

Mira Mesa Community Planning Group Draft Agenda & Public Notice

Date/Time: Monday, March 17, 2025, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Elections of the Mira Mesa Community Planning Group members will take place from 6:45 PM until 7:45 PM. The March 17, 2025 Mira Mesa Community Planning Group meeting will commence at 7pm. Election results will be announced at the end of the meeting following the close of voting.

Action/Information: All items noted as (Action) items may be moved/seconded as a Question for discussion and vote. All items not so noted will be information items.

Order of Consideration: Items on this agenda may be discussed in an order different than shown here for the convenience of elected officials, representatives of government agencies or other participants.

Call to Order/Confirm quorum:

1. Modifications to the Agenda
2. Adopt Previous Meeting Minutes (Action).
 - a. Minutes of February 19, 2025 meeting
3. Non-Agenda Public Comments: 3 Minutes per speaker.
4. Planning Group Member Comments
5. Reports
 - a. Report of the Chair
 - b. Community Planners Committee
 - c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee
6. Old Business
 - a. None.
7. New Business
 - a. Project 1112356 – Sorrento Mesa Laboratory, 5031 Wateridge Vista (Action)
 - b. Project 1109007 – Coastal Development Permit/Lot Line Adjustment (Action)
8. Elected Officials/Government Agencies
 - a. United States Congress – California 51st District for Sara Jacobs
 - b. California Senate – District 40 Marc Schaefer for Brian Jones
 - c. California Assembly – District 78 Michael Bravo for Chris Ward
 - d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer
 - e. San Diego – Mayor’s Office Michaela Valk for Todd Gloria
 - f. San Diego – City Council District 6 Ana Serrano for Kent Lee
 - g. MCAS Miramar
9. Announcement of Election Results
10. Adjourn

Mira Mesa Community Planning Group Draft Agenda & Public Notice

Date/Time: Wednesday, February 19, 2025, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Attendees (17 Members): ~~Bo Gibbons~~, Andrew Miklusicak, Lillith Nover, Chris Cate, ~~Ria Otero~~, Joe Frichtel, ~~Bari Vaz~~, Sean Tompkins, ~~Dorothy Lorenz~~, ~~Keith Flitner~~, ~~Julia Schriber~~, Tiffany English, David Mandelbaum, ~~Mike Linton~~, Phillip Linsen, Jacob Ricketts, Tracee Denby.

Call to Order/Confirm quorum: 7:00p, Quorum 10 of 19 (*Minimum of 8 required for Quorum*)

1. Modifications to the Agenda. None.
2. Adopt Previous Meeting Minutes (Action) – Joe/Tracee: Motion to approve
 - a. Minutes of January 23, 2025, meeting
 - b. 9 approved, 1 abstain, 0 opposed
3. Non-Agenda Public Comments: 3 Minutes per speaker. None
4. Planning Group Member Comments
 - a. Joe Frichtel – Request SDGE come and speak regarding an update on battery back-ups that were requested to be installed.
5. Reports
 - a. Report of the Chair
 - City will be removing parking along Camino Ruiz between New Salem and Hydra. In its place, City will be installing protected bike lanes. Chair has requested a timeline of when the work will be completed and requested confirmation that residents will be notified of the removal of parking.
 - b. Community Planners Committee
 - No report.
 - c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee
 - No report.
6. Old Business
 - a. Update from Elections Subcommittee (Informational)
 - b. 2 open business seats
 - c. 2 property owner seats
 - d. 4 open resident seats – Candidates include:
 - Jeff Stevens
 - Jane Glasson
 - J Dichoso
 - Barack Tzori
 - Zack Byron
 - David Mandelbaum
 - Phil Lissen

- e. Election at next meeting 3/17/25, start 6:45pm, ballots counted by 7:45pm

7. New Business

- a. PRJ-1124012- 8748 Gold Coast Drive Conditional Use Permit for Child Care Center (Action)
 - See presentation provided by Brandy Yamamoto
 - Lillith/Philip: Motion to approve.
 - Approved 10-0-0

8. Elected Officials/Government Agencies

- a. United States Congress – California 51st District for Sara Jacobs – no representative
- b. California Senate – District 40 Marc Schaefer for Brian Jones – no representative
- c. California Assembly – District 78 Michael Bravo for Chris Ward – no representative
- d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer – no representative
- e. San Diego – Mayor’s Office Michaela Valk for Todd Gloria – no representative
- f. San Diego – City Council District 6 Ana Serrano for Kent Lee

PARKS & PROJECTS

SRG 1801

- The website was updated on February 13th
- The contractor is currently focused on starting paving operations on Parkdale Dr. The roadway section mix is in the process of being tested 3 times during a 28-day period to confirm the desired strength is achieved. Once confirmed, the paving will start on Parkdale Dr. Barring any issues with the mix, paving could start later this month and be completed by late March.
- While this work is happening on Parkdale Dr., the contractor will be working on finalizing the storm drain connections at two intersections on GoldCoast Dr., and we expect GoldCoast Dr. will be ready for paving work once Parkdale Dr. has been completed. The contractor will be submitting an updated schedule projection to the city soon.

Salk Neighborhood Park Joint Use Development

- Construction is ongoing and continues to progress. Crews have completed repairs to the existing irrigation at Maddox Park. They are now working on the following tasks:
 - Main line irrigation and manifold installation around the **Oval and Rectangle Fields**
Crews expect to conduct a pressure test in the following week. If this goes well, the irrigation and manifold installation is projected to be completed in the coming weeks. Crews would then begin installing the lateral lines.
 - The human **sun dial** and the hardscapes at Oval Field
This is projected to take up to two months, as it is very intricate and will take up to seven concrete pours to complete.

The sidewalk hardscape depends on the main line irrigation. Once the main line irrigation passes the pressure test and is backfilled, the sidewalk hardscape will be completed.

