



Cycle Issues

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

L64A-003A

Project Information

Project Nbr: 659048 **Title:** Salvagio Residence CDP/SDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/12/2020	Deemed Complete on 03/12/2020
Reviewing Discipline: Coastal Commission	Cycle Distributed: 03/12/2020	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 04/15/2020	
	Started: 04/15/2020	
Hours of Review: 0.50	Review Due: 04/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/15/2020	COMPLETED LATE
	Closed: 04/22/2020	

- . The review due date was changed to 04/22/2020 from 04/15/2020 per agreement with customer.
- . We request a 2nd complete submittal for Coastal Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Coastal Commission performed 3 reviews, 66.7% were on-time, and 33.3% were on projects at less than < 3 complete submittals.

First Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site is within the Coastal Overlay Zone. The City's final decision on this discretionary request can be appealed to the California Coastal Commission. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/12/2020	Deemed Complete on 03/12/2020
Reviewing Discipline: LDR-Geology	Cycle Distributed: 03/12/2020	
Reviewer: Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	Assigned: 03/13/2020	
	Started: 04/09/2020	
Hours of Review: 4.50	Review Due: 04/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/10/2020	COMPLETED ON TIME
	Closed: 04/22/2020	

- . The review due date was changed to 04/22/2020 from 04/15/2020 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-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 78 reviews, 44.9% were on-time, and 74.6% were on projects at less than < 3 complete submittals.

659048-2 (4/10/2020)

REFERENCES REVIEWED:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Report of Preliminary Geotechnical Investigation and Bluff Edge Evaluation, Salvagio Residential Project, 411 Sea Ridge Drive, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated February 24, 2020 (their project no. 19-12522)

Development Plans for Salvagio Residence, 411 Sea Ridge Drive, La Jolla, California 92037, prepared by Architect Mark D. Lyon Inc., dated February 13, 2020 (their project no. 1923); Topographic Survey prepared by Christensen Engineering & Surveying, dated November 27, 2019

(New Issue)

REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Submit a digital copy (on CD or USB data storage device) of all geotechnical documents submitted for review with the next re-submittal.
		(New Issue)
<input type="checkbox"/>	3	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:
		(New Issue)
<input type="checkbox"/>	4	Revise Figure II (Plot Plan and Site Specific Geologic Map) of the referenced report and label the bluff edge and 5' bluff setback shown on the map.
		(New Issue)
<input type="checkbox"/>	5	Provide copies of the aerial photographs or historic maps used to determine coastal bluff recession rates. Clearly show where distances were measured on the aerial photographs or historic maps.
		(New Issue)
<input type="checkbox"/>	6	The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.
		(New Issue)
<input type="checkbox"/>	7	Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the current Storm Water Standards. Check with your LDR-Engineering reviewer for requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required.
		(New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 03/12/2020 Deemed Complete on 03/12/2020
Reviewing Discipline: Plan-Historic Cycle Distributed: 03/12/2020
Reviewer: Tierney, Gemma Assigned: 03/13/2020
(619) 236-5993 Started: 04/08/2020
Gtierney@sandiego.gov Review Due: 04/10/2020
Hours of Review: 1.00 Completed: 04/08/2020 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 04/22/2020

- The review due date was changed to 04/22/2020 from 04/15/2020 per agreement with customer.
We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
The reviewer has requested more documents be submitted.
Last month Plan-Historic performed 363 reviews, 88.4% were on-time, and 94.1% were on projects at less than < 3 complete submittals.

04.08.2020

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 9 rows of issue details regarding historical resource designations and review processes.

For questions regarding the 'Plan-Historic' review, please call Gemma Tierney at (619) 236-5993. Project Nbr: 659048 / Cycle: 2





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 03/12/2020 Deemed Complete on 03/12/2020
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 03/12/2020
Reviewer: Baker, Hani Assigned: 03/13/2020
(619) 446-5273 Started: 04/01/2020
HBaker@sandiego.gov Review Due: 04/22/2020
Hours of Review: 14.00 Completed: 04/15/2020 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 04/22/2020

- The review due date was changed to 04/22/2020 from 04/15/2020 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 34 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.

