

July 7, 2020

Nick Wilson  
Island Architects  
7627 Herschel Avenue  
La Jolla, CA 92036

Via email: [nwilson@islandarch.com](mailto:nwilson@islandarch.com)

Subject: Hicks Residence CPD/SDP Assessment Letter; Project No. 560839;  
Internal Order No. 24007369; La Jolla Community Plan area.

Dear Mr. Wilson:

The Development Services Department has completed the fourth review of the project referenced above, and described as:

- A Coastal Development Permit and Site Development Permit to demolish an existing single-dwelling unit and to construct a new 4,680-square-foot, two-story, single-dwelling unit that will be attached to an existing 486-square-foot garage, located at 8405 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limit Overlay Zone, La Jolla Shores Archaeological Study Area, Parking Impact Overlay (Beach Impact Area) Zone, and Residential Tandem Parking Overlay Zone in the SF zone of the La Jolla Shores Planned District of the La Jolla Community Plan area in Council District 1.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies, Planned District Advisory Board, 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 the La Jolla Shores Planned District Advisory Board has provided a formal project recommendation; 3) After all City staff project-review comments have been adequately addressed; and 4) During the final stages of the environmental review process.

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

**I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Process 3, Coastal Development Permit and Site Development Permit in accordance with SDMC Sections 126.0702 and 126.0502. All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer with appeal rights to the Planning Commission.

**II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

**LDR – Engineering Review:**

- Revise Grading Plan and adequately address all outstanding issues.
- Submit [Forms 1-4A and 1-5A](#).

**LDR – Landscaping:**

- Revise Grading Plan and adequately address all outstanding issues.

**III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

**IV. PROJECT ACCOUNT STATUS:** Our most recent records show that there is an approximately \$2,000 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis. Please be advised that a minimum balance of \$3,000.00 is required in the deposit account prior to scheduling your project for public hearing.

**Please pay the attached invoice (Enclosure 3) prior to your next resubmittal.** The invoice reflects the minimum review balance (\$5,000) for each approval required (totaling \$10,000).

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through Open DSD by entering your

project number in the Project ID field: <http://opendsd.sandiego.gov/web/approvals/>.  
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 3<sup>rd</sup>  
Floor of the Development Services Center.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

- 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. 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:** Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). 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.

C. San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

D. CEQA Filing Fees: A California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Wildlife Fee (CDFG) filing fee or a CDFW "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site:

<https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: [R5NoEffect@dfg.ca.gov](mailto:R5NoEffect@dfg.ca.gov)

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". -or-
- A check, payable to the "San Diego County Clerk" in the amount of \$2,404.75 (\$2,354.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,321.00 (\$3,271.00 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFW "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503).

**VII. COMMUNITY PLANNING GROUP:** 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.

If you have not already done so, please contact Diane Kane, President of the La Jolla Community Planning Association at (858) 459-9490 or by email at [info@lajollacpa.org](mailto: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 (including the vote count) to me.

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 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](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

**VIII. LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD:** The proposed project is located within the La Jolla Shores Planned District (LJSPD). Pursuant to [SDMC Chapter 15 Article 10 Division 1](#), this project requires a recommendation from the La Jolla Shores Planned District Advisory Board (LJSPDAB), in addition to the La Jolla Community Planning Association, as mentioned in Section VI of this assessment letter.

**SDMC Section 1510.0101 Purpose and Intent**

- (a) The public health, safety, and welfare require that property in La Jolla Shores shall be protected from impairment in value and that the distinctive residential character and the open seascape orientation of the La Jolla Shores Area shall be retained and enhanced.
- (b) The development of land in La Jolla Shores should be controlled so as to protect and enhance the area's unique ocean-oriented setting, architectural character and natural terrain and enable the area to maintain its distinctive identity as part of one of the outstanding residential areas of the Pacific Coastal. The proper development of La Jolla Shores is in keeping within the objectives and proposals of the Progress Guide and General Plan for the City of San Diego, of the La Jolla Community Plan, and of the La Jolla Shores Precise Plan.

When your project is ready to be presented before the LJSPDAB, please contact City Community Planner Marlon Pangilinan at (619) 235-5293 or [MPangilinan@sandiego.gov](mailto:MPangilinan@sandiego.gov) to schedule a time. The LJSPDAB meets once a month on the third Monday of the month. Presentation material should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. If you have already obtained a recommendation from the board, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

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>.

**IX. 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.

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

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

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

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) 236-7390 or via e-mail at [SMa@sandiego.gov](mailto:SMa@sandiego.gov).

