



858-459-9291  
www.islandarch.com

## Cycle Issues Response

Project:	Hicks Residence	Discipline:	Engineering
PTS No.:	560839	Reviewer:	Noha Abedelmottaleb
Date:	Sept. 2020	Contact:	Nabdelmottal@sandiego.gov
Reported By:	Nick Wilson		

Issue No:	Sheet:	Issue Response:
54-61	-	Informational
44-45		See civil response
46	A1.1	All existing sidewalk underdrains/ curb outlets shown on plan.
47-50	-	See civil response
51	A1.1	19' dimension is parking space dimension while 20' dimension called out as driveway is from PL to face of wall
52-53	-	See civil response
22-32	-	See civil response

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

September 11, 2020

PLSA Job #2564

City of San Diego  
Development Services Department – LDR Engineering  
Attn: Noha Abdelmottaleb  
1222 First Avenue  
San Diego, CA 92101

RE: Comments Response for PTS No. 560839 – Hicks Residence – CDP / SDP

As requested, please find below responses to your comments from the review of the subject project completed on 6/17/20.

Department: LDR – Engineering Review  
Draft Conditions

54. Prior to the issuance of any building permit, the Owner shall assure by permit and bond the construction of a new current city standard 12' wide driveway...
- Response: Noted, comment is a draft condition with no action item at this time. 12' wide driveway will be shown and bonded for on minor ROW plan during construction document phase.***

- 55 – 61. Draft conditions provided
- Response: Noted, comment is a draft condition with no action item at this time.***

Department: LDR – Engineering Review  
4<sup>th</sup> Review – 6/16/20

44. Following up with comment #22: Comment has been partially addressed. Please revise the Grading Plan sheet C1.1 to call out removal and replaced of damaged and uplifted sidewalk panels per current City standards.
- Response: Refer to revised Sheet C1.1 included with this resubmittal. A note has been added to the existing sidewalk along Paseo Del Ocaso and Camino Del Oro to remove and replace damaged and uplifting panels per SDG-155. Site Note #2 on the sheet calls out to maintain existing sidewalk scoring pattern.***
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.
- Response: Refer to revised Sheet C1.1 included with this resubmittal. Plans call out the proposed new canopy / roof line above as shown in plan view. Roof line does not propose to encroach into Camino Del Oro right-of-way as the previous canopy had done. Previous canopy in southeast corner of site has been identified to be removed on Sheet C1.1.***

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

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.  
**Response: Refer to revised Site Plan Sheet A1.1 included with this resubmittal. All existing and proposed sidewalk underdrains / curb outlets from the subject property have been coordinated and added to the architectural plans.**
47. Also, please clarify how the existing sidewalk underdrain is connected to the proposed drainage system.  
**Response: Refer to revised Sheet C1.1 included with this resubmittal. The existing sidewalk underdrain / curb core along Camino Del Oro has been called out to be abandoned, and existing onsite private drainage will be abandoned / removed. Proposed onsite drainage system (as shown) will outlet to ROW in locations shown on Sheet C1.1.**
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.  
**Response: Original intention and grantee of 6' wide easement as shown on Map 2061 is not known. Easement has no further pedigree.**
49. Following up with comments #29 & #30: Comments have not been addressed. Please add the missing info on the Grading Plan.  
**Response: Refer to revised Sheet C1.1 included with this resubmittal. Site topography and benchmark information have been added to the sheet as requested.**
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.  
**Response: Refer to revised Sheet C1.1 included with this resubmittal. Callout has been added in plan view for portion of driveway to be removed and replaced with landscaped parkway to restore to original condition. Portion of driveway within sidewalk to be removed and replaced with PCC sidewalk per SDG-155.**
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.  
**Response: Distance from P/L to garage door is 20'. Refer to revised Sheet C1.1 and architectural plans (Site Plan and Main Floor Plan) for consistency in showing this dimension.**
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.  
**Response: Width of proposed driveway curb cut has been revised to be 12' in width along Paseo Del Ocaso. Refer to revised Sheet C1.1 and architectural plan set for consistency.**

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

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:

***Response: Refer to revised Sheet C1.2 of the civil plan sheets included hereon with this resubmittal. New I-4A and I-5A forms have been completed and the updated sheets have been inserted on the plan set for reference. Responses to all “NO” answers have been provided.***

Department: LDR – Engineering Review

3<sup>rd</sup> Review – 10/9/19

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.

