



L64A-003A

Project Information

Project Nbr: 664566 **Title:** Digital Girard Lofts CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

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| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: LDR-Planning Review | Cycle Distributed: 06/05/2020 | |
| Reviewer: Baker, Hani (619) 446-5273 HBaker@sandiego.gov | Assigned: 06/08/2020 | |
| | Started: 07/08/2020 | |
| Hours of Review: 14.00 | Review Due: 07/31/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/27/2020 | COMPLETED ON TIME |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 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 21 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 94 reviews, 60.6% were on-time, and 45.5% were on projects at less than < 3 complete submittals.

Project Summary

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
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| <input checked="" type="checkbox"/> | 1 | The project is requesting a Coastal Development permit for demolition of an existing surface parking in conjunction with construction of a two-story walk up affordable mixed-use multifamily building, including 1,960 sf. retail use and 18 residential micro units (100% Density Bonus) w/ one affordable unit at 7606 Girard Ave, La Jolla. The average unit size is 507 square feet, with no unit over 800 sqft. (New Issue) |
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Zoning and Existing Conditions

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 2 | The premises is located in the LJPD-1 Zone, in the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable Zone 2), in the Parking Impact Overlay Zone (Coastal Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Areas in the La Jolla Community Plan Area and the La Jolla Planned District. (New Issue) |
| <input checked="" type="checkbox"/> | 3 | The 19,659 square foot (0.451-acre) site is currently developed and used as a parking lot of 26 parking spaces. Premises is adjacent to Vons big box Retail store on the south, the Lot Restaurant and alley to the east, retail stores to the north and Girard Ave to the west. (New Issue) |
| <input type="checkbox"/> | 4 | Existing Use: Please show clear title from any shared parking use agreements and explain whether the existing 26 parking spaces are currently serving as required parking for adjacent retail uses of the site. (New Issue) |

CDP Permit & Process

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 5 | Permit: Pursuant to SDMC 126.0702(a) a Coastal Development Permit issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4. (New Issue) |
| <input checked="" type="checkbox"/> | 6 | Process: Pursuant to SDMC 126.0707(a) the 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. (New Issue) |

Development Regulations

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input type="checkbox"/> | 7 | Scope of Work: Correct number of parking spaces on scope of work to 13 (as provided per parking table and plans), currently noted 10 spaces. (New Issue) |
| <input checked="" type="checkbox"/> | 8 | Use: Per SDMC 159.0302 Permitted Uses in LJPD- Zone 1 are: (1) Retail establishments as identified in Appendix A of the La Jolla Planned District, subject to the ground floor and street frontage requirements of Section 159.0306. (3) Residential Development, limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. (New Issue) |

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 664566 / Cycle: 3





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| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input type="checkbox"/> | 9 | <p>Ground Floor and Street Frontage Requirements</p> <p>Retail: Per SDMC 159.0306(a) Retail uses are required on the ground floor as shown in Table 159-03A.</p> <p>Minimum Percent of Structure's Street Frontage Length is 75% Proposed is 70%</p> <p>Residential: Per SDMC 159.0306(c) Residential uses shall be restricted on the ground floor as shown in Table 159-03C.</p> <p>Per Table 159-03C Residential use is not permitted within front 50% of lot.</p> <p>Proposed residential is designed within front 50%, and on the second story of the street frontage above retail. (New Issue)</p> |
| <input type="checkbox"/> | 10 | <p>Setbacks:</p> <p>Front Yard not required Interior Side Yards not required Rear Yard not required</p> <p>Provide measurement of southerly setback proposed. (New Issue)</p> |
| <input type="checkbox"/> | 11 | <p>Floor Area Ratio: Per Section 159.0307(c)(2) Maximum Bonus Density</p> <p>A residential/retail mixed use project (with no office uses), shall contain a minimum of 16% to a maximum of 50% of the total gross floor area in retail use, and the remainder of the total gross floor area in residential use, the maximum building floor area ratio shall be as described in Table 159-03E.</p> <p>Per Table 159-03D Maximum Building Floor Area Ratio (including bonus) for Residential/ Retail Use Projects in Zone 1 is 1.3.</p> <p>Maximum FA allowed is 12,131.81 x 1.3=15,771.353sf Proposed FA is 19,659 (New Issue)</p> |
| <input type="checkbox"/> | 12 | <p>FAR continued:</p> <p>Clarify and note on plans if the third story floor area is calculated in the total floor area. The note just specifies the ground and first floor, and does not mention the second. If the second floor above ground is not calculated project does not qualify as micro units and therefore eligible for density bonus.</p> <p>Retail FAR proposed is 1,960/ 19,659 =10% < minimum 16% retail required. (New Issue)</p> |
| <input type="checkbox"/> | 13 | <p>Height</p> <p>The maximum height of any point on any structure shall be 30 feet. Height shall be measured in accordance with Land Development Code Section 113.0270 with the exception of Section 113.0270(a)(4)(B)(i) and 113.0270(a)(2)(B). See Appendix B of the La Jolla Planned District.</p> <p>Provide proposed height on elevations. (New Issue)</p> |
| <input type="checkbox"/> | 14 | <p>Max Two-Stories</p> <p>In addition to the height limit criteria, within the planned district, those portions of Zone 1 generally bounded by Herschel Ave to the east, the alley parallel to and west of Girard Ave. to the west, Pearl St to the south and Prospect St to the north shall be limited to structures containing a maximum of two stories. (New Issue)</p> |
| <input type="checkbox"/> | 15 | <p>(continued) Per SDMC 113.0261 A story is that portion of a building between finish-floor elevations, between finish floor and roof elevations, and between grade and finish-floor elevations.</p> <p>The building is designed with 3 actual stories. Relabel "mezzanine" as third floor as demonstrated in Diagram 113-02V. (New Issue)</p> |
| <input type="checkbox"/> | 16 | <p>Phantom Floors: Pursuant to SDMC 113.0234(b)(4)(A) When the vertical distance between the finish-floor elevation and the finish-floor or roof elevation immediately above exceeds 15 feet, gross floor area includes the area of the actual floor plus the area of a phantom floor at 15 feet of height increments, or portion thereof, of height above the 15-foot height.</p> <p>Height of two floors above the ground is more than 17', so the phantom floor is calculated as gross floor area.</p> <p>Redesign to conform. (New Issue)</p> |





