

2/1/2024

VIA EMAIL: sbossi@atlantissd.com

Steven Bossi
2488 Historic Decatur Road, Suite 220
San Diego, CA 92106

Subject: 4249 Nobel Dr. Assessment Letter;
Project No. PRJ-1105930

Dear Steven Bossi:

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 first review of the project as described below:

- **Project Scope:** The project proposes the demolition of three existing residential developments consisting of 108 multi-family dwelling units and surface parking and the construction of a new residential development comprised of 3 towers (Tower 1, Tower 2, and Tower 3) for a total of 1,315 multi-family dwelling units (du) and 4-levels of above grade and 3-levels of below-grade parking for 1,350 vehicles.
 - Tower 1 - proposes the construction of a 40-story building consisting of 512 du (181 studios, 222 1-bdrm, 109 2-bdrm) and parking for 496 vehicles;
 - Tower 2 - proposes the construction of a 40-story building consisting of 512 du (184 studios, 220 1-bdrm, 108 2-bdrm) and parking for 854 vehicles; and
 - Tower 3 - proposes the construction of a 23-story building consisting of 291 du (109 studio, 122 1-bdrm, 60 2-bdrm) and no vehicular parking spaces.

The project proposes utilizing the Complete Communities Housing Solutions program and providing 45 affordable du (17 at very low income, 11 at low income, and 17 at moderate income). The 161,268 sf (3.7022-acre) site project is located at 4149-4249 Nobel Drive in a

Parking Standards Transit Priority Area (TPA), Parking Impact Overlay Zone (Campus Impact), and Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar - Review Area 2), the FAA Part 77 Noticing Area Overlay Zone (MCAS Miramar - threshold at 570 feet AMSL), Community Plan Implementation Overlay Zone – CPIOZ-A, Fire: Brush Management (100-foot setback & Native/Naturalized Vegetation), Complete Communities Housing Solutions Area (Tier 2: 8.0 FAR), Complete Communities Mobility Choices: Mobility Zone 2, and a Sustainable Development Area in the RM-2-5 zone within the University Community Planning Area.

- **PROCESS LEVEL** – According to the Supplemental Development Regulations outlined in San Diego Municipal Code (SDMC) Section 143.1025(c)(1), a development that includes one or more structures over 95 feet in height or development that exceeds the height limit of the base zone, whichever is greater, a Process Two Neighborhood Development Permit is required.

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

At a minimum, a formal recommendation by 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;
- 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:

- The project must work with the City of San Diego Housing Commission to conform to SDMC Section 143.1005 to adhere to the Required Replacement of Existing Affordable Units regulation.
- Please note Environmental Comment # 70 which states: Water Supply- According to Senate Bills 610 and 221 certain types of projects are required to disclose a discussion regarding the availability of water to meet the projected water demands for a 20 year planning horizon. The project exceeds 500 units and therefore, the discussion will be required. EAS will send a memo to the City's Water Department to determine the extent of the discussion and if a Water Supply Assessment will be required.

- Please note Engineering Comment # 157 which states: The full description of the Existing Easement labeled 4 also lists right-of-way for public street as described on the Title Report. Vacation of this easement will require a Process 5 discretionary action.

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 depending 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 4/22/2024. Closed projects cannot be "reactivated". Once closed, the applicant shall be required to submit a new development permit application with the 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 126.0404](#) for Neighborhood Development Permit findings. Please provide a draft of the findings in your resubmittal.
 - **Community Planning Group:** The proposed project is located within the University Community Planning Area. The University 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 Chairperson of the University CPG via this [link](#) 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:

- Flat Fees: Your project application is funded by a flat fee, which covers three review cycles and any non-appeal public hearing. You will be invoiced hourly for any staff time on reviews after the third review. The flat fee established for your project does not include meetings with staff members. You will be charged hourly for each discipline attending a meeting that is facilitated by your project manager. You will be required to fund a deposit account if your project requires an environmental document or if your project is appealed.
- 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: Robin MacCartee, MS-3/501, 1222 First Avenue, San Diego CA 92101. Please include your project number: PRJ-1105930 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](#).

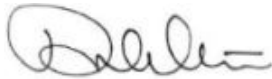
SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and concerns within our

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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, Ben Hafertepe at (619) 446-5086 or BHafertepe@sandiego.gov.

I look forward to working with you and your team. I may be reached at (619) 687-5942 or rmaccartee@sandiego.gov.

Sincerely,



Robin MacCartee
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: File

CHRIS NIELSEN, Chair of the University Planning Group



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

Project Address

Project Type Discretionary Project

Primary Contact Steven Bossi
sbossi@atlantissd.com

Instructions

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

Site Development Plans PRJ-1105930.pdf

DSD

Irina Itkin
Itkin@sandiego.gov
(619) 446-5422

[Comment 00047 | Sheet C007]

Label the existing 12" PVC sewer main

DSD-Engineering Review

Tariq Hasani
THASANI@sandiego.gov

[Comment 00157 | Sheet C001]

The full description of the Existing Easement labeled 4 also lists right of way for public street as described on the Title Report. Vacation of this easement will require a Process 5 discretionary action.

[Comment 00158 | Sheet C001]

Upsize all existing storm drain easement per Section 4.1.6 of the City's Drainage Design manual.

[Comment 00159 | Sheet C002]

Refer to Transportation Review comments and provide Right of Way dedication as requested. Show and call out the existing and proposed ROW lines and call out the new curb to PL dimensions on all 3 streets.

[Comment 00160 | Sheet C002]

Show and call out 10ft wide non-contiguous sidewalks on all 3 street frontages. Provide sidewalk transitions beyond the project frontage on Cargill Ave and Genesee Ave to meet the existing contiguous sidewalks.



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[Comment 00161 | Sheet C002]

All proposed curb outlets shall be slanted in the direction of curb drainage.

[Comment 00162 | Sheet C002]

Call out the 100-year Q & V at all discharge locations.

[Comment 00163 | Sheet C002]

Show and dimension the 25ftx25ft visibility triangles at the intersections.

Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS. Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS. 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 00164 | Sheet C002]

Show and call out any protective measures for the proposed driveways adjacent to the canyon.

[Comment 00165 | Sheet C003]

Call out the new cleanouts connecting private storm drains to the public storm drain system and call out the 100-year Q & V.

[Comment 00166 | Sheet C003]

The Drainage Study must analyze the tributary area for the storm drain in the canyon and demonstrate adequate capacity for the system. The storm drain in the canyon may need to be upsized.

[Comment 00167 | Sheet C003]

Show the new location of the Bus Stop on Genesee Ave. Show and dimension the City Standard Bus Stop Slab.

[Comment 00168 | Sheet C003]

On Civil Sheets 2 & 3, remove Type G from Construction Note #4. The type of curb & gutter can be specified on the ministerial permit based on the street classification.

[Comment 00169 | Sheet C003]

Show vegetation in Option 1 Biofiltration Basin.

[Comment 00170 | Sheet C002]

Provide the manufacturer's detail for the proposed MWS unit.

[Comment 00171 | Sheet C002]

Remove Note 6 regarding a WPCP. The project will require a SWPPP instead.

[Comment 00172 | Sheet C004]

On all sections, please also show the underground portions of the buildings.



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[Comment 00173 | Sheet C005]

On all street sections, show and call out the new ROW lines and dimension the curb to PL for all streets.

[Comment 00174 | Sheet A100]

On all architectural plans, show and call out the new ROW lines and dimension the curb to PL for all streets.

DSD-Landscape Review

Jill Chorak
JChorak@sandiego.gov
(619) 446-5183

[Comment 00073 | Sheet GN001]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00074 | Sheet GN001]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: jchorak@sandiego.gov or call 619-466-5183.

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[Comment 00075 | Sheet GN001]

Project Scope: Process 2 Neighborhood Development Permit for (3) new multi-dwelling unit high-rise buildings consisting of a total of 1,315 units and 1,350 parking spaces located at 4149-4249 Nobel Drive within the University Community Plan Area.

[Comment 00076 | Sheet GN001]

Applicability (Information Only): This project is proposing new structures that equal or exceed 1,000-sf and are proposing multi-dwelling residential development utilizing the Complete Communities program. Applicable Regulations include sections SDMC 142.0403-142.0407, 142.0409, 142.0413, and 142.1020.

