



Cycle Issues DRAFT

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

L64A-003B

Project Information

Project Nbr: 655226 **Title:** Conant Residences CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/12/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: Plan-Public Facilities Planning	Cycle Distributed: 02/12/2020	
Reviewer: Burgess, Victoria (619) 533-3684 vburgess@sandiego.gov	Assigned: 02/18/2020	
	Started: 02/18/2020	
Hours of Review: 0.50	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/18/2020	
	Closed:	

- . The review due date was changed to 03/17/2020 from 03/17/2020 per agreement with customer.
- . The reviewer has requested more documents be submitted.

2-18-20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|---|
| <input checked="" 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 La Jolla DIF rate for residential development is \$5,861 per single-dwelling unit and/or \$5,861 per multi-dwelling unit. Rates are subject to change. (New Issue) |
| <input checked="" 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 issuance (New Issue) |
| <input checked="" 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://opendsd.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-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 02/12/2020 Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Landscaping Cycle Distributed: 02/12/2020
Reviewer: Navagato, Andrea Assigned: 02/18/2020
(619) 446-5197 Started: 03/20/2020
Anavagato@sandiego.gov Review Due: 03/12/2020
Hours of Review: 2.00 Completed: 03/20/2020
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 03/17/2020 from 03/17/2020 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 14 outstanding review issues with LDR-Landscaping (all of which are new).

1st Review - 3/20/2020

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 9 rows of review issues with checkboxes and detailed text descriptions.

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 655226 / Cycle: 2





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (New Issue)
<input type="checkbox"/>	11	Provide the following note on the Landscape Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5' for residential streets < 25mph) Intersections (intersecting curb lines of two streets) - 25 feet (New Issue)
<input type="checkbox"/>	12	Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (New Issue)
<input type="checkbox"/>	13	Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)." (New Issue)
<input type="checkbox"/>	14	Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/12/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 02/12/2020	
Reviewer: Germukly, Nadeen (619) 446-5207 Ngermukly@sandiego.gov	Assigned: 02/13/2020	
	Started: 03/12/2020	
Hours of Review: 8.00	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/12/2020	
	Closed:	

- . The review due date was changed to 03/17/2020 from 03/17/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 17 outstanding review issues with LDR-Transportation Dev (all of which are new).

📁 First Review 3/12/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 1 | Info:
The proposed project is located at 420 Pearl Street, in the LJPD-5 zone within the Parking Impact Overlay Residential Tandem Parking Overlay, and Transit Area Overlay Zone, and Transit Priority Area in the Community Plan of La Jolla.
(New Issue) |
| <input type="checkbox"/> | 2 | Scope of Work:
Project proposes to demolish the existing residence and construct two 3-story units with 3-bedroom unit each with underground garage.
(New Issue) |
| <input type="checkbox"/> | 3 | Parking: Parking:

Per SDMC section 142.0525, Table 142-05C, the minimum parking spaces required are as follows:

Unit 1: 3 Bedrooms x 2.25 spaces/unit = 2.25 parking spaces
Unit 2: 3 Bedrooms x 2.25 spaces/unit = 2.25 parking spaces

Total: 2.25 + 2.25 = 4.5 parking spaces are required

Note: The proposed studio in each unit that shown in the floor plan is considered a bedroom, because it has a closet and a bathroom.

A minimum of 5 parking spaces are required. The proposed 4 parking spaces are not adequate. Please revise plan and provide 5 parking spaces as required.
(New Issue) |
| <input type="checkbox"/> | 4 | Parking:
Provide parking calculation table on the Site Plan as shown in comment 3 above.
(New Issue) |
| <input type="checkbox"/> | 5 | Parking:
Per SDMC 142.0560 Table 142-05K, parking space 1 and 4 are not adequate. The width should be 9' wide due to obstruction on one side. please revise and show all parking spaces dimensions on the plan.
(New Issue) |
| <input type="checkbox"/> | 6 | Parking:
Please show vehicle turning template for parking space 3 and 4 to demonstrate that vehicle can access these spaces adequately.
(New Issue) |
| <input type="checkbox"/> | 7 | Driveway:
Per Land Development Code Section 142.0560 (j) Table 142-05M, the proposed 12 feet driveway is not acceptable. The minimum required, two-way residence driveway widths is 20 feet. Please revise accordingly.
(New Issue) |
| <input type="checkbox"/> | 8 | Driveway:
Driveway opening shall be located at least 3 feet from the adjacent neighbor line extended. Please revise accordingly.
(New Issue) |

For questions regarding the 'LDR-Transportation Dev' review, please call Nadeen Germukly at (619) 446-5207. Project Nbr: 655226 / Cycle: 2





