THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 9160 Gramercy Dr
San Diego, CA

Project Type Discretionary Project

Primary Contact gramercy@bowman.com

Instructions

The following issues require corrections to the documents submitted.

Tentative Map PRJ-1136506.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov
619-446-5163

[Comment 00063 | Sheet Page 1 | Closed]

The property located at **9160-9190 Gramercy Dr, APN 429-010-3300 and APN 429-010-3500**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf (Informational Only; No Response or Action Required)

More information regarding this review process can be found in Information Bulletin 580: https://www.sandiego.gov/sites/default/files/dsdib580.pdf (Informational Only; No Response or Action Required)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

comment revised 10/15/2025

[Comment 00064 | Sheet Page 1 | Closed]

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Staff cannot make a determination with the information provided. Please provide the following documents:

Adequate photo documentation of the property has not been provided. Provide a photo survey for ALL buildings and structures on the parcel, including buildings that are not impacted by the project scope. The photo survey must include a photo key showing all building footprints and the location where each photo was taken. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Please note, Google or Bing streetview images are not permissible. NOTE: Historical determinations are provided at the parcel level. Thus, photos of ALL existing structures on the parcel are required.

Please provide full elevation photos of any and all existing structures on parcels APN 429-010-3300 and 429-010-3500.

Please upload the photographic survey onto Accela as document type "Photographic Survey."

[Comment 00065 | Sheet Page 1 | Closed]

A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. Please contact ARCCBuildingRecords.FGG@sdcounty.ca.gov. This process should be free but please check the San Diego County Assessors website for the latest information. If the Assessor is unable to provide this document for any reason, please upload a copy of the Assessor's email response stating that the record is unavailable. This will serve as proof of search and fulfill the submittal requirement for Plan-Historic. NOTE: Historical determinations are provided at the parcel level. Thus, building records of all existing structures on the parcel are required.

Please provide the Assessors Building Records for APN 429-010-3300 (if possible) and APN 429-010-3500.

Please combine then upload the building records onto Accela as a single document, document type "Assessors Building Records."

DSD-Landscape Review

Andrew Colcleaser
acolcleaser@sandiego.gov

[Comment 00066 | Sheet Page 6 | Closed]

Scope: Tentative Map Exemption to consolidate two existing parcels into one parcel for future development of 199 dwelling units. CC-1-3 base zone within the Serra Mesa Community Plan Area.

[Comment 00067 | Sheet Page 6 | Closed]

Please remove sheets/info related to on-site landscape improvements from this plan set. Staff appreciates the inclusion of landscaping for this project; however, tentative maps are only subject to street tree requirements. Landscape staff will not be reviewing any on-site improvements as part of this submittal.

Note: CAP shading requirements will be reviewed at the building plan phase. Based on the current proposal, this requirement will be satisfied.

10/20/2025 Review:

Reissuing.

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[Comment 00068 | Sheet Page 6 | Closed]

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.

[Comment 00069 | Sheet Page 6 | Closed]

Street trees are only proposed within the ROW along a section of Ruffin Rd. If onsite trees are being utilized to satisfy street tree requirements per 142.0409(a)(2)(B), please include a note explaining the constraints that prevent the required trees from being located within the ROW.

[Comment 00070 | Sheet Page 6 | Closed]

(Information only) Note: Complete Communities Housing Solutions requires street trees to be planted at a rate of 1 tree per 20 linear feet of street frontage. If this project will not be utilizing the CCHS program, this comment can be disregarded.

DSD-Map Check

Saturnino Ocampo
SOcampo@sandiego.gov
(619) 446-5310

[Comment 00071 | Sheet Page 1 | Closed]

TENTATIVE MAP EXEMPTION – CONDOMINIUMS

Condominium projects that comprise part of a tract of land zoned for industrial or commercial development may be eligible for a tentative map exemption.

NOTE: If multiple discretionary permits are required for a project, they will be decided together by the highest-level decision-maker, and the project may no longer qualify for Tentative Map Exemption.