[Comment 00077 | Sheet GN001]

Applicability (Information Only): This development is subject to Climate Action Plan Consistency Regulations, SDMC §143.1043(a). Development that results in three or more total dwelling units on all premises in the development are subject to the Climate Action Plan Consistency Regulations.

[Comment 00078 | Sheet GN001]

Applicability (Information Only): Brush Management: Due to proximity to highly flammable native/naturalized vegetation, a Brush Management Plan is required in accordance with SDMC 142.0412.



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[Comment 00079 | Sheet L400]

Landscape Regulations with Complete Communities Incentive Requirements:

[Comment 00080 | Sheet L400]

Existing Plant Material: Identify all trees within and adjacent to the limit of work and as applicable to the project. Include botanical and common names, caliper size (for trees). Identify landscape material to be removed and to remain within the limit of work.

[Comment 00081 | Sheet L400]

Complete Communities - Residential development with five dwelling units or more shall be subject to the following:

- 1) A minimum of 30% of the total area within a 10-ft offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset; and/or
- 2) Where common open space areas are provided in the form of plazas, paseos or courtyard, see Section 142.0405(b) (2), that states where common open space areas are provided in the form of plazas, paseos or courtyard, 20% of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area.
- 3) The development is proposing interior open space areas which may be used to satisfy the 'Remaining Yard/Common Open Space' requirements.

[Comment 00082 | Sheet L400]

Landscape Regulations (Complete Communities): Per SDMC 142.1020(7)(G)(b), at least 15 percent and not to exceed 20 percent of the promenade area shall be comprised of planting, which can include hanging plants, planting beds or living walls.

[Comment 00083 | Sheet L400]

Street Trees: Per SDMC §142.0610 and §142.0611(c), this project is subject to street tree requirements. Propose one street tree from the City of San Diego's Street Tree Selection Guide, located away from all underground utilities per SDMC §142.0409. Trees may be located on private property within 10-ft of the property line along the street frontage as shown on the site plan. Show the species, and size (min. 24" box) on the plans.

[Comment 00084 | Sheet L400]

Complete Communities: Per SDMC 142.1025(a)(2), at least one, 24-inch box canopy form tree is required for each 20 feet of street frontage. The street frontage excludes curb cuts and required clearances for designated bus stops. The installed tree spacing, and location may be varied to accommodate site conditions or design considerations. Street trees under the CCHS are a requirement that cannot be waived.

[Comment 00085 | Sheet L400]

Existing and Proposed Utilities: Ensure all existing and proposed utilities are shown on the plans. Provide the locations of all underground utilities on site. Ensure that there are no tree conflicts.

[Comment 00086 | Sheet L400]

Utilities: Street trees shall be separated from improvements by the minimum distance shown in SDMC Table 142-04E. New utilities shall not impede the placement of the required street trees.

[Comment 00087 | Sheet L400]



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Root Zone: Provide a root zone of 40 square feet per tree with a minimum dimension of 5'. Locate graphically on Landscape Plans.

[Comment 00088 | Sheet L400]

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)."

[Comment 00089 | Sheet L400]

Provide the following note on the Landscape Plan: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).

[Comment 00090 | Sheet L400]

Provide the following note on the Landscape Plan:
"MINIMUM TREE SEPARATION DISTANCE
Traffic signals / stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet
Intersections (intersecting curb lines of two streets) - 25 feet"

[Comment 00091 | Sheet L400]

Visibility Triangles: Street Trees do not interfere with visibility triangles. No obstructions, including walls shall not exceed 3-ft and shrubs shall not exceed 24-inches with the exception of trees. Please show the visibility triangles on the landscape plan.

[Comment 00092 | Sheet L100]

Landscape Calculation/Diagram (Information Only): Staff appreciates the applicant providing the Landscape Calculations in this submittal, however, staff cannot determine if the Landscape Calculations are accurate based on the schedule provided. Please embed the City forms on the plans (Worksheet DS-6).

[Comment 00093 | Sheet L100]

Street Yard Area: When a multi-family project is subject to the Street Yard requirements, 50% of the street yard, as defined in SDMC 113.0101, must be provided as planting area.

[Comment 00094 | Sheet L100]

Street Yard Points: Planting points must be provided at a minimum rate of 0.05 points per square foot of total street yard area. Half of the required planting points must be achieved with trees as defined by SDMC 142.0403(b)(10).

[Comment 00095 | Sheet L100]

Remaining Yard: Multiple Dwelling Unit Residential Development shall provide a minimum of 60 planting points must be provided within the remaining yard. Half of the required planting points must be achieved with trees as defined by SDMC 142.0405(a)(1).



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[Comment 00096 | Sheet L100]

Vehicular Use Area: This development is subject to Vehicular Use Area in accordance with SDMC Table 142-04D, section §142.0406 and §142.0407. At least one-half of the required plant points must be achieved with trees. However, this development is proposing a parking structure, so the VUA requirements shall not apply.

[Comment 00097 | Sheet L300]

Water Conservation: All new development with a landscape area of 500 square feet or greater are subject to a Maximum Applied Water Allowance (MAWA) Water Budget. Please refer to the Water Budget Calculation Formula in SDMC 142.0413. See the Land Development Code, Landscape Standards, Appendix E, Water Budget Landscape Worksheets. Water Use Calculations are not required during the Discretionary Phase of this development but will be required during the Ministerial phase.

[Comment 00098 | Sheet L000]

Please revise the Long-Term Maintenance Note to read: "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."

[Comment 00099 | Sheet L000]

Tree Maintenance Note: Provide the following note on the Landscape Plan: "All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted."

[Comment 00100 | Sheet L000]

Provide the following note on the Landscape Plan: "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code §142.0403(b)(10)."

[Comment 00101 | Sheet L000]

Provide the following note on the Landscape Plan: "If any required landscape indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage."

[Comment 00102 | Sheet L400]

Climate Action Plan Consistency Regulations:

[Comment 00103 | Sheet L400]

Climate Action Plan Consistency Regulations – Applicability [143.1403(a)]: Development that results in three or more total dwelling units on all premises in the development are subject to the Climate Action Plan Consistency Regulations. – Information Only.

[Comment 00104 | Sheet L400]



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Street Trees: Street trees shall be planted between the curb and abutting property line calculated at the rate of one 24-inch box canopy form tree with standard trunk for every 30 feet of linear street frontage, excluding curb cuts and required clearances for designated bus stops. Where site conditions do not allow the installation of the street trees required by SDMC 142.0409 in the parkway, trees may be located on private property within 10-ft of the property line along that street frontage.

[Comment 00105 | Sheet L400]

Street Tree Species: Proposed tree(s) shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City's Street Tree Selection Guide. The applicant has proposed *Plantanus Mexicana* and *Ulmus parvifolia* which are City approved Street Trees. Ensure the required number of street trees are provided with the next submittal to meet the Climate Action Plan requirements.

[Comment 00106 | Sheet L400]

Required Street Trees [143.1410(a)]: Development on a premises that contains a street yard or abuts a public right-of-way with a "Furnishings Zone" (as defined in the 2017 Street Design Manual of the Land Development Manual), shall provide canopy form street trees to shade at least 50 percent of the "Throughway Zone" area. Please demonstrate that there will be 50% shading with trees in the Throughway Zone.

[Comment 00107 | Sheet L400]

The number of canopy form trees provided shall not be less than what is required by the Landscape Regulations in Chapter 14, Article 2, Division 4.

Refer to the following link for the Street Design Manual:

https://www.sandiego.gov/sites/default/files/73_street_design_manual_march_2017-final.pdf

[Comment 00108 | Sheet L400]

Methodology for Street Tree Shading Measurement: The shade coverage of a canopy form tree shall be determined by the expected canopy at 10-year maturity, per SDMC 143.1410 (a)(1)(C). To simplify the process of determining compliance, the true angle of deflection of natural sunlight shall not be considered. Shaded areas shall be assumed to be only those portions of the Throughway directly beneath the shading canopy or drip line. Where multiple canopies overlap, credit shall be only be given to the surface area shaded; multiple credit is not counted for overlapping canopies. Information only.