- **Comfort station** installation
This is projected to be completed in spring 2025.
- Work is being completed in the middle of the site and may not be visible from the street
- The resident engineer is at the site every day for inspections. The team also holds biweekly progress meetings at which they receive an updated 3-week construction schedule
- The Engineering Department will be meeting with Parks & Recreation to assess the issue with the shades so the park can be open to the public by summer 2025

Mira Mesa Community Park Phase II Improvements

- The [website](#) was updated today and includes all the details on what they will be working on this following month. Some of these actions include:
 - Installation of underground electrical, planter walls, and park benches
 - Layout of basketball court slab and foundations.
 - Improvements on recreation center
 - Work on the aquatic building structure
 - Layout and excavation for swimming pool
- Estimated Completion: Summer 2026

TRANSPORTATION

Regarding the traffic signal flashing red on the intersection of Mira Mesa Blvd and Westview Pkwy, the Transportation Department has been addressing the issue. The electrical team completed some repairs last week, and the traffic signal team continued their work today from 8 am to approximately 12 pm.

Typically, this work is done during the late evening or early morning; however, they explained that due to budget cuts affecting overtime, it must be carried out during daytime hours.

The traffic service request for studying the feasibility of a sidewalk between Mira Mesa High School and the Mira Mesa Community Park has been created.

They did note that due to the current budget deficit, the Transportation Department is operating with limited staffing, equipment, and resources - so the 90-day evaluations may take longer than usual. I'll be sure to relay the results of the evaluation as soon as I receive them.

EVENTS

- Students at the Mira Mesa High School are participating in the Aspen challenge this year. They are hoping to raise awareness about climate change, and the negative effects of rising sea levels on coastal communities.

- We'll be supporting them with hosting a dumpster day. We are still working on the date, but it'll be in late March and I will make sure to share the flyer once we have it.

The Aspen Institute is an international nonprofit organization that provides education and resources to students so they can research solutions to some of their community's most critical problems. The institute holds competitions around the world, the challenge came to San Diego for the first-time last year.