Project Summary

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 1 Demolition of an existing 2,002 square-foot single family dwelling and detached 448 square-foot garage...

Zoning & Existing Conditions

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 2 The 0.21-acre (9,274 SF) site is in the RS-1-7 Zone, Sensitive Coastal Overlay Zone...

Permits & Process

Site Development Permit

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 5 Pursuant to SDMC 126.0502 a Site Development Permit decided in accordance with Process Three is required...

Coastal Development Permit

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 6 Pursuant to SDMC 126.0702 When a Coastal Development Permit issued by the City is required for all coastal development...

Development Regulations

Land Use Zone Regulations

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 659048 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	FAR: Total proposed square footage is 5,067. Lot Area is 9,274 SF. Per Table 131-04J the maximum FAR allowed for the lot is %55 or 5,100.
<input checked="" type="checkbox"/>	10	Proposed square footage less than 40 square-feet to the maximum area allowed on site. (New Issue) Height: the maximum height, or building envelope allowed for the zone is 24/30. Roof Deck railing on north (front) elevation encroaching into the allowed building envelope, which is exceptionally allowed per SDMC 131.0461(a)(1)(D): (New Issue)
<input checked="" type="checkbox"/>	11	(continued) A roof design element may project into the space above the required angled building envelope plane, which (i) Faces the front yard; (ii) Does not encroach into any required yard; (iii) Complies with all applicable structure height limits in accordance with Section 113.0270; and (iv) Is limited to a maximum of 33 percent of the width of the building envelope facing the front yard, and a maximum depth equal to or less than its width.

(New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	Setbacks: Minimum and established front yard 15' required is provided. Minimum side yard 5'-7.2" required, 5'-7" on the westerly side and 5'-8" on the easterly side is provided. Minimum rear yard 13' required, 42'-10" provided.
<input type="checkbox"/>	13	There is also a 4 foot easement on the rear yard from the property line per zone map 234-1686. (New Issue) Paving and Hardscape Limit: Pursuant to SDMC 131.0447 Paving and hardscape on single dwelling unit lots located in the RS zones shall be limited to a maximum of 60 percent paving and hardscape.
<input type="checkbox"/>	14	Demonstrate compliance with 60% paving and landscape. (New Issue) Maximum Third Story Dimensions Pursuant to SDMC 131.0460 In the RS-1-7 zones, the following shall apply: (a) The width of the third story is limited to 70 percent of the width of the lot. (b) The depth of the third story is limited to 50 percent of the depth of the lot or 100 percent of the maximum width dimension, whichever is greater.
<input checked="" type="checkbox"/>	15	Show dimensions of roof deck on proposed roof plan (New Issue) Driveway Visibility Area: Front yard visibility triangle complies per Diagram 113-02SS. LDR-Planning defers to Engineering for visibility area measurements in case more distance is required. (New Issue)
<input type="checkbox"/>	16	Parking: 2 off-street parking spaces are required for Single Dwelling Unit development per SDMC 142.0520. (New Issue)
<input type="checkbox"/>	17	Driveway: Pursuant to SDMC 142.0560(a)(j)(6) There shall be at least a 45-foot length of full-height curb between driveways serving the same premises. Aerial pictures show only one driveway existing on site. Pursuant to SDMC 142.0560(a)(j)(2) existing driveways shall be modified to comply with this section when redevelopment occurs after demolition of the primary structure on a premises.
<input type="checkbox"/>	18	Redesign driveways (reduce to one driveway) to comply with above section. (New Issue) Pool: Existing infinity pool seems to have encroached more towards to bluff edge since 1992 Orthophotos. Provide approved permit for existing pool. (New Issue)

