

April 25, 2022

Kimberly Kantrud

VIA EMAIL: kantrud@atlantissd.com

Subject: PRJ-1049687 - 10394 Pacific Center Ct. 1st Assessment Letter;
Mira Mesa Community Plan Area

Dear Kimberly Kantrud:

The Development Services Department has completed the 1st review of the project referenced above, and described as:

- (Process 3) Coastal Development Permit and Planned Development Permit Amendment to PID 88-0133 for lot line adjustments to exclude a 4.76-acre portion of the existing lots (New Lot) from the coastal zone at 10394 Pacific Center Court and demolish the existing structure at 5910 Pacific Center on the New Lot. The 13.13-acre site (Existing Site) is in the IL-2-1 and Coastal (Non-Appealable-1) Overlay Zone, and Airport Influence Areas (MCAS Miramar, Review Area 1), Parking Impact, Mobility Zone 2 Transportation Priority Area, Very High Fire Hazard Severity Zones within the Mira Mesa Community Plan area and Council District 6.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS: Your project as currently proposed requires the processing of:

- **Required approvals (DSD-Planning Review, Comment 00037):**
The project will require a Planned Development Permit (PDP) for an amendment to PID-88-0133 and a Coastal Development Permit (CDP) per Section 126.0707.(f) to approve a lot line adjustment in the Coastal Overlay Zone to exclude 4.76 acres portion of existing lots f on the northern portion of the property where the coastal overlay zone boundary lines.

The action will remove the adjusted property line outside of the coastal overlay zone for parcel "B". The land division shall be processed as part of the CDP in accordance with the Subdivision Regulations (Chapter 14, Article 4) and Subdivision Procedures (Chapter 12, Article 5).

Any tentative map, lot line adjustment, merger, public right-of-way abandonment, or public easement abandonment may be approved or conditionally approved only if the decision-maker makes the findings pursuant to Section 126.0708.

This also includes findings pursuant to section 126.0605. The CDP will require the action to demolish the 5910 Pacific Center structure to comply with §125.0340(c). The applicant is required to provide the findings 126.0708 (a) (1)–(4), 125.0304 (a)-(d), and 126.0605 (1)-(3) at the next submittal.

- II. **SIGNIFICANT PROJECT ISSUES:** A number of comments have been identified as necessary to the project's review. Please view the attached "Project Issues Report PRJ-1049687" (**Enclosure 1**) for details and the contact information for the reviewers.
- III. **STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Please view the Submittal Requirements in Accela for required documents.
- IV. **PROJECT ACCOUNT STATUS:** Please maintain a minimum balance of \$5,000 in the deposit account. The current account balance is \$14,485.83.
- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.
- VI. **RESUBMITTALS/NEXT STEPS: COVID-19 Update** - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>.

At this time, additional documents and information are required to continue the review process. Please visit [OpenDSD](#) to check both the Project Tracking System (PTS) Completed Reviewer Issues Report and the Submittal Requirements Report for next time documents identified by each review discipline. All required documents requested by all disciplines must be uploaded individually and at the same time. Incomplete submittals will result in additional review cycle.

Environmental Determination/Fee: At this time, the project is pending an environmental determination. For all environmental documents, a California Department of Fish and Wildlife filing fee and/or a County of San Diego document filing fee is required. That amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Those fees would need to be provided to the Project Manager prior to any public hearing or notice of decision on the project.

This link provides information on fees for all environmental documents:

<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>

VII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Project Issues Report.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensds/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5237 or via e-mail at GalvezO@sandiego.gov

Sincerely,

Oscar Galvez III

Oscar Galvez III
Development Project Manager

Enclosure:

1. Project Issues Report PRJ-1049687

cc: File
Jeffrey L. Stevens Chairperson, Mira Mesa Community Planning Group
Alex Frost, Senior Planner, Planning Department



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

Project Address 10394 Pacific Center Ct
San Diego, CA 92121

Project Type Discretionary Project

Primary Contact Kimberly Kantrud
kkantrud@atlantissd.com

Instructions

The following issues require corrections to the documents submitted.