NOTE: DSD-Planning reviewer to determine if the project qualifies for TME.

[Comment 00072 | Sheet Page 1 | Closed]

CONDOMINIUM PROJECT

Condominium projects require the consolidation of multiple parcels into a single parcel. The project site shall be consolidated via a concurrent, ministerial Parcel Map prior to a subsequent subdivision Parcel Map. The parcel map

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shall be based upon a field survey.

[Comment 00073 | Sheet Page 1 | Closed]

MAP EXHIBIT

Please indicate on the Tentative Map Exemption Exhibit which criteria the subject development is utilizing to qualify for the Tentative Map Exemption. Reference may be made in note or statement form on the exhibit.

[Comment 00074 | Sheet Page 1 | Closed]

LAND SURVEYOR SEAL, SIGNATURE, AND DATE

Please indicate the licensed land surveyor that shall sign, stamp, and date the Tentative Map Exemption Exhibit. Plans must be stamped by a Licensed Land Surveyor by a Civil Engineer authorized to practice land surveying (Section 8726 of the Business and Professions Code)".

[Comment 00075 | Sheet Page 1 | Closed]

MAPPING NOTE

Please add a mapping note to the Tentative Map Exemption Exhibit which clearly depicts the type of map that is being proposed.

[Example: A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP EXEMPTION, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.]

[Comment 00076 | Sheet Page 1 | Closed]

CONDOMINIUM NOTE

Please add a condominium note to the Tentative Map Exemption Exhibit:

[Example: THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 (RESIDENTIAL) AND 6542 (COMMERCIAL AND INDUSTRIAL) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 191. THE TOTAL NUMBER OF COMMERCIAL UNITS IS 8.

[Comment 00077 | Sheet Page 1 | Closed]

PERMIT NUMBERS

Please add the following project reference information to all plan sheet title blocks:

PROJECT NO.: PRJ-1136506

TM EXEMPTION NO.: PMT-3357602

CDP NO.: PMT-(please contact city PM for #)

NDP NO.: PMT-(please contact city PM for #)

SDP NO.: PMT-(please contact city PM for #)

NAD83 COORDINATES:1872 - 6289

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LAMBERT COORDINATES:232 - 1729

[Comment 00078 | Sheet Page 1 | Closed]

PRELIMINARY TITLE REPORT

Please provide a Preliminary Title Report covering the Tentative Map Exemption Exhibit limits of the subject land issued and dated within a 3-month time period from each of the City Development Services review resubmittal date.

Please submit a title report with hyperlinks to assist with more efficient review of this Tentative Map Exemption Exhibit.

[Comment 00079 | Sheet Page 1 | Closed]

REFERENCE DRAWINGS

Please identify all pertinent City of San Diego Improvement and Easement Drawings, filed within City records, containing existing as built & land title information potentially impacting project design.

[Comment 00080 | Sheet Page 1 | Closed]

TOPOGRAPHY SOURCE

Please identify project topographic data source (person or entity), survey method, and data collection date.

Please note, City Design Guideline Standards require topographic source design data be identified and dated within a 3-year period.

[Comment 00081 | Sheet Page 1 | Closed]

Please display elevation as shown on the city of San Diego vertical control book.

Ex: 371.082'

[Comment 00082 | Sheet Page 1 | Closed]

TOGETHER WITH ...

[Comment 00083 | Sheet Page 3 | Closed]

PROPOSED PARCELS

Please show the proposed parcel numbers on the Tentative Map Exemption Exhibit.

[Comment 00084 | Sheet Page 3 | Closed]

Please use shadow text. See redlines.

[Comment 00085 | Sheet Page 1 | Closed]

VICINITY MAP

Minimum text height is 1/10". (typ. all drawing)

Please do not grey-scale linework. Please make sure the linework does not go over the text. Delete unnecessary lines.