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| <input type="checkbox"/> | 17 | Street Facade Envelope A street facade envelope shall be created along the property line adjacent to any public street. The envelope shall be measured 20 feet vertically and at the top thereof, shall slope back at a 45-degree angle toward the interior of the lot. (1) Twenty percent of the length of the building facade may exceed the 20-foot height limit, in order to provide roofline and facade variations. |
| <input checked="" type="checkbox"/> | 18 | Provide dimensions on elevations. (New Issue) Building Surface Materials and Colors Per SDMC §159.0308(a) traditional materials of the community only: Natural materials such as wood, brick, or natural unpolished stone, Painted Stucco (all stucco must be painted, Formed concrete, Split-faced or slumpstone concrete block. Glass: Not more than 40 percent of any exterior building elevation above the first story shall consist of glass or any other material that resembles glass. At ground floor and other pedestrian levels opaque, reflective or dark tinted glass shall not be used for any portions of the building developed for retail uses. (New Issue) |
| <input checked="" type="checkbox"/> | 19 | Parking: required parking for residential is 18 x 0.5 =9 spaces, required retail parking is 1,960 x 1.7= 4 spaces Total required and provided parking spaces are 13. |
| <input type="checkbox"/> | 20 | LDR-Planning differs parking requirements to LDR-Transportation. (New Issue) Access: Access to the retail spaces from loading areas or alleys shall be provided where available per Table 159-03A . Alley access is provided. LDR-Planning will discuss the possibility of not providing a loading area for less than 2,000 sqf of retail and providing access through alley, with LDR-Transportation. (New Issue) |
| <input type="checkbox"/> | 21 | Driveway Width: Lots greater than 50 feet in width shall provide 20' wide driveways for multifamily residential development, and 25' wide driveways prt non-residential development per Table 142-05M. |
| <input checked="" type="checkbox"/> | 22 | LDR-Planning will discuss the possibility of a 22' driveway with LDR -Transportation. (New Issue) Refuse and Recyclable Materials Storage Retail All new nonresidential development, shall provide at least one exterior refuse and recyclable material storage area for each building. The total storage area requirement is based on the gross floor area of the nonresidential buildings on the premises, as shown in Table 142-08C and includes the sum of all nonresidential refuse and recyclable material storage areas. Retail refuse and recycle storage required per Table 142-08C, and provided is 24 square feet. (New Issue) |
| <input type="checkbox"/> | 23 | Refuse and Recyclable Materials Storage Residential Each structure that contains dwelling units shall provide at least one exterior storage area. The total storage areas requirement, based on the number of dwelling units in the development as shown in Table 142-08B is 96 square feet for 18 units and includes the sum of all residential material storage areas located outside of individual dwelling. (New Issue) |