[Comment 00109 | Sheet L400]

Compliance Diagram for Street Tree Shading: Provide a Landscape Diagram with the following information to demonstrates compliance with the Throughway shading per the Climate Action Plan Consistency Regulations:

1. A landscape plan showing planting scheme for all areas within the Furnishing Zone;
2. Tree canopies drawn to scale representing the estimated canopy at a ten-year growth period based on species specified;
3. The total area in square feet of the Throughway Zone;
4. The total area in square feet of the shaded area provided by tree canopies over the Throughway Zone.
5. The percent achieved of shaded area to Throughway Zone area

[Comment 00110 | Sheet L400]

Compliance Table for Street Tree Shading: Provide a table summarizing the following:

1. Total throughway area in square feet;
2. Total shaded area achieved by canopies in square feet;
3. Percent achieved of shaded area to Throughway Zone area.



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4. The number of trees provided.

[Comment 00111 | Sheet L400]

Required Premises Trees [143.1415]: In support of increasing the Urban Tree Canopy for carbon sequestration and air quality enhancement, the development shall provide two canopy form trees on the premises for every 5,000 square feet of lot area, with a minimum of one tree per premises.

[Comment 00112 | Sheet L400]

Please clearly show and identify proposed trees as CAP required trees on the site plan demonstrating compliance with the above requirement.

[Comment 00113 | Sheet L400]

Brush Management & Biology Report Findings:

[Comment 00114 | Sheet L400]

Biology Report: The applicant has provided a Biology Report by Busby Biological Services on October 4, 2023, for this development that addresses Brush Management and adjacent MSCP.

[Comment 00115 | Sheet L400]

Biology Report Findings: The project is not located within the Coastal Overlay Zone and is not within or adjacent to MHPA. The project must comply with the City's Brush Management Regulations under SDMC 142.0412 for 100-ft of Brush Management for both Zone One and Zone Two. Please see the Biology Report prepared for this development with Brush Management documentation.

[Comment 00116 | Sheet L400]

Biological Survey Technical Report: It has been determined from the findings in the Biological Report that a Brush Management Plan is required. The bio-report needs to fully address Brush Management Zone One and Two: fire defensible space, Zone One treatment, Zone Two treatment and maintenance requirements for fire defensible space. Ensure this has been addressed in the Biology Report.

[Comment 00117 | Sheet L400]

Biology Report Direct Impacts: Per finding from the Biology Report, Brush Management Zone One must not extend into sensitive habitat. Brush Management Zone Two is considered "Impact Neutral". Please ensure that Brush Management Zone One and Zone Two impacts are documented in the Biology Report and align with the Brush Management Plan.

[Comment 00118 | Sheet L400]

Brush Management (Information Only): Due to proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be requested in accordance with SDMC 142.0412. Zone One shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone Two consists of thinned, native or naturalized non-irrigated vegetation. Provide a Brush Management Plan with the next submittal.

[Comment 00119 | Sheet L400]

Brush management Zone One (Information Only) is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.



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[Comment 00120 | Sheet L400]

Brush Management Program Notes: Provide a Brush Management Plan per SDMC 142.0412. Provide excerpts from the Code and Landscape Standards directly on the plans as directed under section III of the Outline. These excerpts describe the procedures for creating and maintaining the Brush Management Zones. Please email reviewer if you would like to request a pdf template on the notes for your use.

[Comment 00121 | Sheet L400]

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:
-Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
-Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

[Comment 00122 | Sheet L400]

Irrigation: Permanent irrigation is typically required for all planting areas within Zone One. Graphically identify and label the extents of irrigation system in the Zone One area on the Brush Management Plan.

[Comment 00123 | Sheet L400]

Structures: Indicate graphically and with notes all structures and hardscape within Zone One on the Brush Management Plan. Structures in Zone One shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code.

[Comment 00124 | Sheet L400]

Provide the following note: "All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition."

[Comment 00125 | Sheet L400]

Offsite Brush Management on Adjacent Properties – Include the following note: "Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor – Brush/Weed Complaint line at: (619) 533-4444."

DSD-Planning Review

Steve Owens
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619-557-7920

[Comment 00126 | Sheet TITLE]

Standard Info

These comments are draft and subject to change until presented by the City's assigned Development Project Manager



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in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. [Info Only]

[Comment 00127 | Sheet TITLE]

Site Info and Scope

The project site is located between Cargill Avenue (West) and Genesee Avenue (East) and in between Nobel Drive (North) and Decoro Street (South). The following addresses are involved: 4149 Nobel Drive and 4249 Nobel Drive, which includes the following parcels: (APN 348-750-0200 and 348-750-0300), in the RM-2-5 zone, on a 161,268 sf (3.7022-acre) site, and in the following overlays:

- the Airport Land Use Compatibility Overlay Zone (MCAS Miramar)
- the Airport Influence Area (MCAS Miramar - Review Area 2)
- the FAA Part 77 Noticing Area Overlay Zone (MCAS Miramar - threshold at 570 feet AMSL)
- University Community Plan
- Community Plan Implementation Overlay Zone – CPIOZ-A
- Fire: Brush Management (100-foot setback & Native/Naturalized Vegetation)
- Complete Communities Housing Solutions Area (Tier 2: 8.0 FAR)
- Complete Communities Mobility Choices: Mobility Zone 2
- Parking Impact Overlay (Campus)
- Parking Standards Transit Priority Area
- Sustainable Development Area
- Transit Priority Areas

The project scope is for Complete Communities Tier 2 Area including a 1,315 unit multi-family residential development comprised of two 40-story towers and one 23-story tower.

[Information Only – No Response Required]

[Comment 00128 | Sheet C008]

ESL

The site holds Environmentally Sensitive Lands (ESL) in the form of sensitive biology and steep hillsides. Please provide notes and more information on Sheet C008 that would confirm that no encroachment into the ESL is proposed during or after the construction.

[Comment 00129 | Sheet TITLE]

Required Permits

For buildings over 95 feet in height on premises over 20,000 sf in area, bulk and scare are divided into two main areas of the building base and the towers and shall comply to the following: For a development that includes one or more structures over 95 feet in height, or development which exceeds the height limit of the base zone, whichever is greater, a Neighborhood Development Permit decided in accordance with Process Two is required.

Please provide draft findings for the NDP as outlined in section 126.0404

[Comment 00130 | Sheet TITLE]



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Zoning Review

Transportation will be the reviewer for the parking requirements. Please see transportation's comments. [Information Only – No Response Required]

[Comment 00131 | Sheet GN001]

The project is proposing a total of 1,315 units, with 108 units being the base density (1,500 SF/DU), 15% of the units being very low income (17 units), 15 % of the units being moderate-income (17 units) and 10% of the units being low income (11 units) for a total of 45f affordable units and an additional 1,162 market rate units for the bonus density. The requested waivers and incentives in exchange are as follow:

WAIVERS:

1. Reduction of motorcycle parking from 131 spaces to 116
2. Reduction of bicycle parking from 563 spaces to 380
3. Side yard setback reduction from 18'2" to 16'0"
4. On-site loading spaces reduction from 8 to 3

INCENTIVES:

None Requested.

[Comment 00132 | Sheet GN001]

Please provide an incentive and waivers report as outlined in 143.0750, and insert it within the plan set on Sheet GN001. The report shall document the basis for the requested incentive(s), waiver(s), or parking reductions. Although this project is proposed as a Complete Communities project, it is requesting incentives and waivers. Please consider moving 1-2 waivers to the incentives request. There is a large amount of area on site where there appears to be no physical constraints for some of the requests.

[Comment 00133 | Sheet GN001]

Sheet GN001 outlines the required street side setback is 18ft-2in and the proposed setback is 15ft to 60ft. 15ft is less than the required street side setback. Please change the siting of the structure along the street side or request an incentive or waiver to reduce the street side setback. If utilizing provision SDMC 131.0443(e)(3)(B) for allowable encroachment into a street side setback up to 5ft, please provide a note with code section for reference and the percentage of the building façade that is proposed to encroach.

[Comment 00134 | Sheet GN001]

Per SDMC 143.1203, the development is subject to the dwelling unit protection regulations upon demolition of the existing structures. Please provide a matrix that provides a tally of the units in each of the existing structures that will be demolished and outlines the income levels of each unit (very low income, low income, moderate income, and/or above moderate income). Per SDMC 143.1212(b) the development shall replace all existing or demolished protected dwelling units on the premises, if there are any existing protected units.

[Comment 00135 | Sheet GN001]

If planning to pay the Enhancement Fee, please add a note to the cover page that the project will pay a fee to the Neighborhood Enhancement Fund per section 143.1020(a).