Other

Community Planning Group

Oscar Galvez
GalvezO@sandiego.gov
619-446-5237

[**Comment 00001** | **Page**] Please contact the Chair of the Mira Mesa Community Planning Group to schedule your project for a presentation before the group at their next available meeting. Community Planning Group contact information is available at: <https://www.sandiego.gov/planning/community/contacts> Submit the IB 620 Community Planning Committee Distribution Forms online and/or provide recommendations to GalvezO@sandiego.gov

DSD

Oscar Galvez
GalvezO@sandiego.gov
619-446-5237

[**Comment 00032** | **Page**] From Chet Dowling: "This project was reviewed by myself under DSD-Map Check discipline. DSD-Mapping may be removed from this and all reviews"

DSD-Engineering Review

Hoss Florezabihi
FlorezabihiH@sandiego.gov
(619) 446-5348

[**Comment 00006** | **Page**] 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.

[**Comment 00007** | **Page**] 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



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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.

[**Comment 00008** | **Page**] 1. Revise the Site plan and identify the building to be demolished.

[**Comment 00009** | **Page**] 1. Please confirm that you are not proposing any structure/building as part of this submittal (if you are a architectural plan set is required as part of submittal)

[**Comment 00010** | **Page**] 1. Please provide a Conceptual Grading Plan and show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.

[**Comment 00011** | **Page**] 1. Please include/list impacted area in your Grading Data Table and note based on the quantity either WPCP or SWPPP will be required for demolition activities.

[**Comment 00012** | **Page**] 1. Regarding comment#6 . please revise Storm Water Requirements Applicability Checklist (DS-560) accordingly.

[**Comment 00014** | **Page**] 1. Please elaborate and show how exposed surface will be protected after Demo. Activities and until new development activities start.

[**Comment 00015** | **Page**] 1. Please note as required by Municipal Code 144.0231 public improvements adjacent to the site such as driveway and curb ramps are required .

[**Comment 00016** | **Page**] 1. On your Conceptual Site/Grading plan show all proposed public improvements in dark and screen back for all existing improvements .

[**Comment 00017** | **Page**] 1. Please provide a written response to all comments regardless you agree or not and in case of disagreement express your reasoning.

DSD-Transportation Development

Carlos Nova
cnova@sandiego.gov
619-446-5493

[**Comment 00018** | **Page**] 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.

[**Comment 00019** | **Page**] Project description: MIRA MESA (Process 3) – This project proposes a Coastal Development Permit and a Planned Development Permit amendment to PID 88-0133 for lot line adjustments and to demolish an existing structure at 5910 Pacific Center Boulevard. The site is located at 10394 Pacific Center Court in a Parking Standards Transit Priority Area, Transit Priority Area, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal) and Mobility Zone 2 in the IL-2-1 Zone within the Mira Mesa Community Planning Area, Council District 6.

[**Comment 00020** | **Page**] General:What would the triangular area after line adjustment used for?

[**Comment 00021** | **Page**] General:How many parking spaces for building located at 5910 Pacific Center Boulevard would be lost due to line adjustment?



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[**Comment 00022** | **Page**] General:What are the parking requirements for building located at 5910 Pacific Center Boulevard and how many are provided?

[**Comment 00023** | **Page**] General:Please identify on the plans which structure/building will be demolished.

[**Comment 00024** | **Page**] Public Improvements:The plans should clearly show and dimension all existing and proposed public improvements with roadway cross sections of Pacific Center Boulevard and Pacific Center Court, including centerline to property line distance, centerline to curb line distance, turnaround curb radius, travel lane configuration and width, bicycle facility and width, and sidewalk location and width. When this information is provided, additional dedication may be required.

[**Comment 00025** | **Page**] Existing Driveways:Please show, call out and dimension the existing driveways Pacific Center Boulevard and Pacific Center Court on the plans. Any driveway to be used for new traffic must be modified to current standards per City of San Diego Standard Drawings.

[**Comment 00026** | **Page**] Parking:Please provide parking information on Site Plan parking table.

[**Comment 00027** | **Page**] Transit:Show and label existing bus stop(s) located near the project site. Label the walking distance between the project site and the bus stop(s).