Community Plan

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 24 | Land Use: the land use designation is commercial / mixed use. (New Issue) |
| <input checked="" type="checkbox"/> | 25 | Mixed-Use: Promote mixed-use development in the commercial areas of the community. (New Issue) |
| <input checked="" type="checkbox"/> | 26 | Commercial Designation: Office Commercial Village Area Girard Avenue (New Issue) |
| <input checked="" type="checkbox"/> | 27 | The street facade of the building is designed as two stories and consistent with the community character of the La Jolla PDO. (New Issue) |

Affordable Housing Density Bon

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 28 | Density Bonus in Exchange for Affordable Housing Units: Per SDMC 143.0720 (a) A development shall be entitled to a density bonus and incentives as described in this Division, for any development for which a written agreement, and a deed of trust securing the agreement, is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission. (b) The density bonus dwelling units authorized by this Division shall be exempt from the Inclusionary Housing Regulations. (New Issue) |





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| <input checked="" type="checkbox"/> | 29 | Per SDMC An incentive means a deviation to a development regulation. 143.0740 An applicant proposing density bonus shall be entitled to incentives as described in this Division for any development for which a written agreement and a deed of trust securing the agreement is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission. The City shall process an incentive request |
| <input checked="" type="checkbox"/> | 30 | (New Issue) (c) A rental affordable housing density bonus agreement shall utilize the following qualifying criteria: Very low income - At least 5 percent of the pre-density bonus dwelling units in the development shall be affordable, including an allowance for utilities, to very low income households. The very low income dwelling units shall be designated units & shall remain affordable for 55 years. (New Issue) |
| <input checked="" type="checkbox"/> | 31 | The proposal is requesting 100% Density Bonus for providing microunits. Base Units 9 and 9 bonus units. One of the nine base units is proposed as Very Low Income Affordable Unit Per described, the project is entitled to a maximum of 2 incentives per Table 143-07A for Very Low Income Households. (New Issue) |
| <input checked="" type="checkbox"/> | 32 | Micro Units: Pursuant to SDMC 143.0720(i)(7) development that provides five or more dwelling units; meets the criteria in Sections 143.0720(c)(1), 143.0720(c)(2), 143.0720(d)(2), or 143.0720(f); provides an average of no more than 600 sf per dwelling unit with no dwelling unit exceeding 800 sf with a portion of the lot located within a Transit Priority Area; where an applicant has not requested an incentive or waiver to exceed the maximum structure height or setbacks of the base zone; The average proposed unit size is 507 square feet, with no unit over 800 sqft. (New Issue) |
| <input checked="" type="checkbox"/> | 33 | (Continued) and where the premises can be serviced by all required utilities, a density bonus of up to 100% of the pre-density bonus dwelling units shall be granted; provided that development of the additional density does not cause the need for an incentive, waiver, or deviation to exceed the maximum structure height or setbacks of the base zone. (New Issue) |
| <input checked="" type="checkbox"/> | 34 | Affordable Housing Incentives and Waivers Report: Pursuant to 143.0750. An applicant requesting a density bonus, incentive(s), waiver(s), or parking reduction(s) provided under this Division shall submit, at the time of application, an Affordable Housing Incentives and Waivers Report to the satisfaction of the City Manager. The report shall document the basis for the requested incentive(s), waiver(s). (New Issue) |

Incentives & Waivers Requested

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 35 | Incentive 1- To increase FAR from 1.3 to 1.62. Allowed FAR is 1.3 per Table 159-03D for Residential/ Retail Use Projects. (New Issue) |
| <input type="checkbox"/> | 36 | Incentive 2-To allow ground floor residential within the front 50% of lot required per SDMC Table 159-03C. (issue 9) Please demonstrate finding on how this incentive is required in order to provide for affordable housing costs. (New Issue) |
| <input type="checkbox"/> | 37 | Waiver 1 -To reduce required minimum 16% gross floor area per SDMC Table 159-03A to 10% of retail use. (issue 12) Please demonstrate finding on how this incentive is required in order to provide for affordable housing costs. (New Issue) |
| <input type="checkbox"/> | 38 | Waiver 2- To reduce requirement for minimum 75% of structure street frontage length to 70%. per issue 9 and SDMC Table 159-03A. Please demonstrate finding on how this waiver is required in order to provide for affordable housing costs. Remove repetition of this waiver request on Title Sheet. (New Issue) |





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| <input type="checkbox"/> | 39 | Waiver 3- To remove loading area requirement per SDMC §159.0409. Please refer to t issue 18. |
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Please demonstrate finding on how this waiver is required in order to provide for affordable housing costs and would not have a specific adverse impact upon public health and safety as defined in Government Code section 65589.5.

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| <input type="checkbox"/> | 40 | (New Issue) Waiver 4- To reduce non-residential two-way driveway width from 24' to 22' required per SDMC Table 142-05M. |
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Please demonstrate finding on how this waiver is required in order to provide for affordable housing costs and would not have a specific adverse impact upon public health and safety as defined in Government Code section 65589.5.