[Comment 00136 | Sheet GN001]



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Sheet GN001, Under the Project Data Section, please provide the proposed height of each tower.

[Comment 00137 | Sheet C001]

Sheets C001 and C003, and Map No. 7187 outline a slope easement along the east of the site. Please provide information on whether this easement is expected to be vacated with this project. Development is not allowed to be on easements unless explicitly allowed within the easement language. Please see Engineering comments as well for any issues with the structure being placed on the slope easement.

[Comment 00138 | Sheet C001]

Sheets C001 and C003, and Map No. 7187 show a portion of the proposed structure encroaching on the 15ft sewer easement. Structures are not allowed to be constructed on easements unless explicitly permitted in the easement language. Please provide more information if this easement is proposed to be vacated with this project.

[Comment 00139 | Sheet A100]

Sheet A100, please provide all property line lengths on the Site Plan.

[Comment 00140 | Sheet A100]

Project is subject to the Climate Action Plan Consistency Regulations (SDMC 143.14), per SDMC 143.1410(b) development on a premises with 250 linear feet or more of street frontage shall provide and privately maintain at least one of the following publicly accessible pedestrian amenities for every 250 linear feet of street frontage: (1) One trash receptacle and one recycling container; (2) Seating comprised of movable seats, fixed individual seats, benches with or without backs, or design feature seating, such as seat walls, ledges, or seating steps; (3) Pedestrian-scale lighting that illuminates the adjacent sidewalk; (4) Public artwork; (5) Community wayfinding signs; or (6) Enhancement of a bus stop or public transit waiting station within 1,000 feet of the premises. Please clearly outline and label these amenities along Genesee Ave.

[Comment 00141 | Sheet GN001]

Per SDMC 131.0456 the Common Open Space requirement is 300 sf or 25/DU, at 1,315 DU which would be 32,875 sf of Common Open Space. Common Open space is mentioned on Sheet L100 and L101, but it is unclear how much total common open space is being provided. Please provide a calculation on Sheet GN001 and outline the amount of space with dimensions on the Site Plan. Per SDMC 131.0456 this space must be at least 12ft x 15ft in size and improved as a usable area with lawn or recreation facilities available only to the residents and guests of the development. Roofed structures may occupy a maximum of 50% of the common open space area. No enclosed buildings are permitted in the common open space area. Please demonstrate compliance.

[Comment 00142 | Sheet GN001]

Per SDMC 131.0455(b): at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in the required front and rear yards but shall be no closer than 9 feet to the front property line. Please provide a private exterior open space tabulation.

[Comment 00143 | Sheet GN001]

Per SDMC 142.0820(a) each unit shall be equipped with an interior refuse, organic waste, and recyclable material storage area. Please outline/label the locations on all unit floor plans.

[Comment 00144 | Sheet A100]



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Please outline the required pedestrian paths per SDMC 143.1025(a) a 10 ft wide pedestrian path must be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. At least one pedestrian path must be provided for each frontage along an improved public street. A 10-ft sidewalk with no obstructions (street trees) in the way is required for Complete Communities. Please review and revise as needed. As an option, for a premise that is less than 25,000 square feet, an applicant may elect to provide a bicycle repair station, a wayfinding sign, public seating, a public drinking fountain or a smart kiosk, in lieu of a sidewalk widening. Please clearly outline and dimension the required 10 feet sidewalk or clearly illustrate all provided features that satisfy the option and provide details of the features.

[Comment 00145 | Sheet GN001]

Per SDMC 143.1025(c)(4) a street wall shall be provided for 70% of the building frontage along the public right-of-way; there are some exceptions as outlined in SDMC 143.1025(c)(4)(A-E). Please provide a street wall calculation on each elevation fronting Genesee Ave, Nobel Dr, and Cargill Ave.

[Comment 00146 | Sheet A100]

Per SDMC 143.1025(c)(5)(B) within a single development, towers must be separated by a minimum of 50ft. Please provide the distance between the two towers on Sheets A100 and A212.

[Comment 00147 | Sheet GN001]

The site is located in a high paleontological sensitivity area. Per SDMC 142.0151 paleontological resources monitoring shall be required in accordance with the General Grading Guidelines for Paleontological Resources in the Land Development Manual, Appendix P. If paleontological resources, as defined in the General Grading Guidelines for Paleontological Resources, are discovered during grading, notwithstanding Section 142.0151(a), all grading in the area of discovery shall cease until a qualified paleontological monitor has observed the discovery, and the discovery has been recovered in accordance with the General Grading Guidelines for Paleontological Resources. Please provide notes on the grading plan.

[Comment 00148 | Sheet TITLE]

Community Plan Review

The University Community Plan outlines this site's residential density as 15-30 dwelling units per acre (Page 111, Figure 14). The project's base zone density is 108 units over a 161,268sf site, which is 29.12 dwelling units per acre and is consistent with the Community Plan density. The site is eligible for and utilizing the Complete Communities Housing Solutions Program which allows for an increase in density. Table 3, Land Use and Development Intensity for this site (Site #48) is 474 dwelling units for the entire #48 site which is area bounded by Genesee Ave to the East, Nobel Dr to the North, Cargill Ave to the West, and Decoro St to the South. Although the site is over the allocated land use intensity designated in the community plan, the project is utilizing the Complete Communities Housing Solutions Program and is allowed to exceed the intensity and is consistent with the Community Plan.

[Comment 00149 | Sheet TITLE]

Urban Design Element outlines that exceptionally large, bulky, or tall buildings should not be located immediately adjacent to low-rise buildings (Page 114). A gradual transition should be created between adjacent projects of different forms and heights by the use of terracing or sculpturing techniques. The proposed towers are very tall in comparison to the surrounding development. The adjacent development to the south of both towers is currently 2-stories tall and the zone allows up to 40ft in height and is situated downhill. The proposed towers are significantly taller than the adjacent development and there is no gradual stepping proposed with the design. A second recommendation is that buildings should articulate the building mass with offsets, changes of plane, stepped terraces and irregular architectural edges (Page 115). The current design only provides for one size base and does not provide articulation with the tower. The applicant is allowed to construct up to 1,290,144sf of gross floor area, but the large open space in the middle of the site creates a physical constraint, requiring the floor area to be compacted into the buildable areas of the site which



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requires vertical development. Also, Complete Communities does not apply a maximum height limit to development. Although the development as designed will comply with the height and gross floor area allowances of the Complete Communities Housing Solutions Program, the height without a transitioning of scale to adjacent buildings and articulation of building mass are not consistent with the recommendations of the University Community Plan. Please review and either provide evidence that the development does comply, or provide more transition in design.

[Comment 00150 | Sheet TITLE]

Community Plan Implementation Overlay Zone Urban Design Element outlines that all structures above 50ft in height are required to submit a solar access and shadow study as part of the permit process (Page 115). The proposed structures are over 50ft in height, please incorporate this shadow study into the Exhibit A plan set.

[Comment 00151 | Sheet TITLE]

The proposed project includes a mix of affordable units which coincides with one of the overriding plan goals of the University Community Plan, found under the Balancing Social and Community Characteristics in All Areas, for balanced housing for all communities and income levels (Page 14).

[Comment 00152 | Sheet TITLE]

The project also respects the existing canyon in between the lots by leaving it undeveloped, which is one of the general plans' goals of the Preservation of Environmental Quality of the University Community Plan (Page 14).

[Comment 00153 | Sheet TITLE]

This project will contribute to increasing the density in the area, by supporting the creation of an urban node with high density in a mixed-use core area in the University Towne Centre, another overall community goal of the University Community Plan (Page 16).

[Comment 00154 | Sheet TITLE]

The project will use the Complete Communities Housing Program to provide housing for some units at very low-, low- and moderate-income levels as well as at market rate which ties into the housing goal of the University Community Plan to provide affordable housing for low and moderate-income households (Page 17).

[Comment 00155 | Sheet TITLE]

The project also proposed to provide pedestrian paths and bicycle parking to accommodate the community and complement the citywide systems, one of the transportation goals of the University Community Plan (Page 18).

[Comment 00156 | Sheet GN001]

If proposing alternative compliance for refuse and recycling, please provide a waste management analysis demonstrating the frequency of pick up and compaction will equate to the total required in the tables.