Sensitive Coastal Bluff Regula

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Coastal development on premises containing sensitive coastal bluffs, as identified on Map Drawing No. C-713, filed in the office of the City Clerk under Document No. 00-17062 is subject to SDMC Section 143.0143 regulations and the Coastal Bluffs and Beaches Guidelines in the Land Development Manual. (New Issue)
<input checked="" type="checkbox"/>	20	No development is permitted on the face of a sensitive coastal bluff, except as permitted in Section 143.0143(g) and (h), and the coastal bluff face shall be preserved as a condition of permit approval. (New Issue)
<input type="checkbox"/>	21	On the portion of a premises where development is permitted, the proposed grading shall minimize the alteration of natural landforms and graded areas shall topographically resemble natural landforms of the surrounding area. (New Issue)
<input type="checkbox"/>	22	Only native or other drought-tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluffs. (New Issue)
<input type="checkbox"/>	23	Accessory structures and landscape features customary and incidental to residential uses shall not be closer than 5 feet to the coastal bluff edge provided, however, that these shall be located at grade. Accessory structures and features may be landscaping, walkways, unenclosed patios, open shade structures, decks that are less than 3 feet above grade, lighting standards, fences and walls, seating benches, signs, or similar structures and features, excluding garages, carports, buildings, pools, spas, and upper floor decks with load-bearing support structures. (New Issue)
<input type="checkbox"/>	24	Public views shall be preserved pursuant to Section 132.0403. (New Issue)
<input checked="" type="checkbox"/>	25	Vertical accessway: There is a vertical accessway next door to the premises leading to Bird Rock Waterfront. (New Issue)
<input type="checkbox"/>	26	Visual Corridors for Sensitive Coastal Bluffs Pursuant to SDMC 143.0143(j) A site-specific analysis shall be conducted to determine and quantify the impact of the proposed development upon visual access to the ocean. If a visual corridor is feasible, the appropriate corridor shall be required as a condition of development approval pursuant to Section 132.0403. (New Issue)





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Issue
Cleared? Num Issue Text

- 27 No structures or other obstructions that will impede views shall be installed within the boundaries of any required visual corridor. Open fencing and landscaping may be installed within the view corridor provided such improvements do not significantly obstruct public views to the ocean. 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)

Community Plan

Issue
Cleared? Num Issue Text

- 28 Density: The Land Use Designation of the lot is low density residential with 5 to 9 dwelling units per acre. the proposed density of 1 dwelling unit per 0.21 acres is consistent with the Community Plan

This range is characterized by single dwelling unit residential homes which is implemented through the RS-1-7 zone.

(New Issue)
- 29 Coastal Neighborhood: The premises is located within Coastal Access Subarea H - Bird Rock of the La Jolla Community Plan.

(New Issue)
- 30 Coastal Access: The entire coastline of La Jolla is considered an important sensitive coastal resource and should be protected. Public access to this resource is limited, particularly along portions of Bird Rock due to steep slopes, cliff erosion and sensitive rock formations and restricted parking. (New Issue)
- 31 Visual Resources
Sea Ridge Drive is an Identified Public Vantage Point.

a. Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use (Figure 9).

b. Public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks.
(New Issue)
- 32 Community Character: . For large lots in single dwelling unit areas, apply development regulations that will limit the perceived bulk and scale differences relative to surrounding lots. Apply a sliding scale for floor area ratios that will decrease building scale as the lot size increases. (New Issue)
- 33 Bulk and Scale: In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. (New Issue)
- 34 Development Near Coastal Bluffs:As a condition of new development, require a waiver of liability against the public and any governmental agency for liability due to damage from storm waves to real property associated with the improvement which should be recorded as a deed restriction against the property. (New Issue)

Findings & Conditions

Findings

Issue
Cleared? Num Issue Text

- 35 Finding for Coastal Development Permit:

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;