g. MCAS Miramar – no representative

9. Adjourn: 7:56 pm; Next Meeting March 17, 2025

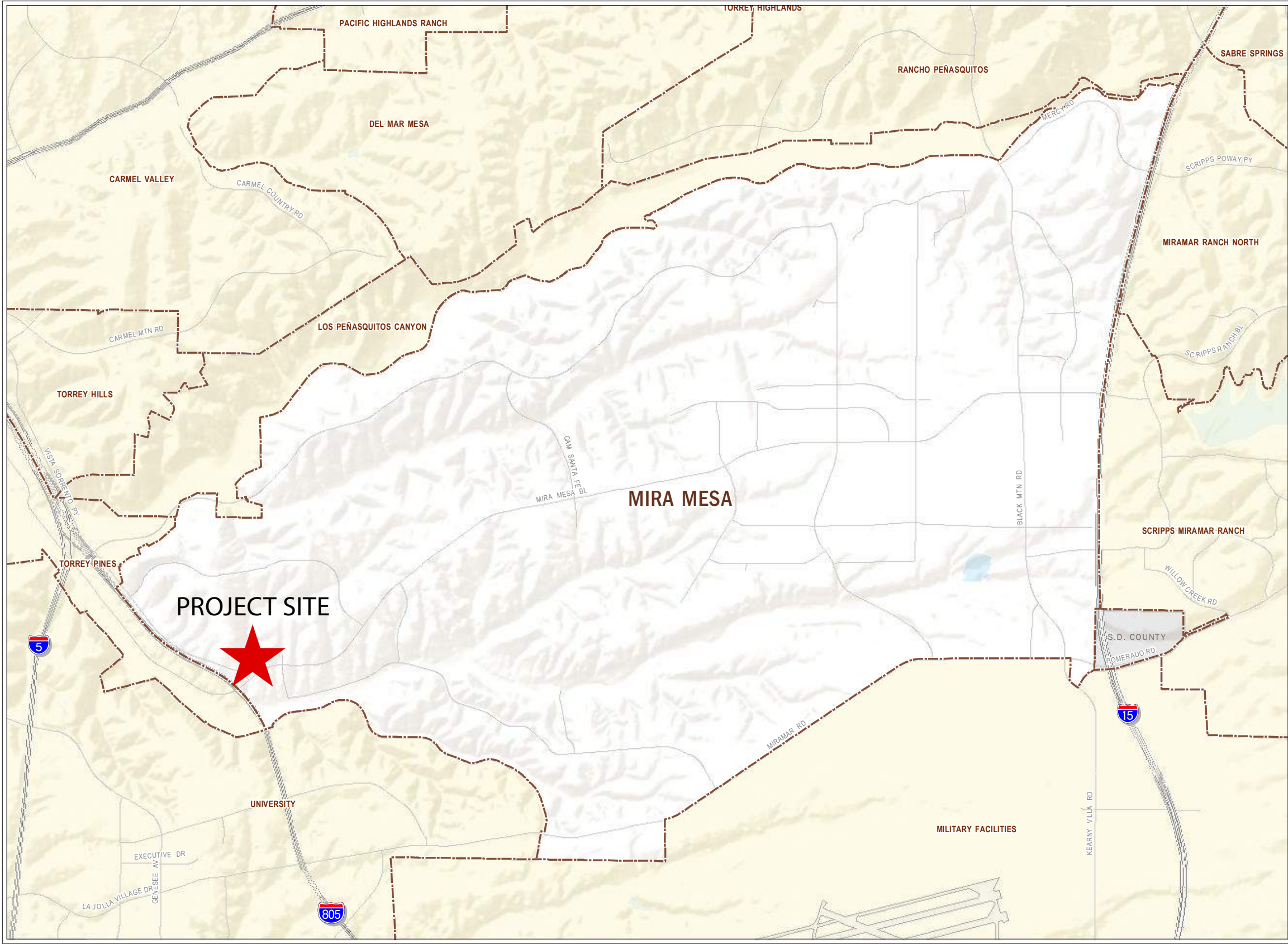


SORRENTO MESA LABORATORY

PREPARED FOR THE MIRA MESA COMMUNITY PLANNING GROUP
MODAY, MARCH 17, 2025

Gensler

H M V





MIRA SORRENTO PL
PROJECT SITE

SCRANTON RD

VISTA SORRENTO PKWY

HWY 805

MIRA MESSA BLVD

CARROL CANYON RD

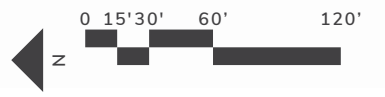


PROJECT SITE

SITE PLAN

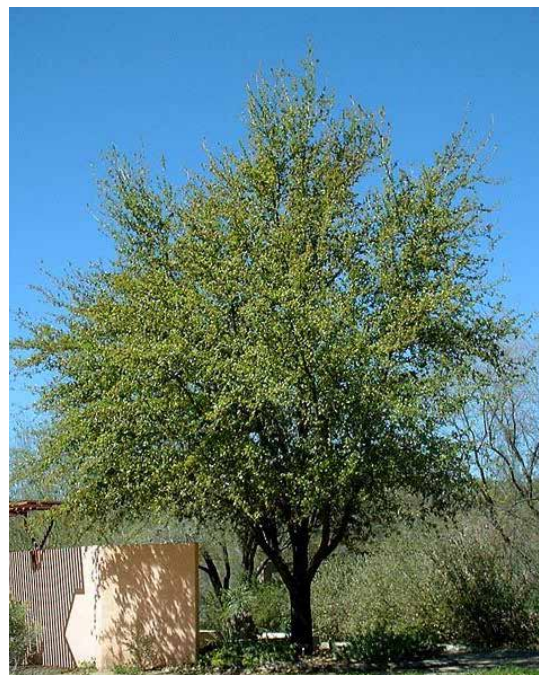


- LEGEND:**
- 1 Monument sign
 - 2 Enhanced entry experience
 - 3 Entry statement tree
 - 4 Tenant patios (hardscape & turf)
 - 5 Retaining walls
 - 6 Street trees
 - 7 Parking lot with shade trees
 - 8 Grasscrete fire lane entry
 - 9 Understory planting - Brush Management Zone 1
 - 10 Brush Management Zone 2
 - 11 Existing telephone poles
 - 12 Existing drainage structure
 - 13 Ancillary Pathway



TREE PALETTE

ARRIVAL STATEMENT TREES



Quercus virginiana
Southern Live Oak

PARKING LOT TREES



Quercus agrifolia
Coast Live Oak

STREET TREES



Quercus agrifolia
Coast Live Oak



Lophostemon confertus - 'BRISBANE BOX TREE'

Lophostemon confertus
Brisbane box tree



Platanus racemosa
California sycamore

PLANTING PALETTE



Bahiopsis laciniata
San Diego County sunflower



Carex praegracilis
Clustered field sedge



Rosemary officinalis 'Huntington Carpet'
Trailing rosemary



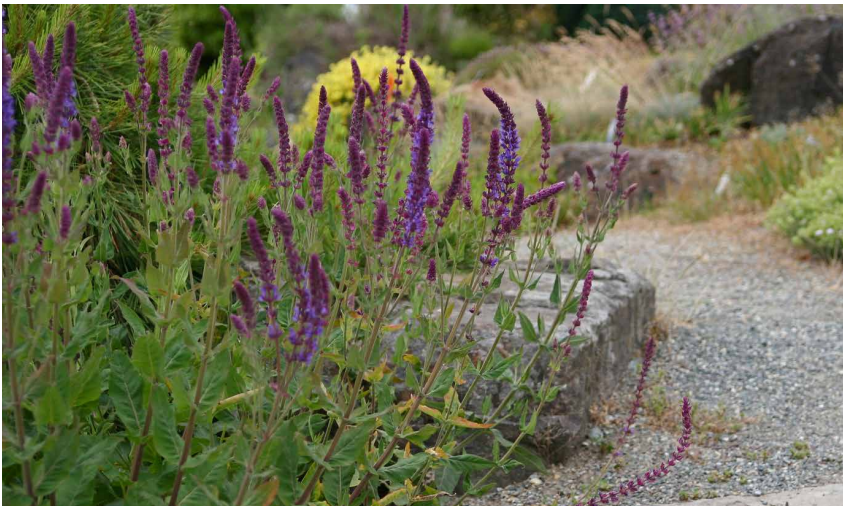
Dianella 'Clarity Blue'
Blue Flax Lilly



Olea europaea 'Little Ollie'
Montra Compacta



Sesleria autumnalis
Autumn moor grass



Salvia clevelandii 'Alpine'
Alpine cleveland sage



Podocarpus macrophyllus
Yew plum pine



Lomandra confertifolia 'PomPom'
Shorty mat rush



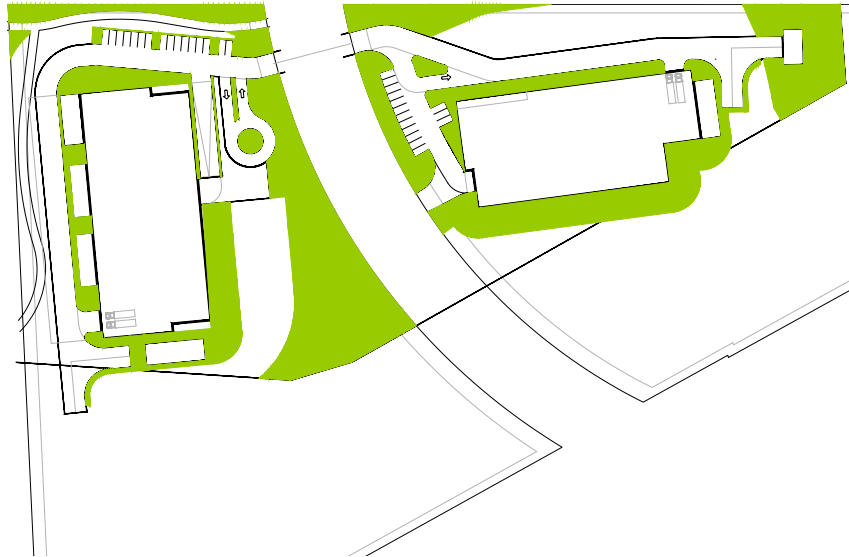
Westringia fruticosa 'Grey Box'
Dwarf coastal rosemary



