

April 13, 2020

Tony Bennett
Martin Architecture
2333 State Street
Carlsbad, CA 92008

Via email: tony@martinarchitecture.com

Subject: Project No. 660179; Carraher Residence CDP Assessment Letter; La Jolla Community Plan area.

Dear Mr. Bennett,

The Development Services Department has completed the initial review of the project referenced above and described as a Coastal Development Permit (CDP) for a new 7,166 square-foot two-story single-family residence with a basement, attached 3 car garage, and new site retaining walls located at 1136 Muirlands Drive. The 0.49-acre site is in RS-1-2 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Process Two, Coastal Development Permit. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Two, Staff decision with appeal rights to the Planning Commission.

In order to recommend approval of your project, certain findings must be substantiated in the record. Consider each finding as a question and provide the responses to each by answering each question specifically.

[§126.0708 Findings for Coastal Development Permit Approval](#)

(a) Finding for all Coastal Development Permits

(1) The proposed *coastal development* will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a *Local Coastal Program land use plan*; and the proposed *coastal development* will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the *Local Coastal Program land use plan*;

(2) The proposed *coastal development* will not adversely affect *environmentally sensitive lands*;

(3) The proposed *coastal development* is in conformity with the certified *Local Coastal Program land use plan* and complies with all regulations of the certified Implementation Program; and

(4) For every Coastal Development Permit issued for any *coastal development* between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the *coastal development* is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

- II. SIGNIFICANT PROJECT ISSUES:** As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review the City staff comments and respond accordingly.
- III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

- IV. PROJECT ACCOUNT STATUS:** Please pay the invoice provided in this letter (Enclosure 3) prior to resubmittal. Due to COVID-19, customers can now simply drop check payments into the new payment drop-off safe located on the first-floor lobby of the downtown Development Services Center. No cashier services are available. The invoice can also be paid online by searching for the invoice number, <http://opensd.sandiego.gov/web/invoices/>. Customers are encouraged to make online payments by e-check (\$1.50 fee) or credit card (% fee).
- V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days, July 13, 2020. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. RESUBMITTALS/NEXT STEPS:** Project re-submittals are done on a walk-in basis. There have been procedural changes for resubmittals due to COVID-19. Please check-in on the first floor of the Development Service Center (1222 First Avenue) and read the signage which'll contain instructions on how to resubmit. **Project re-submittals directly to the Development Project Manager will not be accepted.** Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a

particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

- VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Tony Crisafi, President of the La Jolla Community Planning Association at (858) 869-2831 or email info@lajollacpa.org, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

- IX. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensds/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5086 or via e-mail at Bhafertepe@sandiego.gov.

Page 5
Tony Bennett
April 13, 2020

Sincerely,



Benjamin Hafertepe
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File
President, La Jolla Community Planning Association
Reviewing Staff
Marlon Pangilinan, Senior Planner, Planning Department



L64A-003A

Project Information

Project Nbr: 660179 **Title:** Carraher Residence CDP
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/04/2020	Deemed Complete on 03/04/2020
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/04/2020	
Reviewer: Chorak, Jill (619) 446-5183 JChorak@sandiego.gov	Assigned: 03/24/2020	
	Started: 04/02/2020	
Hours of Review: 8.00	Review Due: 04/02/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/02/2020	COMPLETED ON TIME
	Closed: 04/13/2020	

- . The review due date was changed to 04/07/2020 from 04/07/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 45 reviews, 48.9% were on-time, and 55.0% were on projects at less than < 3 complete submittals.