The closest physical accessway is adjacent to westerly next door property. as described in issue 23. (New Issue)
- 36 Views: 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; (New Issue)
- 37 Adverse Effect: The proposed coastal development will not adversely affect environmentally sensitive lands; and (New Issue)
- 38 Local Coastal Program: 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. (New Issue)
- 39 Public access and public recreation: 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 (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	40	Findings for Site Development Permit: Public health, safety, and welfare: The proposed development will not be detrimental to the public health, safety, and welfare; and (New Issue)
<input type="checkbox"/>	41	Land Development Code:The proposed development will comply with the regulations of the Land Development Code. (New Issue)
<input type="checkbox"/>	42	Supplemental Findings--Environmentally Sensitive Lands: The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands; (New Issue)
<input type="checkbox"/>	43	The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards; (New Issue)
<input type="checkbox"/>	44	The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands; (New Issue)
<input checked="" type="checkbox"/>	45	The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP) as there are no MSCP or VPHCP existing on site. (New Issue)
<input type="checkbox"/>	46	The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. (New Issue)
<input type="checkbox"/>	47	The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	48	Pursuant to SDMC 126.0707 Conditions may be imposed by the decision maker when approving a Coastal Development Permit. Conditions may include a provision for public access, open space, or conservation easements or the relocation or redesign of proposed site improvements. In any subdivision or other land division, such conditions shall be imposed at the time of the subdivision or other land division, rather than through subsequent development permits. (New Issue)
<input checked="" type="checkbox"/>	49	(Continued) When conditions pertaining to public access, open space, or conservation easements are imposed, the City Manager shall notify the Executive Director of the Coastal Commission as set forth in Section 126.0719. (New Issue)
<input checked="" type="checkbox"/>	50	Coastal development on premises containing sensitive coastal bluffs, as identified on Map Drawing No. C-713, filed in the office of the City Clerk under Document No. 00-17062 is subject to SDMC Section 143.0143 regulations and the Coastal Bluffs and Beaches Guidelines in the Land Development Manual. (New Issue)
<input checked="" type="checkbox"/>	51	Specific: Development regulations of the Sensitive Coastal Bluff (issues 17-23) and (44, 45) and Community Plan condition #47 may be taken into consideration. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/12/2020	Deemed Complete on 03/12/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 03/12/2020	
Reviewer: Ferrell, Rachael (619) 446-5129 Rferrell@sandiego.gov	Assigned: 03/16/2020	
	Started: 04/16/2020	
Hours of Review: 7.00	Review Due: 04/15/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/16/2020	COMPLETED LATE
	Closed: 04/22/2020	

- . 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 10 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.

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project requests a Coastal Development Permit and Site Development Permit to demo an existing residence and garage for the construction of a 5,067 square foot two story residence consisting of a garage, carport, decks, balconies and site improvements, at 411 Sea Ridge Rd. The 0.21-acre site is in the RS-1-7 zone, SCOZ-CB, FP 100, and the Coastal (CST-App) Overlay Zone within the La Jolla Community Plan area. Council District 1. (New Issue)

Aesthetics/Visual Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Visual resources, neighborhood character, shade and shadow, light and glare, and scenic vistas defined in the City's Significance thresholds shall not be considered an impact for infill projects within TPAs pursuant to CEQA as a result of Senate Bill (SB) 743. According to Section 21099 (d)(1) of the Public Resources Code, impacts to aesthetics would not be considered significant because the project is located on an infill site within a transit priority area. EAS has no further comments. (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	According to the Project Tracking System, the project is mapped as having a Geologic Hazard 52 and 47. The project proposes to demolish and existing single-family residence and construct a new two-story single-family residence in its place. EAS defers to LDR-Geology for their recommendations/validations. Please refer to their review. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	The project site contains ESL-Sensitive Coastal Bluffs and is outside the City's MHPA area. After reviewing google earth and the City's sensitive vegetation maps, EAS determined that due to the developed nature of the site and the lack of resources in the developmental area, the project would not result in any impacts to biological resources and the bluffs would be protected under developmental regulations (see LDR-Planning's review, Issue 2). Impacts would not rise to a level of significance. EAS has no further comments. (New Issue)

Historical Resources (Archev)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The site is located in an area mapped as having high potential for archaeological resources according to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975). (New Issue)
<input type="checkbox"/>	6	Staff is conducting a CHRIS search to determine if any recorded resources are on or near the project site. EAS sent communication via email to the applicant on 4/8/2020 requesting grading calculations. Please provide grading quantities to aid the evaluation. (New Issue)

Historical Resources (Built)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	The site contains an existing single-family residence built in 1950 and therefore meets the City's criteria of 45 years or older to be reviewed for as historic. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Rachael Ferrell at (619) 446-5129. Project Nbr: 659048 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	City Historic staff reviewed the property and determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. This determination is good for 5 years. Please refer to Plan-Historic's review for more information. (New Issue)

Paleontological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is underlain with the low sensitive rating Young Colluvial deposits formation which has a low probability of containing important paleontological resources. The project would not require paleontological monitoring. EAS has no further comments. (New Issue)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	The project is subject to consultation with the local Native American Tribes affiliated with this project location under Assembly Bill (AB) 52. EAS will notify the tribes to see if consultation is requested and they have 30 days to respond.

