
<input type="checkbox"/>	16	<p>Furthermore, trees were originally proposed along the existing Central Energy Plant and 6th Ave. The findings were approved under the justification that landscaping would also be enhanced with additional plantings on the east side of the campus as viewed from 6th Ave.</p> <p>The landscape plans have not adequately addressed this area - are there existing trees/landscaping that satisfy this previous requirement? If so, please show and identify on the plans. Otherwise, demonstrate how development intends to satisfy this criterion.</p> <p>(New Issue)</p>
<input type="checkbox"/>	17	<p>Biofiltration Basins (shts. 14 and 19): Trees are proposed within the biofiltration basins. Please increase the soil medium depth to a minimum of 36 inches to promote healthy tree growth. The detail on sheet 19 indicates only 24 inches of soil medium is proposed. Revise detail accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	18	<p>Street Yard (sht. 16): Please ensure the full extent of street yard for (N) Medical Office Building I is identified and calculated. The street yard extends from the street wall line up to the property line. Revise both yard diagram and calculations accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	19	<p>Water Budget -Plant Factor (sht. 16): Plant factor used is for low water species. However, there are moderate water use species proposed as well. Please be sure water budget calculations are capturing what is proposed.</p> <p>(New Issue)</p>





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Street Tree Calculations (sht. 17): Calculations were not provided for Washington nor Lewis St. Please provide a street tree rate calculation for both streets. It does not appear the minimum tree rate requirement has been achieved along these streets.
		(New Issue)
<input type="checkbox"/>	21	Open Space (shts. 14 and 18): The findings for CUP No. 304755 state the hospital agreed to rezone the designated open space area to an open space zone and place an open space easement over those portions of canyon that they own. Staff had difficulty locating the open space easement. Please clearly outline and label the open space easement on the plans.
		(New Issue)
<input type="checkbox"/>	22	Brush Management (sht. 18): Please measure Zone One from the edge of the building structures up to the edge of the developed footprint. The plans currently show no Zone One along the new utility yard building. However, there appears to be a walkway/retaining wall along the north side of the building that would act as the boundary between the two zones and would allow for a Zone One.
		(New Issue)
<input type="checkbox"/>	23	Alternative Compliance (sht. 18): Alternative compliance measures will be required where a full defensible space cannot be provided (including a reduced Zone One condition). Landscape staff will coordinate with Fire-review. Fire will assess and determine whether proposed alternative compliance measures are sufficient and adequate.
		Proposed measures shall be clearly listed on the brush management plan.
		(New Issue)
<input type="checkbox"/>	24	Vignettes: Provide one or two detailed vignettes illustrating how screening / buffer planting and streetscape planting would be applied to the project. Select focal points and demonstrate the level of landscaping proposed.
		Staff acknowledges this is a large site and hatch symbols are used to identify proposed species in a selected area. However, providing vignettes would help better demonstrate the level of landscaping proposed for the site.
		(New Issue)
<input type="checkbox"/>	25	Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."
		(New Issue)
<input type="checkbox"/>	26	Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected."
		Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc.
		(New Issue)
<input type="checkbox"/>	27	Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."
		(New Issue)
<input type="checkbox"/>	28	Provide the following note on the Landscape Plan: "Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided: 1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line. 2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line. 3. A tree watering schedule will be maintained and documented during construction. 4. All damaged trees will be replaced with one of equal or greater size."
		(New Issue)
<input type="checkbox"/>	29	Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411."
		(New Issue)
<input type="checkbox"/>	30	Landscape staff reserves the right to provide additional comments on subsequent review cycles pending further review of any redesign and/or comments from other reviewing disciplines. These comments are not exclusive.
		(New Issue)



Cycle Issues



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

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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 04/27/2020	
Reviewer: Velasquez, Jaime (619) 533-4489 Jvelasquez@sandiego.gov	Assigned: 04/27/2020	
	Started: 05/04/2020	
Hours of Review: 0.50	Review Due: 06/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/04/2020	COMPLETED ON TIME
	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Fire-Plan Review (all of which are new).
- . Last month Fire-Plan Review performed 75 reviews, 77.3% were on-time, and 77.8% were on projects at less than < 3 complete submittals.

Fire 1

<u>Cleared?</u>	<u>Issue</u>	
	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	(Provide as a NOTE and SHOW on the FAP) "Any Hammerhead/Turnaround/Cul-de-Sac shall be provided in accordance with Appendix D CFC. Figure D103.1. ALL dimensions have been shown on the Fire Access Plan. Turn radius 30' inside/50' outside.SDFD FPB Policy A-14-1." (New Issue)
<input type="checkbox"/>	2	(Provide as a NOTE and SHOW on FAP) "Aerial fire access road(s) adjacent to buildings that are greater than 30 feet in height from grade plane, shall have a minimum width of 26 feet. The proximal edge of Aerial fire access shall be a minimum of 15-30 feet from the building facade(s) and/or plumb line of eave(s). Aerial access shall be provided along one entire long side(s) of the building(s). Show ALL proposed locations where aerial access is being provided. (See CFC appendix D/FPB Policy A-14-1)" (New Issue)
<input type="checkbox"/>	3	(Provide as a NOTE and SHOW on the FAP) " All required hose pulls are shown to reach all portions of the EXTERIOR of the building(s) per policy A-14-1. Hose pull is measured from the fire apparatus (engine) when the fire engine is in a fire access road/lane. Hose pull can be measured from multiple locations within the access road/lane. The hose pulls must connect or overlap to show complete coverage. For a sprinklered building(s); the maximum hose pull is 200'. For non-sprinklered building(s); the maximum hose pull is 150'. Change in vertical elevation must also be accounted for." (New Issue)
<input type="checkbox"/>	4	(Hose Pull Cont: Show hose pull for all buildings. (New Issue)



Cycle Issues



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Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

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L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Geology	Cycle Distributed: 04/27/2020	
Reviewer: Thomas, Patrick	Assigned: 04/27/2020	
(619) 446-5296	Started: 05/27/2020	
pathomas@sandiego.gov	Review Due: 06/01/2020	
Hours of Review: 3.50	Completed: 05/28/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- . We request a 2nd complete submittal for LDR-Geology 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-Geology (all of which are new).
- . Last month LDR-Geology performed 71 reviews, 78.9% were on-time, and 75.8% were on projects at less than < 3 complete submittals.

658548-5 (5/28/2020)

Geologic Hazard Catagory

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within geologic hazard zone 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 53 is characterized by level or sloping terrain, unfavorable geologic structure, low to moderate risk. (New Issue)

Submitted Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Geologic and Geotechnical Engineering Evaluation, Replacement Hospital, Scripps Mercy Hospital San Diego, 4077 5th Avenue, San Diego, California, prepared by Kleinfelder, Inc., dated April 26, 2019 (their project no. 20183768.001A). Preliminary Grading and Drainage Plan, Scripps Mercy Campus, 4077 Fifth Avenue, San Diego, CA. 92103, prepared by kpff, dated April 10, 2020. (New Issue)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Storm Water Requirements for the proposed development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer for requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required. (New Issue)
<input type="checkbox"/>	4	The project consultants could note that a NPDES permit may be required by the Regional Water Quality Control Board for ground water discharged through basement wall drains and pumped to a storm water conveyance system. The Geology Section will defer to LDR-Engineering for discharge permit requirements. (New Issue)
<input type="checkbox"/>	5	The geotechnical consultant must indicate if unfavorable geologic structure exists at the site. (New Issue)
<input type="checkbox"/>	6	The geotechnical consultant must clarify whether or not the site will have a factor-of-safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. (New Issue)
<input type="checkbox"/>	7	The geotechnical consultant must comment whether or not the proposed site development as recommended will measurably destabilize neighboring properties or induce the settlement of adjacent structures. (New Issue)
<input type="checkbox"/>	8	Submit original quality prints and digital copies (on CD/DVD/or USB data storage device) of the referenced geotechnical investigation report dated April 26, 2019 and the requested addendum geotechnical document for our review and for our records. (New Issue)



Cycle Issues



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

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L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: Plan-Historic	Cycle Distributed: 04/27/2020	
Reviewer: Segur, Suzanne (619) 236-6139 SSegur@sandiego.gov	Assigned: 04/29/2020	
	Started: 05/08/2020	
Hours of Review: 1.00	Review Due: 06/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/08/2020	COMPLETED ON TIME
	Closed: 06/24/2020	

- The review due date was changed to 06/04/2020 from 06/04/2020 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 3 outstanding review issues with Plan-Historic (all of which are new).
- Last month Plan-Historic performed 246 reviews, 90.2% were on-time, and 88.0% were on projects at less than < 3 complete submittals.