[Comment 00086 | Sheet Page 3 | Closed]

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TO BE QUITCLAIMED BY SEPARATE DOCUMENT

[Comment 00087 | Sheet Page 1 | Closed]

TO BE QUITCLAIMED BY SEPARATE DOCUMENT

[Comment 00088 | Sheet Page 1 | Closed]

TO BE QUITCLAIMED BY SEPARATE DOCUMENT

[Comment 00089 | Sheet Page 3 | Closed]

IN FAVOR OF: THE CITY OF SAN DIEGO

[Comment 00090 | Sheet Page 3 | Closed]

IN FAVOR OF: THE CITY OF SAN DIEGO

[Comment 00091 | Sheet Page 3 | Closed]

EASEMENTS - EXISTING

All existing easements appearing in the title report are to be accounted for on the Tentative Map Exemption Exhibit. If the easement exists, either public or private, label the easement with the record information.

Please denote existing easement character, easement holder, record source information, and easement width (if applicable). [Example: "PUBLIC SEWER EASEMENT GRANTED TO CITY OF SAN DIEGO PER DEED RECORDED 12/13/2014 AS DOCUMENT NO. 2014-123456, O.R., (CITY DWG. XXXX-B)"].

A blanket easement is an easement without a specific location set forth in the deed or the location is not discernible. This type of easement must also be accounted for; however it can only be accounted for with a note. Please use the following note for blanket easements. [Example: EXISTING (type) EASEMENT GRANTED TO (entity) PER DOC. NO. (xxxx), RECORDED (day month year). HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON DRAWING.]

Many SDG&E easements grant dimension specific areas around all their installed facilities within a certain time period. In these cases, the following note should be used. [Example: EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC CO. PER DOC. NO. (xxxx) RECORDED (month day year) IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON.]

NOTE: Please include all easements listed in the title report. See Items#'s 11, and 13.

[Comment 00092 | Sheet Page 3 | Closed]

EASEMENTS - PROPOSED

Please delineate and note all proposed easement interests located within the project scope limits. Notation(s) shall include easement character and width (if applicable). [Example: "PROPOSED PUBLIC SEWER EASEMENT" or "PROPOSED RIGHT-OF-WAY DEDICATION"].

[Comment 00094 | Sheet Page 1 | Closed]

[GENERAL INFO] - REQUIRED DOCUMENTS (NEXT SUBMITTAL)

Please supply the following documents for the next review cycle:

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Tentative Map: A copy of the Tentative Map Exemption Exhibit, having addressed all comments from this review.

DSD - Map Check Reference Material: A copy of the concurrent PRJ for the consolidation Parcel Map.

DSD-Planning Review

Grecia Aceves
GAceves@sandiego.gov
(619) 446-5455

[Comment 00095 | Sheet Page 3 | Closed]

Please address all issues noted as comments to this project and resubmit set of plans for recheck through Accela.

Additional comments may follow once information has been provided.

[Comment 00096 | Sheet Page 3 | Closed]

SERRA MESA (Process 1) Tentative Map Exemption to consolidate two existing parcels into one parcel for future development of 199 dwelling units, 8 of which will be shopkeeper units. The project is located at 9160, 9190, and 9280 Gramercy Dr. (APN: 429-010-3300 & 429-010-3500). The 9.05-acre site is in the CC-1-3 Base Zone, within the Serra Mesa Community Plan Area. CD 7.

Existing Overlays: Airport Land Use Compatibility Zone: Montgomery Field, Airport Influence Area: Montgomery Field - Review Area 1, Airport Safety Zone: Montgomery Field- Safety Zone 6, FAA part 77 Noticing Area - Montgomery, Cultural Sensitivity Area: Moderate, Paleontological Sensitivity Area: Moderate, Very High Fire Hazard Severity Zone and Mobility Zone 4. [Informational Only - No Action Required]

[Comment 00097 | Sheet Page 3 | Closed]

Pursuant to SDMC 125.0410, if the project consists of any of the following for a subdivision where the land before the subdivision has a commercial, mixed-use (i.e. EMX), or industrial base zone, has access to a public street or freeway, and has street alignments and widths designed to the satisfaction of the City Engineer, planning defers to map check on the determination of the tentative map exemption.