LDR-Planning will discuss the possibility of this request with LDR-Trnasportation.
(New Issue)

Findings

CDP

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 41 | Finding for Coastal Development Permit pursuant to SDMC 126.0708(a): |
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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;

Views: The proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;
(New Issue)

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| <input checked="" type="checkbox"/> | 42 | Adverse Effect: The proposed coastal development will not adversely affect environmentally sensitive lands; and |
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Local Coastal Program: The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.
(New Issue)

Affordable Housing Incentives

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input type="checkbox"/> | 43 | Please demonstrate how approval of waivers requested are nessecary to allow for affordable housing costs without being detrimental to public health. (New Issue) |
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Conditions

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 44 | CDP: Pursuant to SDMC 126.0707 Conditions may be imposed by the decision maker when approving a Coastal Development Permit. Conditions may include a provision for public access, open space, or conservation easements or the relocation or redesign of proposed site improvements. In any subdivision or other land division, such conditions shall be imposed at the time of the subdivision or other land division, rather than through subsequent development permits. (New Issue) |
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| <input checked="" type="checkbox"/> | 45 | Affordable Housing Incentives: |
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Pursuant to 143.0740

Within the Coastal Overlay Zone, the incentives requested shall be consistent with the resource protection standards of the City's Local Coastal Program and the environmentally sensitive lands regulations. and,

When a development permit is otherwise required, the decision to deny a requested incentive shall be made by the decision maker for the development permit.
(New Issue)





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Review Information

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|---|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: LDR-Environmental | Cycle Distributed: 06/05/2020 | |
| Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov | Assigned: 06/08/2020 | |
| | Started: 07/07/2020 | |
| Hours of Review: 6.00 | Review Due: 07/09/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/07/2020 | COMPLETED ON TIME |
| | Closed: 08/04/2020 | |

- . 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 14 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 94 reviews, 57.4% were on-time, and 46.0% were on projects at less than < 3 complete submittals.

July 2020

Project Information

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | Construction of a new two-story walk-up mixed-use multi-family building on an existing parking lot. Includes 1,960 sqft of ground floor retail and 18 dwelling units, one of which will be very low-income per City of San Diego density bonus regulations. Project includes 13 parking stalls at grade. (New Issue) |

Extended Initial Study

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 2 | : Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (New Issue) |

Biological Resources

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input type="checkbox"/> | 3 | The project site currently contains existing development within an urbanized area. The site is not mapped as having sensitive habitat. The site is surrounded by existing single family residences on all sides with no native habitat occurring on or adjacent to the site. A review of site photos shows that landscaping on the site to be ornamental in nature. The project does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required. (New Issue) |

Cultural Resources (Paleontology)

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 4 | The proposed project would cut a total of 68 cubic yards to a depth of 1.2 feet. This is below the City's CEQA Significance Thresholds for impacts to Paleontological resources. No further comment is necessary. (New Issue) |

Cultural Resources (Archaeology)

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input checked="" type="checkbox"/> | 5 | The proposed project is located in an area known to be sensitive for Archaeologic resources. However, a soils report for the project shows the project area to underlain by artificial fill to a depth of 3 feet. Disturbance for the project would be to a depth of 1.2 feet. Based upon the limited scope of work and the information from the soils report no further investigation is necessary. No impacts to cultural resources (archaeology) anticipated. (New Issue) |

Tribal Cultural Resources

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| <input type="checkbox"/> | 6 | 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) |

Water Quality

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

Transportation

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 8 | EAS defers to LDR-Transportation. (New Issue) |

Land Use

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 9 | New Issue (15738741) EAS defers to LDR-Planning 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) |

GHG

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 10 | 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"/> | 11 | The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15604 (h) (3), 15130 (d), and 15183 (b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. (New Issue) |
| <input type="checkbox"/> | 12 | Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts of GHG emissions. (New Issue) |
| <input type="checkbox"/> | 13 | EAS has reviewed the submitted CAP Checklist and has the following comments. (New Issue) |
| <input type="checkbox"/> | 14 | It is important that the Checklist not be only checked boxes, a narrative must be included. Please provide an explanation how your project is complying with the requirements of the CAP Checklist. (New Issue) |

Summary

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| <input type="checkbox"/> | 15 | 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) |





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| Reviewer: Vera, Karen (619) 541-4348 Kvera@sandiego.gov | Assigned: 06/08/2020 | |
| | Started: 06/18/2020 | |
| Hours of Review: 8.00 | Review Due: 07/06/2020 | |
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1st Review - 06/24/2020

