

File	Num	Comment Content	Reviewer	Group	Comment Disposition	Cycle	Project Number	isResponseEnabled	isPinned	isFlagged	Page Reference	Sheet Number	Created At	Updated At
Site Development Plans PRJ-1049650.pdf	1	Show a 300 foot radius overlay for existing hydrants.	Willard Larson	FIPR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-02-17T18:46:27.000Z	24-Jun-22
Site Development Plans PRJ-1049650.pdf	2	Show FDC location	Willard Larson	FIPR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-02-17T18:48:02.000Z	24-Jun-22
Site Development Plans PRJ-1049650.pdf	3	Show 200 foot hose pull from fire access road (sprinklered building)	Willard Larson	FIPR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-02-17T18:50:49.000Z	20-Sep-22
	4	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.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:39:09.000Z	15-Jul-22
	5	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Site Development Permit Plans.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:39:19.000Z	15-Jul-22
	6	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:39:30.000Z	15-Jul-22
	7	Based on the submitted information, project is a Priority Development Project. Project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of submittal. Please submit documentation and clearly identify how this project adheres to the current City of San Diego storm water regulations. Please submit exhibits and calculations that identify any areas that must be set aside for treatment control/hydromodification BMP's or dispersion areas for storm water volume reduction. Clearly show how runoff is directed to these treatment areas.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:39:43.000Z	15-Jul-22
	8	The revised Storm Water Standards are available online at: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardmanual2018	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:39:56.000Z	15-Jul-22

	9	Revise the Site/Grading Plan. Please be sure to call out treatment control BMP size and volume on plans to match submitted SWQMP calculations and report.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:40:06.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	10	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.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:41:00.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	11	Revise the site/grading plan. Show and dimension the curb to property line, curb to centerline and property line to property line distances for all adjoining streets. Show the dimensions of all existing and/or propose driveways. Show all existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.).	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:41:16.000Z	15-Jul-22
	12	Please note, project will be conditioned for a shoring/grading permit.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:41:27.000Z	15-Jul-22
	13	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:41:36.000Z	15-Jul-22
	14	Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:41:45.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	15	Show and callout how site drainage will convey to nearest public storm drain system.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:42:08.000Z	15-Jul-22
	16	The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:42:20.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	17	Per the City of San Diego Street Design Manual, Alleys are to be improved to 20 feet wide within a 20 feet Right-of-Way. Revise the Site Plan and Grading Plan, to show and call out the applicant shall dedicate and improve an additional 2.5 feet of the adjacent alley. Revise the design accordingly.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:42:36.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	18	Please revise site plan and grading plan to be consistent. All proposed public improvements should be called out on both sheets. (sidewalk, curb and gutter, closure of existing driveway, Etc)	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:42:54.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	19	Show and call out the removal and replacement of the existing damaged alley panels along adjacent alley fronting the project to bring to current city standards.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:43:05.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	20	Per LDR-Transportation comments, A class IV bicycle lane is planned along 5th Ave. Please revise plans and add a cross section to show required improvements on next submittal.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:43:20.000Z	15-Jul-22

Site Development Plans PRJ-1049650.pdf	21	EMRA – If site has an existing EMRA please submit for review. If there is no existing EMRA, please note one will be required and will be conditioned for all private improvements (Landscape, tree grates) in the public right-of-way.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:43:31.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	22	There are existing overhead facilities adjacent to the project site, which are required to be placed under ground or removed and replaced. Please show and call out what applicant intends to do on both site and grading plans.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:43:42.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	23	Please revise section/elevation sheets to clearly call out property line.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	24	A-3.01	2022-02-22T20:44:01.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	24	Please show and call out what is proposed for existing billboard on plans.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:44:20.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	25	Please revise plans to remove private 10'x 10' hatch from public right of way. Hatch should be located in private property. Please revise plans for next submittals. Please also revise section/elevations sheets, hatch was not shown.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-02-22T20:44:56.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	26	Please revise plans to clearly show and callout limits of improvements. Existing improvements should be a lighter line weight, proposed improvements should be darker.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-02-22T20:45:09.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	27	Referring to previous comment, limits of improvements are not clear from submitted plans. Please revise plans to clearly show and call out limits of proposed sidewalk, curb and gutter and alley improvements.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-02-22T20:45:21.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	28	Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:45:36.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	29	Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	10	C-2.10	2022-02-22T20:45:44.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	30	Please remove erosion control/WPCP sheets from plan set. This is an entitlement, construction documents should be removed from Exhibit A.	Karen Vera	ERVW	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	6	C-1.00	2022-02-22T20:46:16.000Z	15-Jul-22
	31	Development Permit Conditions will be determined on the next submittal when all requested information is provided.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:46:27.000Z	15-Jul-22
	32	Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:46:36.000Z	15-Jul-22
	33	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please email Karen Vera at kvera@sandiego.gov.	Karen Vera	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T20:46:44.000Z	15-Jul-22

34	Disclaimer: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.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:37:37.000Z	30-Jun-22
35	Project Description:UPTOWN (Process 4) – This project proposes a Site Development Permit for the demolition of an existing structures and the construction of a new 7-story mixed-use development that consist of 35 residential multi-family dwelling units , 4,172 SF of commercial retail, 30 visitor accommodation units, and 1-level of at-grade parking, and 1-level of sub-grade parking for 34 vehicles. The site is located at 3774-3780 5th Avenue in a Residential Parking Standards Transit Priority Area (TPA), Residential Tandem Parking Area, TPA, and Transit Area Overlay Zone in the CC-3-9 Zone within the Uptown Community Plan area. Council District 3.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:37:52.000Z	30-Jun-22
36	Information:Please provide a table on the plans showing the square footage of each type of multi-family dwelling unit proposed and the number of bedrooms in each unit. The visitor accommodation rooms should not be included in the bedroom count, but the square footage of the proposed ground-level commercial retail land use and visitor accommodation units should be each called out as separate line items. Revise and resubmit this information on Sheet T-1.01.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:38:10.000Z	30-Jun-22
37	Clarification:Climate Action Plan Consistency Checklist and Site Development Plans Sheet T-1.01 project summary shows 28,358 SF for non-residential uses, however on the same sheet in the parking table shows 27,280 SF for non-residential uses. Please address this discrepancy.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:38:40.000Z	30-Jun-22
38	Trip Generation:LDR-Transportation Development is unable to determine the total expected trip generation for the project based on the information provided for review. Please provide information regarding the type of commercial use of the project.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:39:00.000Z	7-Sep-22
39	Trip Generation:The minimum expected daily trip generation for this project is approximately 480 average daily trips with 38 AM (12 in, 26 out) peak hour trips and 43 PM (23 in, 20 out) peak hour trips. This is based on a rate of 6 daily trips/dwelling unit for the 35 dwelling units for Multiple Dwelling Units (Over 20 dwelling units/acre), and the 30 visitor accommodation units at the rate of 9 trips/room for Hotel .	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:39:27.000Z	30-Jun-22
40	Project Information Form: A completed Project Information Form, Appendix A of the Transportation Study Manual (TSM) (dated September 2020), should be submitted for the project and Vehicle Miles Traveled / Local Mobility Analysis may need to be addressed.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:39:44.000Z	30-Jun-22
41	Mobility Zone 2: The project may be subject to the Complete Communities: Mobility Choices ordinance (effective January 8, 2021 outside the Coastal Zone). The project is located within a 2035 Transit Priority Area, which is within Mobility Zone 2. Per SDMC Section 143.1103(b)(1), development in Mobility Zone 2 shall include VMT Reduction Measures totaling at least 5 points. Please show and call out on the plans how the project will provide these measures.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:40:05.000Z	30-Jun-22

42	Fifth Avenue: The existing functional classification of Fifth Avenue is a 3-lane Collector one-way with one lane dedicated for a Bicycle Lane (Class II). The ultimate classification of Fifth Avenue is a 3-lane Collector one-way Street with one lane dedicated for a Cycle Track (Class IV) per the Uptown Community Plan. A minimum parkway of 14 ft with non-contiguous sidewalk is required per current City standards. Sheet A-2.02 shows a 14 ft ¼ in sidewalk, which meets this requirement. Please also label the parkway width on the civil sheets.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:40:34.000Z	30-Jun-22
43	Street Cross Sections:The plans should clearly show and dimension all existing and proposed public improvements fronting the property and the following information should be provided on roadway cross sections for 5th Avenue, and the alley: centerline to property line distance, centerline to curb line distance, travel lane configuration and width, bike lane, and location of sidewalk. Please also refer to LDR-Engineering's comments regarding dedication on the alley.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:40:53.000Z	12-Sep-22
44	On-street parking:Please identify the existing and proposed on-street parking spaces, their types (metered, time limited, passenger drop-off, green zone, yellow zone, etc.), dimensions, and counts on the plans, including the net gain or loss of the parking spaces on each of the fronting streets, and the entire frontage. All non-utilized curb cuts should also be closed and replaced with curb, gutter, and sidewalk.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:41:14.000Z	7-Sep-22
45	Parking:The project is located within a Parking Standards Transit Priority Area and there is no minimum parking requirement for the multi-family residential component of this development. Please demonstrate how project will satisfy the Transportation Amenity Requirement per Municipal Code Section 142.0528(c). These Transportation Amenities must be shown and labeled on the site plan.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:41:35.000Z	7-Sep-22
46	Bicycle Parking – Residential Bicycle parking spaces shall be provided per SDMC Section 142.0525, Table 142-05C. A minimum of 29 bicycle parking spaces are required, and 29 bicycle parking spaces are proposed on Sheet A-2.01. Per the clarification issue above, provide the number of bedrooms for only the residential component of the project to determine the minimum number of bicycle storage spaces required.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:41:55.000Z	30-Jun-22
47	Short-Term Bicycle Parking - Commercial: On Sheet T-1.01, please clarify the total square footage of the proposed commercial land use (including the commercial retail space and visitor accommodation units). Then please clearly state after the calculation how many spaces are required, and how many are proposed by the project. It is unclear to which location "+1" in the calculation references in the SDMC.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:42:25.000Z	30-Jun-22
48	Short-Term Bicycle Parking:There are 4 short-term bicycle parking spaces shown on Sheet A-2.02 along the Fifth Avenue project frontage. Parking spaces for the project must be located within the project site and not in the public right-of-way. Revise and resubmit.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:42:41.000Z	30-Jun-22

