

RE: 524 PALOMAR AVENUE

RESPONSE TO ISSUES LJCPA

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- **CARPORT/ SQ. FOOTAGE- YES HABITABLE SPACE OVER A CARPORT MUST BE COUNTED AS SQUARE FOOTAGE.**

**RESOLUTION- THE GARAGE AT THE EAST SIDE HAS BEEN ELIMINATED , SOLVING THE SIDE SETBACK ISSUE. THE CARPORT HAS BEEN CHANGED TO A CARAGE. THE RESULT IS ACTUALLY 7 SQ.FT. LESS SQUARE FOOTAGE.**

- **AT SITE PLAN SHOW THREE ADJACENT NEIGHBORING PROPERTIES- DONE**
- **DRIVEWAY ISSUE/ ACCESS. AT THE SITE THE PROPERTY LINE TO THE EXISTING RESIDENCE IS 10'-6". MODIFICATIONS HAVE BEEN MADE TO SHOW A TEN FOOT WIDE DRIVEWAY ACCESS THAT ALLOWS AN ACCESS WITHOUT INVOLVING THE PROPERTY TO THE EAST.**
- **THE ROOF DECKS WHERE POSSIBLE HAVE BEEN REDUCED IN SIZE, AND THE ROOF CONFIGURATIONS ADJUSTED TO BETTER HIDE THE ROOF DECKS. THE ROOF DECKS ARE MORE DISGUISED INTO THE ROOF WHERE POSSIBLE.**
- **CAPITAL IMPROVEMENTS- INFRASTRUCTURE:  
THERE WILL BE A NEW DRIVEWAY CUT TO CITY STANDARDS. THERE WILL BE AN UPGRADED WATER METER,  
IN ADDITION FACILITIES FINANCING DEVELOPMENT IMPACT FEES DUE WILL BE \$ 5861.00 . IN ADDITION THERE WILL BE AN RTCIP FEE OF \$ 2360.00**
- **THE ZERO LOT LINE -GARAGE HAS BEEN ELIMINATED BY REMOVING THIS GARAGE AND RESPECTING THE 5 FT. SETBACK.**
- **SHARED DRIVEWAY- IN REALITY WE HAVE A TEN FOOT DRIVEWAY ACCESS THAT IS EXISTING FROM THE PROPERTY LINE . THIS WILL BE MAINTAINED. THERE IS NO EXISTING EASEMENT BETWEEN THE EASTERN PROPERTY.**
- **COASTAL VIEW POLAMAR AVENUE- THE BUILDINGS ARE RESPECTING THE 20 ' FRONT SETBACK . IN A COASTAL VIEW PROPERTY AND ENCROACHMENTS OR PROJECTIONS**

**ARE NOT ALLOWED AND THE PROPOSED DEVELOPMENT WILL HAVE ANY . ( NOTE: NEIGHBORING PROPERTIES DO NOT COMPLY WITH THIS BUT ARE EXISTING).**

- ④ **DRAINAGE- THRU THE DEVELOPMENT OF THE PROPERTY ALL WATER WILL BE DIRECTED TO THE STREET AND NOT TOWARDS THE REAR OF THE PROPERTY. ALL WATER RUNOFF WILL GO THRU EITHER LANDSCAPE AREAS OR PERMEABLE PAVING.**
- ④ **ALL NEW DRIVEWAYS WIL BE EITHER INTERLOCKING PAVERS OR PERMEABLE CONCRETE SURFACES.**
- ④ **WE HAVE ASKED THE CITY PROJECT MANAGER TO CORRECT THE PROJECT DESCRIPTION TO REFLECT THAT THE PROPOSED NEW STRUCTURE IS 2542 SQ. FT. WITH A NEW ACCESSORY UNIT OF 525 SQ. FT.**
- ④ **THE FRONTAGE OF THE PROPERTY THAT IS SHOWN AS 50' IS CORRECT.**
- ④ **LANDSCAPE- WE WILL BE REQUIRED TO ADD ONE 24" BOX STREET TREE IN THE FRONT YARD.**
- ④ **NOTE: PHOTOS OF THE STREET SCAPE NORTH AND SOUTH SIDE OF PALOMAR AVENUE HAVE BEEN PROVIDED.**
- ④ **AN IMPROVED SITE PLAN- GRAPHICALLY HAS BEEN PROVIDED.**

**SINCERELY,**

**SCOTT A. SPENCER ARCHITECT**

April 7, 2020

Scott Spencer  
1110 Torrey Pines Road, Suite D  
La Jolla, CA 92037

Via email: [scottspencerarchitect@gmail.com](mailto:scottspencerarchitect@gmail.com)

Subject: 524 Palomar Ave CDP; Project No. 650633;  
Deposit Account No. 24008444; La Jolla Community Plan.