5.8.20

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



1

The project site located at 4077 Fifth Avenue is a designated historic resource and is listed as HRB Site #397. As a designated historic resource all work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards, or a Site Development Permit Process 4 will be required pursuant to SDMC 143.0210(e)(2). (Info Only; No Response or Action Required) (New Issue)



2

The U.S. Secretary of the Interior's Standards can be viewed at the following website:

<http://www.nps.gov/tps/standards/rehabilitation.htm>
<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

(For Reference Only, No Response or Action Required) (New Issue)



3

The project application proposes the following scope of work: Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue. (Info Only; No Response or Action Required) (New Issue)



4

Staff cannot make a determination with the information provided. Please include more information about the demolition of Building A which appears to be attached to designated structure 3, the Chapel. Staff will need to assess the impact that demolition will have on the designated resource to determine if a Site Development Permit is required. (New Issue)



5

The proposed project impacts multiple parcels, three of which have structures over 45 years old that are subject to review per San Diego Municipal Code Section 143.0212 which requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)



6

Due to the complexity of the history of the site, staff recommends submitting a Historical Resources Technical Report for parcels 444-710-2500, 444-533-2600 and 444-533-2500. Guidelines for the preparation of the report can be found on the City's website:

For discretionary permits: <https://www.sandiego.gov/sites/default/files/hrbtechreport.pdf>

If the applicant is interested in hiring a consultant to complete the report, a list of consultants can be provided upon request. Please contact the "Reviewer" identified at the top of this cycle issues report.
(New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: Plan-Public Facilities Planning	Cycle Distributed: 04/27/2020	
Reviewer: Redon, Colette	Assigned: 04/27/2020	
(619) 533-3685	Started: 04/30/2020	
Credon@sandiego.gov	Review Due: 05/26/2020	
Hours of Review: 1.50	Completed: 04/30/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Public Facilities Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Public Facilities Planning performed 69 reviews, 88.4% were on-time, and 97.0% were on projects at less than < 3 complete submittals.

4/30/2020

Discretionary & Prelim Reviews

DIF - Residential

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted Uptown DIF rate for residential development is \$12,033 per single-dwelling unit and/or \$12,033 per multi-dwelling unit. Rates are subject to change. (New Issue)

RTCIP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	RTCIP Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. The current City RTCIP Fee is \$2,950 per single-dwelling unit and/or \$2,360 per multi-dwelling unit. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issuance (New Issue)

DIF - Non-Residential

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Development Impact Fees (DIF) are required at building permit issuance based on increased non-residential development and/or a change to existing land use. The currently adopted Uptown DIF rate for non-residential development is \$156 per average daily trip for the transportation component; \$106/1,000 gross square feet for the fire-rescue component. Rates are subject to change. Applicant may request a deferral of Development Impact Fees (DIF). (New Issue)

HIF

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in San Diego. The current HIF Fee Rates are \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.28 per sq. ft. for retail and hotel use. Rates are subject to change. Credit for existing facilities may be provided upon proof of demolition.

Applicant may request a deferral of Housing Impact Fees (HIF).
(New Issue)

Civic Enhancement Fee

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	Non-residential development with a total building permit valuation of \$7.3 million or more may be subject to a Civic Enhancement Fee. Prior to building permit issuance, contact Christine Jones of the Commission for Arts & Culture at (619) 236-6661 or ChristineJ@sandiego.gov to discuss alternatives for compliance. Permit valuation thresholds are subject to annual change on January 1, in accordance with SDMC §26.0714. (New Issue)

For questions regarding the 'Plan-Public Facilities Planning' review, please call Colette Redon at (619) 533-3685. Project Nbr: 658548 / Cycle: 5





L64A-003A

Current Impact Fee Schedule

		<u>Issue</u>
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	<p>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</p> <p>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)</p>



Cycle Issues



6/24/20 3:04 pm

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

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline:	Plan-Airport	Cycle Distributed:	04/27/2020	
Reviewer:	Causman, Nathen (619) 236-7225 NCausman@sandiego.gov	Assigned:	04/27/2020	
Hours of Review:	1.00	Started:	06/05/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	06/01/2020	
		Completed:	06/05/2020	COMPLETED LATE
		Closed:	06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Plan-Airport (all of which are new).
- . Last month Plan-Airport performed 7 reviews, 42.9% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

First Review

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	ALUCP: The project is located in the Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). (New Issue)
<input checked="" type="checkbox"/>	2	NOISE: The project is not located in an area subject to ALUCP noise policies. (New Issue)
<input checked="" type="checkbox"/>	3	SAFETY: The projects in not located in a Safety Zone as depicted in the 2014 ALUCP; therefore, the use and density are consistent with the ALUCP. (New Issue)
<input type="checkbox"/>	4	AIRSPACE: The maximum height of the proposed structure is approximately 548 ft Above Mean Sea Level (AMSL). The FAA Part 77 notification surface for SDIA is over the site at 100 ft AMSL; therefore, notification to the FAA is required (Continued). (New Issue)
<input type="checkbox"/>	5	AIRSPACE: (Continued) Please provide notification to the FAA or submit the No FAA Notification Self-Certification Agreement (Form DS-503) and include the required certification language and signature on the project plans. Refer to Information Bulletin 520: https://www.sandiego.gov/sites/default/files/dsdib520.pdf and the FAA obstruction evaluation site: https://oeaaa.faa.gov/oeaaa/external/portal.jsp (New Issue)
<input type="checkbox"/>	6	CONSISTENCY DETERMINATION: Since the project is within AIA Review Area 2, the City is not required to submit the proposed project to the Airport Land Use Commission (ALUC) for a consistency determination with the adopted ALUCP for SDIA if the applicant submits a FAA Determination of No Hazard Letter or No FAA Notification Self-Certification Agreement. Refer to Information Bulletin 519: https://www.sandiego.gov/sites/default/files/dsdib519.pdf and Form DS-503: https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds503.pdf (New Issue)



Cycle Issues



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

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Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline:	Downtown	Cycle Distributed:	04/27/2020	
Reviewer:	Alexander, James	Assigned:	05/04/2020	
	(619) 533-7171	Started:	05/04/2020	
	JamesA@sandiego.gov	Review Due:	06/01/2020	
Hours of Review:	1.00	Completed:	05/04/2020	COMPLETED ON TIME
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 per agreement with customer.
- . We request a 2nd complete submittal for Downtown on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Downtown performed 28 reviews, 71.4% were on-time, and 96.4% were on projects at less than < 3 complete submittals.

Sent in Error

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Project not located in the Downtown area; sent to Urban Division staff in error. (New Issue)



Cycle Issues



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

6/24/20 3:04 pm

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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 04/27/2020	
Reviewer: Cedeno, Meghan (619) 446-5357 Mcedeno@Sandiego.gov	Assigned: 04/27/2020	
	Started: 05/28/2020	
Hours of Review: 16.00	Review Due: 06/01/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/08/2020	COMPLETED LATE
	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 35 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 44 reviews, 59.1% were on-time, and 52.5% were on projects at less than < 3 complete submittals.