DSD-Structural

Rashid Zandian
rzandian@sandiego.gov

[Comment 00098 | Sheet Page 1 | Closed]

Demolition/Removal of the existing building shall be added under the scope of work. (see SDMC §129.0503). Provide a "Separate Permit" notes section showing a schedule or itemized list with the Demo Permit as a Separate permit item.

[Comment 00099 | Sheet Page 1 | Closed]

This review is only for the tentative map.
The building area, type of construction, Means of egress, Parking lot, accessibility and all other requirements shall be

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under future permit and shall comply with the most current codes (Not reviewed and Not approved with this permit).

DSD-Water and Sewer

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

[Comment 00001 | Sheet Page 4 | Closed]

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 00002 | Sheet Page 4 | Closed]

There is an existing 8” sewer main per 14630-L improvement drawing number on the existing 10’ sewer easement, within north side of the project area. Please verify if the property adjacent to the west site of the proposed development have any sewer connections to the above-described existing sewer main.

[Comment 00003 | Sheet Page 4 | Closed]

The existing 10’ sewer easement for existing 8” sewer main should be upgrade to the current standard per Sewer Design Guide, per section 3.2.2.1.

[Comment 00004 | Sheet Page 4 | Closed]

Show the existing sewer laterals from the subject property to the point of connection to the existing 8” sewer mains on Sewer Easement, Ruffin Road and Gramercy Drive. Indicate whether the existing sewer laterals are to be remained or be plugged at property line.

[Comment 00005 | Sheet Page 4 | Closed]

According to City record the existing 20” AC water main per 11931-D improvement drawing on Ruffin Road becomes 16” AC water main per 13296-L improvement drawing.

[Comment 00006 | Sheet Page 4 | Closed]

Revise the label to state: existing 16” AC water main per 13296-L improvement drawing.

[Comment 00007 | Sheet Page 4 | Closed]

Show the existing water services from the existing water mains on Ruffin Road and Gramercy Drive to the subject property. For the existing water services, please indicate whether the service is to be remained or to be killed at the main.

[Comment 00008 | Sheet Page 4 | Closed]

Provide the deviation from the standards to connect a proposed 8" fire service to the existing 20" water main on Ruffin Road. The water study should be revised to include this deviation from the standards.

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[Comment 00009 | Sheet Page 4 | Closed]

Show and label the proposed water easement for proposed dual 6" above ground meters.

[Comment 00010 | Sheet Page 4 | Closed]

The proposed public water service should be connected to the existing 12" AC water main on Gramercy Drive at 90 degrees. Please revise.

[Comment 00011 | Sheet Page 4 | Closed]

The proposed raised median over existing 8" sewer main on Gramercy Drive is still under discussion with PUD.

[Comment 00012 | Sheet Page 4 | Closed]

The provide revised sewer study comments are pending from PUD.

[Comment 00013 | Sheet Page 4 | Closed]

Provide water study for the proposed development.

[Comment 00100 | Sheet P4 | Closed]

Revise note 17 on sheet 4 to state : "Existing sewer lateral to be plugged at property line."

[Comment 00101 | Sheet P4 | Closed]

On sheet 4, label the proposed water service.

Other

DSD-Engineering Review

Anwer Ibriheem
AIbriheem@sandiego.gov
619-533-7445

[Comment 00014 | Page | Closed]

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

[Comment 00015 | Page | Closed]

The San Diego Water Board adopted Order No. R9-2013-0001, as amended by Order No. R9-2015-001 and R9-2015-0100, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge

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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 were updated in 2024, this project will be subject to those regulations (information comment).

[Comment 00016 | Page | Closed]

Please note Right-of-Way improvements for Tentative Maps are required per SDMC 144.0231 (information comment).