Dear Scott Spencer:

The Development Services Department has completed the initial review of the project referenced above and described as a Coastal Development permit for demolition of an existing 360-square-foot detached garage, and to construct a new 3,629-square-foot second residence with a roof top deck and new carport. Remodel of the existing house to add a 525-square-foot second story companion unit with a rooftop deck and a 531 square-foot attached garage located at 524 Palomar Ave. The 0.14-acre site is in RM-1-1 Zone, 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.

**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](mailto: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.

- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$3,680.00 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Coastal Development Permit application is \$5,000.00, <https://www.sandiego.gov/sites/default/files/dsdib503.pdf>. To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times. Please pay the attached invoice (Enclosure 3) to maintain the minimum balance.

For your convenience, deposits can be made anytime online through Open DSD, <http://www.sandiego.gov/development-services/opendsd/>, and by entering your project number in the "Project ID" field, <http://opendsd.sandiego.gov/web/approvals/>. Also, any invoices can be paid online by searching for the invoice number, <http://opendsd.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

- 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 6, 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:** If you decide to continue processing, 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-**

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).

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Scott Spencer  
April 7, 2020

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/opendsd/>.

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](mailto:Bhafertepe@sandiego.gov).

Sincerely,



Ben 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

# Cycle Issues



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

4/7/20 11:48 am

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L64A-003A

## Project Information

Project Nbr: **650633** Title: 524 Palomar Ave CDP  
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



## Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline) **Submitted:** 02/07/2020 Deemed Complete on 02/13/2020  
**Reviewing Discipline:** Plan-Historic **Cycle Distributed:** 02/13/2020  
**Reviewer:** Haggerty, Emma **Assigned:** 02/14/2020  
(619) 236-7173 **Started:** 03/11/2020  
EHaggerty@sandiego.gov **Review Due:** 03/13/2020  
**Hours of Review:** 1.50 **Completed:** 03/11/2020 **COMPLETED ON TIME**  
**Next Review Method:** Submitted (Multi-Discipline) **Closed:** 04/07/2020

- . The review due date was changed to 03/18/2020 from 03/13/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with Plan-Historic (all of which are new).
- . Last month Plan-Historic performed 363 reviews, 88.4% were on-time, and 94.1% were on projects at less than < 3 complete submittals.

### 3.11.2020

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	The property located at 524 Palomar Avenue, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a <i>potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required)</i> (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: <a href="http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf">http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf</a> (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580: <a href="http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf">http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf</a> (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be conducted to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	7	Staff has reviewed the photos, Assessor's Building Record, incomplete written description, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided. Please provide the following documents: (New Issue)

For questions regarding the 'Plan-Historic' review, please call Emma Haggerty at (619) 236-7173. Project Nbr: 650633 / Cycle: 2



# Cycle Issues



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

4/7/20 11:48 am

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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Provide a copy of the Notice of Completion, available at the County Assessor's Office (County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101.)  ****If a Notice of Completion cannot be located, provide the following note on a sheet of paper along with the date: "Notice of Completion cannot be located." (New Issue)
<input type="checkbox"/>	10	The description of the property must include its architectural style and physical features (types of windows, exterior cladding, roof type, etc.). The description provided only includes the square footage, the dates of construction, and the proposed project. ***Please update to only include the exterior description. (New Issue)
<input type="checkbox"/>	11	Please resubmit the revised documents to the Development Services Department for routing and review. Should you have any questions regarding these comments, please contact the Project Manager. (New Issue)



L64A-003A

Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline)      **Submitted:** 02/07/2020      Deemed Complete on 02/13/2020  
**Reviewing Discipline:** Plan-Public Facilities Planning      **Cycle Distributed:** 02/13/2020  
**Reviewer:** Burgess, Victoria      **Assigned:** 02/20/2020  
 (619) 533-3684      **Started:** 02/20/2020  
 vburgess@sandiego.gov      **Review Due:** 03/13/2020  
**Hours of Review:** 0.50      **Completed:** 02/20/2020      **COMPLETED ON TIME**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 04/07/2020

- . The review due date was changed to 03/18/2020 from 03/18/2020 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.
- . 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.