Crassula ovata
Jade plant



Leonotis leonurus
Lion's ear



PLANTING PALETTE



Ceanothus 'Joyce Coulter'
Joyce Coulter



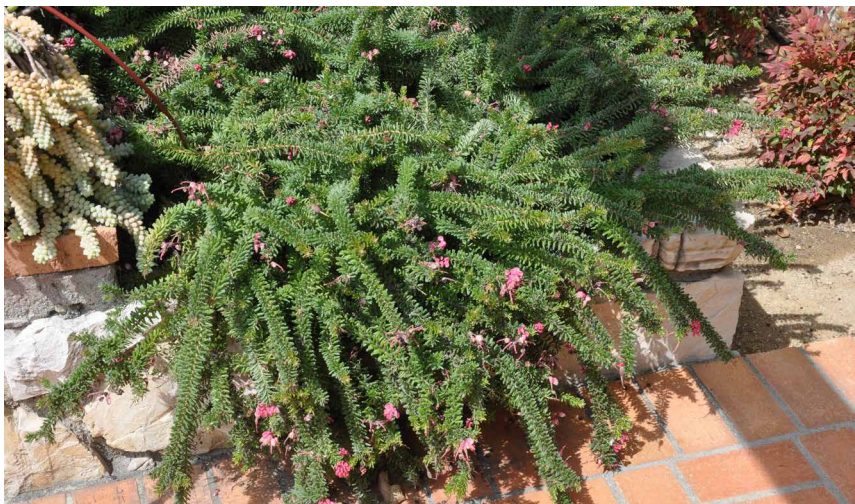
Eschscholzia californica
California poppy



Eriogonum fasciculatum 'Warriner Lytle'
California Buckwheat



Quercus agrifolia
Coast live oak



Grevillea lanigera 'Coastal Gem'