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|--------------------------|------------------|--|
| <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 | Revise the Site/Grading Plan. Show and call out the proposed Treatment Control BMP's that are called out in the required SWQMP. Make sure to include size and model of units. (New Issue) |
| <input type="checkbox"/> | 4 | The revised Storm Water Standards are available online at: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018 (New Issue) |
| <input type="checkbox"/> | 5 | 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) |
| <input type="checkbox"/> | 6 | Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue) |
| <input type="checkbox"/> | 7 | Revise the Site Plan. Add a note that states: This project is located within the ASBS watershed. The applicant/permittee will be required to comply with all ASBS watershed requirements accordingly. (New Issue) |
| <input type="checkbox"/> | 8 | Revise the Site/Grading Plan. Show the existing and proposed grading contours and spot elevations. 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"/> | 9 | Revise Site Plan. Show and call out how site drainage conveys to public drainage system. (New Issue) |

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 664566 / Cycle: 3





L64A-003A

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 10 | Revise the Site/Grading 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"/> | 11 | Show and call out the removal and replacement of the damaged concrete panels, per current City Standards, in the alley fronting the project. |
| | | (New Issue) |
| <input type="checkbox"/> | 12 | Show and callout the removal and replacement of existing curb ramp along Girard Ave, per current City of San Diego Standards. |
| | | (New Issue) |
| <input type="checkbox"/> | 13 | Please note, no permanent structures are allowed in City Storm Drain Easements. Please revise design for next submittal or provide more detail for proposed encroachments in easements. |
| | | (New Issue) |
| <input type="checkbox"/> | 14 | All private improvements in City easements and in public right-of-way are subject to City Engineer approval. |
| | | (New Issue) |
| <input type="checkbox"/> | 15 | EMRA - If site has an existing EMRA please submit for review. If there is no existing EMRA, please note one will be required for all private improvements in the public right-of-way and City easements. |
| | | (New Issue) |
| <input type="checkbox"/> | 16 | Revise the Site/Grading 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) |
| <input type="checkbox"/> | 17 | 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"/> | 18 | 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"/> | 19 | Permit Conditions will be determined on the next submittal when all requested information is provided. |
| | | (New Issue) |
| <input type="checkbox"/> | 20 | 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) |

📁 Drainage Report - 1st Review

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 21 | 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"/> | 22 | Hydrologic and hydraulic maps/analysis must show the following information. <ul style="list-style-type: none"> a. Discharge points (include elevation) for each DMA b. Q100 & V at all discharge points. <ul style="list-style-type: none"> i. Q100(mitigated) for proposed discharge |
| | | (New Issue) |





L64A-003A

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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| <input type="checkbox"/> | 23 | Revise Appendix B calculations - Please state the storm year (100) in pre and post calculations. |
|--------------------------|----|--|

(New Issue)

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|--------------------------|----|---|
| <input type="checkbox"/> | 24 | It appears applicant is proposing a concentrated flow into the alley. The City of San Diego does not accept concentrated flows into the Right of Way. Please revise drainage design for next submittal. |
|--------------------------|----|---|

(New Issue)

New Issue Group (3962696)

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
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|-----------------|------------------|-------------------|

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| <input type="checkbox"/> | 25 | Infiltration Feasibility Letter: The Letter shall be stamped/signed by a licensed geotechnical engineer who prepared the letter to be considered as qualifying documentation. |
|--------------------------|----|---|

(New Issue)

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|--------------------------|----|--|
| <input type="checkbox"/> | 26 | Hydromodification exemption - Applicant must provide documentation proving hardened conveyance. Please revise exhibit with drawing numbers for next submittal. |
|--------------------------|----|--|

(New Issue)

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|--------------------------|----|---|
| <input type="checkbox"/> | 27 | Please revise DMA summary table. DMA 1's corresponding BMP type is incorrect. |
|--------------------------|----|---|

(New Issue)

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| <input type="checkbox"/> | 28 | Applicant is proposing a MWS unit. Please provide for I-10 for next submittal. |
|--------------------------|----|--|

(New Issue)

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|--------------------------|----|---|
| <input type="checkbox"/> | 29 | Please include MWS manufacturer model and sizing information. |
|--------------------------|----|---|

(New Issue)

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|--------------------------|----|--|
| <input type="checkbox"/> | 30 | Please note an additional SWQMP analysis will be performed in the ministerial phase of project for final approval. |
|--------------------------|----|--|

(New Issue)





Cycle Issues

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

L64A-003A

Review Information

| | | |
|--|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: Community Planning Group | Cycle Distributed: 06/05/2020 | |
| Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov | Assigned: 07/22/2020 | |
| | Started: 07/22/2020 | |
| Hours of Review: 0.50 | Review Due: 07/06/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/22/2020 | COMPLETED LATE |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 66 reviews, 43.9% were on-time, and 43.9% were on projects at less than < 3 complete submittals.

