



L64A-003A

**Project Information**

**Project Nbr:** 662091      **Title:** Playa Units CDP/SDP/TM  
**Project Mgr:** Del Valle, Xavier      (619) 557-7941      XDelValle@sandiego.gov



**Review Information**

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Baker, Hani (619) 446-5273 HBaker@sandiego.gov	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/22/2020	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/22/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Planning Review performed 71 reviews, 63.4% were on-time, and 51.0% were on projects at less than < 3 complete submittals.

**Development Regulations**

**Supplemental SDP Regs for SLS**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	Allowed Zone: A small lot subdivision development is permitted in the RM-3-7 (Residential Multiple Unit) Zone. (From Cycle 7)
<input checked="" type="checkbox"/>	12	Bedrooms: A dwelling unit may have a maximum of three bedrooms.  Note number of all 3 bedrooms on title sheet and on second floor plan, sheet A1.2. (From Cycle 7)
<input checked="" type="checkbox"/>	13	Open space: (1) Each dwelling unit shall provide a minimum of 200 square feet of exterior open space within the small lot subdivision.  (2) Each dwelling unit shall provide a minimum of one private exterior useable open space area measuring 60 square feet, with a minimum dimension of no less than 6 feet. Roof top areas of 13' x 80' are provided.  Please provide area of roof decks on plans and notes.  (3) The area of a driveway shall not be counted toward required exterior open space. (From Cycle 7)
<input checked="" type="checkbox"/>	14	Alley access: When an alley abuts the premises, access to required off-street parking spaces shall only be from the alley.
<input checked="" type="checkbox"/>	18	Driveway Setback: Per SDMC Table 142-05B footnote 1, single dwelling units that do not provide a driveway at least 20 ft long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in SDMC Diagram 142-05A, shall provide two additional parking spaces. The parking spaces may be on-street, abutting the subject property, but shall conform to SDMC 142.0525(c)(4). The easterly lot is not in compliance with 15'  1) Please demonstrate compliance, and  2) correct note on TM Sheet C-2 which states face of garages are min of 20'.  (From Cycle 7)

**Land Use Zone Regulations**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 662091 / Cycle: 11





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	<p>Setbacks: per the base zone RM-3-7</p> <p>Front: on a floor-by-floor basis up to 50 percent of the width of the building envelope may observe the min10-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback.</p> <p>50% of the set back is proposed at 15' and 50% is at 20'.</p> <p>Side: The min side setback is 5' as proposed.</p> <p>Please explain the encroaching 6" x 6'-10 1/2" boxes from the face of the sides into the side yard setback on both sides.</p> <p>Rear: 5' and complying. (From Cycle 7)</p>
<input checked="" type="checkbox"/>	23	<p>FAR: Per RM-3-7 Zone is 1.80. Proposed FA for each lot is 2,552. Assuming that both created lot are similar in size, the Floor Area Ratio for each created lot is 5,044 sf / 5,780 sf = 0.87</p> <p>Show areas of basements within the horizontal area delineated by the exterior surface of the surrounding exterior walls of the building and are above 5' in height (garages) and add them into floor area calculations per SDMC 113.0234.</p>
<input checked="" type="checkbox"/>	40	<p>Proposed garage areas are 672 sf on each lot for a total of 1,344 sf. (From Cycle 7)</p> <p>FAR Correction per Cycle 11 submittal: Proposed floor area is 5,072 sf habitable = (2,150 sf Dwelling Unit A + 372 sf Companion Unit A) + (2,178 sf Dwelling Unit B + 372 sf Companion Unit B)</p> <p>and</p> <p>842 sf non-habitable = 421 sf Garage Unit A + 421 sf Garage Unit B</p> <p>5,072 + 842 = 5,914 sf</p>
<input checked="" type="checkbox"/>	26	<p>Proposed FAR is 5,914 sf / 5,780 sf = 1.02 &lt; 1.8 Allowed FAR (New Issue)</p> <p>Density: Maximum one dwelling unit is allowed per lot per Table 143-03C and is proposed as such.</p> <p>Correct Proposed Density on calculations table on Sheet T1.1 to be one dwelling unit and one companion unit per lot, for a total of 2 dwelling units and 2 companion units.</p> <p>Please add maximum allowed density per Table 143-03C to the density calculations tabel. (From Cycle 7)</p>

**Findings**

**CDP**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	32	<p>Findings for Coastal Development Permit pursuant to SDMC 126.0708(a)</p> <p>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;</p> <p>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;</p> <p>Adverse Effect: The development will not adversely affect environmentally sensitive lands as it is not located in ESL; and (From Cycle 7)</p>
<input checked="" type="checkbox"/>	33	<p>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. (From Cycle 7)</p>