DSD-Water and Sewer

Irina Itkin
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[Comment 00041 | Sheet C006]



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[Comment 00042 | Sheet C006]

Show the existing water services from the existing 12" AC water main, on Cargill Avenue and from the existing 16" AC water main, on Nobel Drive, to the subject property. For the existing water services, please indicate whether the service is to be remained or to be killed at the main.

[Comment 00043 | Sheet C006]

If the existing water service need to be killed, show the proposed water service from the existing water main to the subject property. Show the water meter and location of the backflow preventer.

[Comment 00044 | Sheet C006]

On Cargill Avenue label the existing 8" PVC per improvement drawing 21237-D (not per 14556-4-D as shown on sheet C006).

[Comment 00045 | Sheet C006]

Add note:

If a 3" or larger meter is required for this project, the owner/permittee shall construct the new meter and private back flow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Public Utilities Director and the City Engineer.

[Comment 00046 | Sheet C006]

Provide a minimum 5' separation between the proposed sewer lateral and the existing fire service. Revise.

[Comment 00048 | Sheet C007]

Label the existing 12" PVC sewer main

[Comment 00049 | Sheet C007]

Clearly show and label existing public sewer easement for the existing 12" sewer main. Provide the width of the existing sewer easement.

[Comment 00050 | Sheet C007]

For proposed building structures adjacent to existing easements, please provide a cross-section showing the existing easement, existing water main, proposed building footing and foundation, and line of influence.

[Comment 00051 | Sheet C007]

For proposed building adjacent to existing sewer easement, please provide a cross-section showing the existing public easement, existing 12" sewer main, proposed building footing and foundation, and line of influence.

[Comment 00052 | Sheet C007]

The water study comments are pending from the Modeling Section. The comments will be sent to the designer by Email.



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[Comment 00053 | Sheet C007]

The sewer study comments are pending from the Wastewater Operation . The comments will be sent to the designer by Email.

Fire-Plan Review

Willard Larson
WTLARSON@SANDIEGO.GOV
619-533-4464

[Comment 00054 | Sheet GN008]

Per internal discussion, please remove 300' fire hydrant radii from Fire Access Plan as the radius does not illustrate the intent of CFC 507.5.1.

"507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official."

[Comment 00055 | Sheet GN008]

Per CFC 507.5.1.1, fire hydrant shall be within 100' of a FDC serving a standpipe system. Per CRR Policy O-22-2, said fire hydrants shall not be located where they would obstruct fire department access. (See policy language at bottom of comment)

Tower 1 FDC shall be located within 100' of existing fire hydrant to the West. For Towers 2 and 3, a fire hydrant is required on the same side of the street as the existing fire hydrants both exceed 100' from FDC and would block Nobel and/or Genessee when hose lines are connected for fire ground operations.

"CRR O-22-2 Section IV C

Hydrants shall be located so that a hose line running between the hydrant and fire department connection (FDC) served by that hydrant does not cross driveways, obstruct roads or fire lanes, or otherwise interfere with emergency vehicle response and evacuation of a site."

[Comment 00056 | Sheet GN008]

Call out any proposed gates and provide a Knox key switch and vehicle strobe. Refer to Transportation comments regarding driveways and cul-de-sac requirements.

[Comment 00057 | Sheet GN008]



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FDCs shall be visible and accessible from Nobel with no obstructions. The path from Nobel to FDC shall be walkable surface not impeded by walls, steep terrain or other obstructions.

Existing terrain/slope for Tower 3 may impede on clear access to FDC. Please confirm.

[Comment 00058 | Sheet GN008]

Info Only : All new buildings meeting certain criteria must meet the minimum signal strength requirements for emergency responder radio coverage required in CFC 510. Apply for an ERRCS permit or submit an acceptance test demonstrating adequate emergency responder radio coverage at the following link <https://www.sandiego.gov/fire/services/permits>.

Tier 3 hold placed for all new buildings meeting certain criteria until acceptance test results are received demonstrating adequate radio coverage for the building prior to Certificate of Occupancy.

[Comment 00059 | Sheet GN008]

(No action needed for Discretionary Review Phase) Site Safety Plan required prior to Building Construction Permit issuance. See below for requirements. Site Safety Plan can be submitted as a separate document under "Fire Plan Review Reference Material"

3303.1 Program development and maintenance.

The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition work. The plan shall address the requirements of this chapter and other applicable portions of this code, the duties of staff and staff training requirements. The plan shall be submitted and approved before a building permit is issued. Any changes to the plan shall be submitted for approval.

3303.1.1 Components of site safety plans.

Site safety plans shall include the following as applicable:

1. Name and contact information of site safety director.
2. Documentation of the training of the site safety director and fire watch personnel.
3. Procedures for reporting emergencies.
4. Fire department vehicle access routes.
5. Location of fire protection equipment, including portable fire extinguishers, standpipes, fire department connections and fire hydrants.
6. Smoking and cooking policies, designated areas to be used where approved, and signage locations in accordance with Section 3305.8.
7. Location and safety considerations for temporary heating equipment.
8. Hot work permit plan.
9. Plans for control of combustible waste material.
10. Locations and methods for storage and use of flammable and combustible liquids and other hazardous materials.
11. Provisions for site security.
12. Changes that affect this plan.
13. Other site-specific information required by the fire code official.

[Comment 00060 | Sheet A202]

(No Action Needed) Fire Command Center is in an acceptable location for Tower 1. The entry door and signage shall be visible and accessible upon entrance to main lobby. Fire to confirm during Ministerial Phase.



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[Comment 00061 | Sheet A210]

Fire Command Center shall be provided for both Tower 2 and Tower 3. FCC shall be visible and accessible upon entrance to main lobby. Provide locations of FCC for Tower 2 and 3.

[Comment 00062 | Sheet GN008]

Fire reserves the right to provide additional comments based on subsequent submittal revisions. Contact Fire-Plan Reviewer by email with any questions or if clarification is needed for Fire comments listed

Planning-Facilities Financing

Kevin Leo
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619-533-3913

[Comment 00001 | Sheet TITLE]

COMPLETE COMMUNITIES HOUSING SOLUTIONS - DEVELOPMENT IMPACT FEE (DIF) SCALING:

For development utilizing the Complete Communities Housing Solutions regulations in Chapter 14, Article 3, Division 10, the DIF for the residential component will be scaled in accordance with Table 142-06A based on the dwelling unit size.

COMPLETE COMMUNITIES HOUSING SOLUTIONS - DEVELOPMENT IMPACT FEE (DIF) WAIVERS:

Developments utilizing the Complete Communities Housing Solutions regulations in Chapter 14, Article 3, Division 10, are entitled to the waiver of DIFs for all covenant-restricted affordable dwelling units and all dwelling units that do not exceed 500 square feet per SDMC Section 143.1010(g).

COMPLETE COMMUNITIES HOUSING SOLUTIONS - NEIGHBORHOOD ENHANCEMENT FEE (NEF):

All developments participating in the Complete Communities Housing Solutions regulations are required to pay the NEF per SDMC Section 143.1020(a).

The fee is as follows: Structures less than or equal to 95 feet - \$10.36 per SF of lot area; and structures greater than 95 feet - \$12.68 per SF of lot area.

In lieu of paying the NEF, there is a public promenade alternative outlined in SDMC Section 143.1020(b).

The NEF is due at building permit issuance.

TOTAL ESTIMATED NEF = \$2,044,903.60

DEVELOPMENT IMPACT FEE (DIF):

This development project may be subject to development impact fees during the building permit review process.

There is not enough information to make an estimate about the impact fees for this development however for complete communities projects impact fees are exempt for both units under 500 SF and covenant restricted affordable units. Remaining units on the site are to be scaled based on Table 142-06A in SDMC Chapter 14, Article 2, Division 6.

Link to Citywide Fees Calculator:

https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx



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REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

The current RTCIP Fee is \$2,741.97 per dwelling unit.

Note: Covenant Restricted affordable units are exempt from the RTCIP, however units less than 500 SF are NOT exempt from the RTCIP like the DIF.

CREDIT FOR DEMOLITION:

Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include a Demolition Plan and its Demolition Permit Application Number on the plans of your next submittal.

RECORDED AFFORDABLE HOUSING AGREEMENT REQUIRED:

If the development project is providing on-site covenant-restricted affordable housing units, please upload the signed and recorded Affordable Housing Agreement with the San Diego Housing Commission to Accela to confirm eligibility.