2-20-20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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 <a href="http://opensd.sandiego.gov/web/invoices/">http://opensd.sandiego.gov/web/invoices/</a> . The fee schedule can be accessed on the City web site at: <a href="https://www.sandiego.gov/facilitiesfinancing">https://www.sandiego.gov/facilitiesfinancing</a>  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)
<input checked="" type="checkbox"/>	2	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"/>	3	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)



L64A-003A

Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline)      **Submitted:** 02/07/2020      Deemed Complete on 02/13/2020  
**Reviewing Discipline:** LDR-Landscaping      **Cycle Distributed:** 02/13/2020  
**Reviewer:** Rios, Kris      **Assigned:** 02/18/2020  
 (619) 446-5430      **Started:** 04/03/2020  
 KRios@sandiego.gov      **Review Due:** 03/13/2020  
**Hours of Review:** 4.00      **Completed:** 04/04/2020      **COMPLETED LATE**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 04/07/2020

- . The review due date was changed to 03/18/2020 from 03/18/2020 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 20 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: 03/2020

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Project Scope: La Jolla (Process 2) Coastal Development Permit to demolish an existing 360-square-foot detached garage, and to construct a new second two-story 2,542-square-foot single-family residence with a roof top deck and new carport, in conjunction with a 525-square-foot second story companion unit with a rooftop deck and a 531 square-foot attached garage located on 6,250 SF lot. Project located at 524 Palomar Ave. RM-1-1 Zone, Coastal Overlay (Non-Appealable) within the La Jolla Community Plan area. CD1. (con't) (New Issue)
<input checked="" type="checkbox"/>	2	This project is subject the La Jolla Community Plan and the following Landscape Regulations: SDMC §142.0403-142.0405, §142.0409, and §142.0413. [Info Only - No Response Required]  (New Issue)
<input type="checkbox"/>	3	Landscape Construction Documents - Submitted Plans are incomplete. Please provide Landscape Construction Documents demonstrating compliance with the Landscape Regulations and Standards for multi-dwelling unit type development as defined under section §131.0112(a)(3)(c). See Submittal Requirements Section 4 and Landscape Calculation Worksheet (link, below for your use/reference). (New Issue)
<input type="checkbox"/>	4	Project Submittal Requirements: <a href="https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf">https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf</a>  Landscape Calculations Worksheet (please note VUA (Vehicular Use Area) does not apply for this project as all proposed parking is covered): <a href="https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds006.pdf">https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds006.pdf</a>  (New Issue)
<input type="checkbox"/>	5	Landscape Plan - Landscape Plans shall identify all existing trees, shrubs and proposed ornamental landscape, and hardscape areas. If planters are proposed roof deck, please provide a planting detail containing media depth layer. Please note, shrubs require a soil medium with a minimum depth of 24", (canopy) trees shall require a soil medium with a minimum depth of 36" to ensure sufficient root growth and promotes long-term plant health.  (New Issue)
<input type="checkbox"/>	6	Street Tree and Public Right-of-Way Requirements [§142.0409(a)(1)] - When new structures and additions to structures are subject to this section in accordance with Table 142-04A, street trees within the parkway shall be provided. Street trees shall be planted between the curb and abutting property line. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage. (con't) (New Issue)
<input type="checkbox"/>	7	Staff acknowledges spatial constraints do not allow the installation of the required street trees within the parkway therefore, trees may be located on the private property within 10 feet of the property line along that frontage.  (New Issue)