📁 1st Review Cycle 04/02/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Recheck Required: Contact Reviewer Jill Chorak at jchorak@sandiego.gov or call (619) 446-5183 for a recheck appointment. Provide updated plans addressing issues discussed below. Include a cover letter that clearly explains how and where each issue has been addressed. (New Issue)
<input type="checkbox"/>	2	Project Scope: Process 2 Coastal Development Permit for a new two-story single-family residence and new site retaining walls in the Coastal Overlay Zone within the La Jolla Community Planning area. (New Issue)
<input type="checkbox"/>	3	Applicability: Per the SDMC 142.0402, Table 142-04A(6), this development is subject to section 142.0409 Street Tree and Public Right-of-Way Requirements, and 142.0412 Brush Management. (New Issue)
<input type="checkbox"/>	4	Street Tree Species: Per the La Jolla Community Plan, the proposed Street Trees (Metrosideros excelsus) is consistent and preserves character in regard to preserving the size and shape or generalized planting materials. (New Issue)
<input type="checkbox"/>	5	Streetscape: Proposed Street Trees display a unifying pattern along the residential private property including Street Tree type and location is consistent with the La Jolla Community Plan. (New Issue)
<input type="checkbox"/>	6	View Corridors: This project provides a high quality residential environment in La Jolla that respects its relationship to the sea, to the hillsides and to open space per the La Jolla Community Plan. Landscaping shall be maintained such that during growing stage and at maturity, it will not encroach into the view corridor or obstruct public views to the ocean. (New Issue)
<input type="checkbox"/>	7	Brush Management: This project is in a City-wide RS zone, completely surrounded by urbanized, single-dwelling unit type development, therefore, Brush Management is not required for this development. (New Issue)
<input type="checkbox"/>	8	Water Conservation: New development within 500 square feet or more of landscape area must complete Appendix E (Water Budget Landscape Worksheets) for the Landscape Standards and show MAWA and ETWU formulas on the plans. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/04/2020	Deemed Complete on 03/04/2020
Reviewing Discipline: Plan-Public Facilities Planning	Cycle Distributed: 03/04/2020	
Reviewer: Gastelum, Alfonso (619) 236-7167 agastelum@sandiego.gov	Assigned: 03/09/2020	
	Started: 03/09/2020	
Hours of Review: 0.50	Review Due: 04/02/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/09/2020	COMPLETED ON TIME
	Closed: 04/13/2020	

- . The review due date was changed to 04/07/2020 from 04/07/2020 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Public Facilities Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Plan-Public Facilities Planning (all of which are new).
- . Last month Plan-Public Facilities Planning performed 79 reviews, 79.7% were on-time, and 92.1% were on projects at less than < 3 complete submittals.

3-9-20

Discretionary & Prelim Reviews

DIF - Residential

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted community La Jolla DIF rate for residential development is \$5,861 per single-dwelling unit. Rates are subject to change. (New Issue)

RTCIP

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	RTCIP Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. The current City RTCIP Fee is \$2,950 per single-dwelling unit and/or \$2,360 per multi-dwelling unit. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issua (New Issue)

Current Impact Fee Schedule

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensd.sandiego.gov/web/invoices/ . The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing

Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/04/2020	Deemed Complete on 03/04/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 03/04/2020	
Reviewer: Sherer, Tyler (619) 446-5378 Tsherer@sandiego.gov	Assigned: 03/06/2020	
	Started: 03/24/2020	
Hours of Review: 8.00	Review Due: 04/02/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/24/2020	COMPLETED ON TIME
	Closed: 04/13/2020	

- . The review due date was changed to 04/07/2020 from 04/07/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 80 reviews, 57.5% were on-time, and 52.6% were on projects at less than < 3 complete submittals.

1st Rev 032320

Project Info

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Proposed project is composed of 1 new 2-story, 7,166sf SDU located at 1136 Muirlands Dr in the RS-1-2 zone of the La Jolla Community Plan area. Overlay zones include: Coastal Overlay Zone - Non-appealable Area 1, Coastal Height Limit Overlay Zone, Fire - Brush Management 100' Setback, Fire - Brush Zone 300' Buffer Zone, and Fire - Very High Fire Hazard Severity Zone. (New Issue)

CDP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	A Coastal Development Permit issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone SDMC 126.0702(a). A decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two with staff as the decision maker. The decision may be appealed to the Planning Commission in accordance with SDMC 112.0504. (New Issue)
<input type="checkbox"/>	3	An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0708(a). Provide draft findings upon resubmittal. (New Issue)