[Comment 00017 | Page | Closed]

Please note all private improvements within ROW require Encroachments Maintenance and Removal Agreement (EMRA) which is subject to City Engineer approval (information comment).

[Comment 00018 | Page | Closed]

(Information comment) CIP Projects: please check the City's CIP project map viewer using the following link:

https://www.sandiego.gov/cip/projectinfo

[Comment 00019 | Page | Closed]

Information comment: please note this project is a fixed fees project which has a limit of three review cycles. If the project goes beyond the third review cycle, the project would be charged on hourly basis.

[Comment 00020 | Page | Closed]

If the project has a recorded Encroachments Maintenance and Removal Agreement (EMRA), please submit a copy for review. Please note Encroachments Maintenance and Removal Agreement (EMRA) is subject to City Engineer approval.

[Comment 00021 | Page | Closed]

Drainage: Please show and explain in words how site drainage is conveyed to the public conveyance system.

[Comment 00022 | Page | Closed]

Drainage: Please add drainage pattern arrows to the submitted site plan and include them in the legends list.

[Comment 00023 | Page | Closed]

The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded.

[Comment 00024 | Page | Closed]

Driveway: Please refer to SDMC Section 142.0560(j) and Table 142-05M for driveway width requirements (information comment).

[Comment 00025 | Page | Closed]

Non-utilized Driveways (Ruffin Road): Please call out the closure of the existing non-utilized driveways on Ruffin Road with the current City Standard curb, gutter, and sidewalk.

[Comment 00026 | Page | Closed]

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Non-utilized Driveway (Gramercy Drive): Please call out the closure of the existing non-utilized driveway on Ruffin Road with the current City Standard curb, gutter, and sidewalk.

[Comment 00027 | Page | Closed]

Please note that the proposed singular curb ramp is subject to a deviation from standard by City Engineer (information comment).

[Comment 00028 | Page | Closed]

There are existing overhead facilities adjacent to the project site, which are required to be placed under ground.

[Comment 00029 | Page | Closed]

If the Subdivider believes they qualify for a waiver, they need to submit a letter stating how they qualify for a waiver per San Diego Municipal Code Section 144.0242 Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities.

[Comment 00030 | Page | Closed]

Dedication (Ruffin Road): Based on the community plan and street classification, Ruffin Road is a 4-lane collector street. Please see LDR-Transportation comments for additional parkway requirements.

[Comment 00031 | Page | Closed]

Dedication (Gramercy Drive): Based on the community plan and street classification, Gramercy Drive is a 4-lane major street. Please see LDR-Transportation comments for additional parkway requirements.

[Comment 00032 | Page | Closed]

Storm Drain Facilities: Per City of San Diego Records, there is an existing 18” CPEP storm drainpipe within the site.

[Comment 00033 | Page | Closed]

Storm Drain Facilities: Per City of San Diego Records, there is an existing 15” storm drainpipes within the site.

[Comment 00034 | Page | Closed]

Drainage Easement: Please note all easements must be per current Drainage Design Manual (Chapter 4, 4.1.6). And no permeant structure allowed within the easement. Only flat surface Encroachment such as AC pavement is allowed within the easement with EMRA which is subject to City Engineer Approval.

[Comment 00035 | Page | Closed]

Storm Drain facilities: Per Drainage Design Manual, the minimum easement width for a pipe with diameter less than 36” is 15 feet. Please note Storm drains with cover between 15 feet and 25 feet will require an additional 2 feet of easement width for every foot of cover over 15 feet.

[Comment 00036 | Page | Closed]

Storm Drain facilities: please call out, on the site plans, the dedication of the drainage easement.

[Comment 00037 | Page | Closed]

Site Plans: Please show the spacing between the existing and proposed streetlights.