Salvia leucophylla 'Point Sal Spreader'
Point sal purple sage



Carex pansa
Sand dune sedge



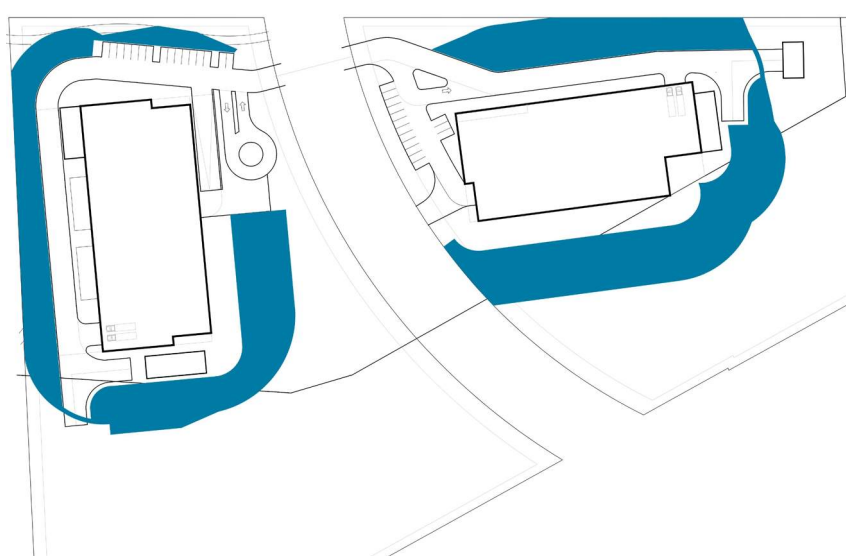
Baccharis pilularis
Coyote brush



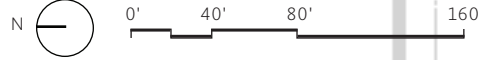
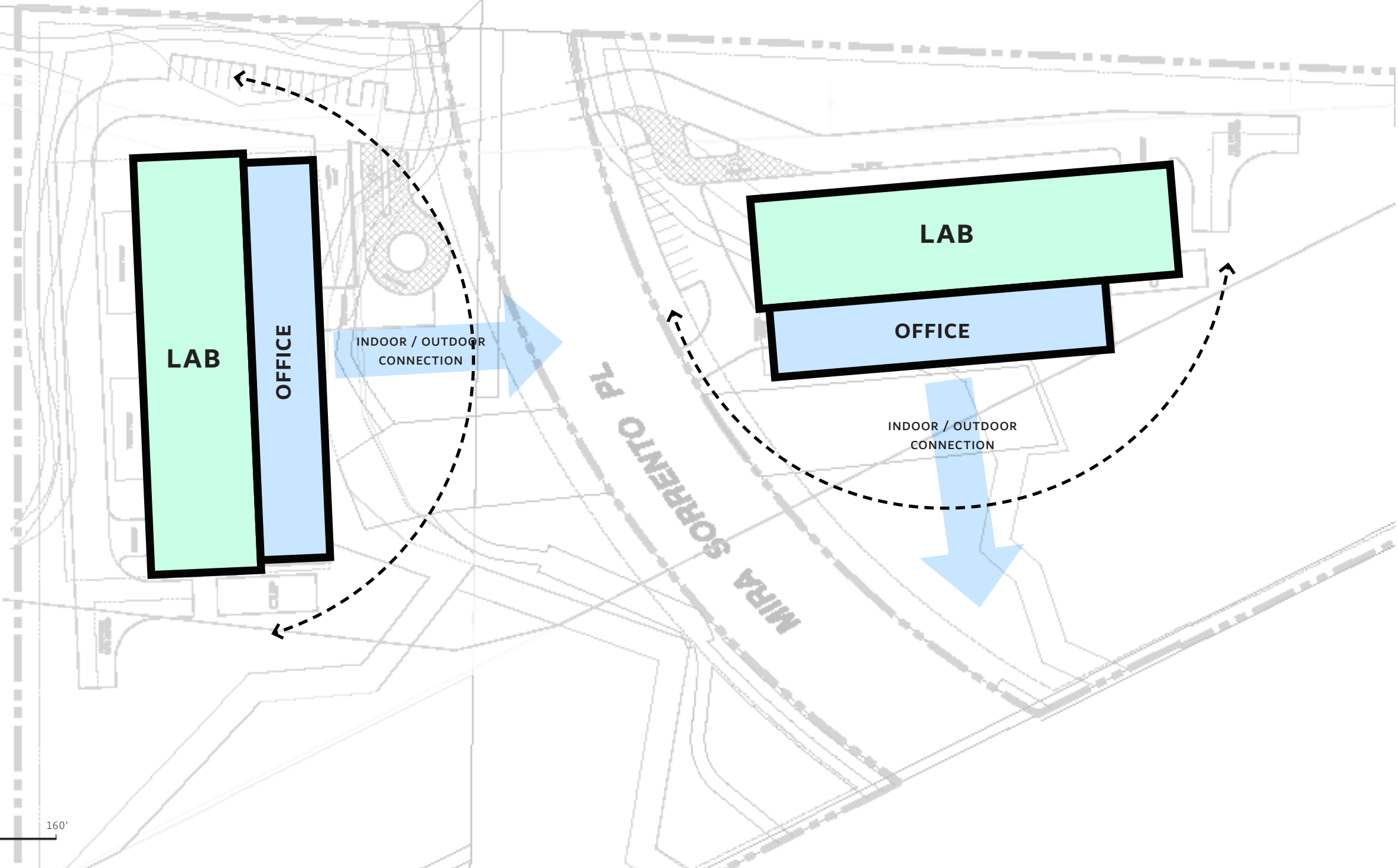
Muhlenbergia rigens
Deergrass



Heteromeles arbutifolia
Toyon



SITE DIAGRAM





CONCEPT DESIGN

August 15, 2024

VIA EMAIL: mlebl@plsaengineering.com

858-259-8212

M. Lebl
PLSA Engineering
535 North HWY 101
Solana Beach, CA 92075

Subject: 6513 Sequence Drive, San Diego, CA 92121 Assessment Letter; Project No. PRJ-1109007, I.O. # 24009838, Mira Mesa Community Plan.

Dear M. Lebl:

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the initial review of the project as described below:

- **PROJECT SCOPE:** MIRA MESA (Process 2) Coastal Development Permit for a lot line adjustment at a site with an existing two-story Medical Building and a three-story parking garage, located at 6513 Sequence Drive and 10243 Genetic Center Drive. The 3.43-acre site is in the IL-2-1 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Mira Mesa Community Plan Area. Council District 6.
- **PROCESS LEVEL TWO-** Coastal Development Permit required for any development or mapping action occurring in the coastal zone. San Diego Muni Code (SDMC) Section 126.0704 and Section 126.0708.

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

The Consolidation of Processing regulations (SDMC 112.0103) mandate that all actions be consolidated and processed at the highest decision level. At this time, the decision to approve,

conditionally approve, or deny the project will be made by the Staff of the Development Services Department, who has appeal rights to the Planning Commission.

At a minimum, a formal recommendation to the Development Services Department will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation;
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision; however, I have identified the following significant issues that are critical for your project:

DSD-Engineering, Comment No. 19, on the attached Project Issues Report.

Your project is within the Airport Influence Area for MCAS Miramar. A determination of consistency with the Airport Land Use Plan is required by the San Diego County Regional Airport Land Use Commission (ALUC). A copy of the project plans and the application for consistency has been forwarded to the ALUC. Your project is also subject to FAA Notification (see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process), a copy of the FAA's determination must be included with the package to the ALUC.

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC Section [126.0115](#) 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 of receiving this letter, or December 1, 2024. Closed projects cannot be "reactivated". Once closed, 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.

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the [DSD Online Permit Application Help Guide](#) for support or contact your Development Project Manager. Please keep track of any review comments that are marked as 'Conditions,' as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** - Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
 - **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. See SDMC Section 126.0708, for the Coastal Development Permit findings. Please provide a draft of the findings in your resubmittal.

- **Community Planning Group:** The proposed project is located within the Mira Mesa Community Plan Area. The MIRA MESA_Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chair, Chris Cate, at 858-900-6910 or mmcpg.chair@gmail.com of the Mira Mesa Community Plan Area (CPG) via mmcpg.chair@gmail.com 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 (including the vote count) to me, copying the CPG chair on your email.

Development Services Department (DSD) Information Bulletin [#620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources, please see [Community Planning Group Resources | Planning Department | City of San Diego Official Website](#).

FINANCIAL INFORMATION:

- Our most recent records show that there is a balance of \$3,959.98 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

Please be advised that the [minimum required balance](#) for each approval type must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: DSD Attn: John Norris MS-501, 1222 First Avenue, San Diego CA 92101. Please include your project number: PRJ-1109007 in the memo section of the check.

- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.
- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and concerns within our department. My goal is to respond to any communication within 48 hours and provide updates and next steps in a timely manner. If you feel I am not meeting these expectations, please reach out to my manager, Sara Osborn, at 619-446-5381 or ssoborn@sandiego.gov.

I look forward to working with you and your team. I may be reached at 619-687-5988 or jnorris@sanidiego.gov.

Sincerely,

John Norris
Development Project Manager

Enclosures:

1. Project Issues Report

cc: File

Chris Cate, Chair of the Mira Mesa Community Plan Area.