L64A-003A

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	8	Existing Street Tree - Staff highly recommends retaining the existing mature Southern Magnolia ( <i>Magnolia grandiflora</i> ) to meet Street Tree, ROW, as well as Street Yard Requirements and calculations. Existing mature Street Yard tree (& Street Tree) is consistent with the La Jolla Community Plan - District 2 Tree species.  (New Issue)
<input type="checkbox"/>	9	Proposed Tree Species - Project site is subject to the La Jolla Residential Street Tree District 2. Please revise proposed Plumeria to a species consistent with the La Jolla Street Tree District 2. Please see link, below (pg.127-128) for your use/reference. <a href="https://www.sandiego.gov/sites/default/files/lajollacommunityplanaug2014.pdf">https://www.sandiego.gov/sites/default/files/lajollacommunityplanaug2014.pdf</a>  (New Issue)
<input type="checkbox"/>	10	Landscape Calculations and Area Diagram - Include a Landscape Area Diagram directly on the landscape plans which identifies the plan areas used for calculation, i.e., Street Yard and Remaining Yard. Indicate the square footages of all planting areas within, please label and dimension. See link, above titled "Landscape Calculations Worksheet," for your use and reference.  (New Issue)
<input type="checkbox"/>	11	Street Yard & Remaining Yard - For Multi-Dwelling Unit Residential Development, 60 points shall be provided for each residential building. 50% of the required points must be achieved by trees. Please demonstrate conformance.  (New Issue)
<input type="checkbox"/>	12	Water Conservation - Projects proposing >500sf new landscape area are subject to include Water Budget Calculations and hydrozone diagram directly on the Irrigation Plans. MAWA & ETWU calculations are required to show compliance under SDMC §142.0413. See Appendix E (pgs. 48-55) of the SD Landscape Standards for reference  Landscape Standards: <a href="https://www.sandiego.gov/sites/default/files/dsdlidc_landscapestandards_2016-04-05.pdf">https://www.sandiego.gov/sites/default/files/dsdlidc_landscapestandards_2016-04-05.pdf</a>  (New Issue)
<input type="checkbox"/>	13	Utilities - Clearly identify all proposed/existing water and sewer laterals serving property on the landscape plans to demonstrate minimum tree separation requirements set forth under SDMC §142.0409(a)(2).  (New Issue)
<input type="checkbox"/>	14	Minimum Tree Separation Distance - Include the following note on Planting Plan per section 142.0409, Table 142-04E of the Landscape Regulations: MINIMUM TREE SEPARATION DISTANCE Improvement/ Minimum Distance to Tree Traffic signals (stop sign) - 20 feet Underground utility lines - 5 feet (10 feet for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5 feet on residential streets rated at 25 mph or lower) Intersections (intersecting curb lines of two streets) - 25 feet  (New Issue)
<input type="checkbox"/>	15	Mulch - All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3-inches, excluding slopes. Proposed Gravel - Note that organic mulch is more effective at moderating heat gain and water loss than inorganic mulch or gravel. Please limit use of inorganic mulch and/artificial grass to no more than 50% of the Landscape area.  (New Issue)
<input type="checkbox"/>	16	Mulch Requirements - Please demonstrate compliance with §142.0413(c) and add note: "All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes."  (New Issue)
<input type="checkbox"/>	17	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"/>	18	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)



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	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)
<input type="checkbox"/>	20	Provide the following note on the Landscape Plan: "If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage."  (New Issue)
<input type="checkbox"/>	21	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. 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." Or "within 30 days or a final landscape inspection."  (New Issue)





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Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline) **Submitted:** 02/07/2020 Deemed Complete on 02/13/2020  
**Reviewing Discipline:** LDR-Transportation Dev **Cycle Distributed:** 02/13/2020  
**Reviewer:** Germukly, Nadeen **Assigned:** 02/13/2020  
 (619) 446-5207 **Started:** 03/20/2020  
 Ngermukly@sandiego.gov **Review Due:** 03/13/2020  
**Hours of Review:** 8.00 **Completed:** 03/20/2020 **COMPLETED LATE**  
**Next Review Method:** Submitted (Multi-Discipline) **Closed:** 04/07/2020

- . The review due date was changed to 03/18/2020 from 03/13/2020 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 43 reviews, 44.2% were on-time, and 41.7% were on projects at less than < 3 complete submittals.