1st Review - 06/08/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	PROJECT DESCRIPTION-Project proposes an amendment to Conditional Use Permit No. 304755, amendment to Site Development Permit (SDP) No. 531932, and Planned Development Permit to demolish nine existing structures and construct a 6-story Medical Office Building I (170,000 sf) with 1 basement level, 9-story Medical Office Building II (300,000 sf) with 5 levels of below-grade parking, 15-story Hospital I (625,960sf) Building with 351 beds, 15-story Hospital II (380,000 sf) with 166 beds, Hospital Support Building (65,000) with 3-stories of parking, two utility yards (19,599 sq ft), (...continued) (New Issue)
<input type="checkbox"/>	2	PROJECT SITE- (...continued) and Central Energy Plant Expansion (2,400 SF) for a total of 1,562,959 sf ft of new construction. The project site is located within the Scripps Mercy Hospital campus located at 4077 Fifth Avenue in the CC-3-8, CC-3-9, OR-1-1, RM-3-9, OC-1-1 zones in the Residential Parking Standards Transit Priority Area (TPA), 2035 TPA, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone within the Uptown Community Planning Area. Per applicant letter of April 14, 2020 the project will also include a Tentative Map with Easement Vacation. (New Issue)
<input type="checkbox"/>	3	CLARIFICATION-The 6th Avenue Parking Structure and Bridge project listed in the table in Sheet CUP-02 was processed as an SCR to CUP No. 304755 (PTS# 645493) for the construction of a 9-story parking structure in place of the existing parking lot on 6th Avenue and the existing pedestrian bridge spanning over 6th Avenue. It is incorrectly listed in this table as an existing structure but it has not been constructed yet; please revise this information. (New Issue)
<input type="checkbox"/>	4	CLARIFICATION-The total new (N) square footage of buildings listed in the table on Sheet CUP-02 includes the square footage of Building #1-4, which are existing buildings that will remain in place. Please revise this information and resubmit. Please provide the existing square footage of the existing building "550 Washington" listed in the table. (New Issue)
<input type="checkbox"/>	5	TRIP GENERATION - More information regarding the number of beds in the existing Hospital as well as the use of the proposed Hospital Support Building is needed to determine the total estimated trip generation for the project. Clarify the actual uses in the proposed Hospital Support Building building. Will it be Medical Office or pharmacy? (New Issue)
<input type="checkbox"/>	6	TRIP GENERATION-The minimum expected driveway trip generation for the construction of the two proposed Medical Office Buildings is approximately 23,500 average daily trips (ADT) with 1,400 AM peak-hour trips (1,128 in, 282 out) and 2,350 PM peak-hour trips (705 in, 1,645 out), based on a rate of 50 trips/1,000 SF of Medical Office for the 470,000 SF development. A Transportation Study will be required and a scoping memorandum titled "Scripps Mercy Conditional Use Permit - Transportation Impact Analysis Scoping Letter - PTS# 645548" (...continued) (New Issue)
<input type="checkbox"/>	7	TRIP GENERATION (...continued) - was provided by LLG Engineers in this submittal. Comments on the scoping memo will be provided to the traffic consultant, DPM, and EAS via email. The project will need to prepare a Local Mobility Analysis and Vehicle Miles Traveled (VMT) analysis, as the project will go to hearing after the City's adoption of VMT methodology and thresholds. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Meghan Cedeno at (619) 446-5357. Project Nbr: 658548 / Cycle: 5





L64A-003A

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	FRONTAGE-The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of all fronting streets including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk, in order to determine any potential street dedication or improvement requirements. Full frontage improvements such as non-contiguous sidewalks will be required likely including dedication. (New Issue)
<input type="checkbox"/>	9	DEDICATION AND IMPROVEMENT-The existing functional classification of Washington Street is a 4-Lane Major with a raised median. Its ultimate classification is a 4-Lane Major with a raised median with a Bicycle Boulevard between Fourth Avenue and Fifth Avenue and a Class II Bicycle Lanes on both sides of the street east of Fifth Avenue. The Project will need to dedicate right-of-way and provide pavement, bicycle, curb, gutter, and sidewalk improvements along the Washington Street frontage for a minimum parkway width of 22 ft. (New Issue)
<input type="checkbox"/>	10	VEHICULAR CIRCULATION-Curb returns should only be shown at signalized intersections and not at driveways. Please revise the plans to show the proposed private drive of Lewis Street as a driveway at its intersection with Fourth Avenue.
<input type="checkbox"/>	11	Please label all one-way streets on the plans. (New Issue) PARKING-More information is needed regarding the use of the College Building, and Central Energy Plant to calculate the minimum required parking for the site. Please revise the table on Sheet CUP-05 with the area and rate for each use onsite. The minimum required number of parking spaces for the proposed construction is 2,752, based on a rate of 85% of 2 parking spaces/bed for the proposed 517 hospital beds, and a rate of 3.5 spaces/1,000 sf for the 470,000 sf of Medical Office Buildings and 65,000 sf of Hospital Support Building per Section 142.0530 and Table 142-05G of the SDMC. (New Issue)
<input type="checkbox"/>	12	PARKING-Please provide sheets that show the parking layout for all of the proposed parking structures labeled on Sheet CUP-04. (New Issue)
<input type="checkbox"/>	13	PARKING- The minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with SDMC Section 142.0560 and Table 142-05K. Parking spaces and drive aisles must be dimensioned on the plans. (New Issue)
<input type="checkbox"/>	14	PARKING-Aisles that that do not provide through circulation shall provide a turnaround area per Section 142.0560(d)(3) of the SDMC. Please show and label a turnaround space on the plan sheets that will be submitted to show the proposed parking structures. (New Issue)
<input type="checkbox"/>	15	CARPOOL AND ZERO EMISSIONS VEHICLES PARKING-For commercial developments, City's Land Development Code (LDC) 142.0530(d)(1)(b)(3)(iv) requires 8% of designated parking spaces for carpool vehicles and zero emissions vehicles as part of the overall automobile parking requirements (not in addition to). Please show and label these spaces on the plans. (New Issue)
<input type="checkbox"/>	16	LONG-TERM BICYCLE PARKING-In accordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees. The minimum number of required long-term bicycle spaces is one. Please show and label these parking spaces on the plans. (New Issue)
<input type="checkbox"/>	17	ON-STREET PARKING- Please identify the existing and proposed on-street parking spaces, their types (metered, time limited, passenger drop-off, green zone, yellow zone, etc.), dimensions, and counts on the plans, including the net gain or loss of the parking spaces on each of the fronting streets, and the entire frontage. All non-utilized curb cuts should also be closed and replaced with curb, gutter, and sidewalk. (New Issue)
<input type="checkbox"/>	18	DRIVEWAYS- Per Land Development Code Section 142.0560 (j) Table 142-05M, the current minimum required and maximum allowed, two-way driveway widths for the proposed commercial development are 24 and 30 feet respectively. Please label and dimension the proposed driveway for Medical Office Building I and Medical Office Building II on Sheet CUP-04. Also show and label the driveway for (E) Parking Lot 12 from Fourth Avenue on this sheet. (New Issue)
<input type="checkbox"/>	19	DRIVE AISLES- Please label and provide dimensions of all internal vehicular drive aisles within the project site. (New Issue)
<input type="checkbox"/>	20	RAMPS-Please provide the grade of all ramps into the parking structures on the plan sheets. (New Issue)
<input type="checkbox"/>	21	DRIVEWAY GATES-Any existing and proposed gate to the parking area should be clearly shown and called out on the plans and demonstrate how vehicles will not be backing up into the public right-of-way. A minimum of 20 foot distance is typically required from back of the sidewalk to any gates to prevent the entering vehicles blocking the public right-of-way. (New Issue)
<input type="checkbox"/>	22	PEDESTRIAN CIRCULATION- The project must install continental crosswalks across the proposed driveway at the signalized intersection of Washington Street/Fifth Avenue, maintain the existing continental crosswalk in the north-south direction across Fifth Avenue (on Fourth Avenue), and maintain the existing continental crosswalk in the north-south direction of the Lewis Street frontage per current City Standard. Please revise and resubmit. (New Issue)
<input type="checkbox"/>	23	LOADING ZONE - The project is required to provide off-street loading spaces at a rate of 0.2 spaces / 10,000 square feet of gross floor area per Section 142.1010 and Table 142-10B of the SDMC. Please show and label these spaces on the plans and provide dimensions to demonstrate they meet the minimum requirements specified in this section. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	CALTRANS RIGHT-OF-WAY - Please revise Sheet CUP-03 to show the existing configuration of Sixth Avenue onto the northbound on-ramp to SR-163. The lane configuration and medians shown on this sheet should be removed, as they do not exist today. Please also revise Sheet CUP-04 to correctly show and dimension the proposed lane configuration and transition of Sixth Avenue onto the northbound on-ramp to SR-163. (New Issue)
<input type="checkbox"/>	25	SHEET CUP-03 - Please show and label the existing parking lot located on the east side of 6th Avenue and pedestrian bridge over 6th Avenue. The 9-story parking structure and bridge does not exist and should not be labeled as an existing structure on this sheet. Please revise the information to indicate the project is a proposed structure. (New Issue)
<input type="checkbox"/>	26	SHEET CUP-03 - Please show and label existing lane striping, traffic signals, and raised medians on 4th Avenue, 5th Avenue, 6th Avenue, 8th Avenue, and Washington Street. (New Issue)
<input type="checkbox"/>	27	SHEET CUP-03 - Building 6 "(E) Cancer Center and Parking Structure" is currently under construction; please revise the plans to reflect this information. Please clarify on the plans that the construction of this building was processed under a separate permit from the proposed project and list the applicable permit types and numbers. (New Issue)
<input type="checkbox"/>	28	SHEET CUP-04 - Plans should show what is proposed for the existing driveway. (New Issue)
<input type="checkbox"/>	29	SHEET CUP-05 - Please show all the parking spaces and parking gates on this sheet. (New Issue)
<input type="checkbox"/>	30	PROPERTY LINE - On Sheet CUP-04, the project driveway on 6th Avenue is labeled with an "(E) [Existing] Property Line to Remain," in red line, but a "(N) [New] Property Line" is also labeled in this same area in blue line. Please clarify the discrepancy between these two property lines. An encroachment of the property line into the public right-of-way would not be permitted. (New Issue)
<input type="checkbox"/>	31	TRANSIT-Please show any proposed enhancements (such as a bus shelter) to the bus stop located along the project's Washington Street frontage. (New Issue)
<input type="checkbox"/>	32	VISIBILITY TRIANGLES - Per San Diego Municipal Code Diagram 113-02SS, the visibility area at project driveways shall be shown on private property and extend 10 feet inward along the driveway and along the property line. Add a diagonal line that connects the two. Add a note that states: No obstruction including landscaping or solid walls in the visibility area shall exceed 24 inches in height. (New Issue)
<input type="checkbox"/>	33	CAP Consistency Checklist, Strategy 3, Item 4 - Please state the minimum required and the provided number of long-term bicycle parking spaces, and show and label these spaces on the plans. (New Issue)
<input type="checkbox"/>	34	CAP Consistency Checklist, Strategy 3, Item 6 - Please state the minimum required and the provided number of designated parking spaces, and show and label these spaces on the plans. (New Issue)
<input type="checkbox"/>	35	CAP Consistency Checklist, Strategy 3, Item 7 - Please provide a Transportation Demand Management Plan for LDR-Transportation Development's review in the next review cycle. (New Issue)