On-site covenant-restricted affordable units may be exempt from the Regional Transportation Congestion Improvement Program (RTCIP).

(ACTION ITEM)

TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.

At the final inspection of the completed building(s), email impactfees@sandiego.gov to schedule a DIF payment.

Once payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." **Credit/debit cards are not accepted for in-person payments.**

(INFORMATION ONLY)

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at:

<https://www.sandiego.gov/sites/default/files/feeschedule.pdf>

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DSD-Engineering Review

Tariq Hasani
THASANI@sandiego.gov

[Comment 00175 | Page]

The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.

[Comment 00176 | Page]

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.

[Comment 00177 | Page]

Please add an Impervious Area Summary to clearly identify the following and whether the project will be a Standard or Priority Development Permit (additional comments may be recommended based on proposed SW category:

- a) Existing Impervious Area (bldg footprint, parking lot, walkways, hardscape areas, etc) in square feet
- b) New Impervious Area in square feet
- c) Replaced Impervious Area in square feet
- d) TOTAL New & Replaced Impervious Area in square feet.

[Comment 00178 | Page]

Per the San Diego Municipal Code 129.0602, a grading permit will be required for disturbance area of 1 acre or more.

[Comment 00179 | Page]

The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards.

[Comment 00180 | Page]

All driveways shall adhere to the following code sections:

Driveway and Parking Regulations per San Diego Municipal Code Section 142.0560 and Table 142-05M and Table 142-05N.

Driveway Spacing per Diagram 142-05C

Number of Driveways Permitted on a Premises 142.0560(j)(8)

Driveway Gradient 142.0560(j)(9)

Driveways shall provide a 3ft minimum separation from the side property line per SDG-164.



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[Comment 00181 | Page]

EMRA - If site has an existing EMRA please submit for review. If there is no existing EMRA, please note one will be required for all private improvements in the public right-of-way and City easements.

[Comment 00182 | Page]

Drainage Study - Provide the PRJ No. 1105930 on the cover page.

[Comment 00183 | Page]

Drainage Study - In the Proposed Condition discussion, specify if any pumps are proposed to convey flows out of the project site, specifically from the proposed cistern.

[Comment 00184 | Page]

Drainage Study - The Proposed Condition map is inconsistent with the DMA Exhibit and the civil plans. Please verify where the proposed BMPs drain to and revise the plans and exhibits accordingly.

[Comment 00185 | Page]

SWQMP - Provide the PRJ No. 1105930 on the cover page.

[Comment 00186 | Page]

SWQMP - Update the Submittal Record on page 5 upon each submittal.

[Comment 00187 | Page]

SWQMP - Sign and date the Storm Water Requirements Applicability Checklist (from DS-560).

[Comment 00188 | Page]

SWQMP - For BMP 2B, revise Form I-6 and select the appropriate type of BMP.

[Comment 00189 | Page]

SWQMP - For BMP 1A, verify and revise line item #5 on Worksheet B.5-6.

[Comment 00190 | Page]

SWQMP - For the proposed biofiltration planters, provide Volume Retention worksheets B.5-2 and B.5-6.

[Comment 00191 | Page]

SWQMP - On the HMP Exhibit, provide a table showing the orifice sizing for each basin consistent with the HMP sizing calculations.

[Comment 00192 | Page]

SWQMP - Revise Attachments 4 and 5 per previous comments.

[Comment 00193 | Page]

This completes the Engineering Review of this submittal. Additional conditions may be recommended pending further review or any redesign of this project.



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[Comment 00194 | Page]

Draft Permit Conditions will be provided upon addressing the outstanding comments.

[Comment 00195 | Page]

Please provide a response matrix indicating how each comment is addressed and on which sheet.

[Comment 00196 | Page]

If you have any questions/comments please email Tariq Hasani at thasani@sandiego.gov.

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[Comment 00002 | Page]

SUBMITTED REFERENCES (Reviewed):

Geotechnical Investigation (82 pages), 4149 and 4249 Nobel Drive, SD CA P.N. 12883.005, dated June 9, 2023 by Leighton and Associates.

Site Development Plans (66 pages), Noble Drive Towers, dated September 2023 by JWDA.

[Comment 00003 | Page]

Please note, the requested addendum/update letter must be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only.

Please note, to avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project.

Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

[Comment 00004 | Page]

The project's geotechnical consultant must submit an addendum geotechnical or update letter that specifically addresses the proposed development plans and the following:

[Comment 00005 | Page]

Revise the geotechnical map to show the current topographic base that shows the proposed development.

[Comment 00006 | Page]

Update the geologic/geotechnical cross-sections that show the existing and proposed grades, distribution of fill and geologic units, geologic structure (including mapped fault), the proposed development including the anticipated area of



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the proposed subterranean parking excavation. The cross-sections should be scaled and extend beyond the property lines to show the railway and City's right of way.

[Comment 00007 | Page]

If the consultant is relying on subsurface and geologic mapping information from adjacent sites, they should consider presenting all information and trench logs utilized to support opinions regarding the location and existence (or absence) of hazardous faults on the site. The consultant must demonstrate how that information provides stratigraphic and geologic structural continuity across the subject site and provides optimum coverage as specified in the City's Guidelines.

[Comment 00008 | Page]

Per the City's Guidelines for Geotechnical Reports, the preferred investigative method of evaluating onsite faulting is trenching to directly observe exposed continuity of geologic units and structure. Please provide a discussion why fault trenches were not performed at the site.

[Comment 00009 | Page]

The project's geotechnical consultant must clarify if the fault mapped on the site is a significant hazard for the proposed development.

[Comment 00010 | Page]

Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

DSD-Transportation Development

Meghan lithgow
mlithgow@sandiego.gov
619-446-5294

[Comment 00011 | Page]

General:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

[Comment 00012 | Page]

Project Description:

Project proposes a Neighborhood Development Permit (NDP) for the demolition of existing residential buildings consisting of 108 multi-family dwelling units and surface parking and the construction of a residential development comprised of 3 towers (Tower 1, Tower 2, and Tower 3) for a total of 1,315 multi-family dwelling units (du) and 4-levels of above grade and 3-levels of below-grade parking for 1,350 vehicles.

- Tower 1 proposes the construction of a 40-story building consisting of 512 du (181 studios, 222 1-bdrm, 109 2-bdrm) and parking for 496 vehicles;



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- Tower 2 proposes the construction of a 40-story building consisting of 512 du (184 studios, 220 1-bdrm, 108 2-bdrm) and parking for 854 vehicles; and
- Tower 3 proposes the construction of a 23-story building consisting of 291 du (109 studio, 122 1-bdrm, 60 2-bdrm) and no vehicular parking spaces.

The project proposes to utilize the Complete Communities: Housing Solutions program and provide 45 affordable du (17 at very-low income, 11 du at low income and 17 du at moderate income). Project is located at 4149-4249 Nobel Drive in a Parking Standards Transit Priority Area, TPA, Parking Impact Overlay Zone (Campus Impact), and Mobility Zone 2 in the RM-2-5 zone within the University Community Planning Area.

[Comment 00013 | Page]

Mobility Choices:

The project would be subject to the Complete Communities: Mobility Choices ordinance (effective January 8, 2021 outside the Coastal Zone and July 11, 2022 within the Coastal Zone). The project is a multi-family residential development located within a Transit Priority Area, which is within Mobility Zone 2. Per SDMC Section 143.1102(g), the Mobility Choices regulations do not apply to the residential portion of the project if the project meets the Transportation Amenity requirements in SDMC Section 142.0528(c). Please show and call out the provided Transportation Amenities on the floor plans.

[Comment 00014 | Page]

Trip Generation:

The expected daily trip generation for the project is approximately 7,890 Average Daily Trips (ADT) with 631 AM (126 in, 505 out) peak hour trips and 710 PM (497 in, 213 out) peak hour trips. This is based on trips for the 1,315 dwelling units at a rate of 6 daily trips/dwelling unit for a residential development with over 20 dwelling units/acre per City of San Diego Trip Generation Manual (May 2003).

[Comment 00015 | Page]

Transportation Scoping Memorandum:

A separate document titled "Nobel Apartments – Local Mobility Analysis and Vehicle Miles Traveled Assessment Scoping Memo, San Diego, CA," dated August 25, 2023, prepared by the traffic consultant LLG Engineers, was submitted in this review cycle. Comments will be provided to the traffic consultant via email on 11/20/23 with the DPM and EAS copied.