First Review

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Info: The proposed project is located at 524 Palomar Ave, in the RM-1-1 zone within the Parking Impact Overlay, Residential Tandem Parking Overlay, 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 detached garage in the back and construct two-story residence in the back and 525 s.f companion unit on top of the existing residence in the front. (New Issue)
<input type="checkbox"/>	3	Documents required: Please provide the previously approved permit and/or as built plans to show what was approved on site. (New Issue)
<input type="checkbox"/>	4	Site Plan Please provide the following:  A separate sheet of site plan for existing condition to include all type of uses on site e.g. shed, carport, car garage, parking spaces on site (open and enclosed), drive aisle, number of bedrooms. Do not include any proposed uses on this plan.  A separate sheet of site plan for proposed condition to include proposed and existing uses to remain on site e.g. shed, carport, car garage, parking spaces on site (open and enclosed), drive aisle, number of bedrooms. (New Issue)
<input type="checkbox"/>	5	Mutual Access: Since the plan shows driveway is encroaching to the adjacent property. Applicant shall provide a copy of a recorded mutual access agreement between all parcels/lots affected, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	6	Parking: Backup distance of 85-105 feet along 10 feet drive aisle for the proposed parking spaces 1 and 2 in tandem is not acceptable. Please demonstrate how each vehicle in these spaces will be able to turnaround and leave the site. (New Issue)
<input type="checkbox"/>	7	Parking: Please show vehicle turning template for parking spaces 1 and 2 (in tandem) to demonstrate how these vehicles can exit these spaces adequately. (New Issue)
<input type="checkbox"/>	8	Parking: Per SDMC section 142.0525, Table 142-05C, please provide parking calculation table on the proposed site plan to include unit #, # of bedrooms in each unit, parking rate, minimum parking required and parking spaces provided. All existing and proposed parking spaces should be numbered sequentially. (New Issue)
<input type="checkbox"/>	9	Parking: Per SDMC Section 142.0560 Table 142-05K, please show all parking spaces dimensions on the plan. Please note that parking spaces with obstruction on both sides e.g. walls, columns, fences should be 9.5 feet wide. (New Issue)



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Driveway: Site plan should show and call out the width of the existing driveway on Palomar Ave and shall be reconstructed to city standards and meet ADA. A minimum of 12 feet wide driveway is required. (New Issue)
<input type="checkbox"/>	11	Public Improvements: Plans should show how the proposed curb and gutter connect to the adjacent sites. (New Issue)
<input type="checkbox"/>	12	Site Plan: Please be consistent on what type of use is the proposed 525 s.f. unit. Each sheet calls it differently. Is it a Companion unit, Accessory dwelling unit, or Guest unit. (New Issue)
<input type="checkbox"/>	13	Site Plan: This plan calls out the "scope of work as a Coastal Development Permit". Please revise to explain what the project is proposing. (New Issue)
<input type="checkbox"/>	14	Additional Comments and Conditions (information only): Additional comments/issues and/or conditions may be required pending further review or redesign of this project (New Issue)



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**Review Information**

**Cycle Type:** 2 Submitted (Multi-Discipline)      **Submitted:** 02/07/2020      Deemed Complete on 02/13/2020  
**Reviewing Discipline:** PUD-Water & Sewer Dev      **Cycle Distributed:** 02/13/2020  
**Reviewer:** Itkin, Irina      **Assigned:** 02/13/2020  
 (619) 446-5422      **Started:** 03/12/2020  
 itkin@sandiego.gov      **Review Due:** 03/13/2020  
**Hours of Review:** 3.00      **Completed:** 03/12/2020      **COMPLETED ON TIME**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 04/07/2020

- . The review due date was changed to 03/18/2020 from 03/18/2020 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 PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 184 reviews, 90.8% were on-time, and 73.2% were on projects at less than < 3 complete submittals.

**Informational items:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.  (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	All onsite water and sewer facilities will be private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	If you have any questions regarding water and sewer comments, please call Associate Engineer Irina Itkin at (619) 446-5422, or send E-mail at Itkin@sandiego.gov (New Issue) [Recommended]

**1st review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	On site plan, sheet A1, show and label all existing sewer and water utilities, include size, material and reference drawing. (New Issue)
<input type="checkbox"/>	8	Show all existing water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main. (New Issue)
<input type="checkbox"/>	9	If the existing water service need to be killed, show the proposed water services from the existing water main to the point of connection to the subject property. (New Issue)
<input type="checkbox"/>	10	Show the water meter and location of the backflow preventer. (New Issue)
<input type="checkbox"/>	11	Show all existing sewer laterals. Indicate that unused sewer laterals should be plug at property line (if applicable). (New Issue)
<input type="checkbox"/>	12	Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main. (New Issue)
<input type="checkbox"/>	13	Provide the water demand and the sewer flow generation for the proposed development. (New Issue)





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Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline) **Submitted:** 02/07/2020 Deemed Complete on 02/13/2020  
**Reviewing Discipline:** LDR-Planning Review **Cycle Distributed:** 02/13/2020  
**Reviewer:** Baker, Hani **Assigned:** 02/14/2020  
 (619) 446-5273 **Started:** 03/12/2020  
 HBaker@sandiego.gov **Review Due:** 03/13/2020 **Completed:** 03/13/2020 **COMPLETED ON TIME**  
**Hours of Review:** 8.00 **Closed:** 04/07/2020  
**Next Review Method:** Submitted (Multi-Discipline)

- . The review due date was changed to 03/18/2020 from 03/18/2020 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 17 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.