First Cycle Issues

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue) |
| <input type="checkbox"/> | 2 | If you have not already done so, please contact Diane Kane Chair of the La Jolla Community Planning Association Group at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (New Issue) |
| <input type="checkbox"/> | 3 | Development Services Department (DSD) Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (New Issue) |





L64A-003A

Review Information

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|---|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: LDR-Geology | Cycle Distributed: 06/05/2020 | |
| Reviewer: Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov | Assigned: 06/05/2020 | |
| | Started: 06/30/2020 | |
| Hours of Review: 3.00 | Review Due: 07/06/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/06/2020 | COMPLETED ON TIME |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 82 reviews, 80.5% were on-time, and 75.6% were on projects at less than < 3 complete submittals.

664566-3 (7/6/2020)

References:

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|----------------------------------|
| <input type="checkbox"/> | 1 | New Issue (15735465) (New Issue) |

Review Comments:

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 2 | Submit an addendum geotechnical report or update letter that specifically addresses the current development plan set and the following: (New Issue) |
| <input type="checkbox"/> | 3 | The geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level. (New Issue) |
| <input type="checkbox"/> | 4 | The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the Right-of-Way (New Issue) |
| <input type="checkbox"/> | 5 | Note - Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer on requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required. (New Issue) |





Cycle Issues

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

L64A-003A

Review Information

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|---|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: LDR-Landscaping | Cycle Distributed: 06/05/2020 | |
| Reviewer: Rios, Kris (619) 446-5430 KRios@sandiego.gov | Assigned: 06/10/2020 | |
| | Started: 07/07/2020 | |
| Hours of Review: 3.00 | Review Due: 07/06/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/13/2020 | COMPLETED LATE |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 46 reviews, 67.4% were on-time, and 30.8% were on projects at less than < 3 complete submittals.

1st Review: 7/2020

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 1 | Project Scope: La Jolla (Process 2) Coastal Development Permit for the demolition of an existing parking lot. Work to include a new two-story, walk-up (affordable) mixed-use multi-family building including 1,960 SF of retail use (street level) with 18 dwelling units above. On-grade parking spaces with storage and dwelling units above. Project located at, 7606 Girard Ave within the La Jolla Planned District-1 Zone. 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"/> | 2 | Street Yard & Remaining Yard - Please provide 0.05 points per square foot of total street yard area to meet requirement. Staff recommends fixed planters on residential balconies. 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. Currently drawings are showing a lack of trees in the rear (western) portion of the remaining yard. Please address. (New Issue) |
| <input type="checkbox"/> | 3 | Planting Adjacent to VUA - [142.0406(b)] All planting areas and plants in or adjacent to a vehicular use area shall be protected from vehicular damage by providing a raised curb or wheel stop of at least 6 inches in height. (New Issue) |
| <input type="checkbox"/> | 4 | Street Tree and Public Right-of-Way Requirements [§142.0409(a)(1)] - (sht. L-02) Project is retaining all existing street trees. Please specify function of existing street trees under, "Existing Planting Legend." (i.e., existing 'Washingtonia robusta' to remain - function "Street Tree.") (New Issue) |
| <input type="checkbox"/> | 5 | Plant Legend - (sht. L-02) Per Project Submittal Requirements (11.1.4) Please provide more than two species under each symbol under botanical names and common names. (New Issue) |
| <input type="checkbox"/> | 6 | Planting Plan, Site Context - Show setbacks on landscape drawings consistent with architectural site plan. (New Issue) |
| <input type="checkbox"/> | 7 | 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"/> | 8 | 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) |

For questions regarding the 'LDR-Landscaping' review, please call Kris Rios at (619) 446-5430. Project Nbr: 664566 / Cycle: 3





Cycle Issues

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

L64A-003A

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 9 | 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) |





L64A-003A

Review Information

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|--|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: Plan-Public Facilities Planning | Cycle Distributed: 06/05/2020 | |
| Reviewer: Redon, Colette (619) 533-3685 Credon@sandiego.gov | Assigned: 06/09/2020 | |
| | Started: 06/30/2020 | |
| Hours of Review: 1.00 | Review Due: 07/06/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 06/30/2020 | COMPLETED ON TIME |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 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 62 reviews, 85.5% were on-time, and 93.4% were on projects at less than < 3 complete submittals.