49	Long-Term Bicycle Parking: On Sheet T-1.01, please clarify the total square footage of the proposed commercial land use (including the commercial retail space and visitor accommodation units). Please provide the minimum required long-term bicycle parking spaces based on 5% of nonresidential automobile parking spaces required, per SDMC Section 142.0530(e)(2)(A). Then clearly state the number of proposed long-term bicycle parking spaces. It is unclear to which location "+1" in the calculation references in the SDMC.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:42:58.000Z	30-Jun-22
50	Motorcycle parking - Residential use:For residential developments, motorcycle parking is required per Section 142.0525 and Table 142-05C of the SDMC. Per the clarification issue above, provide the number of bedrooms for only the residential component of the project to determine the minimum number of motorcycle spaces required.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:43:15.000Z	30-Jun-22
51	Motorcycle Parking – Non-residential:Per SDMC Section 142.0530 (g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required or two spaces, whichever is greater. On Sheet T-1.01, please clarify the total square footage of the proposed commercial land use (including the commercial retail space and visitor accommodation units). Please clarify the minimum required, and number of proposed, motorcycle parking spaces per the SDMC.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:43:29.000Z	12-Sep-22
52	Driveways: Per Land Development Code section 142.0560 (j) Table 142-05M, the current minimum required, and maximum allowed, two-way driveway widths for nonresidential development are 24 and 30 feet, respectively. Please show and label the width of the proposed northern driveway on Sheet A2.02 of the plans.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:43:54.000Z	12-Sep-22
53	Driveways: The call out for the northern driveway on Sheet A-1.02 states "DRIVEWAY VEHICULAR ENTRY TO GROUND LEVEL PARKING", but Sheet A-2.01 that shows the parking layout is labeled as "BASEMENT." Please revise this call out accordingly.	Carlos Novoa	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:44:13.000Z	22-Feb-22
54	Loading Spaces:Please refer to SDMC 142.1010 and Table 142-10B for the minimum number of required loading zones per multi-family dwelling units, visitor accommodations, and retail sales use. The project may be required to provide a minimum of 1 loading areas for the commercial retail use.	Carlos Novoa	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:44:29.000Z	22-Feb-22
55	Loading 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. Please provide the total square footage of commercial land use and demonstrate whether the project is required to provide a loading space. If a loading space is required, please label its location and provide dimensions on the plans.	Carlos Novoa	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:45:06.000Z	22-Feb-22
56	Ramp:Label the width of the ramp and the direction of its slope on Sheet A-2.02.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:45:39.000Z	30-Jun-22
57	Turnaround Space:Please provide and label a turnaround space near parking spaces B-020 and B-021 on Sheet A-2.01 and demonstrate that it would meet the minimum requirements stated in Section 142.0560(d)(3) of the SDMC.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:45:55.000Z	30-Jun-22
58	CAP Consistency Checklist:Strategy 3 Item 4, The Applicant must comply with this strategy item; revise and resubmit.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:46:11.000Z	7-Sep-22

59	Transit:Show and label existing bus stops located near the project site on the Vicinity Map on Sheet T-1.01. Label the walking distance between the project site and the bus stop(s).	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:46:27.000Z	30-Jun-22
60	Fences and Gates:Plans should show and label all existing fences as well as any fences and gates proposed by the project. Also please label any proposed gates or garage doors at the entrances to the parking areas.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:46:42.000Z	30-Jun-22
61	Additional comments (information only, no action required):Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles.	Carlos Novoa	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-22T23:46:56.000Z	30-Jun-22
62	Water and Sewer Informational Item No. 1: Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:46:32.000Z	29-Jun-22
63	Water and Sewer Informational Item No. 2: All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:46:45.000Z	29-Jun-22
64	Water and Sewer Informational Item No. 3: All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:47:01.000Z	29-Jun-22
65	Water and Sewer Informational Item No. 4: If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:47:13.000Z	29-Jun-22
66	Water and Sewer Informational Item No. 5: If a 3" or larger water meter is required for this project, the owner/permittee shall construct the new meter and private backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Public Utilities Director and the City Engineer.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:47:23.000Z	29-Jun-22
67	Water and Sewer Informational Item No. 6: All water services to the site, including domestic, irrigation, and fire will require private, above ground, back flow prevention devices (BFPDs). BFPDs are typically located outside of the right-of-way (ROW) adjacent and in line to the development's water meters, either within the building's wet utility room (WUR), a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW. BFPDs will not be located below grade or within a structure.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:47:39.000Z	29-Jun-22
68	Water and Sewer Informational Item No. 7: No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:47:50.000Z	29-Jun-22

	69	Water and Sewer Informational Item No. 8: Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T19:48:00.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	70	Are there any public easements located on site? Please show and label existing public easements. If there are no public water, sewer, or general utility easements on the property under review, please state on the plan.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	5	C-4.00	2022-02-23T19:50:46.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	71	City's database indicates a different sewer pipe diameter size within the public alley. Label the diameter pipe size, material, and reference drawing number (D-sheet) per As-built drawings.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T19:54:45.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	72	Show and label the all water and sewer mains adjacent to the project site. Include diameter pipe size, material, and reference drawing number (D-sheet)	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T19:55:23.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	73	Please show all existing water service(s) from the water main's point of connection to the project site, and label as TO BE KILLED AT THE MAIN or TO RETAIN.andPlease show all existing sewer lateral(s) from the sewer main's point of connection to the project site, and label as TO BE ABANDONED AT THE PROPERTY LINE or TO RETAIN.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T19:55:56.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	74	The proposed location of the BFPD's appears to be located in the path of the residential entrance/lobby area. Please show proposed BFPDs per Water and Sewer Informational Item No. 6. If utilizing a WUR, provide an enlarged detail to the plan.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:03:20.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	75	Is the fire service dedicated to fire supply only? FYI, dedicated fire services do not require a water meter. Please address.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:03:51.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	76	Label the pipe size and size of BFPDs for all water services.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:04:55.000Z	15-Sep-22
Site Development Plans PRJ-1049650.pdf	77	Provide spacing separation between all water services.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:05:19.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	78	Please revise to PVC.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:06:02.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	79	Remove all standard drawing numbers.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:06:33.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	80	Please add the following note:ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-02-23T20:06:55.000Z	29-Jun-22

Site Development Plans PRJ-1049650.pdf	81	Please show and label all existing and proposed water and sewer utilities.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-02-23T20:08:11.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	82	Why does this table precede the title sheet? Remove/relocate within the study.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	1	P1	2022-02-23T21:04:23.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	83	Please use Figure 1-2 (Sewer Study Summary) of the city's current Sewer Design Guide. Fill out all columns and provide hydraulics calculations for upstream and downstream flow per Section 1.7.1 (Required Capacity Downstream of New Gravity Sewers).	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	4	P4	2022-02-23T21:08:58.000Z	15-Sep-22
Sewer Study PRJ-1049650.pdf	84	Please explain how the estimated unit count was determined?	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	5	P5	2022-02-23T21:09:45.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	85	Add dialogue indicating the dn/D, max velocity flow, and slope values.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	6	P6	2022-02-23T21:10:12.000Z	15-Sep-22
Sewer Study PRJ-1049650.pdf	86	Extend upstream hydraulic calculations from University Avenue.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	6	P6	2022-02-23T21:10:26.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	87	Utility Plan must be updated with final revision, or remove the title block. FYI, any changes to subsequent sheets will require updating of this page of the study.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	11	P11	2022-02-23T21:11:20.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	88	Please use Figure 1-2 (Sewer Study Summary) of the city's current Sewer Design Guide. Fill out all columns and provide hydraulics calculations for upstream and downstream flow per Section 1.7.1 (Required Capacity Downstream of New Gravity Sewers).	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	12	P12	2022-02-23T21:11:48.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	89	Please explain how the estimated unit count was determined?	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	14	P14	2022-02-23T21:12:17.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	90	Fill out last four columns.	Gary Nguyen	WRSR	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	15	P15	2022-02-23T21:12:56.000Z	29-Jun-22
	91	The review of the water study dated December 23, 2021 is pending. Once available, comments will be emailed to the applicant.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T21:19:29.000Z	29-Jun-22

Site Development Plans PRJ-1049650.pdf	92	<p>Development Impact Fees DEVELOPMENT IMPACT FEE (DIF): This development project will be subject to the impact fee schedule in affect when the building permit is issued. RTCIP REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP): RTCIP fees are required on residential development at Building Permit issuance. The current RTCIP Fee is \$3,069 per single-dwelling unit and \$2,456 per multi-dwelling unit. HIF HOUSING IMPACT FEE (HIF): The HIF on non-residential development is required at Building Permit issuance. The current HIF rates are: Office Uses - \$2.12 per sq. ft.; Retail or Hotel Uses - 1.28 per sq. ft.; and Research and Development Uses- \$0.80 per sq. ft. Civic Enhancement Fee CIVIC ENHANCEMENT ALLOCATION (CEA): Non-residential development with a total Building Permit valuation of \$7.4 million or more as of FY 2022 is subject to the CEA per SDMC Section 26.0714. This development may be evaluated during the building permit process to see if it is applicable. For more information please visit https://www.sandiego.gov/arts-culture/publicart/artpdp. Demolition Credits CREDIT FOR DEMOLITION: Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please upload a copy of the Demolition Application and Questionnaire or Residential/Commercial Building Record in Accela. Recorded Affordable Housing Agreement: RECORDED AFFORDABLE HOUSING AGREEMENT: If the development project is providing on-site covenant restricted affordable housing units, please upload the recorded Affordable Housing Agreement to Accela to confirm eligibility during the building permit review process. On-site covenant restricted affordable units may be exempt from the Regional Transportation Congestion Improvement Program (RTCIP). Inclusionary dwelling units provided pursuant to Chapter 14, Article 2, Division 13 may be exempt from DIFs if the applicant has satisfied all the requirements of Division 13 for inclusionary dwelling units on the same premises as the market-rate dwelling units. Timing of DIF Payments TIMING OF DIF PAYMENTS: The Regional Transportation Congestion Improvement Program (RTCIP) Fee and Housing Impact Fee (HIF) are due at Building Permit Issuance. All other Development Impact Fees are due no later than prior to requesting a final inspection per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance. Fee Schedule FEE SCHEDULE: Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st). A development project's fee schedule is determined at building permit issuance. If a new fee schedule is applicable, when the fees are paid prior to the final inspection, the lowest fee schedule will apply. The current DIF Schedule can be accessed at: https://www.sandiego.gov/sites/default/files/feeschedule.pdf Required Discretionary Notice NOTICE: These comments are draft and subject to change until presented by the City's assigned Development project Manager in conjunction with the development 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 responses to the full Assessment Letter. The DSD Development project Manager can assist with further questions.</p>	Elizabeth Saidkhanian	PLFF	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-02-25T22:47:01.000Z	25-Feb-22
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93	INFORMATION: 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.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T18:58:10.000Z	28-Feb-22
94	AIR QUALITY AND ODOR: The proposed additions would not exceed the significance thresholds for air quality or odor. EAS will not request an air quality study.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:08:50.000Z	28-Feb-22
95	BIOLOGICAL RESOURCES: There are no sensitive biological resources on site (MHPA, sensitive vegetation communities, or listed species). The site is in an urban neighborhood and has been previously developed. No biological study will be required, and the project would not impact sensitive biological resources.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:09:19.000Z	28-Feb-22
96	GEOLOGIC CONDITIONS: EAS defers to LDR-Geology on this issue area. Per that review, the project site is suitable for development. Please refer to their comments for further information.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:09:55.000Z	6-Jul-22
97	GREENHOUSE GAS EMISSIONS: The significance threshold for greenhouse gas (GHG) emissions is consistency with the City of San Diego Climate Action Plan adopted in 2016 (CAP) as demonstrated per the Climate Action Plan Checklist. The CAP Checklist as submitted meets the requirements of the CAP. No further comment at this time. Please note revisions to the project may require revisions to the CAP Checklist.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:11:48.000Z	11-Aug-22
98	HEALTH AND SAFETY: EAS completed a search on the State Water Board GeoTracker, and found one known contamination source (cleanup sites, underground storage tanks, hazardous waste sites, or land disposal sites). https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607300479 Since the proposed project site is located on a potential contamination source, an exemption cannot be processed. At a minimum, a Negative Declaration will be required.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:12:18.000Z	27-Jun-22
99	HISTORICAL RESOURCES-BUILT ENV: EAS defers to Plan-Historic with respect to historical resources. Based upon previous preliminary review comments, the proposed project may impact historic resources in the built environment. Please refer to Plan-Historic comments.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:18:13.000Z	28-Feb-22
100	HISTORICAL RESOURCES-ARCHAE: The proposed project is mapped as having a low sensitivity for potential archaeological resources in the Uptown Community Plan PEIR. The fact that there is a low sensitivity and the project is currently entirely developed means there is a low probability of probable impacts to resources. No further investigation necessary. No monitoring will be required.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:19:02.000Z	5-Jul-22
101	HYDROLOGY AND WATER QUALITY: EAS defers to LDR-Engineering with regards to hydrology and water quality; please see the discipline's issues for further direction.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:19:16.000Z	28-Sep-22
102	LAND USE: EAS defers to LDR-Planning with regard to compatibility with land use and zoning regulations and policies. Please see the discipline's issues for further direction.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:19:53.000Z	28-Feb-22