[**Comment 00028** | **Page**] Visibility Triangles:Please show visibility triangles at all proposed project driveways inward from the property line per SDMC Section 113.0273 (b)(3).

LDR-Environmental

Jeffrey Szymanski
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(619) 446-5324

[**Comment 00033** | **Page**] The project would demolish a 50,000 square foot building. Since this project exceeds the significance threshold for solid waste generation, a Waste Management Plan (WMP) must be prepared by the applicant and approved by the Environmental Services Department (ESD) in the next review cycle. The Plan must be implemented by the applicant and address the demolition, construction, and occupancy phases of the project as applicable.

Site Development Plans PRJ-1049687.pdf

DSD-Landscape Review

Kris Rios
KRios@sandiego.gov
(619) 446-5430

[**Comment 00048** | **Sheet XX-X-20XX**] 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. [Info Only - No Response Required]



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[Comment 00049 | Sheet XX-X-20XX] Project Info – Conceptual scope is for a Process 3, Coastal Development Permit (CDP), Planned Development Permit Amendment to PID 88-0133 for a lot line adjustment which will exclude 4.76 acres of existing lots from the Coastal Zone, and Parcel Map located at 10394 Pacific Court within the Mira Mesa Community Planning Area. Scope also includes the demolishing of an existing building located at 5910 Pacific Center Boulevard. (IL-2-1 Base Zone, Coastal (Non-Appealable-1) Overlay Zone, Airport Influence Areas (MCAS Miramar, Review Area 1), Parking Impact, Mobility Zone 2 Transportation Priority Area, Brush Management Zone, Very High Fire Hazard Severity Zones, 300' Foot Buffer within the Mira Mesa Community Plan area and Council District.) Project is subject to Governing Entitlement(s) PID 88-0133 & PID No. 87-0740, the Mira Mesa Community Plan, and the following Landscape Regulations: SDMC §142.0403, 14.0412. Note, separate regulations shall apply to the demolishing of existing building during the building permit phase. [Info Only - No Response Required]

[Comment 00050 | Sheet XX-X-20XX] Multiple Habitat Planning Area (MHPA) – Based on City mapping, project site is flanking City Open Space / MHPA. Clearly delineate area and provide callout directly on plan by identifying the location as “MHPA” to confirm scope will not encroach onto City Open-Space.

[Comment 00051 | Sheet XX-X-20XX] It appears scope of work for the LLA (lot line adjustment) will not affect existing landscape such as VUA (Vehicular Use Area), screening, street tree/yard planting areas, etc. Please confirm.

[Comment 00052 | Sheet XX-X-20XX] Proposed Demolition, Existing Trees – There are several mature trees bordering existing building to be demolished located at 5910 Pacific Center Boulevard. Clarify whether existing trees will be protected in place.

[Comment 00053 | Sheet XX-X-20XX] Existing/Proposed Tree Tabulation Legend – Provide a legend or line identifying the quantity of existing trees to remain. Note, existing trees will be counted towards Landscape Requirements for new building associated with this project. Identify and quantify the removal of all mature trees. Staff highly recommends retaining as many existing mature trees as possible due to horticultural relevance, soil health, and in keeping with the City's Climate Action Plan Initiative to mitigate biodiversity and heat-retention.

[Comment 00054 | Sheet XX-X-20XX] Brush Management: Existing Brush Management Zones – [§142.0412] Due to proximity to highly flammable, native/naturalized vegetation, an established Brush Management Plan is associated with current project site. Clearly delineate, label, and dimension existing brush management zones consistent with Exhibit “A” confirming existing Zones will not be displaced by current project scope.

[Comment 00055 | Sheet XX-X-20XX] Long-term Maintenance – Provide the following note: “All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Parks and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.”

[Comment 00056 | Sheet XX-X-20XX] Landscape Notes: Provide the following note on the Landscape Plan (if applicable): “Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided: 1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line. 2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line. 3. Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering. 4. The existing grade will be maintained within the drip line of existing trees. 5. Roots of existing trees will be cut approximately 6 inches back from new construction and all cuts will be sealed with wood paint as manufactured by Flintkote or approved equal. 6. A Certified Consulting Arborist shall oversee pruning of any roots 6-in or greater in diameter. 7. Maintain and document a tree watering schedule during construction. 8. All damaged trees will be replaced with one of equal or greater size.”