L64A-003A

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

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 04/27/2020	
Reviewer: Nguyen, Gary	Assigned: 05/04/2020	
(619) 446-5454	Started: 05/29/2020	
NguyenVH@sandiego.gov	Review Due: 06/01/2020	
Hours of Review: 13.00	Completed: 05/29/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 18 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 194 reviews, 84.5% were on-time, and 60.0% were on projects at less than < 3 complete submittals.

1st Review (Cycle 5)

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue)
<input checked="" type="checkbox"/>	2	All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue)
<input checked="" type="checkbox"/>	3	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	4	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue)
<input checked="" type="checkbox"/>	5	If a 3" or larger meter is required for this project, the owner/permittee shall construct the new meter and private backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Public Utilities Director and the City Engineer. (New Issue)
<input checked="" type="checkbox"/>	6	All water services to the site, including domestic, irrigation, and fire will require private, above ground, back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way (ROW). The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue)
<input checked="" type="checkbox"/>	7	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input checked="" type="checkbox"/>	8	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)

Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	On the Existing Utilities Plan, please locate and label all public and private water, sewer, and general utility easements which lie on or adjacent to the property under review. Unused and un-needed public water, sewer, or general utility easements are required to be vacated concurrently with the document currently under review. If there are no public water, sewer, or general utility easements on the property under review, please state so on the plan. (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Please call out all existing water and sewer services and identify to remain or abandon. Please also label the pipe size of all services. (New Issue)
<input type="checkbox"/>	11	On Sheet 7, reference drawing 24760-15-D, indicates a different layout for the sewer main in Washington St. Please revise to existing conditions. (New Issue)
<input type="checkbox"/>	12	City records (9022-D) indicates an existing city owned 10" VC sewer main and two private 8" VC segments that lies within the proposed location for Hospital I and II. Will these mains remain in service or will they be abandoned? Please show and label the mains on the drawing and label their future use. (New Issue)
<input type="checkbox"/>	13	There is a sewer main/lateral with Callout #4 within the memorial garden. Is this a private or public sewer pipe? Will it remain in service? If public and will be reutilized, label the pipe size, material, D-sheet number, and connection to the sewer main. (New Issue)
<input type="checkbox"/>	14	Please show rim and invert elevations of all existing and proposed sewer manholes. (New Issue)
<input type="checkbox"/>	15	On Sheet 8, please show and label the water main's pipe size, material and D-sheet number in Washington St and Sixth Ave. (New Issue)
<input type="checkbox"/>	16	On Sheet 12, reflect all existing water and sewer main from sheets 7 and 8 onto the proposed utility plan. (New Issue)
<input type="checkbox"/>	17	Please maintain a 5ft separation distance between the existing sewer main and the proposed storm drain. Please also maintain a 5ft separation distance between the existing water main and proposed storm drain. (New Issue)
<input type="checkbox"/>	18	There is a callout for the relocation of the fire hydrant on Sixth Ave. Please indicate where the fire hydrant will be relocated. (New Issue)
<input type="checkbox"/>	19	Water services may not be private. Please show the water meter within the ROW and the BFPD adjacent to the property line. (New Issue)
<input type="checkbox"/>	20	The water main in Lewis St private driveway is a dead-end water main which does not meet Section 2.8 (System Reliability) of the city's Water Design Guide. Please call out the main to be private and add master meter within the ROW and BFPD on private property. (New Issue)
<input type="checkbox"/>	21	Per Section 2.5.1(e) of the city's Sewer Design Guide, each building is allowed one sewer lateral, additional laterals will need to be labeled as PROPOSED PRIVATE SEWER LATERAL - EMRA REQ. Please revise accordingly. (New Issue)
<input type="checkbox"/>	22	Sewer laterals located uphill from water services require a 10ft separation distance. Please revise drawing for spacing requirement. (New Issue)
<input type="checkbox"/>	23	On Sheet 14, please show and label all proposed water and sewer services. Please also show and label all existing water and sewer services which will remain (if any). (New Issue)
<input type="checkbox"/>	24	The Developer will be required to prepare a potable water study to indicate what water improvements and what pressure zones are required to meet the current Public Utilities Department standards for domestic, fire, and irrigation demands for the project. Include points of connections, how water looping is achieved, and add discussion for privatizing onsite water mains. Please submit two (2) copies of the water study and include a PDF file. (New Issue)
<input type="checkbox"/>	25	The Developer is required to provide an accepted sewer study, satisfactory to the Director of Public Utilities and in accordance with the City of San Diego's current Sewer Design Guide, to show that the existing public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies. The limit of the study shall be to the point in the system where projected peak wet weather flow from the proposed new development is less than 10 percent of the total flow. Please submit (CONTINUED BELOW) (New Issue)
<input type="checkbox"/>	26	two (2) copies of the sewer study and include a PDF file. (New Issue)





L64A-003A

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

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/27/2020	
Reviewer: Lizzi, Philip	Assigned: 04/28/2020	
(619) 446-5159	Started: 05/28/2020	
plizzi@sandiego.gov	Review Due: 06/01/2020	
Hours of Review: 4.00	Completed: 06/04/2020	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- The review due date was changed to 06/04/2020 from 06/04/2020 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 11 outstanding review issues with LDR-Planning Review (all of which are new).
- Last month LDR-Planning Review performed 80 reviews, 65.0% were on-time, and 54.2% were on projects at less than < 3 complete submittals.

