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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: 9/15/2025

Dear Mark:

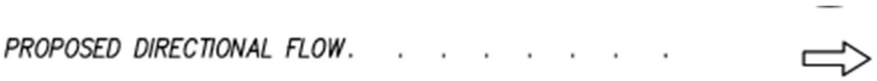
This letter is in response to your assessment of the application letter for 9160 Gramercy Dr; Project No. PRJ-1136506, dated July 24, 2025

Engineering

14. Noted. Information only, no response.
15. Noted. Information only, no response.
16. Noted. Information only, no response.
17. Noted. Information only, no response.
18. Noted. Information only, no response.
19. Noted. Information only, no response.
20. There are two EMRA's listed in the title report. One for Electrical Conduit and One for a private walkway. Both Documents are included with the 2nd submittal.
21. In the proposed condition drainage is collected on-site via a private storm drainage system, detained in underground storage vaults and treated for pollutants with proprietary water quality devises such as a modular wetlands and then released into the public storm drain in Gramercy Drive.

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22. Proposed Direction Flow Arrows appear on sheet 4. The arrows are also in the legend.



23. A Dry utility table has been added to sheet 4. The existing Overhead telecommunication lines that run along a portion of the norther property boundary qualify for a waiver to underground per SDMC section 144.0242 for the following reasons, which are also shown on sheet 4.
    a. The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.
    b. The requested waiver will not create a long term visual or functional impact to any streets, sidewalks or the public realm in conflict with adopted land use plan policies
24. Noted. Information only, no response.
25. Callouts noting the driveway closers have been added to sheet 3.
26. Callouts noting the driveway closers have been added to sheet 3.
27. Noted. The reason for a deviation is noted in the notes on sheet 4.
28. The existing overhead lines qualify for a waiver per SDMC section 144.0242. See response 23 and notes on sheet 4.
29. A letter requesting a stating the qualifications for the waiver is included with the second resubmittal.
30. Noted. Information only, no response.

31. Noted. Information only, no response.
32. Noted. The existing 18” CPEP storm drain per 33322-11-D is a private storm drain the serves the project site and will be removed as part of the proposed project.
33. Noted. The existing 15” storm drain per 33322-11-D is a private storm drain the serves the project site and will be removed as part of the proposed project.
34. No public storm drain easements are proposed with this project. The existing utility easement on site is for a private storm drain that will be removed as part of the proposed project.
35. Noted. No public storm drain easements are proposed for this project.
36. No public storm drain easements are proposed for this project.
37. One existing streetlight on Gramercy will be relocated for a new driveway. All other streetlights along the project frontage are existing and will be protected in place. Request to not add dimensions between existing streetlights to the plans.
38. Noted. Written responses provided for all project issues.
39. Noted. Information, no response.

Geology

40. Noted. Information, no response.

Transportation

41. Noted. Information only, no response.
42. Noted. Information only, no response.
43. Noted. Information only, no response.

44. Noted. Information only, no response.
45. Noted. Information only, no response.
46. 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. These bike spaces are not proposed to have electrical charging.
48. The raised median is not allowed by DSD- Water and Sewer because there is an existing 8” sewer under the median area of Gramercy. The raised median is no longer proposed for this project. See Comment #00011 from DSD-water and Sewer. No proposed changes to the median or striping in Gramercy.
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.
50. Raised median in Gramercy is no longer proposed. See response to 48.
51. Additional dimensions have been added for clarity. The proposed driveway on Ruffin Road is 25’ wide. The text has been cleaned up.

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52. Turn-around the size of one parking space is provided with additional notes and striping added to plan.
53. Existing Driveway removals are called out on sheet 3. New sidewalks, curbs and driveways are shown on sheet 4.
54. The waiver being requested for Loading zones and motorcycle 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.
55. Two public bicycle parking spaces are shown on sheet 6. An electric charging station for bike parking is not proposed.
56. The existing conditions of the curb return do not allow for dual pedestrian ramps to be constructed with this project. There is an existing curb inlet and traffic signal pole to obstruct dual pedestrian ramps. Reconstruction of the curb inlet and traffic signals is not in the scope of the proposed project. A deviation from standard is required and an 8' pedestrian ramp is proposed.
57. Pedestrian walkways are provided for building entrances to the public ROW. Please see sheet 6 for all walkways.
58. Visibility triangles have been added to sheet 4.
59. Sight distance study has been added as sheet 11 to the TM exemption exhibit.
60. No vehicle entrance gates are proposed.
61. Trash pick-up will be provided by a private environmental services provider that will collect all trash at each unit. No central trash enclosures are proposed.

