Bowman

Mark Lopez
City of San Diego
Development Services Department
7650 Mission Valley Road
MS# DSD-1A
San Diego, CA 92108

Project Name: 9160 Gramercy Drive, San Diego
Project No.: PRJ-1136506
Date: 5/21/2026

Dear Mark:

This letter is in response to the project issues report for 9160 Gramercy Dr; Project No. PRJ-1136506, dated February 23, 2026.

Engineering

No new cycle issues Engineering has signed off

Transportation

41. Noted. Information only, no response.

47. The waiver requested for bicycle parking is required due to the physical constraints on this site because of the site configuration. Meeting this development standard would physically preclude the development of the proposed affordable housing density bonus project. Additionally, the project is not required to provide bicycle parking spaces because all residential units have “a garage accessible only by residents of the dwelling unit” per SDMC table 142-05C. There are two short-term bicycle parking spaces provided for the shopkeeper units. Two (2) public bicycle parking spaces will be provided. one shall have electrical charging capabilities per SDMC section 143.1410(c)

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48. The raised median is now included in the TME. Changes to existing lane configuration have been minimized. Revised striping is required at the intersection. The new median has been designed to maintain the current lane configuration and maintain a 10’ minimum width travel lane. Some re-striping will be required at the intersection with Ruffin road.

49. Sidewalk transitions need to stay adjacent to the proposed project frontage. Moving transitions offsite would require adjacent property owners’ permission. No change has been made. Typically, project tie-in for ROW improvements is within the project frontage.

54. The project requests a waiver to provide three motorcycle parking spaces within the guest parking area.

59. Sight distance study has been added as sheet 7 to the TM exemption exhibit. The sight distance exhibit has been revised to show the driver location at the back of walk, and the 345 foot sight distance will be measured along the vehicle travel path.

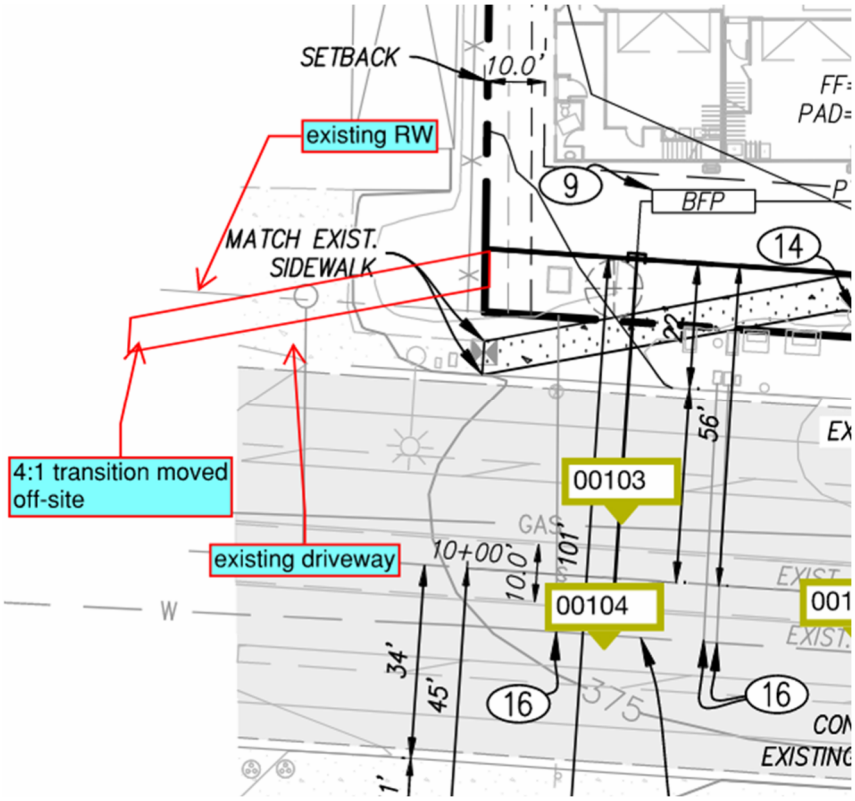
62. Informational only, no response.

113. (#47) The waiver request regarding bicycle parking has been revised. One of the two public bike parking spaces will have electrical charging capabilities. See Sheet 4 and 6.