Planning Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project is a Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue. (New Issue)
<input type="checkbox"/>	2	The 21.07-acre site is in the CC-3-8, CC-3-9, OC-1-1, and OR-1-1 zones, Community Plan Implementation Overlay Zone-A, Airport Influence Area (San Diego International Airport), FAA Part 77 Review Area, Parking Standards Transit Priority Area, Transit Area Overlay Zone, and Transit Priority Area within the Uptown Community Plan Area, in Council District 3 of the City of San Diego. (New Issue)
<input type="checkbox"/>	3	A Planned Development Permit (PDP) is proposed. The development must be consistent/comply with the Planned Development Permit regulations of the Land Development Code (LDC), section 143.0402. This permit requires compliance with additional development regulations and special attention should be paid to those regulations. Provide evidence (via written and on plans) that the proposal is complying with the general development regulations for Planned Development Permit (LDC, sections 143.0410 and 143.0420). (New Issue)
<input type="checkbox"/>	4	Please provide a list of deviations proposed on the title sheet.
		The following items should receive particular attention: How does the site design result in a more desirable project; architecture to diminish bulk and scale; structures and off street parking compatibility with adjacent development; accessibility to public transportation from the project site; shadow plan (143.0410.i); landscaping. Your response to these issues will be used to support the project at public hearing and make the necessary findings. (New Issue)
<input type="checkbox"/>	5	Provide a preliminary concept sign program, including criteria for the location and design of all signs to be used on the premises shall be submitted. All signs shall comply with SDMC 142.1205 (Sign Regulations). (New Issue)
<input type="checkbox"/>	6	Part 77 Noticing Area
		This project is located within the Part 77 Noticing Area. Please complete self certification for FAA. Please see bulletin 520 at the following link.
		https://www.sandiego.gov/sites/default/files/dsdb520.pdf (New Issue)
<input type="checkbox"/>	7	The Site Development Permit (SDP) will also include deviations to the height requirements in the CPIOZ-A of the Uptown Community Plan. Please see Section 4 of the current community plan page UD-100. The Community Plan can be found at the following website.
		https://www.sandiego.gov/sites/default/files/uptown_cpu_book_11.18.19.pdf (New Issue)
<input type="checkbox"/>	8	A table was provided which identified the Parking provided. Please demonstrate how the parking provided will meet parking requirements. (New Issue)
<input type="checkbox"/>	9	A table was provided which identified the total new square footage. Please also include a total of current square footage. (New Issue)
<input type="checkbox"/>	10	Planning has reviewed the Climate Action Plan Consistency Checklist. No changes are requested from Planning staff. Expanded responses were included for other reviewing disciplines. (New Issue)
<input type="checkbox"/>	11	Long Range Planning will provide community plan assessment. Planning will coordinate with Long Range Planning on any outstanding issues. Planning will also coordinate with Environmental, Transportation and Historic Review disciplines to determine if any additional issues will need to be addressed. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Philip Lizzi at (619) 446-5159. Project Nbr: 658548 / Cycle: 5





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 04/24/2020 Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 04/27/2020
Reviewer: Kennedy, Jamie **Assigned:** 04/29/2020
(619) 446-5445 **Started:** 06/03/2020
JMKennedy@sandiego.gov **Review Due:** 06/04/2020
Hours of Review: 16.00 **Completed:** 06/08/2020 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 06/24/2020

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- 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 28 outstanding review issues with LDR-Environmental (all of which are new).
- Last month LDR-Environmental performed 64 reviews, 67.2% were on-time, and 49.2% were on projects at less than < 3 complete submittals.

Cycle 5 6/8/20

Project Description

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	(Process 5) Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue. The 21.07-acre site is in the CC-3-8, CC-3-9, OC-1-1, and OR-1-1 zones. (New Issue)
<input checked="" type="checkbox"/>	2	Per project plans, project to include demolition of facility building, generator building and cooling tower, behavioral health clinic, hospital building, 550 Washington, 550 Garage, Mercy Manor, Parking Lot 4.1, and Emergency Department. (New Issue)
<input checked="" type="checkbox"/>	3	Per project plans, project to include construction of Hospital I, 16 stories, 625,960 square feet (SF); hospital II, 16 stories, 380,000 SF; hospital support building, 3 stories, 3 levels of below-ground parking, 65,000 SF; medical office building I, 6 stories with 1 basement level, 170,000 SF; medical office building II, 9 stories, 5 levels of below-ground parking, 300,000 SF; central energy plant expansion. (New Issue)
<input checked="" type="checkbox"/>	4	The project is located within the Uptown Community Plan Area. The Final Program Environmental Impact Report (PEIR) for the Uptown Community Plan Update (CPU) (SCH No. 2016061023) has been certified, and includes the adoption of the Mitigation, Monitoring and Reporting Program. The project may be required to implement any applicable mitigation framework measures of the PEIR. (New Issue)

Air Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	The PEIR for the Uptown CPU analyzed Air Quality and determined that adoption of the proposed Uptown CPU and associated discretionary actions would not conflict with the Regional Air Quality Strategy (RAQS), would not increase air pollutants in the region, would not further increase the frequency of existing violations of federal or state Ambient Air Quality Standards (AAQS), would not result in any CO hotspots, and does not propose land uses associated with generation of adverse odor. Air quality impacts would be less than significant and no mitigation is required. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	There are no sensitive biological resources (MHPA, habitat, or sensitive species) on site. The project is located in an urban area surrounded entirely by urban uses (residential, parking, and hotel). No biological study will be required, and the project would not impact biological resources. (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The project is located on Geologic Hazard Category 53, level or sloping terrain, unfavorable geologic structure, low to moderate risk. EAS defers to LDR-Geology with regard to the submitted geotechnical investigation; please see their issues for further direction. (New Issue)

Greenhouse Gas Emissions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	EAS defers to LDR-Planning regarding the CAP Checklist Step 1: Land Use Consistency. The discipline is in the process of completing its review. (New Issue)
<input type="checkbox"/>	9	Under Step 2, issue 5, please specify how many shower stalls and lockers are required and provided by the project. Point out which sheet(s) of the project plans to find these facilities. (New Issue)
<input type="checkbox"/>	10	Please see LDR-Transportation issues 28-30 regarding bicycle parking, vehicle parking, and travel demand management. (New Issue)

Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	EAS checked the State Water Quality Control Board's GeoTracker website, and there are no cleanup sites located within the project area. Impacts to health and safety would be less than significant with regard to hazardous substances, and no mitigation would be required. (New Issue)
<input type="checkbox"/>	12	EAS defers to Plan-Airport regarding the project's consistency with airport health and safety and issues. The discipline has not completed its review. The project is located in the San Diego International Airport (SDIA) Airport Influence Area, Review Area 2. (New Issue)
<input checked="" type="checkbox"/>	13	The project is located within the FAA Part 77 noticing area for SDIA, 95 to 100-foot elevation above sea level. The project plans indicate a maximum height at the top of elevator of 548 feet. Please provide EAS with either FAA notification or a No FAA Notification Self Certification Agreement in accordance with Info Bulletin 520: https://www.sandiego.gov/sites/default/files/dsdib520.pdf (New Issue)

Historical Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Due to the location of the project site within proximity of recorded archaeological sites, there is a high potential for project grading to impact unknown historic and/or prehistoric resources within previously undisturbed native soils. Therefore, the applicant is required to complete an archaeological survey and evaluation, in accordance with the City of San Diego's Historical Resources Guidelines, in order to determine the presence and/or absence of any archaeological resources within the project's footprint. (New Issue)
<input type="checkbox"/>	15	In addition, a Native American monitor must participate in all phases of the archaeological program. Note that no subsurface borings may be conducted without first contacting EAS staff for further direction due to the potential archaeological sensitivity of the area. (New Issue)
<input type="checkbox"/>	16	However, if the applicant can show through as-built grading plans and other documentation that the project site has been disturbed (to bedrock and/or covered with documented, imported fill soils) to the point where resources could not be impacted, then no further archaeological work would be required. This must be incorporated into the survey report prepared by a qualified archaeologist. (New Issue)
<input type="checkbox"/>	17	EAS defers to Plan-Historic regarding the potential for the project to impact designated historical resources; please see their issues for further direction. If a report is prepared, please send an electronic copy to the EAS reviewer. (New Issue)