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

Project Address 6513 Sequence Dr
San Diego, CA 92121

Project Type Discretionary Project

Primary Contact mlebl@plsaengineering.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Site Development Plans PRJ-1109007.pdf

DSD-Map Check

Antonio Arcillas
AArcillas@sandiego.gov
(619) 687-5951

[Comment 00034 | Sheet C400 | Open]

INFORMATION ONLY:

A review of the lot line adjustment is pending upon approval of the CDP.

Please clarify how the Lot Line Adjustment (LLA) will be processed, i.e., via Parcel Map or LLA Plat, and submit the corresponding Parcel Map or LLA Plat in standard mapping requirements for review.

See the link below for PM and LLA Plat submittal standard requirements:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates#lotline>

[Comment 00035 | Sheet C400 | Open]

[GENERAL INFO] – RECORD OF SURVEY MAY BE REQUIRED

If a field survey is performed, a separate Record of Survey may need to be filed with the County Recorder if required under the provisions of the Professional Land Surveyors Act. A lot line adjustment does not give constructive notice of the adjustment.

[Comment 00036 | Sheet C400 | Open]

[GENERAL INFO] – LLA PARCEL MAP RECOMMENDED AS SUPERIOR DOCUMENT

A Parcel Map is a superior title instrument to the Lot Line Adjustment Plat. A Lot Line Adjustment Parcel Map requires no



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

tentative map and may be prepared from record information if previously approved by the City Land Surveyor prior to the initial submittal; however, a field survey is highly recommended. A separate Record of Survey will not be required if the parcel map is based on a field survey. A Lot Line Adjustment Parcel Map re-maps the existing lots or parcels into the new adjusted parcels and when recorded, gives constructive notice with no need to record separate Certificates of Compliance. Deeds, based upon the new mapped parcels, must be exchanged between owners to complete the adjustment. A Lot Line Adjustment Parcel Map may also be used to grant public easements, re-vest and relinquish abutter's rights of access and dedicate streets.

Pursuant to Ca. Gov. Code § 66412(d), S.D. Mun. Code § 113.0237, S.D. Mun. Code §§ 125.0301-125.0350, and City Information Bulletin No. 578.

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=66412.&lawCode=GOV

<https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art05Division03.pdf>

<https://docs.sandiego.gov/municode/MuniCodeChapter11/Ch11Art03Division02.pdf>

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/infobulletin/ib578.pdf>

DSD-Planning Review

Kyle Goossens
KGoossens@sandiego.gov
(619) 446-5475

[Comment 00011 | Sheet C400 | Open]

A decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two. The decision may be appealed to the Planning Commission.

Finding for all Coastal Development Permits

- (1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;
- (2) The proposed coastal development will not adversely affect environmentally sensitive lands; and
- (3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

(4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Provide Draft Findings at resubmittal.

[Comment 00012 | Sheet C400 | Open]

All adjusted lots or parcels shall comply with the minimum requirements of the Land Development Code and all existing structures comply with established yards.

Identify the lot depth and lot width on the development plans in conformance to the minimum lot dimensions in Table 131-06C.

[Comment 00013 | Sheet C400 | Open]



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

The Mira Mesa Community Plan (1992 version as it has not yet been adopted by the Coastal Commission), identifies the land use as Industrial. The proposed lot line adjustment will not alter the land use nor contradict any policies or recommendations of the Mira Mesa Community Plan.

Present this project to the Mira Mesa Community Planning group. Provide comments, concerns, and/or recommendations upon resubmittal.

DSD-Structural

Matthew Leewong
MLEewong@sandiego.gov
(619) 446-5076

[Comment 00001 | Sheet C400 | Open]

Notes to Applicants:

Site Development Plans require correction as indicated by the comments on the Plan Review Issues Report. Comments on the Plan Review Issue Report must be addressed before a the Lot Line Adjustment can be issued.

[Comment 00002 | Sheet C400 | Open]

Notes to Applicants:

Plans will need to be resubmitted for review electronically in OpenDSD/Accela. Instructions for uploading documents will be provided via e-mail once all reviewers complete their review of the provided documents.

Additional information on electronic submittals can be found at the following:

- <https://www.sandiego.gov/development-services/permits>
- <https://www.sandiego.gov/sites/default/files/apply-for-building-construction-permit.pdf>

[Comment 00003 | Sheet C400 | Open]

Notes to Applicants:

To facilitate rechecking, please upload the following to the OpenDSD/Accela:

- Corrected Site Development Plans
- Responses to Comments Letter showing a complete Written Response for each issue identifying the sheet number of the plans, sheet number of the calculations, and/or detail upon which the issue has been addressed

[Comment 00004 | Sheet C400 | Open]

Structural Review Comments:

For each existing buildings/structures remaining that are located on the site with proposed Lot Line Adjustment, revise Site Development Plans to show and specify the following:

- Occupancy in accordance with CBC, Chapter 3
- Type of Construction in accordance with CBC, Chapter 6
- Whether the existing buildings are Sprinklered or Non-Sprinklered

[Comment 00005 | Sheet C400 | Open]

Structural Review Comments:

Revise Site Development Plans to show and dimension the Fire Separation Distance for each existing building/structure remaining that is located on the site with proposed Lot Line Adjustment. The Fire Separation Distance is measured at right angles from the face of the exterior wall (building face) to the proposed lot line. [CBC 202]

[Comment 00006 | Sheet C400 | Open]



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

Structural Review Comments:

Based on the Fire Separation Distances for the existing buildings located on the site to the proposed lot lines, verify that all projections of the existing buildings not extend any closer to the line used to determine the Fire Separation Distance than values shown in CBC, Section 705.2 and Table 705.2. [CBC 705.2]

[[Comment 00007](#) | [Sheet C400](#) | [Open](#)]

Structural Review Comments:

Based on the Fire Separation Distances for the existing buildings located on the site to the proposed lot lines, verify that all exterior walls of the existing buildings are fire-resistance rated in accordance with CBC, Section 705.5 and Table 705.5. [CBC 705.5]

[[Comment 00008](#) | [Sheet C400](#) | [Open](#)]

Structural Review Comments:

Based on the Fire Separation Distances for the existing buildings located on the site to the proposed lot line, verify that the maximum area of unprotected and protected openings in the exterior walls in any story of the existing buildings do not exceed the percentages specified in CBC, Section 705.8 and Table 705.8. [CBC 705.8]

[[Comment 00009](#) | [Sheet C400](#) | [Open](#)]

Structural Review Comments:

Be advised. Any alterations to any existing buildings/structures due to the proposed Lot Line Adjustment will need to be approved under separate Building Permits .