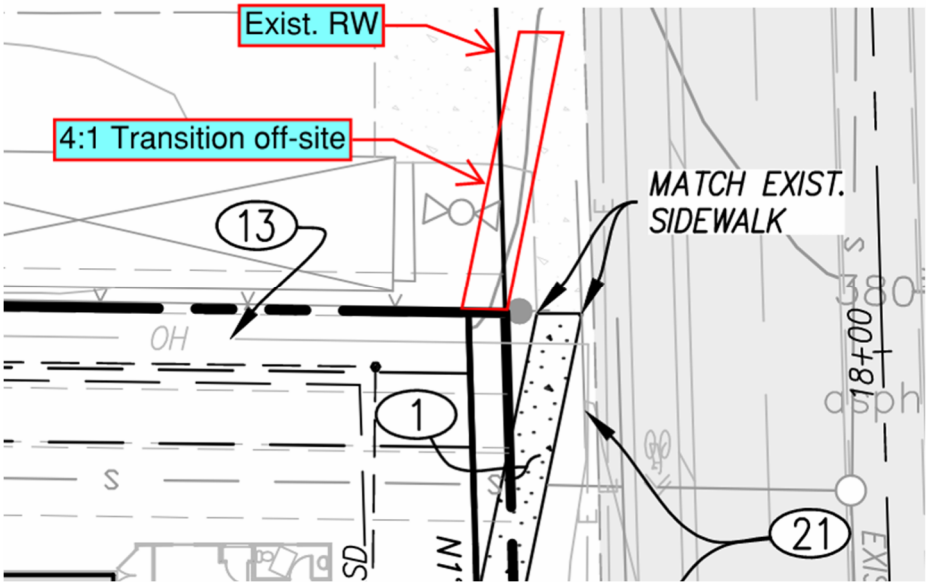
114. The Raised median striping adjustments is now shown on sheet 4 of the TME

115. Extending sidewalk transitions beyond the project frontage would affect neighboring driveways and require work outside of current City Right of Way. See exhibits below

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Off-site transition on Ruffin Road would require sidewalk outside of existing right of way.



117. 3 Motorcycle parking spaces have been added and waiver request has been added to the cover shet.

122. As discussed in our 3/16 meeting the sight distance exhibit has been revised to show the driver location at the back of walk, and the 345' sight distance will be measured along the vehicle travel path. Please see Sheet 11.

151. #47 and #113. The requested note 1 OF 2 SPACES (50% OF PROVIDED SHORT-TERM PARKING) WILL BE OUTFITTED WITH ELECTRICAL CHARGING CAPABILITIES PER CAP CONSISTENCY REGULATIONS SDMC SECTION 143.1410(C) has been added to the cover sheet.

152. The raised median is now included in the TME, the sewer main will be relocated.

153. Project right-of-way improvements will remain within the project frontage. Extending the noncontiguous sidewalk onto adjacent private property will not be included as part of this project.

154. The TME is requesting a waiver to provide 3 motorcycles parking spaces within the guest parking area. The waiver request has been added to the cover sheet.

155. Loading Zones:

The Gramercy project is a for-sale townhome development, and providing two loading zones is not a practical or efficient use of the site. Per SDMC Section 142.1010, the intent of loading zones is to accommodate frequent deliveries, which is more applicable to commercial and industrial uses. While the code includes

multi-family residential uses, it does not distinguish between for-rent and for-sale housing types.

For multi-family projects, the implied purpose of loading zones is to facilitate move-ins and move-outs. However, the frequency of these activities differs significantly between rental and ownership housing. Industry data (including Redfin, CLTA, Kelly Real Estate, and Scotsman Guide) indicates that rental units in San Diego typically turn over every 2.5 to 5 years, whereas for-sale units experience turnover approximately every 13 to 18 years.

Requiring loading zones for a for-sale project would dedicate valuable site area to a use that would be rarely utilized. This would come at the expense of guest parking (which is used daily) and landscaping/open space that provides water quality, greenhouse gas reduction, and overall quality-of-life benefits.

From a practical standpoint, residents moving in or out typically utilize moving trucks parked within the private on-site driveway, proximate to the unit, rather than a designated loading zone. This further reduces the need for such facilities.

Additionally, the project's CC&Rs will establish rules governing move-ins, move-outs, and circulation, including the use of private driveways and phased scheduling to minimize conflicts.

Water & Sewer

11. Email on 4/14/2026; Per *PUD requirements, the existing sewer main shall be relocated to provide a minimum 5' horizontal separation from the raised median.*

The TME now shows the sewer main to be relocated with a minimum of 5’ separation from the proposed raised median.

148. The 8” connection on Ruffin Road in now labeled as: “Prop 8” Fire Service connection to existing 20” water”.

Sewer Study was approved by email on 3/12/2026.

Map Check

71. Acknowledged. No additional comments from planning.

74. A land surveyor’s stamp and seal have been added to sheet 3. Plans has been signed with this submission.

94. An updated TM Exemption exhibit are provided, a reference copy of the LLA Parcel map is included as “Map Reference Material” with the fourth submittal

133. Sheet 3 has been signed and stamped by a licensed surveyor.

134. Planning appears to have completed their review after two review cycles. No additional planning comments on the TME.

160. comment addressed, Note now states “Final Map”

161. In response to the draft “Condition – Consolidation and Subdivision,” referring to the Shopkeeper Units as “8 commercial condominium units” is not an accurate characterization under the proposed use. Shopkeeper units are not classified as commercial uses. Rather, they are a use that the SDMC categorizes in the Residential

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Use category under SDMC Section 131.0112(a)(3)(E) which identifies “shopkeeper units” within the residential use regulations and incorporates the definition in SDMC Section 113.0103. That section defines a shopkeeper unit as, “a dwelling unit with both living quarters and commercial space where the commercial use is located on the ground floor and operated by the resident of the dwelling unit.”