***Response: Refer to revised Sheet C1.1 included with this resubmittal. A note has been added to the existing sidewalk along Paseo Del Ocaso and Camino Del Oro to remove and replace damaged and uplifting panels per SDG-155. Site Note #2 on the sheet calls out to maintain existing sidewalk scoring pattern.***

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.

***Response: Refer to revised Sheet C1.1 included with this resubmittal. Plans call out the proposed new canopy / roof line above as shown in plan view. Roof line does not propose to encroach into Camino Del Oro right-of-way as the previous canopy had done. Previous canopy in southeast corner of site has been identified to be removed on Sheet C1.1.***

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

***Response: Existing sidewalk underdrain is called out to be abandoned, and private onsite piping to be abandoned / removed as shown on Sheet C1.1. Proposed onsite drainage system (as shown) will outlet to ROW in locations shown on Sheet C1.1. These have been added to the Site Plan (Sheet A1.1) for reference as well.***

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.

***Response: Original intention and grantee of 6’ wide easement as shown on Map 2061 is not known. Easement has no further pedigree.***

29. On the Grading Plan, add the source, date and MSL datum of the required topography

***Response: Refer to revised Sheet C1.1 included with this resubmittal. Source, date and MSL of site topography has been added to the sheet as requested.***

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

30. On the Grading Plan, add a Benchmark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum.

***Response: Refer to revised Sheet C1.1 included with this resubmittal. Benchmark information with elevation and MSL Datum have been added to the sheet as requested.***

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).

***Response: Refer to revised Sheet C1.1 included with this resubmittal. Callout has been added in plan view for portion of driveway to be removed and replaced with landscaped parkway to restore to original condition. Portion of driveway within sidewalk to be removed and replaced with PCC sidewalk per SDG-155.***

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...

***Response: See response provided to #51 above – distance from back of sidewalk at P/L to garage door is 20'. Refer to Sheet C1.1 and the Site Plan and Main Floor Plan for consistency. Additional on street parking spaces are not required.***

Please let me know if you have any questions.

Sincerely,

Bryan Knapp, PE #86542  
Senior Project Engineer  
Enclosures

p: (619) 633-5928  
e: [bknapp@plsaengineering.com](mailto:bknapp@plsaengineering.com)



858-459-9291  
www.islandarch.com

## Cycle Issues Response

Project:	Hicks Residence	Discipline:	Landscaping
PTS No.:	560839	Reviewer:	Kaylana Alaysa
Date:	Sept. 2020	Contact:	KAlaysa@sandiego.gov
Reported By:	Nick Wilson		

Issue No:	Sheet:	Issue Response:
5-9	-	See civil response
10	-	informational
11	A1.1	Street trees provided per La Jolla Community Plan
12	-	See civil response
13	A1.1	Tree legend added to sheet with proposed tree species
14	-	See civil response
15	A1.1	Tree legend added to sheet with proposed tree species
16	-	See civil response
17	A1.1	All public right of way improvements shown on plan including street trees, utilities and signage.
18	A1.1	Landscape note #1
19	A1.1	Landscape note #2
20	A1.1	Landscape note #3
21	A1.1	Landscape note #4
22	A1.1	Landscape note #5

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

September 11, 2020

PLSA Job #2564

City of San Diego  
Development Services Department – LDR Landscaping  
Attn: Kaylana Alaysa  
1222 First Avenue  
San Diego, CA 92101

RE: Comments Response for PTS No. 560839 – Hicks Residence – CDP / SDP

As requested, please find below responses to your comments from the review of the subject project completed on 6/26/20.