Hydrology and Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	EAS defers to LDR-Engineering with regards to impacts regarding hydrology and water quality; please see their issues for further direction. (New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	EAS defers to LDR-Planning and Long-Range Planning regarding land use planning and zoning issues. Please refer to the review issues for LDR-Planning. The Long Range Planning discipline is in the process of completing review. (New Issue)

Noise

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Mitigation measure Noise 6.6-1 from the Uptown CPU PEIR indicates that the contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. (New Issue)
<input type="checkbox"/>	21	Please specify if construction would include vibration-generating activities, such as pile driving, within 95 feet of existing structures. If so, Mitigation measure Noise 6.6-2 states a site-specific vibration study shall be conducted by a qualified structural engineer to ensure the development project would not adversely affect adjacent properties. (New Issue)
<input type="checkbox"/>	22	Please include the construction plan and the vibration study in a comprehensive acoustical report. EAS will forward the Acoustical Report Guidelines to the Project Manager. Please contact EAS for any questions regarding the requirements of the acoustical analysis. (New Issue)

Paleontological Resources





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	The project is located on Very old paralic deposits, Unit 9, with a moderate sensitivity for paleontological resources, and the San Diego Formation, with a high sensitivity. Compliance with San Diego Municipal Code section 142.0151 would ensure project impacts to paleontological resources are less than significant. (New Issue)
<input type="checkbox"/>	24	Please provide preliminary grading quantities in order for EAS to determine whether monitoring would be required for the project. Please provide max cut and fill depths and volumes, and net import/export quantities. (New Issue)

Public Services and Facilities

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	EAS defers to Fire-Plan Review and Park & Rec disciplines regarding the potential to impact fire and park services and facilities. Please see the review issues for these disciplines (Park & Rec is in the process of completing its review). (New Issue)
<input checked="" type="checkbox"/>	26	The project would not require construction or expansion of other public services and facilities, including police service, schools, and libraries. No impact would occur to these resources and no mitigation is required. (New Issue)

Public Utilities

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	27	The project exceeds the City's Significance Determination Thresholds for direct and cumulative impacts to solid waste. Projects that include the construction, demolition, or renovation of 1,000,000 square feet or more of building space may generate approximately 1,500 tons of waste or more and are considered to have direct impacts on solid waste facilities; projects that exceed 40,000 square feet and 60 tons of waste would have cumulative impacts. (New Issue)
<input type="checkbox"/>	28	Direct and cumulative impacts are mitigated by the implementation of a project-specific Waste Management Plan (WMP) which may reduce solid waste impacts to less than significant. For projects over 1,000,000 square feet, a significant direct and cumulative solid waste impact would result if compliance with the City's ordinances and the WMP fail to reduce impacts to less than significant and/or if a WMP for the project is not prepared and conceptually approved by the Environmental Services Department prior to distribution of the draft environmental document for public review. (New Issue)
<input type="checkbox"/>	29	Please prepare a project-specific WMP. The project should be forwarded to Environmental Services Department (ESD) for the next review; EAS will coordinate with ESD regarding potential mitigation. Please email EAS with any questions regarding preparation of the WMP. Guidelines for preparation of the WMP may be found under the Public Utilities section of the City's Significance Determination Thresholds: https://www.sandiego.gov/sites/default/files/july_2016_ceqa_thresholds_final_0.pdf (New Issue)
<input checked="" type="checkbox"/>	30	For certain types of large projects, Senate Bill (SB) 610 requires that the environmental document contain a discussion regarding the ability of water to meet the projected water demands of the project for a 20-year planning horizon. SB 221 requires the decisionmaker to make a finding that the project's water demands for the planning horizon will be met before approving a Tentative Map. (New Issue)
<input checked="" type="checkbox"/>	31	Projects subject to SB 610 and SB 221 include commercial office buildings having more than 250,000 square feet of floor space, or a project that would demand an amount of water greater than the amount of water required by a 500 dwelling unit project. (New Issue)
<input type="checkbox"/>	32	Long Range Planning will provide Community Plan assessment. If consistent with the Uptown Community Plan, EAS can refer to the water supply assessment prepared for the Uptown CPU PEIR, located at: https://www.sandiego.gov/sites/default/files/appendix_k_water_supply_assessment.pdf The report concludes that the projected level of water use for this Project is within the regional water resource planning documents of the City, the Water Authority and Metropolitan Water District. (New Issue)
<input type="checkbox"/>	33	EAS also defers to PUD-Water & Sewer regarding the potential to impact water and sewer resources; please see their issues for further direction. (New Issue)

Traffic/Circulation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	34	EAS defers to LDR-Transportation regarding the potential to impact transportation and circulation; please see their issues for further direction. Please email a copy of transportation studies to the EAS reviewer. (New Issue)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	Since the project proposes ground disturbance it is subject to tribal consultation under Assembly Bill 52. See also MMRP for the Uptown PEIR, which requires tribal consultation under AB52 under measure HIST-6.7-2: Archaeological and Tribal Cultural Resources. DSD EAS staff will distribute notification to the tribes who have requested to be contacted under AB 52 for possible consultation on this project when the requested archaeological survey is submitted and deemed complete. Preliminary grading quantities are also required in order for EAS to send AB 52 notification. (New Issue)