103	NOISE: The project is not anticipated to result in a significant increase in existing ambient noise levels. No noise report is required.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:20:25.000Z	28-Feb-22
104	PALEONTOLOGICAL RESOURCES: In order for EAS to determine potential impacts, please including total grading including depth and amount of cut.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:21:06.000Z	28-Sep-22
105	PUBLIC SERVICES AND FACILITIES: The project is not anticipated to exceed the significance thresholds for police and fire services, parks, schools, or libraries. The additions proposed would not result in additional significant demand that would require construction or alteration of public services or facilities.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:21:27.000Z	28-Feb-22
106	PUBLIC UTILITIES: EAS defers to PUD-Water and Sewer regarding water and sewer utilities; please see the discipline's issues for further direction.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:21:45.000Z	28-Feb-22
107	PUBLIC UTILITIES: The project proposes 68,017 square feet of construction which exceeds the City's threshold for direct or cumulative impacts on solid waste facilities. A Waste Management Plan will be required. Environmental Services will need to added as a reviewer.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:28:34.000Z	28-Feb-22
108	TRANSPORTATION: All discretionary approvals require projects to be assessed per the City's CEQA significance thresholds for vehicle miles travelled (VMT). However, the proposed project may be tiering from the Uptown Community Plan, and therefore may be using an LOS metric. EAS defers to LDR-Transportation on this issue.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:29:29.000Z	21-Jul-22
109	TRANSPORTATION: EAS differs to LDR-Transportation in this issue area. Please refer to their comments.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:32:04.000Z	28-Feb-22
110	TRIBAL CULTURAL RESOURCES: This project may be subject to Tribal Consultation under AB 52. If necessary, EAS will send notification letters.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:32:53.000Z	16-Sep-22
111	VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER: The project would not result in a substantial obstruction of any views, alteration of land form, or emission of light/glare. EAS defers to LDR Planning and Landscape disciplines with respect to development features and neighborhood character, including conformance with zoning and the community plan. Please see the disciplines' issues for further direction.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:33:14.000Z	28-Feb-22
112	CEQA DETERMINATION: EAS review of CEQA compliance for the project will remain in extended environmental initial study status. The project processing timeline requirements under CEQA will be held in abeyance until the issues of all reviewers are adequately addressed.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:33:38.000Z	28-Feb-22

	114	The proposed project is located within the UPTOWN Community Planning Area. The UPTOWN Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact Tom Mullaney, Chairperson of the UPTOWN Community Planning Group at (619)889-5626 or by email at uptownchair@gmail.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Cynthia G. Chong Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf	Cynthia Chong	CMPG	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-01T18:39:11.000Z	1-Mar-22
	115	Per Email from Reviewer Hannah Diaz, Applicant is intended to pay the inclusionary in-lieu fees and Housing Commission do not have any further issues.	Cynthia Chong	HOCO	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-01T18:56:27.000Z	1-Mar-22
Site Development Plans PRJ-1049650.pdf	116	The property located at 3780 05th Av, APN 452-056-1400, is not an individually designated resource and is not located within a designated historic district. (Info Only, No Response Required) However, the property is under review and processing by Plan-Historic staff under PTS 696949 for historic potential under HRB Criterion A and HRB Criterion B. Therefore, the property is considered significant and all work must be consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties in order to avoid adverse impacts to the potential resource. The Standards can be viewed at the following website: http://www.nps.gov/tps/standards/rehabilitation.htm https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf (For Reference Only, No Response or Action Required) The project proposes the following scope of work: Site Development Permit for the demolition of existing structures to allow construction of a new 7-story 68,017s. f mixed-use project consisting of 6 above grade levels with commercial retail, visitor accommodation units, 35 residential dwelling units, and a subterranean parking level, at 3774 and 3780 5th Avenue.. (Info Only, No Response Required) The project proposed is not consistent with the Standards for the following reasons: Demolition of the existing buildings constitute a total loss of the potentially historic resource. The Historical Resources Board will hear this property at an upcoming meeting to determine whether the property should be designated.	Alvin Lin	HIST	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-03-02T23:14:15.000Z	15-Jul-22
	117	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that references the development plans and addresses the following:- Indicate if the site is suitable for the proposed development.- Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.	Kreg Mills	GEOL	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-03T01:08:13.000Z	6-Jul-22

118	General Plan & Community Plan: The project site is subject to the recommendations of the citywide General Plan: https://www.sandiego.gov/planning/genplan#genplan . Community-specific recommendations are provided by the Uptown Community Plan, the City's adopted land use plan for this area: https://www.sandiego.gov/sites/default/files/uptown_cpu_book_11.18.19.pdf [INFORMATION ONLY]	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:49:05.000Z	22-Mar-22
119	Long Range Planning Contact: If you have any questions, or would like clarification on the Long Range Planning comments please contact the contact the Long Range Planner, Shannon Mulderig, at SLMULDERIG@SANDIEGO.GOV . [INFORMATION ONLY]	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:50:00.000Z	22-Mar-22
120	Land Use: The proposed project site has a land use designation of Community Commercial (0-109 du/ac) and is within the Uptown Community Plan (Figure 2-1: Community Plan Land Use Map, page LU-26) which, "Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a very high residential density as part of a mixed-use development." (page LU-30). The community plan land use designation would support up to 35 dwelling units on the 0.32-acre site. The project proposes 35 dwelling units, which is a density of 109 du/ac and is consistent with the Community Plan land use designation. The project also proposes 4,172 s.f. of commercial retail space and 30 visitor accommodation units which are also consistent with the Community Plan land use designation.	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:50:36.000Z	22-Mar-22
121	Urban Design: Massing & Scale: Please identify how the proposed project considers, "the massing, scale, and height of adjacent buildings by using architectural design features to maintain a sense of scale and transition to adjacent buildings" as outlined in Urban Design Policy UD-4.88 (page UD-99). Design features that could be incorporated are varying rooflines, offsetting wall planes, providing openings, and projection recesses. Please consider stepping back the building above the first story along the front façade, similar to the steps back on the north and south property lines, to demonstrate consistency with this policy.	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:51:07.000Z	15-Sep-22
122	Urban Design: Tree Grates/Guards: Please consider using the same porous material that serve in place of tree grates on 5th Avenue to implement policy UD-3.22 and UD-3.23 to incorporate porous materials in commercial areas with high pedestrian activity and to coordinate tree grate materials with the overall character of the street and neighborhood (page UD-71).	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:51:34.000Z	8-Jul-22
123	Urban Design: Landscape / Street Trees: The proposed project site is along the portion of 5th Avenue which identifies Catalina Ironwood, Jacaranda, and Chinese Elm as the identified street trees within Table 4-2 Street Tree Plan- Commercial Streets (page UD-79, Uptown Community Plan). Please replace the Australian Willow on sheet LO1, Landscape Concept Plan, with one of these three species to implement the Street Tree Plan and General Plan Policy UD-A.8 by increasing shade, improving air quality and to add interest to the streetscape to enhance the pedestrian experience (page UD-11, General Plan).	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:51:54.000Z	8-Jul-22
124	Sustainable Development: Please identify how the proposed project proposes sustainable building methods, such as rooftop photovoltaic panels, in accordance with the sustainable development policies in the Conservation Element (General Plan Policy UD A.4. page UD-9).	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-22T22:52:07.000Z	8-Jul-22