[Comment 00016 | Page]

Public Improvements:

The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide full roadway cross sections of Genesee Avenue, Nobel Drive, and Cargill Avenue including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, striping with lane dimensions, and location of sidewalk and width, in order to determine potential street dedication or improvement requirements.

[Comment 00017 | Page]

Dedication & Improvement (Genesee Avenue):

Genesee Avenue has an existing classification of a 4-Lane Major with a raised median and Class II bike lanes and a planned classification of a 4-Lane Major with a Class IV Cycle-Track (one-way) per the University Community Plan and therefore a minimum parkway of 22 ft with non-contiguous sidewalk is required per current City standards. A minimum 10 ft wide sidewalk within the parkway is required to comply with the Complete Communities: Housing Solutions Regulations (LDC Section 143.1025(a)(1)). The proposed 10 ft wide parkway with 5 ft wide sidewalk proposed on Sheet



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C005 Typical Sections does not meet these requirements and does not show the Class IV Cycle Track planned along the project frontage. The project would be responsible for constructing the bicycle facility along this frontage, in addition to the parkway improvements. Please revise to show dedication and improvement on the plans.

[Comment 00018 | Page]

Dedication & Improvement (Nobel Drive):

Nobel Drive has an existing classification of a 6-Lane Major with raised median and Class II bike lanes and a planned classification of a 6-Lane Major with a raised median and Class IV Cycle-Track (one-way) per the University Community Plan. and therefore a minimum parkway of 22 ft with non-contiguous sidewalk is required per current City standards. A minimum 10 ft wide sidewalk within the parkway is required to comply with the Complete Communities: Housing Solutions Regulations (LDC Section 143.1025(a)(1)). The project proposes a 10 ft wide parkway with a 5 ft wide sidewalk on Sheet C005 Typical Sections and shows an unbuffered bicycle lane instead of a Class IV Cycle Track planned along the project frontage, which does not meet these requirements. The project would be responsible for constructing the bicycle facility along this frontage, in addition to the parkway improvements. Please show dedication and improvement on the plans.

[Comment 00019 | Page]

Dedication & Improvement (Cargill Avenue):

Cargill Avenue has an existing functional classification of a 2-Lane Collector (no center lane) and is planned to be a Bicycle Boulevard (Enhanced Class III) marked with sharrows and Traffic Calming Enhancements per the University Community Plan. A minimum 10 ft wide sidewalk within a 15 ft parkway is required to comply with the Complete Communities: Housing Solutions Regulations (LDC Section 143.1025(a)(1)). The proposed 10 ft wide parkway with 5 ft wide sidewalk proposed on Sheet C005 Typical Sections does not meet these requirements. In addition, please correct the proposed cross-section to reflect the elimination of parking along the project frontage to provide aerial fire access as shown on GN008. Please show dedication and improvement on the plans.

[Comment 00020 | Page]

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 residential are 20 ft as the project is located within a Parking Impact Overlay Zone (Campus Impact). All five proposed driveways exceed the maximum allowable width; please revise.

[Comment 00021 | Page]

Number of Driveways:

A total of three driveways are proposed for the portion of the site that would include Towers 2 & 3 as shown on Sheet C003. Demonstrate that the project meets the requirement for the number of driveways permitted per Section 142.0560(j)(8)(A).

Consider removing the 30 ft wide driveway on Nobel Drive or removing the driveway on Genesee Avenue and providing access to Tower 3 from the driveway on Nobel Drive to minimize the number of driveways proposed to cross planned Class IV Cycle-Tracks. The proposed Genesee Avenue driveway should be re-evaluated for operational concerns due to the southbound merge and the existing bus stop on the project frontage.

[Comment 00022 | Page]

Existing Driveways:

Label the width of the existing driveways along Nobel Drive shown on Sheet C001 Existing Conditions. Please specify whether they will be removed and replaced with full height curb, gutter, and sidewalk. Driveways that do not meet current



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City standards will need to be reconstructed to the current City standards per satisfaction of the City Engineer.

[Comment 00023 | Page]

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 Cargill Avenue. All non-utilized curb cuts along each frontage should also be closed and replaced with curb, gutter, and sidewalk.

[Comment 00024 | Page]

Parking (residential):

The project is located within a Parking Standards Transit Priority Area and there is no minimum parking requirement for this residential development. However, the project will be required to provide Transportation Amenities as stated in LDC Section 142.0528(c) and Appendix Q of the LDC and the parking that is provided must be unbundled per LDC Section 142,0528(b)(1). These Transportation Amenities must be shown and labeled on the site plan.

To determine the project's Transportation Amenity Score, please visit:

<https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=5a6e1c867e994e6183fe66a2fb63e86a>.

Please show and label the proposed transportation amenities on the plans. List each transportation amenity provided with its associated points and state the total points required.

[Comment 00025 | Page]

Parking Table:

Please provide a parking table on the plans showing the type and square footage of land uses proposed, the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the parking provided for: automobiles, accessible, van accessible, electric vehicle charging spaces, bicycle storage spaces, motorcycle, and loading spaces.

[Comment 00026 | Page]

Accessible Parking:

Per CBC 1109A.3, accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multi-family dwelling units. In addition, per CBC Section 1109.8.6, one in every eight accessible spaces, but not less than one, must be designated, striped, and signed as van accessible with a minimum 8-foot aisle on the passenger side of the parking space for accessible spaces that are 9 feet wide. Please dimension the proposed accessible spaces and the access aisle on the plans.

[Comment 00027 | Page]

Electric Vehicle Charging Spaces (Multi-Family Residential with 20 or more Dus):

If residential parking is available, 40% (10% for EV Capable + 25% for EV Ready + 5% for EV Chargers) of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces per 2022 California Green Building Standards Code Section 4.106.4.2.2. Please show and call out any proposed electric vehicle charging spaces for residential with dimensions per CGBC 4.106.4.2.2.1.2.

[Comment 00028 | Page]



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Loading Spaces:

In accordance with SDMC Section 142.1010(a), loading area requirements are provided in Table 142-10B. The number of required loading area spaces is based on the use of the building and the building size. For the proposed development, a minimum of 8 loading spaces are required for each tower per the SDMC:

- Tower 1: 501,070 sf multi-family residential use à 3 spaces
- Tower 2: 501,300 sf multi-family residential use à 3 spaces
- Tower 3: 287,680 sf multi-family residential use à 2 spaces

Each required off-street loading space shall have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet including entrances and exits per SDMC Section 142.1010(c). Please revise plans to provide a loading space with appropriate dimensions.

The project proposes a waiver to provide 3 loading spaces where 8 are required. It is unclear why the project would provide fewer loading spaces than the minimum number of loading spaces required by the SDMC. Based on the information provided in this submittal, LDR-Transportation Development does not support the request for a waiver to reduce loading spaces to this extent.

[Comment 00029 | Page]

Motorcycle Parking:

In accordance with SDMC Section 142.0525, Table 142-05C, motorcycle spaces shall be provided at a rate of 0.1 space/dwelling unit for 1-bedroom/studio over 400 SF and 2-bedroom units. A minimum of 132 motorcycle parking spaces would be required per the following calculation:

$(1,315 \text{ dwelling units} \times 0.1 \text{ space/unit}) = 131.5 \text{ à } 132$

Please show and call out all proposed residential motorcycle parking spaces on the plans per SDMC Section 142.0560(f). Label the dimensions of each motorcycle parking space to demonstrate they would be 3 ft x 8 ft.

The project proposes a waiver to provide 116 motorcycle spaces where 132 are required. It is unclear why the project would provide fewer motorcycle parking spaces than the minimum number of motorcycle spaces required by the SDMC. Based on the information provided in this submittal, LDR-Transportation Development does not support the request for a waiver to reduce motorcycle parking spaces.