EAS will send notification once the applicant has provided information on grading calculations. Please see Issue 6. (New Issue)

Hydrologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	EAS defers to LDR-Engineering as it relates to the property's drainage. This review discipline has open comments that must be addressed before EAS can make an environmental determination on the project. As such, the initial study timeline will be held in abeyance. (New Issue)
<input type="checkbox"/>	12	EAS evaluated whether or not the project is located in a Special Flood Hazard Area (SFHA) according to FEMA. The proposed project is located partially in a SFHA. Please refer to LDR-Engineering's review, they are the Flood Plain Administrators. EAS will defer to this review discipline. (New Issue)

Noise

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	Construction related noise would result but would be temporary and is strictly regulated under San Diego Municipal Code Section 59.5.0404, "Noise Abatement and Control" which places limits on the hours of construction operations and standard decibels which cannot be exceeded. Therefore, people would not be exposed to noise levels in excess of those covered by existing noise regulations. After construction is completed, no substantial increase in noise levels from the residence would affect the neighborhood. The project is consistent with the underlying zoning and land use. (New Issue)

Air Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	The project does not have the bulk and scale to cause any obstruction in the implementation of the existing air quality plan or otherwise cause any adverse air movement within the area. Construction of the project could increase the amount of pollutants entering the air basin, but these emissions would be temporary and finite. Construction Best Management Practices (BMPs), such as watering for dust abatement, would reduce construction dust emissions by 75 percent. Therefore, emissions associated with the construction of the project would not be significant. (New Issue)

Land Use/Planning

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	According to LDR-Planning's review, the proposed project is consistent with the land use designation. However, there are open comments made by LDR-Planning that must be addressed before EAS can clear this issue area. As such, EAS cannot make an environmental determination and the initial study timeline will be held in abeyance. (New Issue)

Health & Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	EAS conducted a search of the State Water Resources Control Board GeoTracker website data management system (http://geotracker.waterboards.ca.gov/database) and the project site is not identified as an active or closed hazardous materials site. Therefore, there will be no environmental impacts relative to existing hazardous materials and no mitigation is required. (New Issue)

CAP Checklist

For questions regarding the 'LDR-Environmental' review, please call Rachael Ferrell at (619) 446-5129. Project Nbr: 659048 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	17	EAS has reviewed and accepted the Climate Action Plan (CAP) Consistency Checklist (June 2017, Multi-Discipline Review No. 2); based on the evaluation, the project will be consistent with the applicable CAP strategies and actions outlined in Step 2 of the CAP Consistency Checklist. To ensure project compliance of the strategies the CAP Consistency Checklist will be made part of Exhibit A and a condition of approval. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)
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Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	18	Until all requested information is submitted and it can be determined that there will be no changes (or further changes as requested by other disciplines) EAS will not be able to make a final environmental determination. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. The appropriate environmental determination will be made based upon all submitted and reviewed information and when all issues are cleared. (New Issue)
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Next Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	19	Please provide a written response to all issue areas.
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Any questions please contact Rachael Ferrell at (619) 446-5129 or at RFerrell@sandiego.gov
(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/12/2020	Deemed Complete on 03/12/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 03/12/2020	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 04/02/2020	
	Started: 04/10/2020	
Hours of Review: 6.00	Review Due: 04/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/10/2020	COMPLETED ON TIME
	Closed: 04/22/2020	

- . The review due date was changed to 04/22/2020 from 04/15/2020 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 18 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.