Department: LDR – Landscaping Review

## **1<sup>st</sup> Review – 6/22/2020**

5. Refer to revised sheets included with this resubmittal. All proposed impervious, pervious, and landscape areas have been coordinated throughout the architectural and civil plans. It is noted that pervious walkways (i.e. DG, pavers, etc) do not count towards the 30% landscape requirement. The project still provides 30% minimum landscape area as shown on Sheet C1.1.
6. Refer to revised Sheet C1.1 submitted hereon. Bath swinging door has been removed, no walkway is needed in this location. All walkway areas have been revised to be consistent with the architectural site plan, Sheet A1.1.
7. Refer to revised Sheet C1.1 submitted hereon. The plan has been updated to include the walkway from the driveway off of Paseo Del Ocaso (parallel to Paseo Del Ocaso) to the northern walkway onsite (perpendicular to the road). Refer to separate architectural sheets for coordination as well.
8. Form I-4A has been revised to remove reference to this site design BMP. A water feature was proposed during a previous iteration of the site plan but is no longer shown. Thus, Form I-4A has been revised to mark “N/A” for “Pools, spas, ponds, decorative fountains, and other water features”.
9. Updates to hardscape and landscape calculations have been added to Sheet C1.1. It is noted that pervious walkways (i.e. DG, pavers, etc) do not count towards the 30% landscape requirement. The project still provides 30% minimum landscape area as shown on Sheet C1.1.
10. As mentioned above, refer to Sheet C1.1 submitted hereon and site plan shown on architectural sheets for proposed hardscape, landscape, and DG walkways. The project site provides a minimum of 30% landscaping, not including the DG walkways and other pervious surfaces.

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

## ROW

11. Refer to revised Sheet C1.1 and architectural sheets provided hereon for street tree locations along Paseo Del Ocaso and Camino Del Oro. Street trees proposed are 24-inch box canopy trees with root barrier and 40 SF root zone for every 30 LF of street frontage.
12. Refer to revised Sheet C1.1 included with this resubmittal. Existing water service and meter, as well as existing sewer lateral and CO (all to remain) have been identified and are shown off of Paseo Del Ocaso. Proposed electrical and gas services and meter locations likely to be on east side of house but not shown at this time.
13. Refer to separate architectural plan / response.
14. The street trees within the public right-of-way have been added to Sheet C1.1 as shown. They are represented by a 5' x 8' (40 SF) street tree area root zone. Notes and callouts have been added to plan view and legend as requested.
15. Refer to separate architectural site plan Sheet A1.1 and response.
16. All street signs within right-of-way on Camino Del Oro and Paseo Del Ocaso have been called out on Sheet C1.1. Existing handicap / no parking sign on Camino Del Oro is identified to remain and is outside the limits of the adjacent proposed street tree.
17. Refer to separate architectural site plan Sheet A1.1 and response.

## Notes

18-22. Notes have been added to both Sheets C1.1 and A1.1 as requested – refer to revised plan sets included with resubmittal for reference.

Please let me know if you have any questions.

Sincerely,

Bryan Knapp, PE #86542  
Senior Project Engineer  
Enclosures

p: (619) 633-5928  
e: [bknapp@plsaengineering.com](mailto:bknapp@plsaengineering.com)





**ISLAND**  
ARCHITECTS

858-459-9291

[www.islandarch.com](http://www.islandarch.com)

## Cycle Issues Response

Project:	Hicks Residence	Discipline:	Community Planning Group
PTS No.:	560839	Reviewer:	Sammi Ma
Date:	Sept. 2020	Contact:	Sma@sandiego.gov
Reported By:	Nick Wilson		

Issue No:	Sheet:	Issue Response:
1	-	PRC meeting scheduled for Sept. 21, CPA meeting to follow
2	-	Project seen at Aug. LJSAB, no action from board members, meeting minutes provided when posted.