[Comment 00030 | Page]

Bicycle Spaces:

Bicycle spaces shall be provided per SDMC Section 142.0525(a), Table 142-05C. A minimum of 554 bicycle parking spaces would be required per the following calculation:

- Tower 1: $(181 \text{ studios} \times 0.4 + 222 \text{ 1-bdrm} \times 0.4 + 109 \text{ 2-bdrm} \times 0.5) = 216$
- Tower 2: $(184 \text{ studios} \times 0.4 + 220 \text{ 1-bdrm} \times 0.4 + 108 \text{ 2-bdrm} \times 0.5) = 216$
- Tower 3: $(109 \text{ studios} \times 0.4 + 122 \text{ 1-bdrm} \times 0.4 + 60 \text{ 2-bdrm} \times 0.5) = 122$

Revise the calculation on Sheet GN001 to reflect the correct numbers of studio, 1-bdrm, and 2-bdrm units proposed in each tower as the second line appears to be a duplicate of Tower 1 and the numbers for all three towers do not add correctly. Please note that all bicycle parking for the residential portion of the project must be provided in locked and secure areas. Label how many bicycle storage spaces will be provided in each tower on the plans.

The project proposes a waiver to provide 380 bicycle storage spaces where 554 are required. It is unclear why the project would provide fewer bicycle storage spaces than the minimum number of bicycle storage spaces required by the SDMC. Based on the information provided in this submittal, LDR-Transportation Development does not support the request for a waiver to reduce bicycle parking spaces.



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[Comment 00031 | Page]

Sight Distance:

Per SDMC Section 113.0273(b), for visibility areas at the intersection of street, two sides of the triangle extend along the intersection property lines for 25 feet and the third side is a diagonal line that connects the two. Please provide a 25 ft by 25 ft visibility triangles at each corner of the street intersection. Please also add a note that states: No obstruction including landscaping or solid walks in the visibility area shall exceed 36 inches in height.

Alternatively, in lieu of visibility triangles at the street corners, the project may demonstrate provision of adequate sight distance (including vertical and horizontal as appropriate) at the fronting intersections per City of San Diego Street Design Manual Section 6.1.3(8). A sight distance analysis should be prepared by a registered civil or registered traffic engineer.

[Comment 00032 | Page]

Turnaround / Cul-De-Sac:

Please provide a turnaround or cul-de-sac with a minimum 32 ft radius at the end of the proposed driveway on Nobel Drive along the east side of Tower 1 as well as the driveway along the west side of Tower 2 to allow vehicles to adequately turnaround. If the driveway extension past the entrances to the parking structures for these two driveways are intended to provide fire access only and would be closed to typical vehicular circulation, please indicate any gates or Knox boxes for exclusive use of the Fire Department.

[Comment 00033 | Page]

Pedestrian Access:

Clearly show and label all doors to the building. Pedestrian circulation from the public right of way to the project's building entrance(s) should be shown and labeled on the site plan.

[Comment 00034 | Page]

Curb Ramps:

Per SDG-131 Note 1, a curb ramp is required for each sidewalk crossing. If a pedestrian can cross in two directions from an intersection corner, two curb ramps shall be provided. Please provide a dual curb ramp for the northwestern and northeastern corners (intersections of Nobel Drive and Cargill Avenue/Costa Verde Boulevard and Nobel Drive and Genesee Avenue) of the project site. Please revise the plans to show that the project will also stripe continental crosswalks per current City standards.

[Comment 00035 | Page]

Fences and Gates:

Plans should show the existing fences and any proposed fences and gates on the project site. Please provide information regarding how proposed gates would operate. Demonstrate that queuing of vehicles would not occur in the public right-of-way.

[Comment 00036 | Page]

Transit:

Please show and label the bus stop and any proposed enhancements (such as a bus shelter) to the bus stop located along the project's Genesee Avenue frontage on the site plan. Provide a Vicinity Map that shows the nearby bus stops located on Genesee Avenue and Nobel Drive on the site plan and clearly label the walking distance from the project site to each bus stop.



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[Comment 00037 | Page]

CIP Projects (Engineering):

Please note that per the City's CIP Project Map Viewer (<https://webmaps.sandiego.gov/cippublic/>), there is one planned CIP project adjacent to the site. A partially funded planned CIP project (B1514.2 – Sewer Asset) along Genessee Avenue. This project is fully funded and under construction with a construction schedule for 41 months and estimated completion date of mid 2024. (Info Only)

[Comment 00038 | Page]

Climate Action Plan (CAP) Consistency Regulations:

Per SDMC Section 143.1410(b), development on a premises with 250 linear feet or more of street frontage shall provide and maintain at least one of the following (SDMC Section 143.1410(b)(1)-(6)) publicly accessible pedestrian amenities for every 250 linear feet of street frontage to the satisfaction of the Development Services Department. Please provide the linear feet at each project frontage. Please show and label on the plans all proposed accessible pedestrian amenities.

Per SDMC Section 143.1410(c), at least 50 percent of all residential and non-residential bicycle pa

king spaces required in accordance with Chapter 14, Article 2, Division 5 shall be supplied with individual outlets for electric charging at each bicycle parking spaces. Please show and label these on the plans.

[Comment 00039 | Page]

Plan Revision:

Please show and label the property line on all plan sheets.

[Comment 00040 | Page]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

LDR-Environmental

Jeffrey Szymanski
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(619) 446-5324

[Comment 00063 | Page]

The Environmental Analysis Section (EAS) has reviewed the project and has determined that additional information is required for Visual Quality. Until all issues have been addressed, the CEQA determination cannot be made and the



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environmental processing timeline will be held in abeyance and the project will be placed in Extended Initial Study.

[Comment 00064 | Page]

GHG- The project must demonstrate consistency with the City's GHG Climate Action Plan (CAP) regulations SDMC 126.0502.

[Comment 00065 | Page]

Geology-Please see comments from Geology Review staff. EAS defers to Geo staff for the verification of construction suitability and geologic hazards. Geo staff is asking for an Addendum report, the CEQA determination can not be made until all issues have been addressed.

[Comment 00066 | Page]

Noise-Due to the large size of the project there is a potential that the project could result in operational noise impacts as well as construction noise impacts. Therefore, the project is required to submit a noise study per the City's Acoustical Report Guidelines.

[Comment 00067 | Page]

Air Quality- Due to the large size of the project there is a potential that the project could result in operational air quality impacts as well as construction air quality impacts. Therefore, the project is required to submit Air Quality report.

[Comment 00068 | Page]

According to the City of San Diego's CEQA Significance Thresholds construction/demolition projects meeting or exceeding 40,000 square feet or more of building space are considered to have potentially cumulative solid waste impacts. According to the Development Summary provided the project would exceed that amount and a Waste Management Plan (WMP) must be prepared by the applicant and approved by the Environmental Services Department.

[Comment 00069 | Page]

The project is located within the City's Historical Sensitivity map. However, an archaeological data base search was conducted and no archaeological sites are located within the project's boundaries. Additionally, the geo tech report shows that the site has been previously disturbed. Based upon the negative data base search, and previously disturbed nature of the property impacts to historical resources (archaeology) are not anticipated and mitigation is not required.

[Comment 00070 | Page]

Water Supply- According to Senate Bills 610 and 221 certain types of projects are required to disclose a discussion regarding the availability of water to meet the projected water demands for a 20 year planning horizon. The project exceeds 500 units and therefore, the discussion will be required. EAS will send a memo to the City's Water Department to determine the extent of the discussion and if a Water Supply Assessment will be required.

[Comment 00071 | Page]

Transportation- Please see comments from Transportation Development Staff who have comments on the Scoping memo.

[Comment 00072 | Page]

EAS has reviewed the biological technical report (BTR) (Busby Bio Services, October 2023). Based on the report the project would not result in impacts to any sensitive biological resources. However, the references under Section 5.0 to



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mitigation should be deleted.

Required Submittal

PRJ-1105930



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Project Address: 4249 Nobel Dr, San Diego, CA

Project Type: Discretionary Project

Primary Contact:
sbossi@atlantissd.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Landscape Review
Applicant Response to Issues	DSD-Planning Review
Applicant Response to Issues	Fire-Plan Review
Biology Study Report	DSD-Landscape Review
Drainage Study	DSD-Engineering Review
Geotechnical Investigation Report Addendum	DSD-Geology
Sewer Study	DSD-Water and Sewer
Site Development Plans	DSD-Engineering Review
Site Development Plans	DSD-Environmental
Site Development Plans	DSD-Geology
Site Development Plans	DSD-Landscape Review
Site Development Plans	DSD-Planning Review
Site Development Plans	DSD-Water and Sewer
Site Development Plans	Fire-Plan Review
SWMP-Water Quality Assessment	DSD-Engineering Review
Water Study	DSD-Water and Sewer