1st Review

<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. (New Issue)
<input type="checkbox"/>	2	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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (New Issue)
<input type="checkbox"/>	3	Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required. (New Issue)
<input type="checkbox"/>	4	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (New Issue)
<input type="checkbox"/>	5	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: (New Issue)
<input type="checkbox"/>	6	https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (New Issue)
<input type="checkbox"/>	7	Please provide a Site. Show the drainage patterns for entire site. Add the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	8	Please provide a Site Grading Plan. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	9	Please provide the Site Plan, to call out the additional 2.5 feet ROW dedication along the property frontage on Sea Ridge Drive, to provide a 10 feet minimum curb to property line. (New Issue)
<input type="checkbox"/>	10	Revise the Site Plan, to show the existing water main, sewer main, sewer laterals serving the project site. Please reference the drawing number. (New Issue)
<input type="checkbox"/>	11	It appears that project proposed to construct two driveways. If that the case, please remove one of the driveway from the Site Plan. (New Issue)
<input type="checkbox"/>	12	Revise the Site Plan, to call out the closure of the non-utilized driveway, and replace it with standard curb, gutter and sidewalk, adjacent to the site on Sea Ridge Drive. (New Issue)
<input type="checkbox"/>	13	Revise the Site Plan, to call out the reconstruction of the existing curb and gutter with standard, curb, gutter along the property frontage on Sea Ridge Drive. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 659048 / Cycle: 2





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Project located within the Parking Impact Zone. Therefore, maximum driveway's width shall be 12 feet wide. Please revise the plans accordingly. (New Issue)
<input type="checkbox"/>	15	Revise the Site Plan, to show the existing power pole. (New Issue)
<input type="checkbox"/>	16	Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	17	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	18	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (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: 2 Submitted (Multi-Discipline)	Submitted: 03/12/2020	Deemed Complete on 03/12/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 03/12/2020	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 04/15/2020	
	Started: 04/15/2020	
Hours of Review: 1.00	Review Due: 04/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/15/2020	COMPLETED LATE
	Closed: 04/22/2020	

- . The review due date was changed to 04/22/2020 from 04/15/2020 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 3 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.

First Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input type="checkbox"/>	2	If you have not already done so, please contact Tony Crisafi , Chair of the La Jolla Community Planning Association at (858) 869-2831 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (New Issue)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin No. 620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/12/2020	Deemed Complete on 03/12/2020
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/12/2020	
Reviewer: Gamelin, Clare (619) 533-6126 CGamelin@sandiego.gov	Assigned: 03/24/2020	
	Started: 04/09/2020	
Hours of Review: 6.00	Review Due: 04/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/09/2020	COMPLETED ON TIME
	Closed: 04/22/2020	

- . The review due date was changed to 04/22/2020 from 04/15/2020 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 6 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 4/9/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Resubmittal Required: Resubmit revised plans with this correction set addressing issues discussed below to the 3rd floor of the Development Services Center at 1222 1st Avenue. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov or call (619) 446-5228.
		(New Issue)
<input type="checkbox"/>	2	A LDR geology review cycle is required to evaluate the current status and stability of the edge of the coastal bluff. Please have a Geology report determine the current edge of bluff. Please provide a geology report accordingly.
		(New Issue)
<input type="checkbox"/>	3	Rear yard planting area: Per SDMC §143.0143(c) plant material used on or adjacent to coastal bluffs shall be native or naturalized to minimize the need for irrigation beyond initial plant establishment. Plant material such as Agapanthus and Dianella are not native or naturalized. Please reselect accordingly.
		(New Issue)
<input type="checkbox"/>	4	Permanent irrigation is not permitted on coastal bluffs. Please demonstrate location and type of existing irrigation in this area.
		(New Issue)
<input type="checkbox"/>	5	Landscape drainage: Per SDMC §143.0143 (d) all drainage from the improvements on the premises shall be directed away from coastal bluff and directed into existing storm drain system. Please demonstrate location and direction of drainage.
		(New Issue)
<input type="checkbox"/>	6	Additional comments may apply pending landscape revisions, scope changes, and/or additionally provided information. [Info Only - No Response Required]
		(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Clare Gamelin at (619) 533-6126. Project Nbr: 659048 / Cycle: 2