First Review 3/12/2020

Project Summary

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	The project is requesting a Process Two Coastal Development Permit to demolish an existing 360-square-foot detached garage, and to construct a new second two-story 2,542-square-foot single family residence with a roof top deck and new carport, in conjunction with a 525-square-foot second story companion unit with a rooftop deck and a 531 square-foot attached garage located on a 6,250 SF lot at 524 Palomar Ave.  (New Issue)

Permits & Process

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	2	The proposed project requires a city issued Coastal Development Permit per SDMC Section 126.0704.  Pursuant to SDMC Section 126.0707 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 in accordance with Section 112.0504.  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).  (New Issue)

Zoning & Existing Conditions

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	3	The 6,250 sqft, (0.16-acre) site is located at 524 Palomar Ave, in the RM-1-1 Zone, the Non-Appealable Coastal Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Residential Tandem Parking Overlay Zone, and Parking Impact Overlay Zone (Coastal), within the La Jolla Community Plan area.  (New Issue)
<input type="checkbox"/>	4	The premises is currently developed with a single-story 1,096 square-foot residence and a detached garage.  The building was built in 1940. (New Issue)
<input type="checkbox"/>	5	Provide existing site plan and note existing garage square footage.  Rename title of sheet A.1 to Proposed Site Plan.  Demonstrate description for notes (1), (2), (3) and (4) on Site Plan. (New Issue)

Plan Set Clarification:

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	6	Clarify and note new residence to show 2 single dwelling residences on plans. (New Issue)
<input type="checkbox"/>	7	Demonstrate an existing dimensioned site plan. (New Issue)
<input type="checkbox"/>	8	Note "Proposed" on first and second floor plans. (New Issue)
<input type="checkbox"/>	9	Change all "Accessory Dwelling Unit" notes throughout the plan set to "Companion Units". (New Issue)



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<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Mark Companion Unit and Residence 2 on proposed second floor plan. (New Issue)
<input type="checkbox"/>	11	Dimension the demolition plan. (New Issue)

**Development Summary**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	FAR: The lot area is 6,250 SF, the FAR of the RM-1-1 Zone is %75, which makes the allowed area up to 4,156.5 SF. The proposed development is for a total square footage of 4,154 SF which is within the allowed FAR for the zone. (New Issue)
<input checked="" type="checkbox"/>	13	Height: Pursuant to SDMC Diagram 131-04L the maximum structure height of the zone on the front yard setback is 19 feet, on the side yard setbacks is 24 feet and from there a 45 degree angled building envelope goes up to a maximum of 30 feet, which is also equivalent to the Coastal Height Limit Overlay Zone.  The proposed building height conforms to the zone and the overlay zone. (New Issue)
<input type="checkbox"/>	14	Encroaching Porch: Pursuant to SDMC 131.0461(a)(6) Entry roofs and porches may not encroach into the required rear yard.
<input type="checkbox"/>	15	Remove porch of residence 2 encroaching into the rear yard setback. (New Issue)  Setbacks:  Front: the existing front yard setback is at a conforming 18 and 23 feet.  Side: 50% of the existing and proposed side yard setback on one side is 5 feet while the remaining is at a conforming 8 feet. One hundred percent of the length of the building envelope on the opposite side observes the minimum side setback of 5 feet, which is conforming with SDMC Section 131.0443(d)(2).  Rear: the proposed rear yard setback is conforming to the required setback.
<input type="checkbox"/>	16	Proposed garage is encroaching into the rearyard setback with a 5' distance from the property line. (New Issue)  Private Open Space: Pursuant to SDMC 131.0455(a) in the RM-1-1 zone, at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required yard areas, but shall be no closer than 9 feet to the front or rear property lines, and no closer than 4 feet to the side property lines.
<input type="checkbox"/>	17	Demonstrate private open space for existing residence. (New Issue)  Storage Requirements: Pursuant to SDMC 131.045 In RM zones, each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane.  Demonstrate storage for both existing and proposed dwelling units. (New Issue)