Site Development Plans PRJ-1049650.pdf	125	(Information Only)The project site is located at 3780 Fifth Av., APN 452-056-1300 & -14000, within the Uptown Community Plan. The site is zoned CC-3-9 with overlays including ALUCOZ, CPIOZ-A, PSTPA, TAOZ, and TPA.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:04:50.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	126	(Information Only)The project scope consists of a new 6-story mixed use project with ground-floor retail, visitor accommodations, residential units, and underground parking.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:05:16.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	127	Pursuant to §131.1402(b), a Site Development Permit (SDP) is required for development within the CPIOZ-A overlay that does not comply with the development standards in the applicable community plan. However pursuant to Footnote 1 of Table 132-14B, this may be permitted with a Neighborhood Development Permit (NDP) for a project that is in-fill development. The project site is within a Transit Priority Area, which meets the definition of in-fill development as outlined in §143.0915(b)(2) and may be processed with a Process Two NDP.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:13:11.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	128	The plans indicate that an incentive is being used to exceed the maximum permitted structure height of 65'. However, please note that since no affordable housing is being provided, the increased height would be considered as a requested deviation with the NDP and not a density bonus incentive. Revise the plans accordingly.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:13:36.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	129	It is unclear if the at-grade parking area is accounted for in the GFA/FAR calculations. If it is not, please provide an additional line item for at-grade parking in the Floor Area analysis provided.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:13:56.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	130	On the front elevation, identify the total number of planes for purposes of §131.0554. Label these with some descriptive name such as "Plane 1,2,3, etc." or "Plane A,B,C, etc." and identify the percentage of the total facade the plane encompasses. Additionally, establish one plane as the base plane with a articulation value of "0", from which you then reference all other planes with their respective values (e.g. +3", -3', etc.).	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	27	A-4.01	2022-03-23T18:15:47.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	131	Pursuant to §131.045(d), at least 50 sf. of private, exterior, open space abutting each dwelling unit shall be provided with a minimum dimension of 4 ft. The plans indicate that private open space is being provided for 29 of the 35 dwelling units proposed. This would require a Planned Development Permit for the requested deviation. However, given the proposed development is considered in-fill development, the deviation may be requested with the NDP. Please identify on the plans if a deviation is being requested or revise to conform.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:16:11.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	132	Pursuant to §142.0820, Table 142-08B, the minimum area required for refuse, recyclable, and organic material storage for the residential use is 288 sf. Pursuant to §142.0830, Table 142-08C, the minimum required area for the non-residential uses is 288 sf. Together, that is a requirement of 576 sf. The plans show a trash room of 400 sf. which is less than the requirement. Revise to conform. Additionally, revise to indicate "trash/ recycle/organic".	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	17	A-2.02	2022-03-23T18:16:33.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	133	(Information Only)DSD-Planning defers to DSD-Transportation for all issues regarding parking requirements.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:17:17.000Z	15-Jul-22

Site Development Plans PRJ-1049650.pdf	134	(Information Only)The Climate Action Plan (CAP) checklist provided appears to be consistent with the proposed development. DSD-Planning has no issues with the CAP Checklist and will defer to DSD-Environmental for any additional requirements that may apply.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:17:47.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	135	(Information Only)Should the process level for the proposed development be downgraded to a Process Two NDP, DSD-Planning will reference the community plan review performed by Long-Range Planning on the next review to ensure the comments provided are addressed.	Jorge Casique	PLAN	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-03-23T18:21:02.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	136	Scope: New 7-level (incl subterranean parking) mixed-use structure located within Uptown Community Plan area. [Info Only - No Response Required]	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-03-23T18:35:24.000Z	12-Sep-22
Site Development Plans PRJ-1049650.pdf	137	Net Canopy Tree Gain: Include a line of information on plans that states the net increase in the NUMBER of canopy trees associated with the project – including canopy trees to be removed & canopy trees proposed on site and in the right-of-way. This information is used to track progress with the City of San Diego's Climate Action Plan initiative to increase canopy coverage.	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	32	L02	2022-03-23T18:36:04.000Z	27-Jun-22
Site Development Plans PRJ-1049650.pdf	138	Street Trees: The Uptown Community Plan identifies the following trees for this portion of 5th avenue: Catalina Ironwood, Strawberry (Arbutus unedo), Jacaranda, Gold Medallion, Chinese Elm, Flame Tree. Please ensure that the species proposed on the plans are consistent with the Community Plan.	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-03-23T18:36:27.000Z	27-Jun-22
Site Development Plans PRJ-1049650.pdf	139	Remaining Yard Calculations: Provide updated remaining yard calculations §142.0405(b)(2)(b)(i) or (ii), for residential development with five dwelling units or more. For the type of development proposed, §142.0405(b)(2)(b)(ii) is the appropriate selection (common open space planting, which would apply to the roof deck). See the Form DS-6 for assistance with calculations. https://www.sandiego.gov/sites/default/files/ds006.pdf	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	32	L02	2022-03-23T18:36:51.000Z	27-Jun-22
Site Development Plans PRJ-1049650.pdf	140	Storm Water Planters: Shrubs in storm water planters will require a minimum soil media depth of 24" and trees will require a minimum depth of 36". Please ensure that the proposed design can accommodate these depths of soil media where trees/shrubs are proposed. Provide a detail of the planters which demonstrates soil media depth (typically included in Civil drawings).	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-03-23T18:37:41.000Z	27-Jun-22
Site Development Plans PRJ-1049650.pdf	141	Planter Size [§142.0403(d)(3)]: Ensure the plants proposed on the podium level have a minimum dimension of 48" (trees) and 24" (all other planting) in order to contribute to point requirements.	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	32	L02	2022-03-23T18:37:58.000Z	27-Jun-22
Site Development Plans PRJ-1049650.pdf	142	Update the following note: "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." (#6, Sheet L02)	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	32	L02	2022-03-23T18:38:15.000Z	27-Jun-22
Site Development Plans PRJ-1049650.pdf	143	Water Budget Calculations: Please update the evapotranspiration adjustment factor (ETAF) of the MAWA calculation to the City standard values of .55 for residential.	Andrea Navigato	LDSC	Closed	1ST	PRJ-1049650	FALSE	FALSE	FALSE	33	L03	2022-03-23T18:38:38.000Z	27-Jun-22

	144	ALUCP: The project is located in the Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP).NOISE: The project is not located in an area subject to ALUCP noise policies.SAFETY: The projects in not located in a Safety Zone as depicted in the 2014 ALUCP; therefore, the use and density are consistent with the ALUCP.	Cynthia Chong	PLAI	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-24T22:00:03.000Z	13-Jul-22
	145	AIRSPACE: The maximum height of the proposed structure is approximately 374 ft Above Mean Sea Level (AMSL). The FAA Part 77 notification surface for SDIA is 85 ft AMSL. The project does exceed the FAA Part 77 notification surfaces; therefore, provide notification to the FAA or submit the No FAA Notification Self Certification Agreement (Form DS-503: https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds503.pdf)	Cynthia Chong	PLAI	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-24T22:00:35.000Z	13-Jul-22
	146	CONSISTENCY DETERMINATION: Since the project is within AIA Review Area 2, the City is not required to submit the proposed project to the San Diego County Regional Airport Authority (serving as the Airport Land Use Commission, or ALUC) for a consistency determination with the adopted ALUCP for SDIA, if the applicant provides a FAA Determination of No Hazard Letter OR submits a No FAA Notification Self-Certification Agreement.	Cynthia Chong	PLAI	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-24T22:00:48.000Z	13-Jul-22
	147	CONSISTENCY DETERMINATION: (Continued) In addition to Form DS-503 that applicant provided, please include the following required language and signature on the title page of project plans: "I _____ do hereby certify that the structure(s) or modification to existingstructure(s) shown on these plans do not require Federal Aviation Administration notificationbecause, per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77,notification is not required." Refer to Information Bulletin 520: https://www.sandiego.gov/sites/default/files/ds520.pdf	Cynthia Chong	PLAI	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-03-24T22:01:03.000Z	13-Jul-22
Site Development Plans PRJ-1049650.pdf	148	Hose Pull/Access: The hose pull shall be measured around the exterior perimeter of the structure. Fire has no pathway for hose pull/ladder access around the North and South side of the building. Provide a minimum 4' pathway for firefighter access to North and South side of the building.	Willard Larson	FIPR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	15	A-1.02	2022-06-24T14:45:33.000Z	20-Sep-22
	149	TRIBAL CULTURAL RESOURCES: Based upon the current review, the proposed project is potentially able to do an addendum of the Uptown Community Plan EIR. If the project is able to do an addendum, AB 52 consultation may not be necessary. If it is determined that AB 52 consultation is necessary, EAS will send consultation letters.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:32:53.000Z	16-Sep-22
	150	GREENHOUSE GAS EMISSIONS: The significance threshold for greenhouse gas (GHG) emissions is consistency with the City of San Diego Climate Action Plan adopted in 2016 (CAP) as demonstrated per the Climate Action Plan Checklist.LDR-Transportation staff is requesting revisions to the Checklist. All revisions must be made prior to the Checklist being accepted.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:11:48.000Z	11-Aug-22
	151	PALEONTOLOGICAL RESOURCES: The proposed project is grading 6,471 cubic yards to a depth of 16.3 feet. This exceeds the thresholds for impacts to paleontology. Palenotlogical monitoring will be required as a part of the permit.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-28T19:21:06.000Z	27-Jun-22

Site Development Plans PRJ-1049650.pdf	152	Remaining Yard Trees [§142.0405(a)(1)]: "At least one-half of the required planting points shall be achieved with trees." Currently the trees located in the remaining yard do not total 50% of the required planting points. Please add additional trees or increase sizes accordingly. Additionally, please update landscape calculations.	Andrea Navagato	LDSC	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	32	L02	2022-06-27T18:56:01.000Z	12-Sep-22
Site Development Plans PRJ-1049650.pdf	153	Plant Legend – Interior Planter Trees: Ensure that the minimum tree size as stated on the legend is consistent with the landscape calculations. Currently the Legend says "minimum size, 15 gallon" however the minimum size show on the calculations is 24"-box.	Andrea Navagato	LDSC	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-06-27T18:56:23.000Z	12-Sep-22
Site Development Plans PRJ-1049650.pdf	154	Tree Wells: Please re-incorporate shrub planting into proposed street tree wells. Plant material will assist in protecting the root structure of the tree, including feeder roots, from being damaged by pedestrian activity.	Andrea Navagato	LDSC	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-06-27T18:56:45.000Z	12-Sep-22
	155	Please show and label all existing and proposed water and sewer utilities.	Gary Nguyen	WRSR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-02-23T20:08:11.000Z	29-Jun-22
Site Development Plans PRJ-1049650.pdf	156	City database indicates there are two active sewer laterals located on site. Locate existing sewer laterals on the drawing and label per Comment No. 73.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-06-29T20:51:56.000Z	15-Sep-22
Site Development Plans PRJ-1049650.pdf	156	Please provide reference drawing number 22336-5-D on the submittal.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-06-29T20:52:13.000Z	15-Sep-22
Site Development Plans PRJ-1049650.pdf	157	Are the BFPDs located behind a wall? Pease demonstrate how city crew will be able to perform visual inspection of the BFPDs.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-06-29T20:52:47.000Z	15-Sep-22
Site Development Plans PRJ-1049650.pdf	158	Reconfigure all BFPDs in line (no bends) with the water service.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-06-29T20:53:48.000Z	15-Sep-22
Site Development Plans PRJ-1049650.pdf	159	A 4-inch domestic water service requires 2-3" water meters located within a wet utility room (WUR) or a recessed alcove area. Please show water meters in a WUR or recessed alcove area.FYI , the use of multiple 2" water meters, located within the right-of-way, is acceptable.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-06-29T20:54:17.000Z	15-Sep-22
Site Development Plans PRJ-1049650.pdf	160	A meeting with PUD reviewer is recommended. Please email a meeting request to NguyenVH@sandiego.gov.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-06-29T20:57:43.000Z	15-Sep-22
Sewer Study PRJ-1049650.pdf	161	The project proposes 41 market rate units, 2 affordable units, and 22 VA units. Please update sewer study to 65 dwelling units.	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	4	P4	2022-06-29T21:12:57.000Z	29-Jun-22
Sewer Study PRJ-1049650.pdf	162	The project proposes 41 market rate units, 2 affordable units, and 22 VA units. Please update sewer study to 65 dwelling units.	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	5	P5	2022-06-29T21:14:52.000Z	15-Sep-22
Sewer Study PRJ-1049650.pdf	163	Project is located in commercial zone CC-3-9. Use 3.5 ppl/DU as the density factor and update report.	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	5	P5	2022-06-29T21:15:26.000Z	15-Sep-22