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Historic

62. Noted. Information only, no response.

63. Please see the photo survey that has been provided. T

64. Assessor's building record has been requested from the County. The records were not provided by the county prior to the second submittal. The records will be provided when available.

Map Check

71. A concurrent Lot line merger parcel map is in process under PRJ- 113644. This is noted on the cover sheet of the TM exemption.

72. Pedestrian walkways are provided for building entrances to the public ROW. Please see sheet 6 for all walkways from the condos to the ROW.

73. Please see "TM Exemption Qualification" not in the lower left corner of sheet 1. The following qualifications are listed thereon.

THE PROJECT MEETS THE TM EXEMPTION ELIGIBILITY CRITERIA IN SDMC SECTION 125.0410(B)(3) INCLUDING:

- THE SITE IS CURRENTLY ZONED CC-1-3 WHICH MEANS THE "LAND BEFORE SUBDIVISION HAS A COMMERCIAL....BASE ZONE."
- THE SITE "HAS ACCESS TO A PUBLIC STREET" ON GRAMERCY DRIVE AND ON RUFFIN ROAD.
- THE PROPOSED STREET ALIGNMENTS AND WIDTHS ARE DESIGNED TO THE SATISFACTION OF THE CITY ENGINEER, AS CONFIRMED IN THE DSD-TRANSPORTATION DEVELOPMENT RESPONSES IN THE PRELIMINARY REVIEW APPLICATION (PRJ-1131973).

THE PROPOSED PROJECT DOES NOT REQUIRE A TENTATIVE MAP, PER INFORMATION BULLETIN 425 AND SDMC SECTION 125.0410(B)(3). FURTHER, THIS PROJECT WAS REVIEWED AND CONFIRMED TO BE ELIGIBLE FOR THE TM EXEMPTION UNDER THE MULTIPLE DISCIPLINE PRELIMINARY REVIEW APPLICATION (PRJ-1131973).

74. A land surveyor's stamp and seal has been added to sheet 3.

75. The requested mapping note has been added to the Cover sheet.

76. The requested mapping note has been added to the Cover sheet.

77. The available reference numbers have been added to the title block. Current Planning confirmed there are no discretionary permits for the subject parcels. The submitted title report also did not list any discretionary permits.
78. A preliminary title report that was dated within 3 months was provided with the first submittal. An updated title report will be requested for the final submittal to verify all easements and encumbrances.
79. Please see sheet 3 for existing easements. As-built drawing numbers appear on sheets 3 and 4 directly adjacent to the existing utility.
80. Topo source has been added to the cover sheet.
81. The elevation note has been revised as requested.
82. APN's have been removed and "together with" added as requested.
83. Proposed Parcel Labels are shown on sheet 4 which presents the proposed project.
84. Shadow text is now used.
85. The vicinity map has been revised as requested. Text height is 1/10" high.
86. Requested revision made
87. Requested revision made
88. Requested revision made
89. Requested revision made
90. The utility easement is in favor of parcel 1 for a private storm drain. See owner's certificate and as-built drawing 33322-4-D indicating the storm drain is private. Clarify callouts added on storm and easement note.

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OWNER'S CERTIFICATE

WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

WE HEREBY DECLARE THAT PARCELS 1 AND 2 COVERED BY THIS MAP SHALL BE HELD, SOLD AND CONVEYED. SUBJECT TO THE FOLLOWING INTEREST WHICH SHALL BECOME AN EASEMENT AS PROVIDED HEREIN, WHICH IS CREATED FOR THE PURPOSES OF PROTECTING THE VALUE AND DESIRABILITY OF AND WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT TITLE OR INTEREST IN THE DESCRIBED PROPERTIES OR ANY PART THEREOF. THEIR HEIRS, SUCCESSORS, AND ASSIGNS AND SHALL INSURE TO THE BENEFIT OF EACH OWNER THEREOF. PARCEL 1 OF THIS PARCEL MAP IS HEREBY GRANTED AN UTILITY EASEMENT OVER PARCEL 2 AS SHOWN HEREON AND DESIGNATED "UTILITY EASEMENT", WHICH GRANT OF EASEMENT SHALL ATTACH AND BECOME EFFECTIVE UPON TRANSFER BY OWNER OF TITLE TO THE PARCEL.

