Questions from SMPG to Mayor's Office

Re: [EXTERNAL] Request for information on 9160 and 9280 Gramercy Dr — Yahoo/Inbox

Serra Mesa Planning Group — Fri, Nov 13 at 12:27 PM

From: smpg@serramesa.org
To: Cindy Moore
Cc: Valk, Michaela, CouncilMember Raul Campillo, Noel, Miles

Hi Michaela,
I hope you and your team survived yesterday's Outlook apocalypse, haha. Would your team be able to respond to our follow up questions on PRJ-1136506 (copied below for convenience) before our meeting next Thursday 11/19? I'd like to be able to educate our group a bit more about the development process and manage their expectations regarding this rather large development intended for our community (of which I am overall supportive)?

- What does a Preliminary Review allow to occur? What compliance aspects or development concepts are reviewed or approved?
- What are the development steps after a Preliminary Review?
- According to the attached slide from the City's own Planning Group Training, Tentative Maps are Discretionary projects and thus should not be Process 1 Ministerial approvals. What are we misunderstanding about this project PRJ-1136506?
- If this PRJ-1136506 application for a Tentative Map Exemption to combine the two existing parcels into one for the future development of 199 for-sale units is a Process 1 Ministerial permit approval (with no required public notice), does that mean a future application for a Tentative and/or Final Map would be required to subdivide the united parcel into 199 lots/condominiums? Would that future application be a Process 2-5 Discretionary permit, which would then require public notice and that DSD request Planning Group comment and recommendation?
- If not, why not? If so, when would that be expected? What Process would that likely fall under?
- What is encompassed in the Tentative Map exemption process? Would this permit be approval for the development/construction of 199 units, or just approval to unite the two parcels into a single one (or effectively approval for both things)?
- How many levels will the proposed project be?
- What are the "public improvements, dedications and roadway restriping" concepts?
- Will the project require a traffic light at the at its entrance/exit?
- How can we be shown what plans or documents are created already for this project?
- How can we be provided contact info to reach out to the applicant for presentation to the SMPG?

Thanks,
Chris Rosemond
Chair, Serra Mesa Planning Group

Response from Mayor's Office

Valk, Michaela
From: mvalk@sandiego.gov
To: Serra Mesa Planning Group, Cindy Moore
Cc: CouncilMember Raul Campillo, Noel, Miles

Mon, Nov 16 at 2:37 PM

Hi Chris,

Thank you for compiling these follow-up questions. I've provided responses to the follow-up questions below:

1. What does a Preliminary Review allow to occur? What compliance aspects or development concepts are reviewed or approved?
A Preliminary Review is an optional, pre-application service that allows applicants to obtain preliminary feedback from City staff regarding specific development questions, applicable regulations, potential constraints and project feasibility. The review may address topics such as zoning, land use, development regulations, infrastructure requirements and other applicable standards, depending on the questions submitted by the applicant.
A Preliminary Review does not constitute a comprehensive project review, establish final compliance with all applicable regulations or authorize construction. Formal approvals must be obtained through subsequent permit applications.

2. What are the development steps after a Preliminary Review?
Following Preliminary Review, an applicant must submit the appropriate formal applications based on the proposed development. Depending on the project's scope, these may include mapping actions, development permits, building permits and public improvement permits.
Each application is reviewed for compliance with the applicable requirements of the San Diego Municipal Code and other relevant regulations. The specific sequence and review process depend on the approvals required for the project.

3. According to the attached slide from the City's own Planning Group Training, Tentative Maps are Discretionary projects and thus should not be Process 1 Ministerial approvals. What are we misunderstanding about this project PRJ-1136506?
The distinction is between a standard Tentative Map and a Tentative Map Exemption.
Standard Tentative Maps generally require discretionary review. However, San Diego Municipal Code Section 125.0410 establishes circumstances under which qualifying subdivisions may be exempt from the standard tentative map requirement.
A qualifying Tentative Map Exemption may be processed ministerially through Process 1 rather than through the discretionary review process associated with a standard Tentative Map.
The City's Information Bulletin 425 provides additional guidance regarding eligibility and processing requirements for Tentative Map Exemptions.