Sewer Study PRJ-1049650.pdf	164	What are the velocities of the each of the sewer segments?	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	12	P12	2022-06-29T21:16:14.000Z	15-Sep-22
Water Study PRJ-1049650.pdf	165	The review of the water study dated May 16, 2022 is pending. Once available, comments will be emailed to the applicant.	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	1	P1	2022-06-29T21:30:23.000Z	15-Sep-22
Water Study PRJ-1049650.pdf	166	Utility Plan must be updated with final and accepted revision, or remove the title block. FYI, any changes to subsequent sheets will require updating of the page in the study.	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	8	P8	2022-06-29T21:31:25.000Z	15-Sep-22
Sewer Study PRJ-1049650.pdf	167	Utility Plan must be updated with final and accepted revision, or remove the title block. FYI, any changes to subsequent sheets will require updating of the page of the study.	Gary Nguyen	WRSR	Closed	2ND	PRJ-1049650	FALSE	FALSE	FALSE	11	P11	2022-06-29T21:33:33.000Z	15-Sep-22
	168	Project Description (Scope Change):UPTOWN (Process 4) – This project proposes a Site Development Permit for the demolition of existing structures and the construction of a new 7-story mixed-use development that consists of 43 residential multi-family dwelling units (including 2 very-low affordable units), 3,960 SF of commercial retail, 22 visitor accommodation units, and 1-level of at-grade parking, and 1-level of sub-grade parking for 35 vehicles. The site is located at 3774-3780 5th Avenue in a Residential Parking Standards Transit Priority Area (TPA), Residential Tandem Parking Area, TPA, and Transit Area Overlay Zone in the CC-3-9 Zone within the Uptown Community Plan area. Council District 3.The number of dwelling units, visitor accommodation units, square footage of the commercial retail, and vehicular parking spaces have been revised from the previous review cycle.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:05:10.000Z	7-Sep-22
	169	Clarification:A total of 8,971 sq ft of commercial space is proposed on Sheet T-1.01, with the information the 3,960 sf would be retail space. Please provide additional information regarding the anticipated land use for the remainder (5,011 sf) of the commercial space.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:05:28.000Z	7-Sep-22
	170	Trip Generation:Per Issue #38 in the previous review cycle, additional information regarding the type of proposed commercial land use is required to estimate the project's total trip generation (2ND REQUEST).The minimum expected daily trip generation for this project is approximately 456 average daily trips with 36 AM (10 in, 26 out) peak hour trips and 41 PM (23 in, 18 out) peak hour trips. This is based on a rate of 6 daily trips/dwelling unit for the 43 dwelling units for Multiple Dwelling Units (Over 20 dwelling units/acre), and the 22 visitor accommodation units at the rate of 9 trips/room for Hotel.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:09:22.000Z	7-Sep-22
	171	Transportation Study:A scoping memorandum titled, "Fifth Avenue Mixed-Use Project (PRJ #1049650) – Access Analysis Scoping Memo", prepared by LLG consultants and dated May 16, 2022, including a completed Project Information Form was submitted and reviewed in this cycle. Please address all redline comments provided to the traffic consultant, with the DPM copied, via email on 06/30/22.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:09:50.000Z	12-Sep-22

172	Street Cross Sections:Per Issue #43 in the previous review cycle, plans should clearly show and dimension all existing and proposed public improvements fronting the property and the following information should be provided on roadway cross sections for 5th Avenue, and the alley: centerline to property line distance, centerline to curb line distance, travel lane configuration and width, bike lane, and location of sidewalk (2ND REQUEST).The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, refers to Section A shown on Sheet C2.00. However, there should be an existing and proposed cross-section for both Fifth Avenue as well as the alley. On Fifth Avenue, the dimensions of the vehicular travel lanes, the cycle track, buffer, and the proposed location and width of the sidewalk in the parkway should also be dimensioned and labeled. Please revise the label "CLASS IV BIKE LANE" to "CLASS IV CYCLE TRACK."	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:10:15.000Z	12-Sep-22
173	Fifth Avenue: As the project is replacing the curb cut along its frontage with full height curb and gutter, the project should install a buffer such as bollards for the Class IV cycle track located along its frontage. Please show these improvements on the plans.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:10:29.000Z	12-Sep-22
174	On-street parking:Per Issue #44 in the previous review cycle, please identify the existing and proposed on-street parking spaces, their types (metered, time limited, passenger drop-off, green zone, yellow zone, etc.), dimensions, and counts on the plans, including the net gain or loss of the parking spaces on each of the fronting streets, and the entire frontage (2ND REQUEST).The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, states there is no existing parking along the project frontage of Fifth Avenue. Please state whether the project proposes on-street parking adjacent to the Class IV cycle track, and if so, please provide a curb utilization plan that shows this information.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:11:14.000Z	12-Sep-22
175	Parking / Transportation Amenities:Per Issue #45 in the previous review cycle, Transportation Amenities (TA) must be shown and labeled on the site plan (2ND REQUEST). The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, and Sheet T1.01 states that Delivery Support and Child Transportation Storage will be provided to meet the minimum TA requirement of 2 points. Please show and label where these facilities will be provided on the site plans.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:11:30.000Z	7-Sep-22
176	Bicycle Parking – ResidentialThe project is required to provide a minimum of 19 residential bicycle parking spaces per the calculation on Sheet T1.01 (not 20 spaces), and 20 spaces are provided. Please revise this information on Sheet T1.01. (Note that to comply with Strategy 3, Item 4 of the CAP Consistency Checklist, the project is required to provide more than the minimum number of bicycle parking spaces.)	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:11:42.000Z	12-Sep-22
177	Motorcycle Parking – Non-residential:The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, refers to Sheet T1.01, in which it is stated the project proposes 1 motorcycle parking space for the commercial component of the project, which does not meet the minimum requirement of 2 spaces as stated above. Please revise.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:11:55.000Z	12-Sep-22

178	Driveways:Per Issue #52 in the previous review cycle and Land Development Code section 142.0560 (j) Table 142-05M, the current minimum required, and maximum allowed, two-way driveway widths for nonresidential development are 24 and 30 feet, respectively (2ND REQUEST).The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, states the project requests a waiver for a 20 ft wide driveway. Additional information is required to support this request. Please demonstrate how development of the project would be precluded without this waiver.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:12:23.000Z	12-Sep-22
179	Driveways: Per Issue #53 in the previous review cycle, the call out for the northern driveway on Sheet A-1.02 states "DRIVEWAY VEHICULAR ENTRY TO GROUND LEVEL PARKING", but Sheet A-2.01 that shows the parking layout is labeled as "BASEMENT." Please revise this call out accordingly (2ND REQUEST).The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, refers to Sheet A2.01. It appears the label that the northern driveway leads to sub-grade parking was removed. Please label this entrance as a driveway, similar to the south driveway, and include the requested information that it leads to the basement level parking on the plans.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:12:39.000Z	5-Oct-22
180	Loading Zone:Per Issues #54 and #55 in in the previous review cycle, a loading zone is required for the visitor accommodations units per Section 142.1010 and Table 142-10B. The response-to-comments matrix, prepared by Atlantis Group and dated 05/25/22, states that the project proposes to use an affordable housing waiver to eliminate this requirement. Please explain how and where loading, unloading, and delivery activities are to occur within the project site to support each of the proposed land uses, and demonstrate how development of the project would be precluded without this waiver.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:13:10.000Z	30-Jun-22
181	Turnaround Space:Please provide and label a turnaround space near parking spaces G-011 and G-012 on Sheet A-2.01 and demonstrate that it would meet the minimum requirements stated in Section 142.0560(d)(3) of the SDMC. The accessible loading area for van-accessible parking space G-012 may not be used as a turnaround space; please revise.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:13:27.000Z	7-Sep-22
182	CAP Consistency Checklist:Strategy 3 Item 4 – Please add the information in the text box that a minimum of 19 residential bicycle storage spaces are required and 20 spaces are provided.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-06-30T22:13:38.000Z	12-Sep-22
183	The Geology Section has reviewed the referenced geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed development.	Kreg Mills	GEOL	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-06T16:11:38.000Z	6-Jul-22
184	PROPOSED DRAFT CONDITIONS: GEOLOGY REQUIREMENTS: Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.	Kreg Mills	GEOL	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-06T16:13:31.000Z	6-Jul-22