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Drive Aisles: The proposed 12 feet drive aisle is not acceptable. The minimum drive aisle widths beyond the sidewalk should comply with SDMC section 142.0560(c) Table 142-05L, please show and provide 20 feet for two-way drive aisle widths on the plans. (New Issue)
<input type="checkbox"/>	10	Sheet A4: Vertical clearance between the ceiling and surface of the driveway should be (8'2"). Plan shows 8'. Please revise accordingly. (New Issue)
<input type="checkbox"/>	11	Sheet A4: Please show driveway elevation points at each slope transition. (New Issue)
<input type="checkbox"/>	12	Site Plan: Plan shows 10% gradient at back of sidewalk to property line which is not acceptable. Please refer to SDMC section 142.0560 (j)(9) for Driveway Gradient Regulations. (New Issue)
<input type="checkbox"/>	13	Site Plan: Please show proposed sidewalk dimension. (New Issue)
<input type="checkbox"/>	14	Gates: Plans should show and call out any proposed gate at the main entrance of the garage. (New Issue)
<input type="checkbox"/>	15	Visibility Triangles: No fences/shrubs higher than 24 inches in height are permitted in the visibility areas of the proposed driveway. Revise the site plan to show visibility triangles at each corner of the proposed driveway and clearly note on the plans that no objects higher than 24 inches will be proposed in the visibility areas. Refer to the Land Development Code section 113.0273 for measuring visibility area. (New Issue)
<input type="checkbox"/>	16	Public Improvements: Full size scaled plans should show and call out all existing and proposed: curb, gutter, sidewalk width, driveways and their width, curb to property line distance, curb to centerline distance, street width, striping, curb ramps, and street lights. (New Issue)
<input type="checkbox"/>	17	Additional Comments and Conditions (information only): Additional comments and conditions may be provided pending further review or redesign of this project. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 02/12/2020 Deemed Complete on 02/12/2020
Reviewing Discipline: PUD-Water & Sewer Dev Cycle Distributed: 02/12/2020
Reviewer: Purdy, Jay Assigned: 02/13/2020
(619) 446-5456 Started: 03/11/2020
JPurdy@sandiego.gov Review Due: 03/12/2020
Hours of Review: 4.00 Completed: 03/11/2020
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 03/17/2020 from 03/17/2020 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 8 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

1st Review; Cycle 2:

Informational Issues:

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 7 informational issues regarding water service lines, permits, plumbing code, private improvements, titles, capacity charges, and development details.

Actionable Issues:

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 655226 / Cycle: 2





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	On the Site Plan, within that portion of any public ROW (or any public or private water or sewer easement) which lies on or is contiguous to the property under review, please locate and label all existing and proposed water and sewer facilities, both public and private (e.g. mains, services, FH's, MH's, CO's, BFPD's, etc...). For existing public water and sewer mains, please include the City's Construction Ref. Drawing #, pipe diameter, and pipe material. (New Issue)
<input type="checkbox"/>	9	On the Site Plan, please locate and label all existing and proposed water and sewer service laterals, all associated appurtenances (meters, backflow preventers, cleanouts), and show all points of connection to the public mains. (New Issue)
<input type="checkbox"/>	10	On the Site Plan, please locate all existing water services and label as: EXISTING WATER SERVICE TO BE KILLED AT THE MAIN or EXISTING WATER SERVICE TO BE RETAINED; and, Please locate all existing sewer services and label as: EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE or EXISTING SEWER LATERAL TO BE RETAINED. (New Issue)
<input type="checkbox"/>	11	On the Site Plan, please add the following note: ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD. (New Issue)
<input type="checkbox"/>	12	On the Site Plan, please locate and label the existing and/or proposed Private Backflow Prevention Device (BFPD) for all domestic and irrigation water services. If the domestic water service is exempt from this requirement and will not have a BFPD, please add the following note: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE. (New Issue)
<input type="checkbox"/>	13	Any private sewer pipeline servicing two (2) or more separately titled units which is located outside of a public ROW or public sewer easement must be shown on the Site Plan and labeled as PRIVATE SEWER MAIN. In addition, any private sewer main servicing two or more separately titled units which is located inside the public ROW must be shown on the Site Plan and labeled as PRIVATE SEWER MAIN - EMRA REQUIRED. (New Issue)
<input type="checkbox"/>	14	On Site Plan, within the public ROW, please ensure that all proposed sewer laterals maintain a minimum of 10 feet of separation (perpendicular distance) from the trunk of any existing or proposed tree. (New Issue)
<input type="checkbox"/>	15	On Site Plan, within the public ROW, please ensure that all proposed water service laterals maintain a minimum of 5 feet of separation (perpendicular distance, edge-to-edge) from the trunk of any existing or proposed tree. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/12/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 02/12/2020	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 02/13/2020	
	Started: 02/13/2020	
Hours of Review: 3.00	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/12/2020	
	Closed:	

- . The review due date was changed to 03/17/2020 from 03/17/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Planning Review (all of which are new).