The defining feature of a shopkeeper unit is that it remains a dwelling unit occupied for residential purposes, with a limited commercial component integrated into and operated by the resident. This is further reinforced by the SDMC definition of “dwelling unit,” which is defined as space “used, intended or designed to be used or occupied for living purposes by one family.”

In this condition, we respectfully request the more accurate description for these 8 units to be either:

- “8 shopkeeper condominium units,” which is consistent with the defined land use classification under the SDMC; or
- “residential condominium units,” given that the units are categorized within the residential use category and are dwelling units with a commercial component, not standalone commercial units.

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March 2, 2026

Andrew Colcleaser
City of San Diego
Development Services Department
7650 Mission Valley Road
MS# DSD-1A
San Diego, CA 92108

Project Name: 9160 Gramercy Drive, San Diego
Project No.: PRJ-1136506

Dear Andrew:

This letter is in response to your assessment of application letter for 9160 Gramercy Dr; Project No. PRJ-1136506, dated February 23rd, 2026.

COMMENT 00068

Trees are required at a rate of 1 tree per 30 linear feet of street frontage, excluding driveways and clearances for bus stops. Please provide a calculation for each street demonstrating that proposed street tree quantities are sufficient.

10/20/2025 Review:

Please provide calculations for each frontage separately. According to the calculations provided, the Gramercy frontage, excluding the curb cut and buss top clearance, is 533' which requires 17 trees. It appears that 16 are shown. Ruffin only provides calculations for a portion of the street. Please factor in the entirety of the frontage and include street trees that are provided on private property as well.

2/2/2026 Review:

Reissuing. Please provide a street tree calculation for the entirety of Ruffin Rd.

Response: Trees on private property adjacent to Ruffin Road are shown and have been added to the Street Tree Calculation table on sheet 6.

COMMENT 00150

Please show street trees on private property along Ruffin Rd. as was shown on the previous submittal. On the last review, I requested the removal of onsite landscaping. Please be aware that this comment was in reference to remaining yard, street yard, and VUA planting that will be reviewed at the building permit phase.

Street trees are a requirement of this mapping action and conformance to street tree requirements must be shown on this plan set. Please show all street trees on the plan, including those on private property.

Response: All street trees, and trees on private property adjacent to Ruffin Road are now shown on the plan.

COMMENT 00159

Show entire calculation and all street trees along Ruffin Rd. Landscape has no issues with the trees and calculation on Gramercy.

Response: The Street Tree Calculation table has been updated to include trees located on private property adjacent to Ruffin Road for dimensions C and D.

If you have any questions or require additional information, please call me at 619.881.2589, or send an email to crodriguez@bowman.com.

Thank you,

Carlos Rodriguez, PLA
Project Manager

Martin Jones

From: Itkin, Irina <IItkin@sandiego.gov>
Sent: Thursday, March 12, 2026 10:54 AM
To: Martin Jones
Cc: Li, David
Subject: [EXTERNAL] PRJ-1136506 Gramercy Drive Revised Sewer Study
Attachments: 2025-12-17 360210 Gramercy Sewer Study.pdf

Martin,

We have completed our review of the revised sewer study for Gramercy Drive, dated December 17, 2025.

The subject sewer study is accepted by the Water and Sewer Development Review Section of the Development Services Department.

Copy attached.

Irina Itkin
Associate Engineer-Civil
City of San Diego
Development Services Department
Water and Sewer Development Review
☎: 619-446-5422
Email: IItkin@sandiego.gov

Martin Jones

From: Itkin, Irina <IItkin@sandiego.gov>
Sent: Tuesday, April 14, 2026 11:12 AM
To: Martin Jones
Cc: Li, David
Subject: [EXTERNAL] RE: PRJ-1136506 Gramercy Drive Revised Sewer Study

Martin,

Per PUD requirements, the existing sewer main shall be relocated to provide a minimum 5' horizontal separation from the raised median.

Thank you,

Irina Itkin
Associate Engineer-Civil
City of San Diego
Development Services Department
Water and Sewer Development Review
☎: 619-446-5422
Email: IItkin@sandiego.gov

From: Martin Jones <mjones@bowman.com>
Sent: Monday, April 6, 2026 11:00 AM
To: Itkin, Irina <IItkin@sandiego.gov>
Cc: Li, David <DLi@sandiego.gov>; Kleist, Jesse <jkleist@kbhome.com>; Abboud, John S <jabboud@kbhome.com>; Gonsalves, Ann <AGonsalves@sandiego.gov>; Pham, Kim <LKPham@sandiego.gov>; Lopez, Mark <LopezMA@sandiego.gov>; Rom, Catherine <CRom@sandiego.gov>
Subject: [EXTERNAL] RE: PRJ-1136506 Gramercy Drive Revised Sewer Study

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Good Morning Irina, Do you know if PUD has decided on the proposed raised median over the existing 8" sewer main?

Thank you,

MARTIN JONES
Senior Project Manager, Civil | **BOWMAN**
Office: (619) 881-2595 Mobile: 619-332-9116
mjones@bowman.com | bowman.com