6/30/20

Discretionary & Prelim Reviews

DIF - Residential

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <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) |

RTCIP

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <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) |

DIF - Non-Residential

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 3 | Development Impact Fees (DIF) are required at building permit issuance based on increased non-residential development and/or a change to existing land use. The currently adopted La Jolla DIF rate for non-residential development is \$209 per average daily trip for the transportation component; \$181/1,000 gross square feet for the fire-rescue component. Rates are subject to change. Applicant may request a deferral of Development Impact Fees (DIF). (New Issue) |

HIF

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 4 | Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in San Diego. The current HIF Fee Rates are \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.28 per sq. ft. for retail and hotel use. Rates are subject to change. Credit for existing facilities may be provided upon proof of demolition. |

Applicant may request a deferral of Housing Impact Fees (HIF).
(New Issue)

Civic Enhancement Fee

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 5 | Non-residential development with a total building permit valuation of \$7.3 million or more may be subject to a Civic Enhancement Fee. Prior to building permit issuance, contact Christine Jones of the Commission for Arts & Culture at (619) 236-6661 or ChristineJ@sandiego.gov to discuss alternatives for compliance. Permit valuation thresholds are subject to annual change on January 1, in accordance with SDMC §26.0714. (New Issue) |

Current Impact Fee Schedule

For questions regarding the 'Plan-Public Facilities Planning' review, please call Colette Redon at (619) 533-3685. Project Nbr: 664566 / Cycle: 3





L64A-003A

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 6 | <p>The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensd.sandiego.gov/web/invoices/. The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing</p> <p>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)</p> |





Cycle Issues

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

L64A-003A

Review Information

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|--|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: Housing Commission | Cycle Distributed: 06/05/2020 | |
| Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov | Assigned: 07/22/2020 | |
| | Started: 07/22/2020 | |
| Hours of Review: 0.50 | Review Due: 07/06/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/22/2020 | COMPLETED LATE |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 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 Housing Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Housing Commission (all of which are new).
- . Last month Housing Commission performed 10 reviews, 40.0% were on-time, and 77.8% were on projects at less than < 3 complete submittals.

First Cycle Issues

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | Plans forwarded to the Housing Commission to determine affordable housing requirements. (New Issue) |





Cycle Issues

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

L64A-003A

Review Information

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|---|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: LDR-Transportation Dev | Cycle Distributed: 06/05/2020 | |
| Reviewer: Germukly, Nadeen (619) 446-5207 Ngermukly@sandiego.gov | Assigned: 06/05/2020 | |
| | Started: 07/06/2020 | |
| Hours of Review: 9.00 | Review Due: 07/06/2020 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/06/2020 | COMPLETED ON TIME |
| | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 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 20 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 53 reviews, 54.7% were on-time, and 34.8% were on projects at less than < 3 complete submittals.

1st Review 7/6/2020

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1 | Project Description: La Jolla: Coastal Development Permit for a proposed new two-story mixed-use building including 1,960 SF Commercial retail and 18 multi-family residential units (1 very low-income per 100% Density Bonus) with 13 surface parking spaces. The project is located at 7606 Girard Ave, in the LJPD-1 zone within the Transit Area Overlay Zone, Transit Priority Area, and La Jolla Community Planning Area, Council District 1. (New Issue) |
| <input type="checkbox"/> | 2 | Trip Generation: The proposed 1,960 sf commercial use is expected to generate 78 average daily trips (ADT) at a rate of 40 trips per 1,000 square feet with 2 AM peak-hour trips (1 in, 1 out) and 8 PM peak-hour trips (4 in, 4 out). The proposed 18 multiple dwelling units (over 20 DU/acre) are expected to generate 108 average daily trips (ADT) at a rate of 6 trips/dwelling unit with 9 AM peak-hour trips (2 in, 7 out) and 10 PM peak-hour trips (7 in, 3 out). (...continued) (New Issue) |
| <input type="checkbox"/> | 3 | Trip Generation:(...continued) The total proposed 1,960 sf commercial use and 18 multiple dwelling units is expected to generate approximately 186 average daily trips (ADT) with 11 AM peak-hour trips (3 in, 8 out) and 18 PM peak-hour trips (11 in, 7 out). A Local Mobility Analysis may not be required. (New Issue) |
| <input type="checkbox"/> | 4 | VMT Information: This project is not presumed to have VMT significant impact, as total trip generation < 300 ADT. (New Issue) |
| <input type="checkbox"/> | 5 | Parking: Residential Parking: Per SDMC 143.0744 Table 143-07D, the minimum parking requirements are as follows: 18 (1-bedroom) units x 0.5 spaces per bedroom = 9 parking spaces Required parking = 9 parking spaces required The proposed 9 parking spaces are adequate. Commercial Parking: Per SDMC Table 142-05E, the minimum parking required for commercial services in the La Jolla Planned District is as follows: 1,960 sf x 1.7 spaces per 1,000 sf = 3.3 parking spaces ~ 3 parking spaces The proposed 4 parking spaces are adequate. (...continued) (New Issue) |
| <input type="checkbox"/> | 6 | Parking: (...continued) The proposed total 13 parking spaces including (1 Van Accessible) for commercial and residential is adequate. (New Issue) |
| <input type="checkbox"/> | 7 | Motorcycle Parking: Per SDMC 142.0530(g), project is meeting the minimum requirement by providing total of 4 motorcycle spaces, 2 for residential component and 2 for commercial component. (New Issue) |