Community Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The proposed project conforms to the "Very Low Density" residential density recommendation listed on page 75 of the La Jolla Community Plan (LJCP) by proposing one single-family residence on a 20,463 square foot lot in the RS-1-2 zone. (New Issue)
<input type="checkbox"/>	5	Street Landscape - Per the LJCP (p. 76), Please demonstrate how the proposed street landscape preserves community character in regard to preserving the size and shape or generalized planting materials. (New Issue)
<input type="checkbox"/>	6	Hardscape - Per the LJCP (p. 76), please demonstrate that the proposed hardscape preserves community character with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours. (New Issue)
<input type="checkbox"/>	7	Please get a recommendation from the planning group and provide any comments they add to their recommendation. (New Issue)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Step 1: Land Use Consistency - Provide an explanation in the box at the bottom of Page 4, including the information provided by LDR Planning in the Community Plan Review, above. (New Issue)

Zoning Rev

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Tyler Sherer at (619) 446-5378. Project Nbr: 660179 / Cycle: 3





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Setbacks Front = 20' Req'd; Side = x .08 Req'd; 11' x 2 = 22' (8' and 14' provided) Rear = 25' Req'd; FAR = .45; project CONFORMS (New Issue)
<input type="checkbox"/>	10	Legal Desc - Revise legal description on Sht A1.0 to correct Map. Map # is PM 18604, Lot is Parcel 1. (Recorded 12-14-2000) (New Issue)
<input type="checkbox"/>	11	Entry Court/Walls/Fences within the Front Yard Setback - Provide detailed sections showing all structures proposed within the FYSB. (New Issue)
<input type="checkbox"/>	12	Per 142.0310(c)(1)(A) - Solid fences located on the front or street side property line shall not exceed 3 feet in height except as provided in Section 142.0310(c)(1)(C). Proposed fence with gate surrounding the proposed entry court are overheight. Keep in mind that open fences on top of solid walls are permitted, however shall be in conformance with Section 142.0310(c)(3) and that the open fence portion shall have atleast 75 percent of its vertical surface area open to light. (New Issue)

Next Submittal

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Contact tsherer@sandiego.gov if you have questions regarding this review. Additional comments may follow after the requested/required information is provided in subsequent reviews. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/04/2020	Deemed Complete on 03/04/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 03/04/2020	
Reviewer: Osborn, Sara (619) 446-5276 Sosborn@sandiego.gov	Assigned: 03/05/2020	
	Started: 04/07/2020	
Hours of Review: 10.00	Review Due: 04/07/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/07/2020	COMPLETED ON TIME
	Closed: 04/13/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 17 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 85 reviews, 65.9% were on-time, and 48.8% were on projects at less than < 3 complete submittals.

First Review 4.7.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	1	A new 2-story residence with basement and attached 3-car garage on .46 acres at 1136 Muirlands Dr. on a vacant, previously graded site zoned as RS-1-2. New site retaining walls and site grading, new courtyard, driveway and guest parking, new site drainage systems and pool. (New Issue)
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Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	2	EAS defers to Plan-Long Range Planning on General Plan and community issues and Planning Review on Land Development Code (LDC) issues; refer to their individual comments for additional information and/or clarification. EAS will coordinate with staff to determine what, if any, impacts would result with implementation of the project. (New Issue)
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Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	3	The proposed project site is currently vacant and recently graded and is surrounded by similar residential lots. The project site is mapped as "Urban Developed" according to the PTS mapping system. No impacts to biological resources are expected on-site and the site is not in or adjacent to the City's MSCP/MHPA. EAS has no further comments related to this issue. (New Issue)
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Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	4	The site is partially located within a City of San Diego Seismic Safety Zone, Geologic Hazard Category 53 which indicates a level or sloping terrain, unfavorable geologic structure with low to moderate risk. The site is partially located within a City of San Diego Seismic Safety Zone, Geologic Hazard Category 25 which indicates a level of slide-prone formation; Ardath; neutral or favorable geologic structure. Please review Geotechnical Study Requirements Information Bulletin 515 for more information. (New Issue)
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GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	5	Information needed: EAS has reviewed the CAP Consistency Checklist submitted and is requesting it be resubmitted. Please resubmit the full checklist and include a thorough explanation of each applicable question. For land use consistency, please address community plan land use and density. For Step 2 please discuss design features that are part of the proposed project. (New Issue)
<input type="checkbox"/>	6	Other reviewing disciplines (Plan-Long Range Planning, Transportation, and LDR Planning) may have additional edits/clarifications on the CAP Consistency Checklist. (New Issue)