[Comment 00057 | Sheet XX-X-20XX] Minimum Tree Separation Distance – Include the following note on the plan per section 142.0409, table 142-04E of the Landscape Regulations: MINIMUM TREE SEPARATION DISTANCE Improvement/Minimum Distance to Tree Traffic signals (stop sign) - 20 feet Underground utility lines - 5 feet (10 feet for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5 feet on residential streets rated at 25 mph or lower) Intersections (intersecting curb lines of two streets) - 25 feet



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[**Comment 00058** | **Sheet XX-X-20XX**] Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

[**Comment 00059** | **Sheet XX-X-20XX**] Provide the following note on Landscape Sheets: "If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage."

[**Comment 00060** | **Sheet XX-X-20XX**] Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."

[**Comment 00061** | **Sheet XX-X-20XX**] Landscape staff reserves the right to provide additional comments on subsequent review cycles pending further review of any redesign and/or comments from other reviewing disciplines. [Info Only - No Response Required]

DSD-Map Check

Chester Dowling
CDowling@sandiego.gov
(619) 446-5393

[**Comment 00003** | **Sheet XX-X-20XX**] BASIS OF BEARINGS Pursuant to State Public Resources Code Sec. 8801 and City DSD Map Check standard guidelines, all displayed drawing plan course dimensions derived from a field survey require a Basis of Bearings statement identifying the survey reference source. A valid Basis of Bearings source can be established from a record map, GPS survey procedure, or other specified conventional survey method. Please see City "Mapping and Land Title Document Preparation Manual," Pg. 20, Surveying Procedures, for Basis of Bearings information and reference requirements: (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>) [EXAMPLE: "THE BASIS OF BEARINGS FOR THIS PLAN SET IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH (xxxxxx) AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON (date) AND WERE ESTABLISHED FROM G.P.S. STATION (name) AND G.P.S. STATION (name) PER (record document). THE BEARING FROM G.P.S. STATION (name) TO G.P.S. STATION (name) IS (bearing). QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT G.P.S. STATION (name) IS #.#####. (7 places) GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION (name) IS #####.## (MSL or NGVD29 datum)". BENCHMARK Please remove "SFT". COORDINATES Please remove this statement. The coordinates are derived as a result of the Basis of Bearings. BOUNDARY Please revise the boundary of the subject project. There is a property noted on the exhibit as "Not a Part" but it is included within the boundary. If this property is part of the proposed development, include it in the legal description of the properties. Remove "Parcel A" and "Parcel B" from this exhibit in the plan view. Only publish the parcel number and parcel map number. EASEMENTS Please delineate and note all existing record easement interests located within the project scope limits. Notation(s) shall include easement character, easement holder, record source information, and easement width (if applicable). [Example: "PUBLIC SEWER EASEMENT GRANTED TO CITY OF SAN DIEGO PER DOC. NO. 2014-123456, O.R., (CITY DWG. XXXX-B)"]. Please see City "Mapping & Land Title Document Preparation Manual," Pg. 35, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf> ADJOINING LAND MAPPING REFERENCES Please identify record mapping information on all adjoining project land parcels as displayed within this project Improvement Plan. Please display adjoining record mapping information with legible "shadow" text font denoting record parcel description and map reference. Please see City "Mapping & Land Title Document Preparation Manual," Pg. 30, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf> LAND SURVEYOR SEAL, SIGNATURE AND DATE City Land Development Manual, Project Submittal Requirement, Section 4, Item 10.0 DEVELOPMENT PLANS (Includes Site Plan, Project Cross Sections,



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Disabled Accessibility Plans, Floor Plans, Elevations, Roof Plans, Sign Plans, Grading Plans, Topographic Map and Slope Analysis).”https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf Information Bulletin 122, “How to Prepare a Site Plan and Vicinity Map”, Section IV, Site Information, “The preparation of a Site Plan showing property lines, easements and fixed works embraced within the practice of Civil Engineering per the California Business and Professions Code, Section 6731 shall be sealed, signed and dated by a person authorized to practice Land Surveying per the California Business and Professions Code Section 8700 et. seq.”<https://www.sandiego.gov/sites/default/files/dsdib122.pdf>