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[Comment 00038 | Page | Closed]

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

[Comment 00039 | Page | Closed]

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

DSD-Geology

Kreg Mills
KMills@sandiego.gov
(619) 446-5295

[Comment 00040 | Page | Closed]

INFORMATION ONLY (*no response or corrections required*):

The Geology Section has reviewed the submitted development plans. Based on this review, DSD-Geology review of a geotechnical report for the proposed development is not required pursuant to the City's Information Bulletin 515 and table 515A. DSD-Geology has no additional comments and no conditions on the permit at this time.

DSD-Transportation Development

Loan Pham
LKPham@sandiego.gov
619-533-4494

[Comment 00041 | Page | Open]

General:

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

[Comment 00042 | Page | Closed]

Project Description:
SERRA MESA – Tentative Map Exemption for a project that proposes 199 for-sale multi-family dwelling units, inclusive of 8 shopkeeper units totaling 317,150 SF (inclusive of 14,669 sf of shopkeeper units) on a 9 acre site located at 9160-9280 Gramercy Dr (APNs: 429-010-3300 and 429-010-3500). The site contains an existing vacant surface parking lot and one vacant building. The Project is located in Mobility Zone 4 within the CC-1-3 base zone within the Serra Mesa

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Community Area. Council District 7.

[Comment 00043 | Page | Closed]

Prior Reviews:
A Multiple-Discipline Preliminary Review was previously completed for this site under PRJ-1131973 in April 2025 for the same project in addition to another Multiple-Discipline Preliminary Review completed in April 2024 for a slightly different project scope.

[Comment 00044 | Page | Closed]

Concurrent Reviews:

A lot line adjustment merger parcel map is being processed concurrently under PRJ-1136344.

[Comment 00045 | Page | Closed]

Metropolitan Transit System (MTS) Review:

The plans show and label a proposed 60 ft by 11.1 ft wide concrete bus pad along the project's frontage on Gramercy Dr for the existing bus stop serving MTS Line 928 on Sheet 4. The proposed concrete bus pad and bus stop furnishings will require review from MTS staff.

[Comment 00046 | Page | Closed]

Mobility Choices:

The project is subject to the Complete Communities: Mobility Choices ordinance (effective January 8, 2021 outside the Coastal Zone and July 11, 2022 within the Coastal Zone). The project is located within Mobility Zone 4. Therefore, the project shall pay an Active Transportation In Lieu Fee per SDMC Section 143.1103(c).

[Comment 00047 | Page | Closed]

Climate Action Plan (CAP) Consistency Regulations:

Per SDMC Section 143.1410(c), at least 50 percent of all residential and non-residential bicycle parking spaces required in accordance with Chapter 14, Article 2, Division 5 shall be supplied with individual outlets for electric charging at each bicycle parking spaces. Please revise Sheet 9 of the plans to show and label these electric charging spaces.

[Comment 00048 | Page | Open]

Proposed Gramercy Dr Striping:

Sheet 2 Section B-B shows a proposed cross-section for Gramercy Dr that states that there are "no proposed striping changes within Gramercy Drive." Installation of a new concrete raised median would impact existing striping, and therefore the project needs to provide a proposed striping plan for review.

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[Comment 00049 | Page | Open]

Proposed Sidewalk Transition:

Sheet 4 shows and labels a transition from the proposed non-contiguous sidewalk to the existing contiguous sidewalks on Gramercy Dr and Ruffin Rd; however, these sidewalk transitions should be off-site. Please revise the plans to show an off-site transition at the north and west end of the site.

[Comment 00050 | Page | Closed]

Proposed Gramercy Dr Access:

The proposed 25 ft wide project driveway on Gramercy Drive would be right-in/right-out only after the project installs a raised median across its frontage, please include a note on the plans and provide signage and striping onsite indicating all exiting vehicles must turn right onto Gramercy Dr.

[Comment 00051 | Page | Closed]

Parking and Drive Aisle Dimensions:

Please label the parking spaces on the plans. Parking space dimensions and drive aisle widths shall comply with SDMC Section 142.0560 Tables 142-05K and 142-05L, respectively. Sheet 5 shows and labels a 23 ft wide drive aisle width from the Ruffin Rd driveway. Please revise the plans to provide a 24 ft wide drive aisle if two-way circulation is proposed on this internal access road.