91. All plottable easements that appear in the title report are shown and listed on sheet 3. Non-plottable easements 11 & 13 have been added to sheet 13.
92. All proposed easements are shown on sheet 4. There are ROW dedications on Gramercy and Ruffin, a water easement for the new water meter, and new public sewer easement on the north side to bring the existing 10' easement to 20' per current City easement width standards.
93. Not Used. No comments.
94. Noted. Please see response 78 regarding title report update. Map 19768 is included for reference with the second submittal.

Planning

95. Noted. Information only, no response.
96. Noted. Information only, no response.
97. Noted. Information only, no response.

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Structural

98. The building demolition has been added to the project description on the coversheet. And a sperate permit notes section has been added to the coversheet and list the existing building demolition permit.
99. Noted. Information only, no response.

Water & Sewer

1. Noted. Information only, no response.
2. There is flow coming from the west into the existing 8" Sewer main. We have opened the westerly Manhole on the property and observed active flow from west to east in the existing 8" sewer main. During a site walk on the subject property and neighboring parcel, and as-built research no specific documentation has been located that identifies the connection to the existing 8" sewer.
3. A 20' wide offset sewer easement for the existing 8" sewer main has been added to sheet 4. Please see updated easement line work on sheet 4. An offset sewer easement is proposed to accommodate the project site plan. The Existing 8" sewer has cover ranging from 4' on the west side to 8' on the east side project.
4. Existing sewer laterals on the north side of the property have been added per the SPLASH drawings. See sheet 3 & 4 note 17.
5. Noted. Thank you for the clarification.
6. 16" AC label has been added to the plan
7. Existing water services have been added per SPLASH drawings, see sheet 4 note 16.

8. The project is requesting a deviation from the standards to connect a new 8" fire service connection to the existing 20" water main. Connecting further south will require site redesign and could physically preclude the development of the proposed affordable housing density bonus project.
9. The proposed water easement is shown on sheet 4 and noted with note 6.
10. Water Laterals have been revised to connect at 90 degrees.
11. Plans have been revised to striping only in Gramercy. The raised median is no longer proposed as part of this project as a result of DSD Water and Sewer requirements.
12. A water study is included with the second submittal.
13. A sewer study is included with the second submittal. As-built invert information for the downstream section of existing sewer per DWG. 13296-D MH132 to MH133 is not shown in the as-built drawings, SANGIS, or splash. Additionally, dipping the manholes has not been done because lane closures and a traffic control permit are required to safely access the manholes. Out sewer study currently assumes a slope of 0.8%. Does City staff have any information on the existing inverts for the 8" VC sewer in Mission Village Drive?

Landscape

COMMENT 00066

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.
Response: Comment noted.

COMMENT 00067

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

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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.

Response: Per email communication from Mark Lopez August 19, 2025, "Per Landscape: You may continue to include the landscape design and calcs, but it will not be reviewed as part of this TM Exemption." Comment noted and understood.

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.

Response: Where possible, street trees have been located at a rate of 1 tree per 30 linear feet of street frontage. Dimensions and a calculation table ("Street Tree Calculation") have been added to sheet 6. A "Street Tree Requirement" note has been added on page 6 to the area on Ruffin Road where street trees cannot be located due to electrical utilities.

COMMENT 00069

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.

Response: Per email communication from Mark Lopez August 19, 2025, "Per Landscape: You may add a note indicating the electric line as a constraint from placing the required street trees and the requirement will be alternately satisfied under 142.0409(2)(B). The trees within private property are not required to be shown for this TM Exemption." Comment noted and understood. Please see "Street Tree Requirement Note", and "Underground Utility Note" on sheet 6 regarding this constraint.

COMMENT 00070

(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.

Response: This project will not be utilizing the CCHS program.

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