DSD-Planning Review

Grecia Aceves
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(619) 446-5455

[Comment 00034 | Sheet XX-X-20XX] Info These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00035 | Sheet XX-X-20XX] Project Info: The project proposal includes the amendment to discretionary PID-88-0133 to remove a 2.47-acre lot (Parcel 1 Map No. 1512) located at 5910 Pacific Center Blvd (APN No. 341-391-2400) known as the “Lopez Canyon Planning Area” to become its own independent lot as Parcel “B” of Parcel Map No. 15121. The proposal also includes a lot of line adjustments to remove the portion located in the Coastal Overlay Zone. The site is within the Mira Mesa Community Planning Area and Base Zone: IL-2-1 in the Coastal Overlay Zone. Existing Overlays include: MCAS Miramar - Airport Land Use Compatibility Overlay Zone, Airport Influence Area - MCAS Miramar Review Area 1, MCAS Miramar Part 77 Noticing, MCAS Miramar 60-65 CNEL, Base Zone IL-2-1, Coastal Overlay Zone - Non-APP 1, Brush Management Zone, 300' Foot Buffer - Brush Management, Very High Fire Severity Zone, Parking Impact Overlay Zone; Coastal Impact, Parking Standards Transit Priority Area, Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Transit Priority Area, within the Mira Mesa Community Planning Area.

[Comment 00036 | Sheet XX-X-20XX] Background/History: PID-88-0133 was created as an amendment action to Planned Industrial Development Permit No. 87-0740 and Tentative Parcel Map No. 88-0133 to allow the subdivision of a 5.2-acre lot into two parcels, a lot consolidation, and minor lot line adjustments. The 131.6 sites are located on the north side of Mira Mesa Boulevard one-half mile east of Interstate 805 and Sorrento Valley Road PID-88-0133 amendment to the Pacific Corporate Center PID and Tentative Map subdivision is identified as Lot 21 known as the “Lopez Canyon Planning Area”, into two parcels (Lot 21- 3.54 acres and Lot 22 - 1.64 acres). Lots 31 (4.1 acres) and 35 (3.3 acres) were consolidated to form a 7.4-acre lot in the Central Planning Area. In addition, lot line adjustments were proposed for Lots 25, 26, and 27, in the “Lopez Canyon Planning Area”, to redistribute acreage resulting in a change to the permitted buildable square footage on the lots. Lot Line Adjustments were also proposed for lots 1, 2, and 4 in the Boulevard Planning Area to redistribute acreage. History: The Pacific Corporate Center Planned Industrial Development was originally proposed as a 278 -acre business park with a major emphasis on research and development uses and corporate headquarters. A total of 39 lots (33 developable lots and size open space lots) were proposed with sizes ranging from 0.13 acres to 36. acres. Although underlying zones were M-1B (29 lots) and M-1A (four lots), development was restricted to uses permitted in the M-1P zone (manufacturing -industrial park) and M-LI (manufacturing -light industrial). Supported commercial uses were also permitted on four designated lots (M-1A zoned lots). Overall a total of 140 acres were designated for M-1P uses and 104 acres were designated for M-LI uses. The PID was approved in June 1984. In 1985, the Pacific Corporate Center was amended to delete 64 acres from the larger PID area to form the smaller McKeller Corporate Center PID (northwest corner of the site). This area was subdivided, resulting in an increase from six lots to 13 lots and a revision to use designations. In 1986, an amendment to the PID was approved which subdivided 91 acres of the larger 130-acre site, resulting in an increase in the number of lots from 22 lots to 31 lots. Although permitted uses were not revised, a net decrease in acreage of M-LI lots occurred and an increase in acreage of M-1P lots resulted. To date, the known “Carroll Canyon Planning Area” (southeast are south of Mira Mesa Boulevard) has been built out per the original PID. The remaining PID area combines the boundaries which total 131.6 acres. The previous intent through amendments was to create a larger lot of industrial development.