Historic Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	7	The proposed project site is underlain by the Mt. Soledad and the Linda Vista Formation. The Mt. Soledad and Linda Vista Formation are assigned a high potential for fossil resources. The project has been previously graded and is proposing additional grading and excavation for a basement with 810 CY of cut and a depth of cut 6 feet. (New Issue)
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For questions regarding the 'LDR-Environmental' review, please call Sara Osborn at (619) 446-5276. Project Nbr: 660179 / Cycle: 3





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Archaeological: The project site is on the City of San Diego's Historical Resources Sensitivity Map. Staff is currently researching the site and will be determining if an Archaeological survey is needed. (New Issue)
<input type="checkbox"/>	9	Built Environment Based on review of aerial photographs, the project site is undeveloped and does not contain structures over 45 years. EAS has no further comments on this issue. All pertinent information will be included within the appropriate environmental document. (New Issue)

Tribal Resources

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Lipay Nation of Santa Isabel and the Jamul Indian Village for possible consultation on this project. (New Issue)
<input type="checkbox"/>	11	(continued) Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (New Issue)

Hydrology and Drainage

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	EAS defers to LDR Engineering on issues of hydrology/drainage. Provide EAS with the final technical study once it has been accepted and finalized by staff. (New Issue)

Paleo Resources

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Grading proposed would not exceed the City's CEQA Significance Determination Thresholds and would therefore not require monitoring during ground-disturbing activities. EAS has no further comments related to this issue. (New Issue)

Transportation

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	EAS defers to LDR Transportation for transportation related comments. (New Issue)

Water Quality

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	EAS defer to Engineering on storm water issues. Based on the Storm Water Applicability Checklist, the project has been identified as a Standard Development Project. EAS will coordinate with staff. (New Issue)

Other: Sustainability

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	The applicant is encouraged to utilize energy efficiency factors in the design of the proposed project following the Leadership in Energy and Environmental Design (LEED) rating system. If energy efficient features will be incorporated into the project design, please describe them. (New Issue)

Environmental Determination

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Environmental Determination Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/04/2020	Deemed Complete on 03/04/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 03/04/2020	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 03/16/2020	
	Started: 04/07/2020	
Hours of Review: 8.00	Review Due: 04/02/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/10/2020	COMPLETED LATE
	Closed: 04/13/2020	

- . The review due date was changed to 04/07/2020 from 04/07/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 24 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 79 reviews, 75.9% were on-time, and 45.8% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.
		(New Issue)
<input type="checkbox"/>	2	FYI: The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge 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 current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.
		(New Issue)
<input type="checkbox"/>	3	On the Site Plan sheet A1.0, please explain why project is proposing new storm water biofiltration area per the provided scope of work if the subject project is a standard development project and clarify where it is on the plans.
		(New Issue)
<input type="checkbox"/>	4	Please provide a table with the following information to the Grading Plan: a. Total Disturbance Area: _____ b. Existing amount of impervious area: _____ c. Proposed amount of impervious area: _____ d. Proposed amount of pervious area: _____ e. Total Impervious Area: _____ f. Impervious % Increase: _____ NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, pools, pool decks, etc. **Please provide a detailed impervious area table including each proposed item on site
		(New Issue)
<input type="checkbox"/>	5	Please show and identify all existing and proposed public improvements on the Site Plan sheet A1.0.
		(New Issue)
<input type="checkbox"/>	6	Please show the curb to P/L distance on the Grading Plan and Site Plan.
		(New Issue)