185	Scope Change: The project scope has been changed to proposes a Site Development Permit to construct an 77,828 s.f. 7-story mixed-use project with 7 above grade levels and 1 subterranean parking level. The project includes 65 units consisting of 41 market rate, 2 affordable, and 22 Visitor Accommodation units. [INFORMATION ONLY]	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-08T22:14:07.000Z	14-Jul-22
186	Land Use: The proposed project site has a land use designation of Community Commercial (0-109 du/ac) and is within the Uptown Community Plan (Figure 2-1: Community Plan Land Use Map, page LU-26). The community plan land use designation would support up to 35 dwelling units on the 0.32-acre site. The project proposes 43 dwelling units, which is a density of 134 du/ac. Please refer to the LDR Planning review for an evaluation on conformance with affordable housing regulations.	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-08T22:14:22.000Z	10-Oct-22
187	Massing & Scale: Comment #00121 remains open pending LDR Planning approval of affordable housing incentives and waivers. Long Range Planning strongly encourages the proposed project to vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level through varying rooflines, offsetting wall planes, providing openings, projection recesses, and a step back after the first, second, or third story along the front façade. The community plan identifies this site within the Community Village - Hillcrest Core West (Figure 2-5, page LU-37) and LU-3-2, "encourages high intensity pedestrian oriented commercial and mixed use development" in this location. Building design that activates and defines the public realm and enhances the pedestrian experience is very important in the commercial core of Hillcrest.	Shannon Mulderig	PLLR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-08T22:15:10.000Z	15-Sep-22
188	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to public hearing / public notice of decision.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T19:01:16.000Z	15-Jul-22
189	The San Diego Water Board adopted Order No. R9-2013-0001 NPDES No. CAS0109266. This project will be required to adhere to the City of San Diego Standards in effect at the time of ministerial permit. The current Storm Water Development Regulations became effective on February 16,2016 and this project will be subject to those regulations.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T19:19:44.000Z	15-Jul-22
190	Drainage report -- Please note report must be based on City of San Diego Drainage Design Manual not County of San Diego. Please revise accordingly.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T20:57:40.000Z	12-Sep-22
191	Drainage report -- Report must be based on Q100 not Q50, also show conveyance to curb/gutter on proposed condition map and call out City of San Diego Standard Drawing number accordingly.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T21:00:04.000Z	12-Sep-22
192	Drainage - Regarding conveyance of site run off to curb/gutter on 5th avenue, show /propose a catch basin @ property line(within pvt property) to receive pump's output and convey it to curb/gutter by gravity flow as is called on City of San Diego Standard for public right of way Construction (sidewalk underdrain/ curb outlet).	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T21:16:54.000Z	12-Sep-22
193	Circling back to comment #21 of previous review , EMRA will be required for all public improvements such as sidewalk underdrain/curb outlet , Private vault, trees/landscaping/irrigation . Project will be conditioned to obtain EMRA during ministerial permit review not now.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T21:21:29.000Z	12-Sep-22

	194	Circling back to comment # 23 , Show P.L. on Sheet A-3.01, the concern is that no portion of building wall is encroaching in the ROW.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T21:33:13.000Z	12-Sep-22
	195	SWQMP -- As you know MaxWell IV system claims they can penetrate down to a point where full infiltration is possible . this proposal along with supporting documents such as Geotech report must be presented to LDR-Geology section (within DSD Dept.) for review and approval . Please include the info. in SWQMP and forward it to LDR-Geology whose review/approval is required.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T21:52:28.000Z	15-Jul-22
	196	Please provide a detailed written response to all comments regardless you agree or not and in case of disagreement express your reasoning.	Hoss Florezabihi	ERVW	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T21:56:32.000Z	12-Sep-22
Site Development Plans PRJ-1049650.pdf	197	The project scope has been updated to increase the number of dwelling units through a density bonus, including 2 affordable units (VLI), and to increase from 6 to 7 stories.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-07-15T22:04:22.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	198	(Information Only)A Site Development Permit (SDP) is required for the proposed development on a site that contains a historical resource. Pursuant to §126.0502(d), a decision on this application shall be made in accordance with Process Four.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-07-15T22:14:17.000Z	15-Jul-22
Site Development Plans PRJ-1049650.pdf	199	To be consistent with the project scope, revise the Affordable Housing Checklist to indicate that affordable units are being provided.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-07-15T22:14:49.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	200	[comment #131 cont'd.] The applicable development standards for residential development, are determined by the RM zone that has the same permitted density as the commercial zone for the site. The CC-3-9 zone has a permitted density of 1 du/400 sf. The RM zone that matches that density is the RM-4-10 zone.The open space requirements that apply are outlined in §131.0455(d); however, the project may include additional common open space in-lieu of private open space, pursuant to §131.0455(e). Revise to conform.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-07-15T22:15:02.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	201	Pursuant to §142.0810(b)(3), premises served by an alley shall provide material storage areas that are directly accessible from the alley. The proposed location is not directly accessible from the alley. Revise to conform or demonstrate how the proposal is being achieved.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	16	A-2.01	2022-07-15T22:15:44.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	202	In the "Project Summary" section of the title sheet, list the Existing and Proposed land use designations for the premises.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-07-15T22:16:06.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	203	The plans indicate that five waivers are being requested to deviate from applicable regulations. Please provide a separate Affordable Housing Incentives and Waivers Report that outlines all requested waivers and incentives and provides the justification for the request.	Jorge Casique	PLAN	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-07-15T22:16:19.000Z	26-Sep-22
	204	Drainage -- Please revise all applicable plans (grading ,site and drainage report exhibit) to show a catch basin @ property line (within pvt property) receiving pump output and convey it via gravity to curb/gutter.	Hoss Florezabihi	3DSC	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T22:25:55.000Z	15-Jul-22
	205	Provide a written narrative to demonstrate how the required findings, pursuant to §126.0505(a), can be made.Additionally, refer to Historic review comments for any required findings for development on a site with a historical resource.	Jorge Casique	PLAN	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T22:36:12.000Z	26-Sep-22

	206	Staff may provide additional comments on subsequent reviews if deemed necessary.	Jorge Casique	PLAN	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T22:39:37.000Z	26-Sep-22
	207	For the next review, please provide the following items:a) Revised Site Development Plansb) Applicant Responses to Issuesc) Revised Affordable Housing Requirements Checklistd) DSD-Planning Review Reference Material (waivers and incentives report)	Jorge Casique	PLAN	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-07-15T22:40:46.000Z	26-Sep-22
Site Development Plans PRJ-1049650.pdf	208	The Historical Resources Board considered designation of the property located at 3780 5th Avenue on 4/28/22. At the hearing, a motion to designate the property under HRB Criterion A passed by a vote of 8-0-0. The site is currently designated as HRB #1453As a designated historic resource all future work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards, or a Site Development Permit Process 4 will be required pursuant to SDMC 143.0210(e)(2). (Info Only; No Response or Action Required)	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-07-15T23:07:58.000Z	28-Sep-22
Site Development Plans PRJ-1049650.pdf	209	The project application proposes the following scope of work: Demolition of 3774 and 3780 5th Avenue and construction of a 7 story mixed-use project with 1 subterranean level and 6 above ground levels. (Info Only; No Response or Action Required)The project presented is not consistent with the U.S. Secretary of the Interior's Standards due to demolition of the resource. Therefore a Site Development Permit Process 4 is required in accordance with SDMC Section 143.0210(e)(2). The applicant must submit a Site Development Permit Application to the Development Services Department. Please see DSD Information Bulletin 503 for costs and additional information.In order to prove a Site Development Permit, the findings listed in SDMC Section 126.0505(h) must be made if relocation is proposed, or the findings listed in SDMC Section 126.0505(i) must be made if a substantial alteration or demolition is proposed. The applicant has submitted an Economic Feasibility study which includes an alternatives analysis as well as proposed mitigation. Each will be used to make the SDP findings. In order to process the Site Development Permit, the following must be submitted:	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-07-15T23:23:08.000Z	28-Sep-22
Site Development Plans PRJ-1049650.pdf	210	Technical ReportThe applicant will need to convert the existing Historical Resources Research Report to a Technical Report. The Technical Report will analyze the impacts of the proposed project on the historic resource and is required for the environmental review of discretionary projects. The Technical Report should also include any proposed historic mitigation measures for the project. Guidelines for the preparation of the report can be found on the City's website: Historical Resource Assessment Report (sandiego.gov)	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-07-15T23:29:19.000Z	28-Aug-22

Site Development Plans PRJ-1049650.pdf	211	<p>HABS DocumentationMitigation for the proposed impacts to the historical resource will at a minimum include HABS documentation. The applicant has submitted Level III HABS documentation; however, given that the resource is proposed for total demolition, Level II documentation is more appropriate. Please submit architectural plans, written history and photos of the building consistent with Historic American Building Survey (HABS) documentation. See website below for more information. https://www.nps.gov/hdp/standards/habsguidelines.htmThe drawings component should include at a minimum to scale floor plans and a site plan. Elevation drawings are encouraged. Architectural details are not required due to the nature of the designation (not architecturally significant). The applicant may use any existing to scale drawings to meet this requirement including drawings previously submitted for construction permits.The written history follows an outline format that begins with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The written history also includes architectural description and bibliographic information. Please note that this requirement is different from the existing Historical Resources Research Report. The written history must meet the standards and format set by the National Parks Service. The large-format photographs record the environmental setting, elevations, and significant details, both inside and out. For this specific resource it will also be important to thoroughly document interior spaces as well as the courtyard. The permit conditions will likely include the submittal of the HABS documentation prior to the issuance of the demolition permit; however, the documentation will need to be completed prior to hearing in order to submit to the HRB and the decision maker for review. This will also expedite the issuance of the demolition permit.</p>	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1 T-0.00	2022-07-15T23:33:36.000Z	28-Sep-22
Site Development Plans PRJ-1049650.pdf	212	<p>Economic Feasibility Study and Alternatives AnalysisThe applicant has previously submitted an Economic Feasibility Study including an Alternatives Analysis to historical resources staff. This information will be used to support the written findings. The proposed alternatives are as follows: Base project, Alternative 1: Building around historic resource ((A) increasing the height to 11 stories and B) keeping the base story height)), Alternative 2: Adaptive reuse and Alternative 3: Relocation. The proposed alternatives to study were vetted at the 6/1/22 Design Assistance Subcommittee (DAS) meeting. At DAS the applicant was asked to include an additional alternative that built around the historic structure but kept the less costly Type III building method. This was incorporated into the current submittal. Additionally, DAS opined that a community space should be incorporated into the Base Project. The current alternatives analysis does not appear to incorporate that request. Please be aware that this may come up during future discussions. The Economic Feasibility study is currently under review by the City's Economic Development Department. At this time, historical resources staff has not yet received comments. Staff will contact the applicant with the results of the review via email. No further action is requested at this time.</p>	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1 T-0.00	2022-07-16T00:14:54.000Z	28-Aug-22