**Community Plan**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Density: The Land Use Designation of the lot is low medium residential, with 9 to 15 dwelling units per net residential acre. This low-medium density range will allow for multiple dwelling unit development in the form of townhomes and low-scale apartments. The RM-1-1 zone is proposed to implement this designation. (New Issue)
<input type="checkbox"/>	19	Public Vantage Point: The premises is not located within an Identified Public Vantage Point. (New Issue)
<input type="checkbox"/>	20	Community Character: 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)
<input type="checkbox"/>	21	The proposal is in conformance with the La Jolla Community Plan. (New Issue)

**Findings**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	Pursuant to SDMC 126.0708 Findings: 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. (New Issue)



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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	2) The proposed coastal development will not adversely affect environmentally sensitive lands as it is not located on any ESL. (New Issue)
<input type="checkbox"/>	24	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. (New Issue)
<input checked="" type="checkbox"/>	25	Conditions may be imposed by the decision maker when approving a Coastal Development Permit to carry out the purpose and the requirements of this division per SDMC 126.0707(d). (New Issue)





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Review Information

**Cycle Type:** 2 Submitted (Multi-Discipline)      **Submitted:** 02/07/2020      Deemed Complete on 02/13/2020  
**Reviewing Discipline:** LDR-Environmental      **Cycle Distributed:** 02/13/2020  
**Reviewer:** Holowach, Courtney      **Assigned:** 02/13/2020  
 (619) 446-5187      **Started:** 02/25/2020  
 Cholowach@sandiego.gov      **Review Due:** 03/18/2020  
**Hours of Review:** 3.00      **Completed:** 03/12/2020      **COMPLETED ON TIME**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 04/07/2020

- . 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 12 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.

March 2020

Project Information

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Coastal Development permit for demolition of an existing 360-square-foot detached garage, and to construct a new 3,629-square-foot second residence with a roof top deck and new carport. Remodel of the existing house to add a 525-square-foot second story companion unit with a rooftop deck and a 531 square-foot attached garage located at 524 Palomar Ave. The 0.14-acre site is in RM-1-1 Zone, and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. CD1 (New Issue)

Biological Resources

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	2	The project site currently contains existing development within an urbanized area. The site is not mapped as having sensitive habitat. A review of site photos shows that landscaping on the site to be ornamental in nature. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required. (New Issue)

Geologic Conditions

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	3	The project site is mapped as Geologic Hazard Categories 53. Geologic hazard category 53 is described as level or sloping terrain, unfavorable geologic structure, low to moderate risk. Per Information Bulletin 515 no further geologic investigation is necessary. (New Issue)

Cultural Resources (Paleontolo

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	4	The proposed project site is underlain by the Baypoint Formation. The Baypoint Formation is assigned a high potential for fossil resources. The City's Significance Determination Threshold for a high sensitivity rating is grading greater than 1,000 cubic yards exported and cut of 10 feet or more in depth. According to sheet A.1 the submitted grading quantities the project will cut 50 cubic yards to a depth of 1 foot. Therefore the proposed project falls below the City's significance thresholds for Paleontological resources. No further comment is needed. (New Issue)

Cultural Resources (Archaeolog

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	5	The project is located on the City's archaeology sensitivity maps. Qualified City staff has reviewed the project and based upon the lack of recorded resources and disturbed nature of the site no further archaeological investigation or monitoring will be required. (New Issue)

Land Use

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	6	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Planning Review staff. (New Issue)



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**Hydrology/Water Quality**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	EAS defers to LDR-Engineering on issues of hydrology and water quality. (New Issue)

**GHG**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. (New Issue)
<input type="checkbox"/>	9	EAS has reviewed the submitted CAP Checklist and the following revisions are needed: (New Issue)
<input type="checkbox"/>	10	Please provide a narrative of how your project is consistent with existing General Plan and Community Plan land Use and zoning designations. (New Issue)
<input type="checkbox"/>	11	It is important that the checklist not be only checked boxes. A narrative is required. Please provide an explanation of how your project will be complying the strategies of the CAP. (New Issue)
<input type="checkbox"/>	12	Please provide an explanation for answers that are not applicable. There are footnotes and/or notes to help determine if a project would meet the requirements for a "not applicable" response. (New Issue)
<input type="checkbox"/>	13	Please contact the EAS analyst with any questions or if you'd like to see a sample of a completed checklist. (New Issue)