Sincerely,

A handwritten signature in blue ink that reads "Sammi Ma". The signature is fluid and cursive, with the first name "Sammi" being larger and more prominent than the last name "Ma".

Sammi Ma  
Development Project Manager

Enclosures:

1. Cycle No. (9) Issues Report
2. Submittal Requirements Report
3. Invoice #940483

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



# Remaining Cycle Issues

7/7/20 2:20 pm

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

L64A-003A-2

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## Project Information

**Project Nbr:** 560839      **Title:** Hicks Residence - CDP / SDP  
**Project Mgr:** Ma, Sammi      (619) 236-7390      Sma@sandiego.gov



## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/02/2020	Deemed Complete on 06/03/2020
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 06/03/2020	
<b>Reviewer:</b> Stanco Jr, Joseph (619) 446-5373 Jstanco@sandiego.gov	<b>Assigned:</b> 06/05/2020	
	<b>Started:</b> 07/02/2020	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 06/24/2020	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 07/07/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/07/2020	

- . We request a 5th complete submittal for LDR-Planning Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . 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.

### 📁 1ST REVIEW - SEP 2017

#### 📁 Permits

No outstanding Issues

#### 📁 Community Plan

##### 📁 Visual Resources

No outstanding Issues

### 📁 2ND REVIEW - SEP 2018

#### 📁 Findings

No outstanding Issues

#### 📁 Fences/Walls

No outstanding Issues

#### 📁 Draft Conditions

No outstanding Issues

### 📁 3RD REVIEW - DEC 2019

#### 📁 NDP Findings

No outstanding Issues





# Remaining Cycle Issues

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

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/02/2020	Deemed Complete on 06/03/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 06/03/2020	
<b>Reviewer:</b> Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	<b>Assigned:</b> 06/04/2020	
	<b>Started:</b> 06/16/2020	
<b>Hours of Review:</b> 5.00	<b>Review Due:</b> 06/24/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/17/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/07/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th 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 26 outstanding review issues with LDR-Engineering Review (18 of which are new issues).
- . Last month LDR-Engineering Review performed 87 reviews, 83.9% were on-time, and 37.5% were on projects at less than < 3 complete submittals.

## Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	54	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new current city standard 12' wide driveway, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	55	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway with current city standard curb and sidewalk/parkway, adjacent to the site on Camino Del Oro, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	56	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged and uplifted sidewalk panels with the same scoring pattern City standard sidewalk, adjacent to the site on Paseo Del Ocaso and Camino Del Oro, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	57	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of private walkways and pavers from the public right of way, adjacent to the site on Camino Del Oro, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	58	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb with full-height city standard curb and gutter, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	59	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing and proposed sidewalk underdrains and portion of existing retaining wall/footing in the Paseo Del Ocaso and Camino Del Oro Right-of-Way, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	60	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 SDMC, into the construction plans or specifications.  (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 560839 / Cycle: 9







# Remaining Cycle Issues

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

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	61	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)

### 4th Review 06/16/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	44	Following up with comment#22: Comment has been partially addressed. Please revise the Grading Plan sheet C1.1 to call out removal and replacement of damaged and uplifted sidewalk panels per current city standards.
		(New Issue)
<input type="checkbox"/>	45	Following up with comment#23: Comment has been partially addressed. Please revise the Grading Plan sheet C1.1 to show and identify the new canopy and call out removal of existing canopy that is encroaching into the public right of way.
		(New Issue)
<input type="checkbox"/>	46	Following up with comment#25: Comment has not been addressed. Please revise the Site Plan, sheet A1.1 to show and identify all existing and proposed sidewalk underdrains/curb outlets. (Continued)
		(New Issue)
<input type="checkbox"/>	47	Also, please clarify how the existing sidewalk underdrain is connected to the proposed drainage system.
		(New Issue)
<input type="checkbox"/>	48	Following up with comment#26: Comment has been partially addressed. Please revise the Grading Plan sheet C1.1 and revise the easement note to identify the type of existing easement on site.
		(New Issue)
<input type="checkbox"/>	49	Following up with comment#29 & 30: Comments have not been addressed. Please add the missing info on the Grading plan.
		(New Issue)
<input type="checkbox"/>	50	Following up with comment# 31: Comment has not been addressed. On the Site plan and Grading Plan, please show and call out removal of concrete pavement at the east side of existing driveway and restoration of parkway to original condition.
		(New Issue)
<input type="checkbox"/>	51	Following up with comment#32: The Site Plan shows the distance from P/L to garage door as 19', while the main floor plan shows it as 20'. Please revise for consistency and show the correct dimensions on the Grading Plan, Site Plan and Main Floor Plan.
		(New Issue)
<input type="checkbox"/>	52	Project site is within the Beach Parking Impact Overlay Zone. The maximum allowed driveway width within the Parking Impact Overlay Zone is 12'. Please revise the width of the proposed driveway on all plans accordingly.
		(New Issue)
<input type="checkbox"/>	53	Please revise sheet C1.2. Submit the I-4 & I-5 forms using the most updated city forms and add discussions to all "NO" answers. The link to the updated forms can be found in the following link: <a href="https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf">https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf</a>