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[Comment 00037 | Sheet XX-X-20XX] Permits/Actions The project will require a Planned Development Permit (PDP) for an amendment to PID-88-0133 and a Coastal Development Permit (CDP) per §126.0707(f) to approve a lot line adjustments in the Coastal Overlay Zone to exclude 4.76 acres portion of existing lots f on the northern portion of the property where the coastal overlay zone boundary lies. The action will remove the adjusted property line outside of the coastal overlay zone for parcel "B". The land division shall be processed as part of the Coastal Development Permit in accordance with the Subdivision Regulations (Chapter 14, Article 4) and Subdivision Procedures (Chapter 12, Article 5). Any tentative map, lot line adjustment, merger, public right-of-way abandonment, or public easement abandonment may be approved or conditionally approved only if the decision-maker makes the findings pursuant to Section 126.0708. This also includes findings pursuant to section 126.0605. The CDP will require the action to demolish the 5910 Pacific Center structure to comply with §125.0340(c). The applicant will require to provide the findings 126.0708(a)(1)-(4), §125.0340 (a)-(d) & §126.0605 (1)-(3) at the next submittal.

[Comment 00038 | Sheet XX-X-20XX] Mira Mesa Community Plan Please obtain a formal recommendation from the Mira Mesa Community Planning Group for the proposed sign plan. The planning staff will consider all recommendations and/or concerns from the Planning Group in making their final decision. Mira Mesa Community Planning Group Chair: JEFFRY L. STEVENS, (858)566-2261mmcpg.chair@gmail.com

[Comment 00039 | Sheet XX-X-20XX] COMMUNITY PLAN UPDATE: The City of San Diego Planning Department is currently updating the Mira Mesa Community Plan. Potential land-use alternatives have been presented. The subject site's land use designation at 10394 and 10398, 10390 Pacific Center Court, and 5910 Pacific Center boulevard is proposed to change from Industrial Park to Technology Park. Any potential new land use designation or zoning will continue to allow life science, R&D, and office uses. Note: The current timing of the Mira Mesa Community Plan Update approval is December 2022.

[Comment 00040 | Sheet XX-X-20XX] The site is designed as "Industrial" in Figure 1 In the Mira Mesa Community Plan (MMCP, 5). The lot fronts Pacific Center Blvd and a Private cul-de-sac road on Pacific Mesa Blvd. The property slightly touches the Lopez Canyon Open Space as shown in Figure 6. There is no permitted density designed in the MMCP nor the base zone development regulations. [Informational]

[Comment 00041 | Sheet XX-X-20XX] A primary goal of the MMCP includes the "Preservation of an adequate supply of industrial land." (MMCP, 81). The site is located within the Sorrento Mesa Sub Area. The site only proposes the lot line adjustment of an existing lot to remain as parcel "B". All industrial uses will be proposed at future date and comply with the above primary goal. [Informational Only]

[Comment 00042 | Sheet XX-X-20XX] A policy outline in the MMCP states that "Community-specific Development Criteria: In the review of discretionary projects, the City shall employ the Development Criteria on pages 115 and 116, where appropriate, as well as the following criteria in its determination of consistency with the Plan: a. Industrial lot sizes should be a minimum of 80,000 square feet. The individual lot size may be less if developed within a comprehensively designed master-planned project which exceeds an overall site area of 80,000 square feet and limits the number of project entries, provides shared parking facilities, and provides a unified design theme b. The amount of multi-tenant offices should be limited to 50 percent of the total square footage of the project." (MMCP, 84) "Please provide a response on how the project meets the policy outlined in the MMCP.

[Comment 00043 | Sheet XX-X-20XX] A policy in the MMCP includes that "The City shall ensure that all projects within the Airport Influence Area are reviewed for conformance with the Airport Land Use Compatibility Plan for MCAS Miramar." (MMCP, 84) The applicant does not include any new developments within this scope of work. Any future development will be reviewed in accordance with the ALUCP for MCAS Miramar.