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	36	If a request for consultation is made, then DSD EAS staff will meet with representatives of the local community to determine what measures, if any, are necessary to protect Tribal Cultural Resources. Any measures that are required will be incorporated into the MMRP in the CEQA document for the project. (Information only) (New Issue)
Visual Effects		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	Per the Uptown CPU PEIR, the implementation of the proposed Uptown CPU and associated discretionary actions would not result in substantial obstruction of public views from view corridors, designated open space areas, public roads, or public parks. If the project is consistent with the policies of the CPU, public view impacts would be less than significant, and no mitigation would be required. (New Issue)
<input type="checkbox"/>	38	EAS defers to LDR-Planning and Plan-Long Range Planning to determine the project's consistency with the CPU; please see the review issues for these disciplines. (New Issue)
CEQA Determination		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	If the project would have effects that were not examined in the PEIR for the Uptown CPU, CEQA Guidelines section 15168 (c) indicates a new initial study and either EIR or Negative Declaration would be prepared. If pursuant to section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the PEIR, and no new environmental document would be required. Per Section 15164, an Addendum to the CPU PEIR shall be prepared if some changes or additions are necessary but no subsequent EIR would be required under section 15162. (New Issue)
<input type="checkbox"/>	40	Additional information is required from other disciplines to understand the scope of the project and applicable analysis under CEQA. The issues identified by EAS and any other discipline must be addressed before an environmental determination can be made on this project. (New Issue)
<input type="checkbox"/>	41	The CEQA compliance review for the project will remain in extended initial study status and the CEQA project processing timeline will be held in abeyance until all project review issues are adequately addressed. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/27/2020	
Reviewer: Abdelmottaleb, Noha	Assigned: 04/28/2020	
(619) 685-1347	Started: 05/29/2020	
Nabdelmottal@sandiego.gc	Review Due: 06/01/2020	
Hours of Review: 8.00	Completed: 05/29/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- The review due date was changed to 06/04/2020 from 06/04/2020 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 30 outstanding review issues with LDR-Engineering Review (all of which are new).
- Last month LDR-Engineering Review performed 67 reviews, 62.7% were on-time, and 45.3% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Tentative Map, Conditional Use Permit, Site Development Permit and Planned Development Permit plans.
		(New Issue)
<input type="checkbox"/>	2	FYI: 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 current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.
		(New Issue)
<input type="checkbox"/>	3	Please provide a table with the following information: a. Total Disturbance Area: _____ b. Existing amount of impervious area: _____ c. Proposed amount of impervious area: _____ d. Total Impervious Area: _____ e. Impervious % Increase: _____
		(New Issue)
<input type="checkbox"/>	4	Based on the provided Storm Water Requirements Applicability Checklist (form DS-560), this project is a Priority Project and requires permanent BMPs. Please submit documentation and clearly identify how this project adheres to the current City of San Diego storm water regulations. (continued below)
		(New Issue)
<input type="checkbox"/>	5	Please submit exhibits and calculations that identify any areas that must be set aside for treatment control/hydromodification BMP's or dispersion areas for storm water volume reduction. Clearly show how runoff is directed to these treatment areas.
		(New Issue)
<input type="checkbox"/>	6	Project geotechnical engineer shall submit an Infiltration Feasibility Condition Letter that demonstrates that the DMA/DMA's infiltration condition. The Letter shall be stamped/signed by a licensed geotechnical engineer who prepared the letter. Letter shall contain at a minimum, the 10 discussion points stated in Section C.1.1 of the current Storm Water Standards including an exhibit that clearly labels the 4 design components.
		(New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The revised Storm Water Standards are available online at: https://www.sandiego.gov/sites/default/files/storm_water_standards_manual_oct_2018.pdf
<input type="checkbox"/>	8	(New Issue) Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.
<input type="checkbox"/>	9	(New Issue) Please revise the provided Storm Water Quality Management Plan sheet CUP-19 to identify all BMPs along with the DMAs they are treating.
<input type="checkbox"/>	10	(New Issue) Revise the Grading Plan. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill outside and under the buildings' footprint. If the quantity is ZERO, add that value to the required Data Table.
<input type="checkbox"/>	11	(New Issue) Please show the maximum cut & fill heights as well as the existing and proposed grades on the provided cross sections.
<input type="checkbox"/>	12	(New Issue) Please submit a preliminary drainage study which addresses the existing and proposed storm water run-off and discharge locations for the project site. The study shall address the adequacy of the down-stream system(s) and which demonstrates that no adverse impacts will occur to these systems as a result of the increased runoff from the proposed development. If impacts are anticipated, state the measures that must be taken to mitigate such impacts.
<input type="checkbox"/>	13	(New Issue) Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.
<input type="checkbox"/>	14	(New Issue) Please remove the Erosion Control Plan from the plan set as it will be part of the ministerial review.
<input type="checkbox"/>	15	(New Issue) Please add a note on the Site Plan that states: For public improvements see Grading Plan sheet CUP-10.
<input type="checkbox"/>	16	(New Issue) Please revise the Grading Plan sheet CUP-10 as follows:
<input type="checkbox"/>	17	(New Issue) Add the adjacent properties' Lot Numbers.
<input type="checkbox"/>	18	(New Issue) Please clarify on the plan whether the proposed storm drain pipes are private or public.
		(New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Please show and call out dedication of additional 4' of right of way adjacent to the site on 4th Avenue, to achieve the minimum required 10' (LDR-Engineering defers to LDR-Transportation for any additional required dedication).
		(New Issue)
<input type="checkbox"/>	20	Please identify all sidewalk underdrains (D-27) and/or curb outlets (D-25) on the grading plan and add Q & V at all discharge points. Also, please add IEs at all catch basin, curb inlets, SD manholes...etc.
		(New Issue)
<input type="checkbox"/>	21	Please add a note on the grading plan that states: All public improvements are to be constructed per current city standards.
		(New Issue)
<input type="checkbox"/>	22	Please identify and call out closure of all non-utilized driveways with current city standard sidewalk, curb and gutter.
		(New Issue)
<input type="checkbox"/>	23	Please add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at all driveways serving the site. Show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. (Continued)
		(New Issue)
<input type="checkbox"/>	24	Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
		(New Issue)
<input type="checkbox"/>	25	Please clarify why project is proposing curb returns on Washington Street and 5th Avenue instead of driveways. If these are signalized intersections, please clarify on the grading plan.
		(New Issue)
<input type="checkbox"/>	26	Please show the correct limits of 6th Avenue on all plans. The proposed right of way line on 6th Avenue is not acceptable. Please revise design and remove all encroachments from the 6th Avenue public right of way.
		(New Issue)
<input type="checkbox"/>	27	Please show and identify all existing public water, sewer and storm drain easements on site. Additional comments will follow pending response.
		(New Issue)
<input type="checkbox"/>	28	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	29	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)
<input type="checkbox"/>	30	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 contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov
		(New Issue)



Cycle Issues



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

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline:	Community Planning Group	Cycle Distributed:	04/27/2020	
Reviewer:	Cleveland, Travis	Assigned:	06/24/2020	
	(619) 446-5407	Started:	06/24/2020	
	TCleveland@sandiego.gov	Review Due:	06/01/2020	
Hours of Review:	0.20	Completed:	06/24/2020	COMPLETED LATE
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 3 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 48 reviews, 58.3% were on-time, and 54.2% were on projects at less than < 3 complete submittals.

<INSERT COMMUNITY NAME>

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	The proposed project is located within the Uptown Community Planning Area. The Uptown Planners is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input type="checkbox"/>	2	If you have not already done so, please contact SOHEIL NAKHASHAB, Chairperson of the Uptown Planners at (619) 255-7257 or by email at uptownplannerschair@nddinc.net to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to your project manager. (New Issue)
<input type="checkbox"/>	3	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 of 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 (New Issue)





Cycle Issues

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

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 04/27/2020	
Reviewer: Ocampo, Saturnino	Assigned: 04/29/2020	
(619) 446-5310	Started: 05/15/2020	
Socampo@sandiego.gov	Review Due: 05/26/2020	
Hours of Review: 2.00	Completed: 05/15/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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.
- . Last month LDR-Map Check performed 100 reviews, 83.0% were on-time, and 50.5% were on projects at less than < 3 complete submittals.

1st Rev

Issue		
Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	1	Tentaive Map, Utility Easement Vacation, Public Street Vacation not submitted.
		Customer received ok from PJ and Paul Godwin ok to submit for Tentative Map at later date. (New Issue)
<input checked="" type="checkbox"/>	2	LDR-Map check reviewed the submitted CUP accordingly. (New Issue)
<input checked="" type="checkbox"/>	3	Per PLS Act Section 8726, please have a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying sign and seal all plans accordingly as required. (New Issue)





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

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: Plan-Long Range Planning	Cycle Distributed: 04/27/2020	
Reviewer: Prinz, Michael	Assigned: 04/27/2020	
(619) 533-5931	Started: 06/01/2020	
Mprinz@sandiego.gov	Review Due: 06/01/2020	
Hours of Review: 6.00	Completed: 06/09/2020	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 11 outstanding review issues with Plan-Long Range Planning (all of which are new).
- . Last month Plan-Long Range Planning performed 15 reviews, 66.7% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

First Review

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project proposes a Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue in the Uptown Community Plan area. (New Issue)

Clarification

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Please clarify if the project proposes to vacate any street right-of-way. (New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The 21.07-acre proposed project site is designated for Community Commercial and Institutional Use in the Medical Complex neighborhood of the Uptown Community Plan. (New Issue)
<input type="checkbox"/>	4	The proposed project's construction of new medical offices and hospital buildings would be consistent with Community Plan land use policy, which supports the intensification of existing hospital uses on institutionally-designated areas (LU-2.15). (New Issue)
<input type="checkbox"/>	5	The project proposes the construction of a 'Hospital Support Building' along Washington Street within land that is designated Community Commercial. The Community Commercial allows for a range of commercial uses, including office uses that serve the community at large. Please confirm the proposed Hospital Support Building will provide medical office uses consistent with the allowed uses of the land use designation. (New Issue)
<input type="checkbox"/>	6	The Community Plan calls for the evaluation of proposed institutional uses for appropriate development intensity and effects on visual quality and neighborhood character and to evaluate new office development within the Medical Complex neighborhood for design compatibility and relationship to residential development and open space (LU-2.15,16). (New Issue)
<input type="checkbox"/>	7	The evaluation is provided in the Urban Design Comments section below. Additional information is request with the next project submittal to demonstrate consistency with the Community Plan policies identified within this review. (New Issue)

Urban Design

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	The Community Plan Urban Design Element calls for sidewalks to be designed as non-contiguous sidewalks to provide the public streetscape with shade producing street trees and other vegetation as a means of adding color and visual interest, softening the urban edges, providing shade, and assisting with air quality and stormwater management (UD-3.3). Upon the next submittal, please provide non-contiguous sidewalks along Washington Street, 4th and 5th Avenues and demonstrates consistency with the Community Plan's Urban Design policy UD-3-3. (New Issue)