Additionally, please provide drive aisle dimensions for the access road leading to the proposed surface parking at the northwestern corner of the site.

[Comment 00052 | Page | Closed]

Turnaround Area:

Per SDMC Section 142.0560 (d) (3), drive aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space. Please provide a turnaround area for the parking spaces shown at the northwest corner of the site on Sheet 5.

[Comment 00053 | Page | Closed]

Driveway Removal:

The plans should be revised to state all existing non-utilized driveways on Gramercy Dr and Ruffin Rd will be closed and replaced with full height curb, gutter, and sidewalk.

[Comment 00054 | Page | Open]

Waiver for Motorcycle Parking and Loading Zones:

Sheet 1 states that the project is proposing to waive the requirement from SDMC Sections 142.0530(g) and 142.1010(a) for the project to provide the required motorcycle parking spaces and loading zones. Please revise the sheet to show the minimum number of motorcycle spaces and loading zones required per code. Please demonstrate why the

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minimum motorcycle parking requirements cannot be met when the project is proposing to provide 57 off-street non-garage spaces. Additionally, please clarify why the project cannot provide the required loading zones onsite, and describe how move-ins and move-outs would be handled if there were no onsite loading areas.

[Comment 00055 | Page | Closed]

Short-term Bicycle Parking Spaces:

Please revise the plans to show and label the 2 proposed short-term bicycle parking spaces proposed on Sheet 1. Per the prior comment regarding CAP Consistency Regulations, please note the electric charging provided for the bicycle parking spaces on the plans.

[Comment 00056 | Page | Closed]

Curb Ramps:
Note 3 on Sheet 4 labels a proposed curb ramp at the northeast corner of Gramercy Dr/Ruffin Rd. Per SDG-131 Note 1, a curb ramp is required for each sidewalk crossing. If a pedestrian can cross in two directions from an intersection corner, two curb ramps shall be provided. Please provide a dual curb ramp at the northeast corner of the intersection. Please revise the plans to show that the project will also stripe continental crosswalks per current City standards.

[Comment 00057 | Page | Closed]

Pedestrian Access:

Pedestrian access shall be provided from all building entrances to the public right of way per Section 143.0310(c)(1) of the SDMC; please revise the plans to show the pedestrian path of travel from Gramercy Dr and Ruffin Rd to all multi-family dwelling units and shopkeeper units.

[Comment 00058 | Page | Closed]

Visibility Triangles:

No fences/shrubs higher than 36 inches in height are permitted in the visibility areas of the proposed driveways and Gramercy Dr/Ruffin Rd intersection. Sheet 7 labels this note; however, the visibility areas with dimensions are not shown at the proposed driveways or the Gramercy Dr/Ruffin Rd intersection per SDMC section 113.0273.

[Comment 00059 | Page | Open]

Sight Distance:

In addition to visibility triangles, please demonstrate provision of adequate sight distance (including vertical and horizontal as appropriate) at all proposed project driveways and at the intersection of Gramercy Drive/Ruffin Road per City of San Diego Street Design Manual Section 6.1.3(8). Refer to Chapter 6 of the City of San Diego Street Design Manual, which uses Intersection Sight Distance per AASHTO. Please revise the plans to include a sheet with an intersection sight distance drawing that is signed and stamped by a licensed civil or traffic engineer.

[Comment 00060 | Page | Closed]

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Fences/Gates:

Please revise the plans to show and label any proposed fences and gates on the plans and provide information regarding how any proposed gates will operate. Demonstrate that queuing of vehicles would not occur in the public right-of-way.

[Comment 00061 | Page | Closed]

Trash

Please label all proposed trash enclosures and indicate how trash pick-up will be accomplished for the project site.

[Comment 00062 | Page | Open]

Additional Comments:

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