Continued on next page

4. If this PRJ-1136506 application for a Tentative Map Exemption to combine the two existing parcels into one for the future development of 199 for-sale units is a Process 1 Ministerial permit approval (with no required public notice), does that mean a future application for a Tentative and/or Final Map would be required to subdivide the united parcel into 199 lots/condominiums? Would that future application be a Process 2-5 Discretionary permit, which would then require public notice and that DSD request Planning Group comment and recommendation?
Under the City's published procedures, a Tentative Map Exemption generally requires a subsequent parcel map to complete the applicable mapping process.
Whether an additional Tentative Map, Final Map or other subdivision approval would be required to establish the proposed 199 for-sale residential units depends on how the development is legally structured and the specific subdivision approvals being requested.
A future mapping application would not automatically require discretionary review solely because the development includes individually owned residential units. The applicable review process and public notification requirements would depend on the type of approval required under the Municipal Code.

5. If not, why not? If so, when would that be expected? What Process would that likely fall under?
The applicable process would depend on whether the future subdivision qualifies for an exemption or requires a standard Tentative Map or other discretionary approval.
If a discretionary approval is required, the applicable public notification and community planning group procedures would follow the requirements established for that process.
The publicly available project information does not establish a confirmed timeline or process determination for a potential future subdivision application.

6. What is encompassed in the Tentative Map exemption process? Would this permit be approval for the development/construction of 199 units, or just approval to unite the two parcels into a single one (or effectively approval for both things)?
The Tentative Map Exemption process determines whether a qualifying subdivision may proceed without a standard Tentative Map and identifies applicable mapping requirements, including potential public improvements and dedications.
A Tentative Map Exemption does not, by itself, constitute a building permit or authorize construction of the proposed residential units. Construction would remain subject to applicable development and building permit requirements.
For PRJ-1136506, the precise scope of the current mapping application, including whether it addresses only parcel consolidation or additional subdivision actions, must be established from the project's application and approval documents.

7. How many levels will the proposed project be?
The publicly available project materials describe a proposed development consisting of 199 for-sale residential units across 27 buildings, with buildings proposed at three stories.
These are proposed project characteristics and remain subject to the applicable review and permitting process.

Continued on next page

8. What are the "public improvements, dedications and roadway restriping" concepts?
Public improvements and dedications are improvements or property interests that may be required as part of a development to address applicable infrastructure and access standards. Depending on the project, these may include sidewalks, curbs, gutters, street paving, accessibility improvements, utility infrastructure and right-of-way dedications.
The publicly available materials for the Gramercy Drive proposal identify transportation-related improvements and review comments concerning roadway striping, sidewalk connections, sight distance and driveway access.
The project materials also describe proposed access from Gramercy Drive and Ruffin Road, including a raised median on Gramercy Drive intended to restrict certain turning movements.
The final scope of required public improvements and dedications would be established through the applicable project review and approval process.

9. Will the project require a traffic light at the at its entrance/exit?
The publicly available project materials describe proposed driveway access and roadway modifications, including a raised median on Gramercy Drive. These type of traffic improvements will be determined as the project continues its reviews.

10. How can we be shown what plans or documents are created already for this project?
Project information and available records may be accessed through the City's Development Services online permitting system using project number PRJ-1136506.
Additional plans, supporting studies and City review correspondence may be requested through the City's public records process.
The project plans and review comments obtained through a previous public records request have also been made available through the Serra Mesa Matters community website.

11. How can we be provided contact info to reach out to the applicant for presentation to the SMPG?
The publicly identified developer for the proposed project is KB Home.
The Planning Group may request a presentation from the applicant or its authorized representative. I will follow up with an appropriate contact from KB Homes.

I hope these responses help clarify the distinction between the City's permitting procedures and the approvals associated with the proposed development.

We appreciate the Planning Group's continued engagement and interest in understanding how development proposals are reviewed.

Michaela Valk *(she/her/hers)*
Director of Community Engagement
Office of Mayor Todd Gloria
City of San Diego
C:619-549-5299
Mvalk@sandiego.gov

Project Plans and Review Comments

Subsequent response provided this Serra Mesa Matters link:

https://serramesamatters.com/projects/guild-mortgage-building-kb-home-gramercy-dr

https://sandiego.nextrequest.com/requests/26-10406