First Review

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is a Coastal Development Permit to demolish an existing residence and construct two dwelling units. (New Issue)
<input checked="" type="checkbox"/>	2	The project is located at 420 Pearl St within the La Jolla Community Plan. The site is zoned LJPD-5 with overlay zones including Coastal Height Limit Overlay Zone, Coastal Overlay Zone (N-APP-2), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and Transit Priority Area. (New Issue)
<input checked="" type="checkbox"/>	3	It is the purpose of the La Jolla Planned District to require that development and redevelopment of land in the central core area, outlying neighborhood commercial centers, and the cultural and multi-family areas west and north of the village commercial core of La Jolla will be accomplished in a manner that retains and enhances the economic, historical, architectural, educational, civic, social, cultural, and aesthetic values, and the overall quality of life within the community. (New Issue)
<input checked="" type="checkbox"/>	4	LJPD-5 includes the multi-family area to the west and north of the commercial core area and extends northward, northwestward and westward to the shoreline. This area is of major importance due to its location adjacent to the shoreline, its relatively higher density and its location as the connecting link between the commercial core and the scenic shoreline and bluffs areas. Standards for new residential development and for redevelopment are intended to maintain the scale and character traditionally associated with these older residential portions of the village. (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	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. The decision may be appealed to the Planning Commission. (New Issue)
<input checked="" type="checkbox"/>	6	An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings that are applicable to the proposed development. (New Issue)
<input checked="" type="checkbox"/>	7	Finding for all Coastal Development Permits (a) 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; (b) The proposed coastal development will not adversely affect environmentally sensitive lands; and (New Issue)
<input checked="" type="checkbox"/>	8	(c) 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. (d) 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)
<input type="checkbox"/>	9	Provide Draft Findings at resubmittal. (New Issue)

Community Plan

<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 Kyle Goossens at (619) 446-5475. Project Nbr: 655226 / Cycle: 2





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	The La Jolla Community Plan identifies the land use as Medium Residential (15-30 du/ac). This density range is characterized by medium density condominiums and apartments. Proposed development of two units does not alter the land use.
		-Information Only- (New Issue)
<input type="checkbox"/>	11	Community Character Recommendation 2b In order to regulate the scale of new development, apply development regulations to all residential properties in La Jolla that proportionally relate the building envelope to the existing lot dimensions. Proposed development must comply with all development regulations of the La Jolla Planned District. Upon first submittal, proposed structure does not comply with the applicable development regulations and does not acknowledge this recommendation. (New Issue)
<input type="checkbox"/>	12	Once the project is redesigned, Planning will provide further comments about the applicable policies and recommendations the project must conform to to not adversely affect the land use plan. (New Issue)
<input type="checkbox"/>	13	Present this project to the La Jolla Community Planning Group. Provide comments, concerns, and/or recommendations upon resubmittal. (New Issue)

Zoning Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Correct the front yard setback to 15 feet. Ensure that proposed development observes the required setback. (New Issue)
<input type="checkbox"/>	15	Correct maximum FAR to 5,400 square feet. (New Issue)
<input type="checkbox"/>	16	Show the visibility area on site plan. Within every premises in Zones 5 and 6 there shall be established visibility areas adjacent to every street corner intersection, driveway (on or off the premises) and alley. These triangular areas shall be of the size, shape and location shown in Appendix F. Within a visibility area, no portion of any fence, wall or other structure shall exceed three feet in height. (New Issue)
<input type="checkbox"/>	17	Provide a landscaped area equivalent to 50 percent of the total lot area. The landscaped area may be located at the ground level or on upper level balconies, decks, roofs with permanently affixed planter boxes or any combination thereof provided the landscaped area is visible from the opposite side of adjacent public rights-of-way (streets). A minimum of 50 percent of the landscaped area shall be vegetated. -OR- Cont'd Below (New Issue)
<input type="checkbox"/>	18	Provide a landscaped area equivalent to 30 percent of the total lot area at ground level, provided the landscaped area is visible from the opposite side of adjacent public rights-of-way (streets). The 15-foot front yard setback shall be fully landscaped except for driveways and walkways. For landscaped areas designed as buffers, setbacks or visual backdrops, 50 percent of the area shall be vegetated with a combination of groundcover, vines, shrubs, and trees. Planning will coordinate with Landscape staff to ensure compliance. (New Issue)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Provide a narrative in each dialogue box explaining how development is meeting each strategy goal. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/12/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 02/12/2020	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	Assigned: 02/13/2020	
	Started: 03/17/2020	
Hours of Review: 2.50	Review Due: 03/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/17/2020	
	Closed:	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Environmental (all of which are new).