**Tribal Cultural Resources**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to the local Kumeyaay community for possible consultation on this project. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, consultation will conclude. If a request for consultation is made, then the EAS environmental processing timeline will be held abeyance until the consultation process has been completed. (New Issue)

**Summary**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	As mentioned above the CEQA determination cannot be made until all issues have been addressed. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue)
<input type="checkbox"/>	16	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 technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)



L64A-003A

**Review Information**

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 02/07/2020	Deemed Complete on 02/13/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 02/13/2020	
<b>Reviewer:</b> Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	<b>Assigned:</b> 02/24/2020	
	<b>Started:</b> 03/16/2020	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 03/13/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 03/16/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 04/07/2020	

- . The review due date was changed to 03/18/2020 from 03/13/2020 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 comments**

<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	Please revise the DS-560 form to check Part A, item 2 as "YES". WPCP is required. (New Issue)
<input type="checkbox"/>	4	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"/>	5	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	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: (New Issue)
<input type="checkbox"/>	7	<a href="https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf">https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf</a> (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan, to show downspout locations if there are any. (New Issue)
<input type="checkbox"/>	9	Please revise the Site Plan to call out the type of the easement (water, sewer?). (New Issue)
<input type="checkbox"/>	10	Revise the Site Plan. Show the Water and Sewer Mains, including the new laterals that serve the project. If the existing water service and sewer lateral will be used, add a note that states: The existing water and sewer services will remain. If new services are required: Call out the City Improvement Plan numbers. A search of City Records by your office may be required. (New Issue)
<input type="checkbox"/>	11	Please revise the site plan to show and call out the removal of the existing cobble stones/wall in the ROW. Please note: All non-standard improvements within public right-of-way need to be approved by City Engineer through Encroachment Maintenance Removal Agreement (EMRA). (New Issue)
<input type="checkbox"/>	12	On the Site Plan, call out to reconstruct the damaged sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Palomar Street. (New Issue)
<input type="checkbox"/>	13	On the Site Plan and Grading Plan, call out to reconstruct the existing driveway with current City Standard driveway, adjacent to the site on Palomar Street. (New Issue)
<input type="checkbox"/>	14	Please note: The project located within PIOZ-COASTAL-IMPACT zone. Therefore, maximum driveway width shall be 12 feet wide. (New Issue)



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	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"/>	16	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	17	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (New Issue)
<input type="checkbox"/>	18	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 Khanh Huynh at 619 446-5299.  (New Issue)



L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 02/07/2020	Deemed Complete on 02/13/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 02/13/2020	
<b>Reviewer:</b> Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	<b>Assigned:</b> 03/05/2020	
	<b>Started:</b> 03/13/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 03/13/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 03/13/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 04/07/2020	

- . The review due date was changed to 03/18/2020 from 03/18/2020 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.

## 3-13-2020

<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



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

4/7/20 12:06 pm

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L64A-001

## Project Information

**Project Nbr:** 650633      **Title:** 524 Palomar Ave CDP  
**Project Mgr:** Hafertepe, Benjamin      (619)446-5086      Bhafertepe@sandiego.gov



## Review Cycle Information

**Review Cycle:** 6    Submitted (Multi-Discipline)      **Opened:** 04/07/2020 11:48 am      **Submitted:**  
**Due:**      **Closed:**

## Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Agreement	2	Agreement - Mutual Access	2
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4
Development Plans	9	Site Development Plans	9
Historic Resource Information	2	Historic Resource Information	2
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Draft Findings	2	Draft Findings	2
Development Permit (Recorded)	2	Development Permit (Recorded)	2
Storm Water Quality Management Plan	2	Storm Water Quality Management Plan	2

# Invoice



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

4/7/20 12:15 pm

Page 1 of 1

L64A-007

Invoice Number: **933218**



Status: Invoiced

Issued: 04/07/2020 12:14 pm Hafertepe, Benjamin

Voided:

Customer: Warner, Richard & Rebec

Development: 397396 Devel Num 397396

Project: **650633** 524 Palomar Ave CDP

PM: Hafertepe, Benjamin (619)446-5086



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	8,011.41	Dollars	\$-8,011.41
Deposit Account	9,331.41	Dollars	\$9,331.41
<b>Approval Total:</b>			<b>\$1,320.00</b>
<b>Job Total:</b>			<b>\$1,320.00</b>
<b>Project Total:</b>			<b>\$1,320.00</b>
<b>Invoice Total:</b>			<b>\$1,320.00</b>