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The Community Plan Urban Design Element calls for buildings to be designed with materials and colors that relate to masses and volumes (UD-4.15). Changes in material or color should be designed with a change in the wall plane. Additional information is needed to determine the proposed project's consistency with this policy. Upon the next submittal, please provide color renderings with materials detail that demonstrates consistency with the Community Plan's Urban Design policies. (New Issue)
<input type="checkbox"/>	10	The Urban Design Element encourages landscaping, screening and architectural design to enhance the appearance of hospital facilities (UD-3.8). Upon the next submittal, please incorporation of additional vertical elements and/or other architectural elements along the northern and southern facades of Hospital Buildings I and II to help reduce the apparent massing and enhance the appearance of the hospital facilities. (New Issue)
<input type="checkbox"/>	11	The Urban Design Element directs new development to design rooftops in an expressive and contextual manner, with mechanical areas and equipment appropriately screened so that they are not visible from streets and other public areas (UD-4.32). While the proposed project appears to screen mechanical areas along the roof, please incorporation of additional variation in the roofline to further enhance the area's identity as a landmark consistent with community plan policy UD-4.32 (see Community Plan Figure 4-2 Landmarks and Gateways). (New Issue)



Cycle Issues



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Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline:	Park & Rec	Cycle Distributed:	04/27/2020	
Reviewer:	Hunt, Frank	Assigned:	05/12/2020	
	(619) 235-5250	Started:	06/19/2020	
	Fhunt@sandiego.gov	Review Due:	06/01/2020	
Hours of Review:	4.00	Completed:	06/19/2020	COMPLETED LATE
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 per agreement with customer.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 33 reviews, 18.2% were on-time, and 83.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Issue</u>		
<u>Cleared?</u>	<u>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 associated with the proposed TM, PDP and amendment to CUP No. 304755 and SDP No. 531932. See PTS 94392 for previous P&R Design Review Comments. (New Issue)



Cycle Issues



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Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline:	General Services - Roadways	Cycle Distributed:	04/27/2020	
Reviewer:	Cleveland, Travis	Assigned:	06/24/2020	
	(619) 446-5407	Started:	06/24/2020	
	TCleveland@sandiego.gov	Review Due:	05/26/2020	
Hours of Review:	0.20	Completed:	06/24/2020	COMPLETED LATE
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 1 outstanding review issues with General Services - Roadways (all of which are new).
- . Last month General Services - Roadways performed 3 reviews, 66.7% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

Comments not received

		<u>Issue</u>
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan exhibits were transmitted by the City to the agency/utility company/municipal department for review and comment. To date, no comments have been received. Please contact the below agency/utility company/municipal department's point of contact for right-of-way issues to obtain concurrence and/or reservations with your requested vacation. Please provide copy of the agency/utility company/municipal department's completed review correspondence to the City. (New Issue)



Cycle Issues



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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: COX Cable (ROW)	Cycle Distributed: 04/27/2020	
Reviewer: Cleveland, Travis	Assigned: 06/24/2020	
(619) 446-5407	Started: 06/24/2020	
TCleveland@sandiego.gov	Review Due: 05/26/2020	
Hours of Review: 0.20	Completed: 06/24/2020	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 COX Cable (ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with COX Cable (ROW) (all of which are new).
- . Last month COX Cable (ROW) performed 4 reviews, .0% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

Comments not received

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan exhibits were transmitted by the City to the agency/utility company/municipal department for review and comment. To date, no comments have been received. Please contact the below agency/utility company/municipal department's point of contact for right-of-way issues to obtain concurrence and/or reservations with your requested vacation. Please provide copy of the agency/utility company/municipal department's completed review correspondence to the City. (New Issue)



Cycle Issues



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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: SBC(ROW)	Cycle Distributed: 04/27/2020	
Reviewer: Cleveland, Travis	Assigned: 06/24/2020	
(619) 446-5407	Started: 06/24/2020	
TCleveland@sandiego.gov	Review Due: 05/26/2020	
Hours of Review: 0.20	Completed: 06/24/2020	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 SBC(ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with SBC(ROW) (all of which are new).
- . Last month SBC(ROW) performed 4 reviews, 25.0% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

Comments not received

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan exhibits were transmitted by the City to the agency/utility company/municipal department for review and comment. To date, no comments have been received. Please contact the below agency/utility company/municipal department's point of contact for right-of-way issues to obtain concurrence and/or reservations with your requested vacation. Please provide copy of the agency/utility company/municipal department's completed review correspondence to the City. (New Issue)



Cycle Issues



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Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline:	SDG&E (ROW)	Cycle Distributed:	04/27/2020	
Reviewer:	Cleveland, Travis	Assigned:	06/24/2020	
	(619) 446-5407	Started:	06/24/2020	
	TCleveland@sandiego.gov	Review Due:	05/26/2020	
Hours of Review:	0.20	Completed:	06/24/2020	COMPLETED LATE
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 SDG&E (ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with SDG&E (ROW) (all of which are new).
- . Last month SDG&E (ROW) performed 4 reviews, 25.0% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

Comments not received

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan exhibits were transmitted by the City to the agency/utility company/municipal department for review and comment. To date, no comments have been received. Please contact the below agency/utility company/municipal department's point of contact for right-of-way issues to obtain concurrence and/or reservations with your requested vacation. Please provide copy of the agency/utility company/municipal department's completed review correspondence to the City. (New Issue)



Cycle Issues



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THE CITY OF SAN DIEGO
Development Services Department
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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: Time Warner Cable (ROW)	Cycle Distributed: 04/27/2020	
Reviewer: Cleveland, Travis (619) 446-5407 TCleveland@sandiego.gov	Assigned: 06/24/2020	
	Started: 06/24/2020	
Hours of Review: 0.20	Review Due: 05/26/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/24/2020	COMPLETED LATE
	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 Time Warner Cable (ROW) on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Time Warner Cable (ROW) (all of which are new).
- . Last month Time Warner Cable (ROW) performed 3 reviews, .0% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

No comments received

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan exhibits were transmitted by the City to the agency/utility company/municipal department for review and comment. To date, no comments have been received. Please contact the below agency/utility company/municipal department's point of contact for right-of-way issues to obtain concurrence and/or reservations with your requested vacation. Please provide copy of the agency/utility company/municipal department's completed review correspondence to the City. (New Issue)



Cycle Issues



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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 04/24/2020	Deemed Complete on 04/27/2020
Reviewing Discipline: REA-Acquisition	Cycle Distributed: 04/27/2020	
Reviewer: Cleveland, Travis (619) 446-5407 TCleveland@sandiego.gov	Assigned: 06/24/2020	
	Started: 06/24/2020	
Hours of Review: 0.20	Review Due: 05/26/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/24/2020	COMPLETED LATE
	Closed: 06/24/2020	

- . The review due date was changed to 06/04/2020 from 06/04/2020 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 REA-Acquisition on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with REA-Acquisition (all of which are new).
- . Last month REA-Acquisition performed 3 reviews, .0% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

Comments not received

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Plan exhibits were transmitted by the City to the agency/utility company/municipal department for review and comment. To date, no comments have been received. Please contact the below agency/utility company/municipal department's point of contact for right-of-way issues to obtain concurrence and/or reservations with your requested vacation. Please provide copy of the agency/utility company/municipal department's completed review correspondence to the City. (New Issue)





Submittal Requirements

6/25/20 7:21 am

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

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L64A-001

Project Information

Project Nbr: 658548 **Title:** Scripps Mercy San Diego
Project Mgr: Cleveland, Travis (619)446-5407 TCleveland@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 06/24/2020 3:04 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	15	Site Development Plans	15
Waste Management Plan	3	Waste Management Plan	3
Historic Resource Information	2	Historic Resource Information	2
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4
Map Reference Material	1	Map Reference Material	1
Traffic Study	3	Traffic Study	3
Reference Material	1	Reference Material	1
Archaeological Report	2	Archaeological Report	2
Development Plans	15	Tentative Map	15
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Water Study	3	Water Study	3
Applicant Correspondence	15	Applicant Correspondence	15
Sewer Study	3	Sewer Study	3
Draft Findings	2	Draft Findings	2
Drainage/Hydrology Study	3	Drainage Study	3
Geotechnical Reports	3	Geotechnical Study	3
Project File	2	FAA Determination of No Hazard	2
Noise Study	2	Noise Study	2