[Comment 00044 | Sheet XX-X-20XX] §125.0310 When a Lot Line Adjustment Is Required A Lot Line Adjustment is required when land is taken from one or more parcels and added to one or more adjoining parcels, provided that the adjustment would not result in the creation of an additional parcel. [Informational Only - No Action Required]

[Comment 00045 | Sheet XX-X-20XX] §125.0340 Approval Requirements for a Lot Line Adjustment The decision-maker shall approve an application for a Lot Line Adjustment if the decision-maker makes the following findings: (a) The proposed adjustment complies with the applicable provisions of the Subdivision Map Act; (b) Before adjustment, all lots or parcels are existing parcels of land created by separate fee conveyance and meeting the criteria for determination of a lot as specified in Section 113.0237; (c) All adjusted lots or parcels comply with the minimum requirements of the Land



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Development Code and all existing structures comply with established yards, except for property for which a variance has been granted pursuant to Chapter 12, Article 6, Division 8 (Variances) and for previously conforming lots or structures, for which the Lot Line Adjustment shall not increase the existing noncompliance; and The project proposes a lot line adjustment where the existing structure located at 5910 Pacific Center will cross property lines from "Parcel B" into "Parcel A". Staff will work with Map Check Reviewer to review any other requirements of this project. (d) The Lot Line Adjustment will not result in the creation of any additional parcels Please provide on a separate sheet of paper how the project conforms with the above provision findings.

[**Comment 00046** | **Sheet XX-X-20XX**] The project will need to meet all development requirements outlined in Table 131-06C Development Regulations for Industrial Zones for Min Lot Area of 15,000 sqft and Min Lot dimensions. Lot Width: 75 ft Street Frontage: 75 ft Lot Depth: 100 ft

[**Comment 00047** | **Sheet XX-X-20XX**] Staff Recommendation: Staff recommends processing an amendment to separate Parcel "A" from the PID-88-0133.

DSD-Water and Sewer

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[**Comment 00004** | **Sheet XX-X-20XX**] Please show and label: All existing and proposed water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (domestic, irrigation, or fire). For the existing water services, indicate whether the service as TO RETAIN or TO BE KILLED AT THE MAIN. All existing and proposed sewer lateral. Label should include lateral diameter size and whether existing or proposed. For the existing laterals, please indicate whether the lateral as TO RETAIN or TO BE ABANDONED AT THE PROPERTY LINE.

[**Comment 00005** | **Sheet XX-X-20XX**] Show and call out all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets).

Fire-Plan Review

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[**Comment 00002** | **Sheet XX-X-20XX**] Fire has no issues with the proposed lot line adjustment granted the existing Fire Department access will not be impeded and follows SDFD and CFC requirements.

Planning-Facilities Financing

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[**Comment 00031** | **Sheet XX-X-20XX**] DEVELOPMENT IMPACT FEE (DIF): A DIF payment is not required for this development project. (CHOOSE OPTIONS) The gross floor area did not increase; the existing land use did not change and/or there was not an increase in the number of dwelling units 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: Development



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Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st). The current DIF Schedule can be accessed at: <https://www.sandiego.gov/sites/default/files/feeschedule.pdf> 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.

Planning-MSCP

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[Comment 00029 | Sheet XX-X-20XX] The project site lies adjacent to the Multi-Habitat Planning Area (MHPA) of the City's MSCP. Please depict the MHPA boundary on the project plans at the same scale as the project or a maximum scale of 1":200'.

[Comment 00030 | Sheet XX-X-20XX] It is understood no construction is proposed with the proposed project; rather demolition of the existing structure. Due to the adjacency to the MHPA, the proposal shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, and noise must not adversely affect the MHPA. Please address these issues in a response to comment and provide notes/conditions on the construction plans as appropriate. Drainage All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that may adversely affect the adjacent MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. Storm water systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate. Toxins Land uses, such as recreation and agriculture, that use chemicals or generate by-products, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Lighting Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting. Please see Municipal Code §142.0740 for further information if needed. Noise Due to the site's location adjacent to (could also be within) the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15), least Bell's vireo (3/15-9/15), southwestern willow flycatcher (5/1-8/30). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. Continued If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed and a temporary wall/berm would be required. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.