



Re: PRE26-0038 Checklist and TIA-1 Guide

From Corina Flores <cflores@sanmarcosca.gov>

Date Thu 9/24/2026 5:22 PM

To Johnny Liao <JohnnyL@alignbuilders.com>

Cc Ryan Lally <RLally@alignbuilders.com>; David Pfeifer <david.pfeifer@domusstudio.com>; Fr Andrew Cuneo <[REDACTED]>
<secretary@stkatherineorthodoxchurch.org>

Hi Johnny,

Received - thank you. I have routed your application documents for intake.

Our administrative staff will be reaching out next week with an invoice and payment instructions. Please note, CEQA fees won't be included until I've confirmed the CEQA strategy for this project. If you have the CEQA determination letter provided by the CEQA consultant please send it over for review.

Let me know if you have any questions in the meanwhile.

Best,



Corina Flores | Associate Planner

City of San Marcos | 1 Civic Center Drive, San Marcos, CA 92069

T: (760) 744-1050 ext. 3229 | C: (760) [REDACTED]

cflores@sanmarcosca.gov | www.sanmarcosca.gov

FREQUENTLY REQUESTED INFORMATION:

[Zoning Map](#) | [Zoning Ordinance](#) | [Planning Applications](#) | [Business Resources](#)

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From: Johnny Liao <JohnnyL@alignbuilders.com>

Sent: Monday, September 14, 2026 10:27 AM

To: Corina Flores <cflores@sanmarcosca.gov>

Cc: Ryan Lally <RLally@alignbuilders.com>; David Pfeifer <david.pfeifer@domusstudio.com>; Fr Andrew Cuneo <[REDACTED]>

Subject: Re: PRE26-0038 Checklist and TIA-1 Guide

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Hi Corina,

Here is the updated proof of authorization documentation. Please let me know if there is anything else needed.

Thanks,



Johnny Liao

PROJECT EXECUTIVE

C [REDACTED]

O: 858.800.2531

5451 Avenida Encinas, Suite A

Carlsbad, CA 92008

LIC# 989507

alignbuilders.com

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From: Corina Flores <cflores@sanmarcosca.gov>

Sent: Wednesday, September 9, 2026 4:38 PM

To: Johnny Liao <JohnnyL@alignbuilders.com>

Cc: Ryan Lally <RLally@alignbuilders.com>; David Pfeifer <david.pfeifer@domusstudio.com>; Fr Andrew Cuneo [REDACTED]

Subject: Re: PRE26-0038 Checklist and TIA-1 Guide

Thank you Johnny,

The proof of authorization for the property owner signature is going to need additional documentation. While the parish bylaws state the Parish Priest represents the parish before local civil authorities, I will need more explicit proof of property ownership authority. Because the land use permit permanently impacts the property, I need to ensure the application submittal complies with hierarchical church governance.

Please look into providing one of the following to pair with the bylaws:

- A Diocesan Letter of Authorization - A brief, notarized letter signed by the Diocesan Bishop explicitly authorizing Father Andrew's ability to sign and submit land use and zoning documents for this specific property address.
- A Joint Corporate Resolution - If the parish is locally incorporated, a signed resolution from the Parish Council authorizing this specific project, paired with the joint signatures of both the Parish Priest and the Parish Council Secretary.

Let me know if you have any questions with this.

Best,



Corina Flores | Associate Planner

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From: Johnny Liao <JohnnyL@alignbuilders.com>
Sent: Thursday, September 3, 2026 12:30 PM
To: Corina Flores <cflores@sanmarcosca.gov>
Cc: Ryan Lally <RLally@alignbuilders.com>; David Pfeifer <david.pfeifer@domusstudio.com>; Fr Andrew Cuneo [REDACTED]
Subject: Re: PRE26-0038 Checklist and TIA-1 Guide

You don't often get email from johnnyl@alignbuilders.com. [Learn why this is important](#)

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Hi Corina,

Here are the items that you requested last week. Please let me know if there is anything else aside from the payment fee in order to get the submission/review started.

Regarding Father Andrew's ability to sign on behalf of St. Katherine's Orthodox Church, on page 4 of the bylaws under section b.vii gives the Parish Priest the authority to represent the organization.

Thanks,



Johnny Liao

PROJECT EXECUTIVE

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San Diego | Orange County | Los Angeles

From: Corina Flores <cflores@sanmarcosca.gov>
Sent: Wednesday, August 26, 2026 4:32 PM
To: [REDACTED] <david.pfeifer@domusstudio.com>; David Pfeifer <david.pfeifer@domusstudio.com>; Johnny Liao <JohnnyL@alignbuilders.com>
Subject: PRE26-0038 Checklist and TIA-1 Guide

Hello,

Please see the attached Pre-submittal checklist and TIA-1 Form Guide.

Let me know if any additional questions come up.

Best,



Corina Flores | Associate Planner

City of San Marcos | 1 Civic Center Drive, San Marcos, CA 92069

T: (760) 744-1050 ext. 3229 | C: (760) [REDACTED]

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