Other

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov
619-236-7713

[[Comment 00015](#) | [Page](#) | [Open](#)]

The Engineering Review Section has reviewed the subject's development and has the following comments that need to be addressed. Upon the resubmittal, we will complete our review.

[[Comment 00016](#) | [Page](#) | [Open](#)]

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 must adhere to the new Stormwater Development Regulations.

[[Comment 00017](#) | [Page](#) | [Open](#)]

Please note prior to issuing any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared by the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's



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

Storm Water Standards.

[Comment 00018 | Page | Open]

Provide perimeter control measures (such as berm or drainage swale) to prevent cross-lot drainage to avoid negative impact on adjacent properties.

[Comment 00019 | Page | Open]

Please note that access for parcel 2 can not be granted from Genetic Center Dr.

[Comment 00020 | Page | Open]

Please provide a copy of the mutual access agreement for the shared driveway

[Comment 00021 | Page | Open]

Please note all public improvements (including curb, gutter, sidewalk, curb ramps, etc.) and dedications must be up to current city standard prior to the issuance of any building permit as required per SDMC 142.0610 (a).

[Comment 00022 | Page | Open]

Driveways should comply with current ADA, SDMC guidelines, and City of San Diego Standard drawings.

[Comment 00023 | Page | Open]

Please call out the closure of the existing non-utilized driveway.

[Comment 00024 | Page | Open]

Please call out the dimensions of the proposed driveway.

[Comment 00025 | Page | Open]

For the driveways. Please show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. 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.

[Comment 00026 | Page | Open]

Please call out the construction of dual curb ramps along the property frontage on Sequence Dr and Genetic Center Dr, per current City Standards.

[Comment 00027 | Page | Open]

Please call out the construction of dual curb ramps along the property frontage on Mira Mesa Blvd and Genetic Center Dr, per current City Standards.

[Comment 00028 | Page | Open]

Dedication: Based on the Mira Mesa community plan and street classification, Mira Mesa Blvd is a 6-Lane Prime Arterial; therefore, 22 feet minimum parkway with a non-contiguous sidewalk is required per current City Standard.



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

[[Comment 00029](#) | [Page](#) | [Open](#)]

Dedication: Based on the Mira Mesa community plan and street classification, Sequence Dr is an unclassified local street; therefore, 12 feet minimum parkway with a non-contiguous sidewalk is required per current City Standard.

[[Comment 00030](#) | [Page](#) | [Open](#)]

Dedication: Based on the Mira Mesa community plan and street classification, Genetic Center Dr is an unclassified local street; therefore, 12 feet minimum parkway with a non-contiguous sidewalk is required per current City Standard.

[[Comment 00031](#) | [Page](#) | [Open](#)]

Please call out on the site plan the replacement of the damaged portion of the sidewalk panels per current City Standard along the property frontage on Mira Mesa Blvd.

[[Comment 00032](#) | [Page](#) | [Open](#)]

Please provide a detailed written response to all comments regardless of whether you agree or not, and in case of disagreement, express your reasoning.

[[Comment 00033](#) | [Page](#) | [Open](#)]

If you have any questions/comments please email Layth Alani at LAIAni@sanidiego.gov.

LDR-Environmental

Carissa Garcia
clgarcia@sanidiego.gov

[[Comment 00042](#) | [Page](#) | [Open](#)]

1st Environmental Analysis Section (EAS) Review:

These comments are draft and subject to change until presented by the City's Development Services Department (DSD) assigned Development Project Manager (DPM) in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate pl

an changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. The DPM can assist with further questions.

EAS has reviewed the proposed project, as described below, and additional information is still required to complete the environmental review of your project subject to the California Environmental Quality Act (CEQA).

[[Comment 00043](#) | [Page](#) | [Open](#)]



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

Resubmittal Requirements:

Applicant written responses to all staff comments is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format and a PDF clean version. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit in a SOUL format or complete revisions may delay the review of the technical study.

[[Comment 00044](#) | [Page](#) | [Open](#)]

Environmental Determination:

Until the requested information has been provided, staff is not able to complete the environmental review in accordance with CEQA and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that our environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised by EAS and other reviewing disciplines have been resolved, EAS will make a CEQA determination on the appropriate environmental document -or- no further documentation is required consistent with CEQA Section 15162, or tiering/consistency using a previously certified/adopted environmental document would be appropriate based on all reviewed and submitted information.

[[Comment 00045](#) | [Page](#) | [Open](#)]

Previous Environmental Document:

On January 10, 1984, City Council adopted an Environmental Impact Report No. 82-0440 and Addendum No. 82-0440 for the Lusk Mira Mesa Business Park East associated with the project site per Resolution No. R-259942. The project spanned a total of 440 acres, which included 50 acres of retained open space. Of the 440 total acres, 390 acres were developed into the large-lot industrial area that exists today. The mitigation framework contains mitigation measures for land use, landform modification/visual quality, traffic circulation, archeology, biological resources, geology and soils, air quality, and hydrology and water quality.