L64A-003A

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 7 | Per city records and per reference drawing no. 10925-B, there are existing storm drain pipes on site. Please show the existing storm drain pipes on the plans, clarify if they are private or public and if there are any public storm drain easements on site. |
| | | (New Issue) |
| <input type="checkbox"/> | 8 | On the Grading Plan, please revise construction notes number 3 & 4 to match with the labels on the plan. |
| | | (New Issue) |
| <input type="checkbox"/> | 9 | Please reference all site sections on the Grading Plan. |
| | | (New Issue) |
| <input type="checkbox"/> | 10 | Please Provide cross sections of all retaining walls adjacent to the property lines. Show the property lines and dimensions to make sure footings are not encroaching into adjacent properties. |
| | | (New Issue) |
| <input type="checkbox"/> | 11 | Please add the Q & V at the proposed curb inlet on Muirlands Drive and add IEs to all catch basins and area drains. |
| | | (New Issue) |
| <input type="checkbox"/> | 12 | On the next review cycle, please provide a letter of permission from the adjacent property for the proposed connection to concrete ditch and sending offsite runoff on their lot. |
| | | (New Issue) |
| <input type="checkbox"/> | 13 | Please note that this project will be conditioned to obtain a grading permit, per the proposed design and provided information. |
| | | (New Issue) |
| <input type="checkbox"/> | 14 | Please note that this project will be conditioned to obtain a hold harmless agreement, per the proposed design and provided information. |
| | | (New Issue) |
| <input type="checkbox"/> | 15 | Please note that a cycle for PUD will be added on the next review cycle for the proposal of storm drain system in the existing sewer easement. |
| | | (New Issue) |

Drainage Study

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 16 | Please revise the post-construction drainage area map to show all Q & V values even for those to remain the same. |
| | | (New Issue) |
| <input type="checkbox"/> | 17 | Please clarify how the runoff that previously flowed from the westerly property (Q=0.14cfs) will remain on the westerly property? And how the project's design will not have any negative impacts on adjacent properties? |
| | | (New Issue) |
| <input type="checkbox"/> | 18 | Please note that No property owner shall divert drainage water without properly providing for its disposal. Revise design accordingly. |
| | | (New Issue) |
| <input type="checkbox"/> | 19 | Revise the existing drainage area map. Is the Q100 from offsite south and west = 0.04 cfs or 14 cfs? |
| | | (New Issue) |





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Please provide calculations and discuss how the proposed 18" RCP drain and receiving curb inlet and drain can handle the runoff increase from the routed offsite drainage.
		(New Issue)
<input type="checkbox"/>	21	Please provide a summary table to compare the pre and post construction onsite and offsite Q, A, C & V values.

(New Issue)

INFO

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	23	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.
		(New Issue)
<input type="checkbox"/>	24	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov

(New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/04/2020	Deemed Complete on 03/04/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 03/04/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 03/04/2020	
	Started: 04/02/2020	
Hours of Review: 0.50	Review Due: 04/02/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/02/2020	
	Closed: 04/13/2020	

- . The review due date was changed to 04/07/2020 from 04/07/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 56 reviews, 33.9% were on-time, and 57.1% were on projects at less than < 3 complete submittals.

4-2-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Tony Crisafi, President for the La Jolla Community Planning Association (LJCPA) at (858)456-7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (New Issue)
<input type="checkbox"/>	2	Prior to scheduling any City notice of decision or public hearing for this application, please provide a copy of the community group's final recommendation, including vote count and any recommended conditions. (New Issue)





Submittal Requirements

4/13/20 1:23 pm

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

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L64A-001

Project Information

Project Nbr: 660179 **Title:** Carraher Residence CDP
Project Mgr: Hafertepe, Benjamin (619)446-5086 Bhafertepe@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline)

Opened: 04/13/2020 1:04 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Draft Findings	2	Draft Findings	2
Development Plans	6	Site Development Plans	6
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Drainage/Hydrology Study	3	Drainage Study	3
Project File	2	Letter of Permission/Right of Entry	2





Invoice

4/13/20 1:25 pm

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

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L64A-007

Invoice Number: **933681**



Status: Invoiced

Issued: 04/13/2020 1:25 pm Hafertepe, Benjamir

Voided:

Customer: Bennett, Tony

Development: 401773 Devel Num 401773

Project: **660179** Carraher Residence CDP PM: Hafertepe, Benjamin (619)446-5086



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Hrly-PLN Proj Rvw PFP AP	0.50	Hours	\$96.35
Approval Total:			\$96.35
Job Total:			\$96.35
Project Total:			\$96.35
Invoice Total:			\$96.35