Site Development Plans PRJ-1049650.pdf	213	Other MitigationThe applicant is also proposing the following mitigation permit conditions: Interpretive Display, Community Funding and Oral History. The mitigation should also be included in the Technical Report. Staff has no concerns regarding the proposed conditions for the Interpretive Display and the Oral History. At this time, the proposed conditions are amenable to staff but please note that the wording might be slightly changed in staff's final version to the decision maker. Staff has concerns with the proposed Community Funding condition. While staff supports assisting the mission of The Center; the amount of the donation will need to be quantified in some way to evaluate if the applicant has met the amount needed to mitigate for the loss of the resource. A specific dollar amount is not necessary; however, if the funds were used to support a particular project or initiative staff would be able to evaluate the impact this donation would have on The Center. Please be more specific about how the funding will be used by The Center.	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-07-16T00:52:29.000Z	28-Sep-22
Site Development Plans PRJ-1049650.pdf	214	SDP FindingsPlease submit draft SDP findings consistent with SDMC Section 126.0505(i).	Suzanne Segur	HIST	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-07-16T00:56:09.000Z	28-Sep-22
	215	The submitted SWQMP indicates full infiltration is proposed for stormwater conveyed to a drywell in the basement for groundwater recharge. Per the City of San Diego Storm Water Standards, January 2018 Edition, Part 1: BMP Design, Appendix D, Section D. 4.5, in situ infiltration testing shall be conducted at a minimum of two locations within 50-feet of each proposed full infiltration BMP. Currently, the infiltration testing conducted on the subject site is not in accordance with the City's Standards.The project's geotechnical consultant must submit an addendum geotechnical report that provides the information required in the Storm Water Standards, Part 1, BMP Design Manual, Appendix C, Section C.4 and Work Sheet C.4-1 (https://www.sandiego.gov/sites/default/files/storm_water_standards_manual_oct_2018.pdf) and also in Appendix F of the City's Guidelines for Geotechnical Reports.The project's geotechnical consultant should provide the complete percolation field test data. The data should include the starting date and time, and length of time the test borings were presoaked.The project's geotechnical consultant should provide the methodology and calculations used to convert the raw percolation test data to infiltration rates.	Kreg Mills	GEOL	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-08-22T20:34:24.000Z	30-Sep-22
	216	Please note, the requested addendum/update letter must be uploaded with the "DSD-Geology Reference Material" PDF file option only.Please note, to avoid additional reviews, do not attempt to submit any additional documents using the "Geotechnical Investigation Report" or "Geotechnical Investigation Report Addendum" PDF file options as this will overwrite the previously submitted record geotechnical documents for the project.Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.	Kreg Mills	GEOL	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-08-22T20:38:50.000Z	30-Sep-22
Site Development Plans PRJ-1049650.pdf	217	The applicant has submitted an Economic Analysis that staff has determined suitable to support the SDP Findings. Additional revisions may be requested by other reviewing parties at a later date.	Suzanne Segur	HIST	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-08-29T03:20:33.000Z	28-Aug-22

Site Development Plans PRJ-1049650.pdf	218	The applicant has submitted a Historic Resource Technical Report prepared by Scott Moomjian dated July 2022. The report concludes that the property has been designated as the LGBTQ Community/ Albert Bell Building under HRB Criterion A and B on the San Diego Register and is also eligible for designation under Criterion 2/B on the State and National Registers for its association with Albert Bell. The report cannot be deemed complete at this time. The following revisions are required: The California Register Criteria is labeled Criterion 1 thru 4 which is different from the National Register Criteria which are labeled A to D. Please modify all references of the California Register Criteria to reflect this difference. On page 37 under Mitigation Measures 1) c) 1) "Sketch Plan" please add the following language: "The Sketch Plan will label significant interior spaces that were used by Albert Bell and the various important LGBTQ community groups that used the property." Please remove Mitigation Measure 3) Community Funding. Staff and the applicant agreed to removing this as a mitigation measure. On page 33 under the Impacts Discussion, please clarify, using the appropriate CEQA terms, if the project proposes a Significant Impact to the resource.	Suzanne Segur	HIST	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-08-29T04:07:17.000Z	28-Sep-22
Site Development Plans PRJ-1049650.pdf	219	The applicant is proposing the installation of an interpretive display/ plaque along the sidewalk frontage of the new building. In order to evaluate the appropriateness of the display, please include on the Development Plans the approximate proposed location of the display. For scale, please include an elevation detail that illustrates the proposed size of the display in relation to the building.	Suzanne Segur	HIST	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-08-29T04:10:36.000Z	28-Sep-22
Site Development Plans PRJ-1049650.pdf	221	Plan Consistency: It appears that the utilities have been relocated on the Civil sheet and are now in conflict with the locations of the proposed street trees. Show the locations of the street trees on the Civil sheets, consistent with the Landscape sheets. Show the locations of the utilities on the Landscape sheets, consistent with the Civil sheets.	Andrea Navigato	LDSC	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-09-12T15:49:09.000Z	24-Oct-22
	222	Conditions Prior to the issuance of any building permit the Owner/Permittee shall dedicate and assure by permit and bond the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T22:49:18.000Z	12-Sep-22
	223	Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to construct new curb/gutter per current City Standards adjacent to the site on 5th Avenue satisfactory to the City Engineer.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T22:54:45.000Z	12-Sep-22
	224	Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to construct new sidewalk per current City adjacent to the site on 5th Avenue satisfactory to the City Engineer.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T22:57:14.000Z	12-Sep-22
	225	Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to reconstruct the existing alley paving (full width)per current City Standard adjacent to the site to the satisfaction of the City Engineer.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T23:01:34.000Z	12-Sep-22
	226	Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for the proposed underground vault in 5th Avenue Right-of-Way.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T23:05:32.000Z	12-Sep-22

227	Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for sidewalk underdrain and trees/irrigation in the 5th Avenue Right-of-Way.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T23:07:57.000Z	12-Sep-22
228	Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T23:11:11.000Z	12-Sep-22
229	Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T23:12:06.000Z	12-Sep-22
230	Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.	Hoss Florezabihi	ERVW	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-12T23:12:42.000Z	12-Sep-22
231	Project Description (Scope Change):UPTOWN (Process 4) – This project proposes a Site Development Permit for the demolition of existing structures and the construction of a new 7-story mixed-use development that consists of 43 residential multi-family dwelling units (including 2 very-low affordable units), 2,960 SF of restaurant, 1,000 sf of office, 22 visitor accommodation units, and 1-level of at-grade parking, and 1-level of sub-grade parking for a total of 33 vehicles. The site is located at 3774-3780 5th Avenue in a Residential Parking Standards Transit Priority Area (TPA), Residential Tandem Parking Area, TPA, and Transit Area Overlay Zone in the CC-3-9 Zone within the Uptown Community Plan area. Council District 3.The square footage and intended type of the proposed commercial retail spaces have been clarified, and the number of vehicular parking spaces has been revised from the previous review cycle.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:35:44.000Z	12-Sep-22
232	Sheet T-1.01:Under Project Summary, Scope of Work sub-header, please revise the following information:4th paragraph: the project proposes 33 (not 35) total vehicle parking spaces on Sheets A2.00 & A2.01 4th paragraph: the project proposes 9 (not 11) commercial spaces for restaurant and office use plus one van accessible space for residential on the ground floor on Sheet A2.015th paragraph: the project proposes 5 motorcycle parking spaces for residential use on Sheet A-2.00 and 2 commercial motorcycle parking spaces on Sheet A-2.01 for a total of 7 motorcycle parking spaces (not 6).6th paragraph: the project proposes 20 bicycle storage spaces in a dedicated residential bike room on Sheet A2.00 (not 19).Similarly, under the PARKING sub-header, revise the long-term bicycle parking spaces and motorcycle parking spaces calculations to be based on 9 commercial spaces, not 11.Please revise the above information to accurately reflect the plan sheets.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:35:59.000Z	12-Sep-22
233	Transportation Studies:Documents titled, "Access Analysis, Fifth Avenue Mixed-Use Project (PRJ #1049650)" and "Vehicle Miles Traveled (VMT), Fifth Avenue Mixed-Use Project (PRJ #1049650)," each prepared by LLG consultants and dated July 2022 were submitted and reviewed in this cycle. Please address all redline comments provided to the traffic consultant, with the DPM copied, via email on 09/08/22.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:36:10.000Z	28-Sep-22

	234	Draft Findings:Please address comments on the Draft Findings provided in this submittal, sent via email to the DPM on 09/12/22.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:36:19.000Z	12-Sep-22
	235	Driveway: Per Issue #53 in the first review cycle and #179 in the previous review cycle, it appears the label that the northern driveway leads to sub-grade parking was removed with the requested information that it leads to the basement level parking on the plans. Additionally, please include the deleted label for the southern driveway that states it leads to at-grade parking for the commercial use (3rd REQUEST). The response-to-comments matrix, prepared by the Atlantis Group and submitted with this review cycle, states that Sheet A2.01 was revised to include these labels, but they are not shown on this sheet as requested.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:36:31.000Z	12-Sep-22
	236	Driveway: The northern 20 ft wide driveway would be acceptable as it leads only to residential parking as labeled per Sheet A2.00 and as stated by the applicant team in the response to comments matrix. Therefore, a waiver would not be required for the proposed driveway as it would meet the minimum width required for residential driveways per Section 142.0560(j) and Table 142-05M of the SDMC. The 20 ft wide ramp appears to be acceptable as it is located in a wide area that transitions to a 24 ft wide drive aisle at the bottom of the ramp.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:36:44.000Z	12-Sep-22
	237	Loading Zone:Per Issues #54 and #55 in in the first review cycle and Issue #180 in the previous review cycle, a loading zone is required for the visitor accommodations units per Section 142.1010 and Table 142-10B (3RD REQUEST). The Affordable Housing Incentives and Waivers Report, prepared by Atlantis Group and submitted with this review cycle, does not provide adequate evidence for a waiver for this issue.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:36:55.000Z	12-Sep-22
	238	Cross-Section: The dimensions in the street cross-section provided on Sheet C2.00 do not match those shown on Section 2B – Proposed Condition on Sheet C-2.10. Please revise the cross-section on Sheet C2.00 so the dimensions both use one decimal place and accurately show and label each width of Lane 2 and Street Parking.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:37:04.000Z	12-Sep-22
	239	Parking:It appears the project proposes 0 vehicular parking spaces for visitor accommodations and 23 spaces for residential unit at the basement level. Please clarify how many parking spaces would be provided for the 43 residential dwelling units and how many (if any) parking spaces would be provided for the 22 visitor accommodation units.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:37:13.000Z	12-Sep-22
	240	Gate:Please describe the operation of the overhead gate for the restaurant and office parking spaces and agree to accept a permit condition that it would be kept open during business hours.	Meghan lithgow	TRNS	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-13T03:37:23.000Z	12-Sep-22
Site Development Plans PRJ-1049650.pdf	241	The configuration of the water meters, private shallow vault, and backflows are under additional review. Comments, if any, will be emailed to the applicant.	Gary Nguyen	WRSR	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-09-15T23:26:04.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	242	Label existing sewer lateral as TO RETAIN or TO ABANDONED AT THE PROPERTY LINE.	Gary Nguyen	WRSR	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-09-15T23:26:44.000Z	24-Oct-22