For questions regarding the 'LDR-Transportation Dev' review, please call Nadeen Germukly at (619) 446-5207. Project Nbr: 664566 / Cycle: 3





L64A-003A

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 8 | Bicycle Short-Term: Per SDMC Section 142.0530(e), the minimum number of bicycle short-term is 2 parking spaces for each residential component and commercial component. Project is meeting the requirement and providing 2 for commercial and 8 for residential. (New Issue) |
| <input type="checkbox"/> | 9 | Bicycle Long-term: Per SDMC 142.0530(e)(2), the proposed 2 Bicycle Long-term For commercial retail is adequate. (New Issue) |
| <input type="checkbox"/> | 10 | Parking: Site plan should show all Parking stall dimensions on the plan. Please Refer to the Land Development Code Section 142.0560 Table 142-05K for minimum off-street parking spaces dimensions. (New Issue) |
| <input type="checkbox"/> | 11 | Parking: Residential parking spaces must be separated from the commercial spaces or must be clearly marked as residence parking only. Please show and label on plans. (New Issue) |
| <input type="checkbox"/> | 12 | Loading Area: Project should provide Loading area for the proposed commercial building. Please refer to Land Development Code 159.0409(a). Staff considers this a potential safety issue, as loading would likely occur in the alley if a space were not provided onsite. (New Issue) |
| <input type="checkbox"/> | 13 | Site Plan: Please call out the proposed gate on the plan. and explain how the gate will be operated to serve both residential and commercial uses. (New Issue) |
| <input type="checkbox"/> | 14 | On-site Circulation: Pedestrian circulation from the public right of way to the project's building entrance(s) should be provided on the site plan. Please also indicate the onsite internal pedestrian circulation. Including labelling the accessible path between the accessible parking space and the building's pedestrian entrance. (New Issue) |
| <input type="checkbox"/> | 15 | Shared parking: Please explain whether the existing 26 parking spaces are currently serving as required parking for another project/site. If so, where will these vehicles park? (New Issue) |
| <input type="checkbox"/> | 16 | Sheet (A.0.00) Bicycle short-term parking must be located on site. Please revise parking table to remove note of "(located in right-of-way)". (New Issue) |
| <input type="checkbox"/> | 17 | Sheet (A0.00) Please remove note #5 of waivers requested. Project proposing Alley access. (New Issue) |
| <input type="checkbox"/> | 18 | Sheet (A1.00): Revise the plan to call out the Alley as "Alley (Drury Lane)". (New Issue) |
| <input type="checkbox"/> | 19 | CROSS-SECTION: Site plan should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of Girard Ave and the Alley (Drury Ln) including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk. (New Issue) |
| <input type="checkbox"/> | 20 | Additional Comments and Conditions (information only): Additional comments and conditions may be provided pending further review or redesign of this project. (New Issue) |





Cycle Issues

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

L64A-003A

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 3 Submitted (Multi-Discipline) | Submitted: 06/05/2020 | Deemed Complete on 06/05/2020 |
| Reviewing Discipline: PUD-Water & Sewer Dev | Cycle Distributed: 06/05/2020 | |
| Reviewer: Itkin, Irina | Assigned: 06/08/2020 | |
| (619) 446-5422 | Started: 06/29/2020 | |
| iitkin@sandiego.gov | Review Due: 07/06/2020 | |
| Hours of Review: 3.00 | Completed: 06/29/2020 | COMPLETED ON TIME |
| Next Review Method: Submitted (Multi-Discipline) | Closed: 08/04/2020 | |

- . The review due date was changed to 07/31/2020 from 07/09/2020 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 2 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 219 reviews, 74.9% were on-time, and 63.4% 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 iitkin@sandiego.gov (New Issue) [Recommended] |

1st plan check

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 7 | For the existing water services, please indicate to be killed at the main. Please revise the note. (New Issue) |
| <input type="checkbox"/> | 8 | Please don't label the standard drawings for the proposed water appurtenances, water services and the existing sewer lateral. (New Issue) |