[[Comment 00046](#) | [Page](#) | [Open](#)]

Project Scope:

Coastal Development Permit for a lot line adjustment at 6513 Sequence Drive and 10243 Genetic Center Drive. The 6.968-acre site contains an existing two-story medical building, a three-story parking garage, and onsite amenities that include landscaping and a parking lot. The lot line would be adjusted so Parcel 2 would be 2.267 acres and include the parking lot and Parcel 3 would be 4.701 acres and include the medical building and parking structure.

The project site is zoned Industrial Light (IL2-1) and designated for Urban Employment Village (0-54) in the Mira Mesa Community Plan. The project site is within Council District 6 and located in the following overlays/areas: Coastal Overlay Zone (N-APP-1), Airport Influence Area for MCAS Miramar, Transit Priority Area, Parking Impact Overlay Zone, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Noise Contours, and Federal Aviation Administration Part 77 Noticing Area.

[[Comment 00047](#) | [Page](#) | [Open](#)]

Land Use:

The project site is currently developed and contains a two-story medical building, a three-story parking garage, and a parking lot. It is zoned Industrial-Light (IL-2-1) base zone and designated Urban Employment Village in the Mira Mesa



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

Community Plan. The buildings span over two separate lots and the project is proposing a lot line adjustment to include the buildings in a single lot. The existing parking lot would make up the remaining space of the second lot. The project site is within Council District 6 and located in the following overlays/areas: Coastal Overlay Zone (N-APP-1), Airport Influence Area (AIA) for MCAS Miramar, Transit Priority Area (TPA), Parking Impact Overlay Zone (PIOZ), Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan (ALCUP) Noise Contours (CNEL), and Federal Aviation Administration (FAA) Part 77 Noticing Area.

As discussed in the City's CEQA Significance Thresholds an inconsistency with a plan, policy, or regulation is not, by itself, considered a significant environmental impact. However, the inconsistency or conflict would have to relate to a secondary environmental issue (e.g., Visual Quality and Neighborhood Character, Biological Resources, etc.) that could be significant under CEQA which then results in a land use impact. EAS will coordinate with DSD-Planning and other discipline reviews to ensure the project would not result in a potential land use impact; or secondary impact can be appropriately mitigated to a level below significance.

[[Comment 00051](#) | [Page](#) | [Open](#)]

Tribal Cultural Resources:

Assembly Bill 52 (AB52) requires public agencies to consult with California Native American tribes to determine potential impacts to significant Tribal Cultural Resources during the CEQA review. This consultation typically occurs after an environmental determination on the appropriate document is made because project changes could result in further delays. Tribal consultation requires a 30-day review and can be an on-going process that could result in additional measures that would avoid or mitigate a significant effect on Tribal Cultural Resources. If the environmental determination requires tribal consultation, EAS will notify the applicant when this has been initiated and coordinate should any additional information be required. Once tribal consultation is complete, EAS staff will be able to release the appropriate environmental document for public review.

[[Comment 00052](#) | [Page](#) | [Open](#)]

Hydrology:

The project site is currently developed with industrial use and is in Flood Hazard Area X, area of minimal hazard, according to the Federal Emergency Management Agency (FEMA). A potential hydrology impact would occur if a project would result in increased flooding on-or off-site that may have a significant effect on downstream properties and if a project would result in modifications to existing drainage patterns that may have significant effect on biological communities. Per DSD-Engineering, please provide perimeter control measures (such as berm or drainage swale) to prevent cross-lot drainage to avoid negative impact on adjacent properties. EAS will continue to coordinate with DSD-Engineering to determine if a potential impact would result.

[[Comment 00053](#) | [Page](#) | [Open](#)]

Paleontological Resources:

The project site appears to be underlain with Very Old Pleistocene Deposits Unit 9 and Scripps Formation, which are assigned moderate and high sensitivity as identified in the Sensitivity Matrix (General Grading Guidelines for Paleontological Resources).

The City Significance Determination Thresholds state that monitoring is required when a depth of 10 feet and 1,000 cubic yards of excavation would be exceeded when a project is located on a formation that has a high sensitivity rating. Similarly, a potential paleontological resource impact could be identified if over 2,000 cubic yards (CY) of excavation are required in a moderate resource potential geologic area at a depth of ten feet or greater. However, monitoring may still be required for shallow grading (i.e., <10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.



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

Should any grading be required for the proposed project and the above thresholds be exceeded, the applicant would be required to comply with the City's grading regulations related to paleontological resources (Land Development Code Section 142.0151) and implement the conditions set forth in Appendix P of the Land Development Manual (General Grading Guidelines for Paleontological Resources):
https://www.sandiego.gov/sites/default/files/grading_guidelines_for_paleontological_resources.pdf.

[Comment 00054 | Page | Open]

Public Utilities:

The project is proposing a lot line adjustment to include two existing structures that currently span over two lots onto one and make the remaining lot only an existing parking lot. There is no proposed development or construction at this time, however potential impacts related to public utilities may be identified if existing public utilities (sewer, water, stormwater, etc.) are not adequate for the proposed development and new or relocated facilities are required to be constructed that may have a physical impact (grading, trenching, etc.) on the environment. EAS will coordinate with DSD-Engineering staff to ensure existing and the potential of new facilities are addressed appropriately and identify if any potential impacts to public utilities exist.

[Comment 00055 | Page | Open]

Transportation (Circulation):

The project is proposing a lot line adjustment to include two existing structures that currently span over two lots into one and make the remaining lot an existing parking lot. There is no proposed development or construction at this time, however a potential circulation impact could result if a project substantially increases hazards due to a design feature or incompatible use. Per DSD-Engineering, please provide a copy of the mutual access agreement for the shared driveway. EAS will coordinate with DSD-Engineering to ensure compliance with City standards and regulations that would reduce potential transportation/circulation impacts to less than significant.

Treasury-Special Assignment

John Norris
JNorris@sandiego.gov
619-687-5988

[Comment 00057 | Page | Open]

Treasury Special Assignment comments will be provided to the applicant when they are available.