(New Issue)

### Draft Conditions

No outstanding Issues

### 3rd Review 10/9/19

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 560839 / Cycle: 9





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Following up with comment#14: Comment was not addressed. On the Grading Plan Sheet C1.1 and the Site Plan Sheet A1.1, please call out removal and replacement of damaged and uplifted sidewalk panels, maintaining the existing sidewalk scoring pattern, adjacent to the site on Paseo Del Ocaso and Camino Del Oro per current City Standards.  (From Cycle 8)
<input type="checkbox"/>	23	Following up with comment#16: Comment was not addressed. On the Grading Plan Sheet C1.1 and the Site Plan Sheet A1.1, please clarify if garage or garage canopy/roof is encroaching in the Camino Del Oro public right of way and revise all plans to be consistent in all provided information.  (From Cycle 8)
<input type="checkbox"/>	25	Please clarify how the existing sidewalk underdrain is connected to the proposed private drainage system. Also, show the existing sidewalk underdrains and/or curb outlet on the Site Plan, Sheet A1.1.  (From Cycle 8)
<input type="checkbox"/>	26	Following up with comments#6 & 21: Please state on the provided easement note if the existing 6' wide easement is private or public. Please note that if easement is public, the project will be conditioned to obtain an EMRA for the existing and proposed retaining wall located within the easement.  (From Cycle 8)
<input type="checkbox"/>	29	On the Grading Plan, add the source, date and MSL datum of the required topography.  (From Cycle 8)
<input type="checkbox"/>	30	On the Grading Plan, add a Bench Mark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum.  (From Cycle 8)
<input type="checkbox"/>	31	On the Grading Plan and Site Plan, show the correct symbol of the existing driveway. Call out to remove the concrete pavement next to the driveway and restore parkway to original condition (lawn).  (From Cycle 8)
<input type="checkbox"/>	32	Revise the Grading Plan and Site Plan. Distance from sidewalk to garage door is less than the required 20 minimum per San Diego Municipal Code Diagram 142-05A. Show and call out per SDMC Table 142-05B Footnote, project shall provide two additional parking spaces on-street abutting the subject property and shall conform to section 142.0525(c)(4).  (From Cycle 8)

**2nd Review 08/27/18**

No outstanding Issues

**1St Review issues**

**General issues**

No outstanding Issues





# Remaining Cycle Issues

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

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/02/2020	Deemed Complete on 06/03/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 06/03/2020	
<b>Reviewer:</b> Ma, Sammi (619) 236-7390 Sma@sandiego.gov	<b>Assigned:</b> 06/18/2020	
	<b>Started:</b> 06/24/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 06/24/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/24/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 07/07/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 5th 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 (None 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.

## Contact CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association 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. (From Cycle 4)
<input type="checkbox"/>	2	Projects within La Jolla Shores require a recommendation from the La Jolla Shores Planned District Advisory Board, in addition to the La Jolla Community Planning Association (LDC Section 1510.0105(b)). Contact the City Planner Marlon Pangilinan at 619-235-5293 or MPangilinan@sandiego.gov when ready to schedule your project before the LJSPBAB, which meets the third Tuesday of the month. Presentation materials should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. (From Cycle 4)





## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/02/2020	Deemed Complete on 06/03/2020
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 06/03/2020	
<b>Reviewer:</b> Alaysa, kaylana (619) 446-5127 KAlaysa@sandiego.gov	<b>Assigned:</b> 06/03/2020	
	<b>Started:</b> 06/22/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 06/24/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/26/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 07/07/2020	

- . 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-Landscaping 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-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 - 06/22/2020