Site Development Plans PRJ-1049650.pdf	243	Update water services to coincide with the civil plan.	Gary Nguyen	WRSR	Open	4TH	PRJ-1049650	FALSE	FALSE	FALSE	31	L01	2022-09-15T23:29:04.000Z	24-Oct-22
Water Study PRJ-1049650.pdf	244	Please provide water study with registered engineer's stamp and signature.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	P1	2022-09-15T23:35:48.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	245	Please provide sewer study with registered engineer's stamp and signature.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	12	P12	2022-09-15T23:44:13.000Z	15-Sep-22
Sewer Study PRJ-1049650.pdf	246	Page 2: Use 3.5 for 1.8 as the population factor in Table 2 - Sewage Generation.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	5	P5	2022-09-15T23:45:42.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	247	Please provide an exhibit of the sewer basin evaluated. Include all effected upstream and downstream segments of the sewer system and label the manhole numbers on the drawing.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	7	P7	2022-09-15T23:46:09.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	248	PDF Sheet 8/38: Label existing sewer lateral as TO REMAIN or TO ABANDONE AT THE PROPERTY LINE.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	11	P11	2022-09-15T23:47:24.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	249	PDF Sheet 8/38: Add a title to the drawing.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	11	P11	2022-09-15T23:48:00.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	250	Please provide sewer study with registered engineer's stamp and signature.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	2	P2	2022-09-15T23:50:06.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	251	Appendix B: Please provide two tables for Figure 1-2 (Sewer Study Summary). One table for existing flow for the project. One table for the proposed flow.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	12	P12	2022-09-15T23:50:38.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	252	Please consolidate the generated flow for each sewer segment (manhole to manhole) as one line item and add each segment to Figure 1-2 (existing/proposed). Please also, account for the accumulated sewer flow for each sewer segment and update calculations.	Gary Nguyen	WRSR	Closed	3RD	PRJ-1049650	FALSE	FALSE	FALSE	12	P12	2022-09-15T23:50:59.000Z	24-Oct-22
	253	TRIBAL CULTURAL RESOURCES: AB 52 Notification letters were sent to the Jamul Indian Village, the lipay Nation of Santa Ysabel, and the San Pasqual Band of Mission Indians on July 13, 2022. No response was received within the 30-day notification period. No further action is necessary.	Courtney Holowach	ENVR	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-16T21:30:17.000Z	16-Sep-22
	254	CEQA DETERMINATION: EAS review of CEQA compliance for the project will remain in extended environmental initial study status. The project processing timeline requirements under CEQA will be held in abeyance until the issues of all reviewers are adequately addressed. At the time pf this review their are outstanding discipline issues that need to be addressed prior to EAS making a determination.	Courtney Holowach	ENVR	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-16T21:33:27.000Z	16-Sep-22

Site Development Plans PRJ-1049650.pdf	255	To promote consistency, provide the following revisions:- Remove the Residential Tandem Parking Overlay Zone (RTPOZ) from the "Zoning Designation and Overlays" section of the title sheet. The RTPOZ was repealed from the LDC and no longer applies.- The "Open Space" section of the title sheet still identifies the private open space requirement as 75 percent of the total units. Based on previous comments and responses, it was clarified this requirement is different. Revise to be consistent with the updated proposal for alternative compliance pursuant to §131.0455(e).	Jorge Casique	PLAN	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-09-26T16:45:12.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	257	The applicant has indicated that a waiver from the commercial loading zone requirement is being requested. DSD-Planning discussed this item with DSD-Transportation and it is unclear why the request is made.Pursuant to §1430743(a), "A waiver means a request by an applicant to waive or reduce a development standard that physically precludes construction of development meeting the criteria of Sections..."Staff would like the applicant to elaborate the justification for this request and identify any other development requirements, thresholds, or standards, if any, that when imposed, would result in physical preclusion.	Jorge Casique	PLAN	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-09-26T18:09:59.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	258	Prior to final Planning approval, provide documentation that shows a vote or recommendation from the local community planning group for Uptown. City policy requires that City staff review the recommendation from the CPG's prior to making a final decision on a project.	Jorge Casique	PLAN	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-09-26T18:18:13.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	259	For the next review, please provide the following items:a) Revised Building Construction Plansb) DSD-Planning Review Reference Material (CPG recommendation/vote)	Jorge Casique	PLAN	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	2	T-1.01	2022-09-27T14:35:41.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	260	A revised copy of the Historical Resources Technical Report dated September 2022 prepared by Scott Moonjian was submitted to staff and has been deemed complete. Staff concurs that the property is also eligible for designation on the California Register under Criterion 2 and National Register under Criterion B for its association with Albert Bell.	Suzanne Segur	HIST	Closed	4TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-09-28T19:56:15.000Z	28-Sep-22
	261	Transportation Study:A document titled, "Vehicle Miles Traveled (VMT), Fifth Avenue Mixed-Use Project (PRJ #1049650)," prepared by LLG consultants and dated September 2022, was submitted and reviewed in this cycle. Please address all redline comments provided to the traffic consultant, with the DPM copied, via email on 09/28/22.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-28T23:03:35.000Z	5-Oct-22

Site Development Plans PRJ-1049650.pdf	262	Prior to the issuance of a Demolition Permit, Level III Historic American Buildings Survey (HABS) documentation as approved by City Historical Resources staff shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society or group(s).The Owner/Permittee shall work with the San Diego Lesbian, Gay, Bisexual and Transgender Community Center, The Center and/or the Lambda Archives to create an interpretive display. Prior to the issuance of the first building permit, the Owner/Permittee shall submit a plan showing the location, size and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3870-3786 Fifth Avenue. The location, size and content of the interpretative display shall be presented to the HRB's Design Assistance Sub-Committee (DAS) of the Historical Resources Board as an advisory item for input, and Staff to would be responsible for reviewing and approving the location, size, and content used for the display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to the certificate of occupancy, the display shall also be installed by the Owner/Permittee at the site in the approved location. The Owner/Permittee shall be responsible for funding and implementing long-term management of the display in perpetuity.The Owner/Permittee shall work with the Lambda Archives and a qualified Historical Documentarian, well-versed in LGBTQ history, and the familiarity with the LGBTQ Community/Albert Bell Building, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance. Documentation of the establishment of the oral history project fund and a plan for use of the funds will be submitted to staff prior to the certificate of occupancy.	Suzanne Segur	HIST	Condition al	4TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-09-29T00:32:22.000Z	6-Oct-22
	263	CHARACTERIZATION OF INFILTRATION FEASIBILITY CONDITION:The project's geotechnical consultant has provided additional percolation test results (Partner, 9/23/22) that demonstrate a no infiltration condition exists on the proposed project site. The Geology Section has reviewed the geotechnical report addressing site infiltration feasibility testing. Based on that review, the project's geotechnical consultant has adequately documented the planning phase infiltration feasibility condition of the site (un-factored infiltration [sic] rate 0.03 in/hr).	Kreg Mills	GEOL	Open		PRJ-1049650	FALSE	FALSE	FALSE			2022-09-30T17:27:28.000Z	30-Sep-22
	264	TRANSPORTATION STUDY-We have reviewed the document titled, "Transportation Impact Analysis – VMT, Fifth Avenue Mixed-Use, PRJ# 1049650", dated September 2022, prepared by LLG Engineers, and have concluded this analysis is acceptable and adequate for environmental review.	Meghan lithgow	TRNS	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-10-05T17:25:26.000Z	5-Oct-22
Site Development Plans PRJ-1049650.pdf	265	Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.	Andrea Navigato	LDSC	Condition al	5TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-10-24T16:21:23.000Z	24-Oct-22

Site Development Plans PRJ-1049650.pdf	266	Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.	Andrea Navigato	LDSC	Conditional	5TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-10-24T16:21:38.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	267	Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.	Andrea Navigato	LDSC	Conditional	5TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-10-24T16:21:59.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	268	In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'	Andrea Navigato	LDSC	Conditional	5TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-10-24T16:22:10.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	269	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.	Andrea Navigato	LDSC	Conditional	5TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-10-24T16:22:24.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	270	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy	Andrea Navigato	LDSC	Closed	5TH	PRJ-1049650	FALSE	FALSE	FALSE	1	T-0.00	2022-10-24T16:22:35.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	271	Additional review is required for the layout of the backflows required from PUD. Please provide dimensions and spacing around the backflow assemblies.	Gary Nguyen	WRSR	Open	5TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-10-24T21:52:45.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	272	Revise W4 to:INSTALL 6" REDUCED PRESSURE DETECTOR ASSEMBLY. SIZE TO BE CONFIRMED DURING MINISTERIAL REVIEW.	Gary Nguyen	WRSR	Open	5TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-10-24T21:53:09.000Z	24-Oct-22
Site Development Plans PRJ-1049650.pdf	273	Revise F3 to:INSTALL 6" REDUCED PRESSURE DETECTOR ASSEMBLY. SIZE TO BE CONFIRMED DURING MINISTERIAL REVIEW.	Gary Nguyen	WRSR	Open	5TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-10-24T21:53:27.000Z	24-Oct-22

Site Development Plans PRJ-1049650.pdf	274	Remove:"PRIVATE VAULT AND"	Gary Nguyen	WRSR	Open	5TH	PRJ-1049650	FALSE	FALSE	FALSE	13	C-4.00	2022-10-24T21:54:03.000Z	24-Oct-22
Water Study PRJ-1049650.pdf	275	There are no further comments for the water study. A letter of approval will be emailed to the applicant. (Info. only. No action required.)	Gary Nguyen	WRSR	Open	3RD	PRJ-1049650	FALSE	FALSE	FALSE	1	P1	2022-10-24T22:12:17.000Z	24-Oct-22
	276	The proposed development conforms to CC-3-9.	Jorge Casique	PLAN	Closed		PRJ-1049650	FALSE	FALSE	FALSE			2022-10-24T22:39:22.000Z	24-Oct-22
Sewer Study PRJ-1049650.pdf	277	There are no further comments for the sewer study. A letter of approval will be emailed to the applicant. (Info. only. No action required.)	Gary Nguyen	WRSR	Open	3RD	PRJ-1049650	FALSE	FALSE	FALSE	12	P12	2022-10-24T23:13:55.000Z	24-Oct-22