EAS Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required for GHG, Paleontology, Historical Resources (Archaeology), and Visual Quality. Until the above issues have been addressed, the CEQA determination can not be made and the environmental processing time line will be held in abeyance. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The CAP checklist has not been completed. Please provide a written response for each of the questions asked in the checklist. (New Issue)

Historical Resources (Archaeol

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The project is located in an area with a high sensitivity for archaeological resources. EAS is conducting research and is consulting with a Native American and archaeologist who has knowledge of the area. However, based on the sensitivity of the area and amount of grading archaeological and Native American monitoring will probably be required. (New Issue)

Paleontology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The project site is underlain by the Scripps geological formation, which has a high potential for paleontological resources. In accordance with the City's CEQA Thresholds a significant impact could occur if the grading would exceed 1000 cubic yards at a depth of 10 feet or more. Please include the grading tabulations in the next submittal and provide the entire cubic yards of soil excavation and the greatest depth of excavation. (New Issue)

Visual Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	In accordance with the City's CEQA Significance Determination Thresholds significant Visual Quality/Neighborhood Character impacts may result from projects whose bulk, scale, materials, or style are incompatible with surrounding development, or would substantially alter the existing or planned character of the area. Please see comments from LDR-Planning as they relate to the project and the La Jolla Community Plan and zoning. (New Issue)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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. If necessary a notice of the project will sent to local California Tribes once the CEQA determination is made. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Jeffrey Szymanski at (619) 446-5324. Project Nbr: 655226 / Cycle: 2





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	The project site contains existing development within an urbanized area. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The project would be required to comply with both federal and state MBTA regulations. EAS has no further comments on this issue. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/12/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 02/12/2020	
Reviewer: Vera, Karen (619) 541-4348 Kvera@sandiego.gov	Assigned: 02/24/2020	
	Started: 03/10/2020	
Hours of Review: 5.00	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/11/2020	
	Closed:	

- . The review due date was changed to 03/17/2020 from 03/17/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . 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).

📁 1st Review - 03/11/2020

<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	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	Please add an Impervious Area Summary to clearly identify the following and whether the project will be a Standard or Priority Development Permit: <ul style="list-style-type: none"> a. Existing Impervious Area b. Proposed Impervious Area c. Existing Pervious Area d. Proposed Pervious Area (New Issue)
<input type="checkbox"/>	4	If project is a Standard Project, the following comments apply: (New Issue)
<input type="checkbox"/>	5	STD: 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"/>	6	STD: A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018 (New Issue)
<input type="checkbox"/>	7	The revised Storm Water Standards are available online at: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018 (New Issue)
<input type="checkbox"/>	8	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 655226 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Revise the Site Plan. Show and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs. (New Issue)
<input type="checkbox"/>	10	Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. 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 surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	11	Regarding previous comment - Please be sure to call out max cut and fill depths outside of building footprint as well as below proposed building footprint. (New Issue)
<input type="checkbox"/>	12	Revise the Site Plan. Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: No roof, deck or balcony drains are proposed for this project. (New Issue)
<input type="checkbox"/>	13	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site. Addresses the adequacy of the down stream system(s) and which demonstrates that no adverse impacts will occur to these systems as a result of the increased runoff from the proposed development. If impacts are anticipated, state the measures that must be taken to mitigate such impacts. (New Issue)
<input type="checkbox"/>	14	Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. (New Issue)
<input type="checkbox"/>	15	Based on the provided information, applicant may be required to dedicate additional Right-of-way, on Pearl Street, per the current City of San Diego Street Design Manual. Please refer to LDR-Transportation for more information. (New Issue)
<input type="checkbox"/>	16	On the Site Plan, call out to reconstruct the damaged existing curb with current City Standard curb and gutter, adjacent to the site on Pearl Street. (New Issue)
<input type="checkbox"/>	17	Revise Site Plan. Driveway curb opening on Pearl Street is not acceptable. Per San Diego Municipal Code Section 142.0521(d), the curb opening shall be located a minimum of 3 feet from the side property line to accommodate a standard driveway apron. Show and call out the required distance (New Issue)
<input type="checkbox"/>	18	Project is in the parking impact zone, please revise driveway width per SDMC Table 142-05M. Show and call out the required width corresponding to a two width multi family dwelling unit. Revise for next submittal. (New Issue)
<input type="checkbox"/>	19	Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material. (New Issue)
<input type="checkbox"/>	20	Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	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"/>	22	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"/>	23	Permit Conditions will be determined on the next submittal when all requested information is provided. (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 call Karen Vera at 619 446-5331. (New Issue)