#### General

No outstanding Issues

#### Premises

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	<p>Main Level Plan - PERMEABLE WALKWAY (Sheet A2.1): Said 'Permeable Walkway' does NOT count towards the required 30% minimum landscape area.</p> <p>Revise design on the following plans mentioned below in order to meet Landscape Regulation requirements of the 30% required minimum landscape area mentioned above:</p> <ul style="list-style-type: none"> <li>- Sheet C1.1 (Drainage and Grading Plan)</li> <li>- Sheet C1.2 Form I-5 Page 4 of 4 (Site Map)</li> <li>- Sheet A1.1 (Site Plan)</li> <li>- Sheet A1.3 (Area Calculations/Lot Coverage)</li> <li>- Sheet A2.1 (Main Level Plan)</li> </ul>
<input type="checkbox"/>	6	<p>(New Issue)</p> <p>Main Level Plan - 'BATH' SWINGING DOOR (Sheet A2.1): Said 'BATH' includes a swinging door which leads into a planting area. Design suggests that there is to be a walkway. Include the walkway which supports this indoor/outdoor connection.</p> <p>Revise design on the following plans mentioned below in order to meet Landscape Regulation requirements of the 30% required minimum landscape area mentioned above:</p> <ul style="list-style-type: none"> <li>- Sheet C1.1 (Drainage and Grading Plan)</li> <li>- Sheet C1.2 Form I-5 Page 4 of 4 (Site Map)</li> <li>- Sheet A1.1 (Site Plan)</li> <li>- Sheet A1.3 (Area Calculations/Lot Coverage)</li> <li>- Sheet A2.1 (Main Level Plan)</li> </ul>
<input type="checkbox"/>	7	<p>(New Issue)</p> <p>Site Plan (Sheet A1.1): ALL plans mentioned below are NOT consistent with the Site Plan on Sheet A1.1. Site Plan shows a hardscape walkway running parallel with the hardscape driveway with an additional perpendicular hardscape walkway connecting both, where as, ALL plans mentioned below do NOT.</p> <p>Revise ALL plans mentioned below to show the additional perpendicular hardscape walkway to match the Site Plan.</p> <ul style="list-style-type: none"> <li>- Sheet C1.1 (Drainage and Grading Plan)</li> <li>- Sheet C1.2 Form I-5 Page 4 of 4 (Site Map)</li> <li>- Sheet A1.3 (Area Calculations/Lot Coverage)</li> <li>- Sheet A2.1 (Main Level Plan)</li> </ul> <p>(New Issue)</p>





# Remaining Cycle Issues

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

L64A-003A-2

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 8                | Appendix A - Water Feature (Sheet C1.2): Per 'Form I-4 Page 2 of 2 / A-44' of Appendix A - see 'Pools, spas, ponds, decorative fountains, and other water features'. Applicant has indicated 'Yes' for a source of BMP run-off pollutant potential for the water feature. However, this proposed water feature is not clearly identified or described on the Drainage Plan Sheet C1.1, Site Plan Sheet A1.1, Lot Coverage Plan Sheet A1.3, or Main Level Plan Sheet A2.1. Please identify and label water feature on plans mentioned above. If it is a structure, include within the hardscape calculation. |
|                          |                  | (New Issue)   |
| <input type="checkbox"/> | 9                | Landscape/Hardscape Calculations: Update calculations on the following tables and sheets mentioned below once the above revisions for the plans mentioned above have been addressed AND meet Landscape Regulation requirements of the 30% required minimum landscape area.  |
|                          |                  | - Coverage Data (Sheet T1)<br>- Proposed Development Ratios (Sheet T1)<br>- Impervious Area Summary - Proposed Impervious Area (Sheet C1.1)<br>- Area Calculations/Lot Coverage/ 'Area Schedule' (Sheet A1.3)   |
|                          |                  | (New Issue)   |
| <input type="checkbox"/> | 10               | Note, Applicant is responsible for resolving design discrepancy in order to meet Landscape Regulation requirements of the 30% required minimum landscape area.  |
|                          |                  | (New Issue)   |

**ROW**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 11               | Street Trees: Project has improvements within the public right-of-way. Street trees to be included per La Jolla Community Plan and per §142.0409:   |
|                          |                  | - Street Tree QTY: 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 (1) 24-inch box non-palm canopy tree for every 30 linear feet of street frontage, excluding curb cuts.   |
|                          |                  | (New Issue)   |
| <input type="checkbox"/> | 12               | Street Trees (continued):   |
|                          |                  | - Street Tree LOCATION: The number of trees required for each street frontage on a lot bounded by more than one street shall be planted along the corresponding street frontage. In addition, refer to Minimum Tree Separation Distance per comment #19 or §142.0409 Table 142-04E.   |
|                          |                  | - Note, underground utilities from the public right-of-way to the premises i.e. sewer, water, electrical, gas AND Street Trees were NOT provided at this time. Include on Site Plan Sheet A1.1 in order to confirm that proposed street trees meet §142.0409 Minimum Tree Separation Distance.  |
|                          |                  | (New Issue)   |
| <input type="checkbox"/> | 13               | Street Trees (continued):   |
|                          |                  | - Street Trees SELECTION: Please include the following stree tree species options - 'Bauhinia blakeana Orchid Tree' and 'Tabebuia avellanedae Trumpet Tree' for both Paseo Del Ocaso and Camino Del Oro within the public-right-of-way and view corridor that will frame the public view consistent with the La Jolla Community Plan and Local Coastal Land Use Plan. |
|                          |                  | (New Issue)   |
| <input type="checkbox"/> | 14               | Street Trees - Civil (Sheet C1.1): The street trees within the public right-of-way shall be graphically represented as a 40-sq.ft. street tree area root zone (rectangle with diagonal lines connecting the corners). In addition, call-out as "new 24-inch box caopy tree with root barrier per Site Plan" on Sheet C1.1.  |
|                          |                  | (New Issue)   |
| <input type="checkbox"/> | 15               | Street Trees - Site Plan (Sheet A1.1): The street trees within the public right-of-way shall be symbollicly represented with its trunk and full canopy spread. Provide legend with symbol, botanical name, common name, qty per street frontage and container size.   |
|                          |                  | (New Issue)   |





# Remaining Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Street Signage (Sheets C1.1 and A1.1): Civil Sheets C1.1 includes a graphic which appears to be the 'existing handicap/parking signage' on Camino Del Oro, but is not identified. Revise sheets mentioned so that 'existing handicap/parking signage' is graphically shown and called out in order to clearly identify ALL street signs within the public right-of-way Camino Del Oro.
		(New Issue)
<input type="checkbox"/>	17	Street Trees (continued):  - Said 'New Curb and Landscaping...' on Sheet A1.1, at this time only show existing public right-of-way conditions; Please revise once applicant updates public right-of-way to include street trees and utilities and signage on Camino Del Oro.
		(New Issue)

**Notes**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Provide the following note on Grading Plan (Sheet C1.1) and Site Plan (Sheet A1.1): "Non-biodegradable tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap (series only) around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b)."
		(New Issue)
<input type="checkbox"/>	19	Provide the following note on the Grading Plan (Sheet C1.1) and Site Plan (Sheet A1.1): MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5' for residential streets < 25mph) Intersections (intersecting curb lines of two streets) - 25 feet
		(New Issue)
<input type="checkbox"/>	20	Provide the following note on the Grading Plan (Sheet C1.1) and Site Plan (Sheet A1.1): "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code §142.0403(b)(11)."
		(New Issue)
<input type="checkbox"/>	21	Provide the following note on the Grading Plan (Sheet C1.1) and Site Plan (Sheet A1.1): "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 § 142.0403(b)(5)."
		(New Issue)
<input type="checkbox"/>	22	Provide the following note on the Grading Plan (Sheet C1.1) and Site Plan (Sheet A1.1): "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)





# Submittal Requirements

7/7/20 2:32 pm

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

Page 1 of 1

L64A-001

## Project Information

**Project Nbr:** 560839      **Title:** Hicks Residence - CDP / SDP  
**Project Mgr:** Ma, Sammi      (619)236-7390      Sma@sandiego.gov



## Review Cycle Information

**Review Cycle:** 10 Submitted (Multi-Discipline)

**Opened:** 07/07/2020 2:19 pm

**Submitted:**

**Due:**

**Closed:**

## Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	5	Applicant Response to Issues	5
Draft Findings	1	Draft Findings	1
Development Plans	5	Site Development Plans	5



L64A-007

Invoice

Invoice Number: **940483**



Status: Invoiced

Issued: 06/29/2020 2:04 pm Ma, Sammi

Voided:

Customer: Hicks, Cinda C.

Development: 331015 Devel Num 331015

Project: **560839** Hicks Residence - CDP / SDP PM: Ma, Sammi (619)236-7390



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	8,000.00	Dollars	\$-8,000.00
Deposit Account	16,000.00	Dollars	\$16,000.00
<b>Approval Total:</b>			<b>\$8,000.00</b>
<b>Job Total:</b>			<b>\$8,000.00</b>
<b>Project Total:</b>			<b>\$8,000.00</b>
<b>Invoice Total:</b>			<b>\$8,000.00</b>

All fees are required to be paid prior to services being rendered. Payment of invoices is required immediately upon project setup/submittal and permit issuance per the San Diego Municipal Code 112.0102(b) and 129.0213(a). Unpaid invoices for permit applications will result in cancellation of submitted project within 2 business days. For your convenience, DSD offers online payments via OPENDSD (<https://opensd.sandiego.gov/Web/Invoices/Search>).