**SDP**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	34	A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a).  (1) The proposed development will not adversely affect the applicable land use plan;  (2) The proposed development will not be detrimental to the public health, safety, and welfare; and  (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. (From Cycle 7)

**TM**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	35	Pursuant to SDMC 125.0440  A tentative map may be approved or conditionally approved only if the decision maker makes the following findings in accordance with the Subdivision Map Act and the Land Development Code:  (a) The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan;  (b) The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; (From Cycle 7)
<input checked="" type="checkbox"/>	36	(c) The site is physically suitable for the type and density of development; (d) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; (e) The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare; (From Cycle 7)
<input checked="" type="checkbox"/>	37	(f) The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;  (g) The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities; and  (h) The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.  (From Cycle 7)

**Conditions**

**CDP**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	38	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. (From Cycle 7)

**TM**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	39	A Mutual Maintenance and Access Agreement for all facilities used in common shall be entered into to the satisfaction of the City Manager and shall be recorded against the applicable property or properties in the office of the San Diego County Recorder prior to issuance of a certificate of occupancy.  LDR-Planning defers to LDR-Engineering for this condition. (From Cycle 7)





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## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/20/2020	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 07/27/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/24/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Environmental (7 of which are new issues).
- . Last month LDR-Environmental performed 63 reviews, 71.4% were on-time, and 43.3% were on projects at less than < 3 complete submittals.

## May 2020

### Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Demolition of two existing single family homes located at 242 & 244 Playa del Norte Steet, and the construction of four density units made up of two new 2-story single family homes over basements, along with two new detached companion units. Dwelling proposed a two story structure of 2,165 sf along with a 372 sf, one bedroom companion unit. The dwelling proposed on the eastern lot is a two story structure of 2,615 sf, with a 372 sf one bedroom companion unit. (From Cycle 7)

### 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. (From Cycle 7)

### Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	EAS defers to LDR-Geology on issues of geologic hazards. (From Cycle 7)

### Water Quality / Hyrdology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	EAS defers to LDR-Engineering on issues of water quality. (From Cycle 7)

### Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. (From Cycle 7)
<input checked="" type="checkbox"/>	7	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 Long Range and Planning Review staff. (From Cycle 7)

### Cultural Resources (Archaeolog

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	The proposed project is located in an area that is highly sensitive for archaeological resources. Qualified City staff is reviewing the project for potential impacts. EAS will make its determination after this review is complete. (From Cycle 7)

### Tribal Cultural Resources





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**Issue**  
**Cleared? Num Issue Text**

- 11 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.  
(From Cycle 7)

**Summary**

**Issue**  
**Cleared? Num Issue Text**

- 16 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.

- 17 (From Cycle 7)  
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.

(From Cycle 7)

**July 2020**

**Issue**  
**Cleared? Num Issue Text**

- 24 These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate project changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)

**Geologic Conditions**

**Issue**  
**Cleared? Num Issue Text**

- 18 EAS defers to LDR-Geology on issues of geologic hazards. (New Issue)

**Cultural Resources**

**Issue**  
**Cleared? Num Issue Text**

- 19 The proposed project is located in an area that is highly sensitive for archaeological resources. Qualified City staff reviewed the project for potential impacts. Based upon the lack of recorded resources and the presence of artificial fill on the site, no further archaeological investigation is necessary. (New Issue)

**Cultural Resources (Built Envi)**

**Issue**  
**Cleared? Num Issue Text**

- 20 EAS defers to Plan-Historic on determinations of Cultural Resources (Built Environment). Per Plan Historic review, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. (New Issue)

**Tribal Cultural Resources**

**Issue**  
**Cleared? Num Issue Text**

- 21 This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to the local Kumeyaay community for possible consultation on this project. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, consultation will conclude. If a request for consultation is made, then the EAS environmental processing timeline will be held abeyance until the consultation process has been completed. (New Issue)

**Summary**

**Issue**  
**Cleared? Num Issue Text**

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 662091 / Cycle: 11





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	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"/>	23	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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Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/09/2020	
<b>Hours of Review:</b> 5.00	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 07/22/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Engineering Review (12 of which are new issues).
- . Last month LDR-Engineering Review performed 62 reviews, 87.1% were on-time, and 43.1% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1 | The following comments need to be addressed prior to a Public Hearing. Upon resubmittal, we will complete our review of the Coastal Development Permit, Site Development Permit Plans and Tentative Map:<br><br>(From Cycle 7)   |
| <input checked="" type="checkbox"/> | 2 | INFO: The subdivider has requested a waiver from undergrounding the existing overhead facilities. The request is consistent San Diego Municipal Code Section 144.0242 (c)(1)(B) Utilities Requirements for Tentative Maps. The approval/denial of the waiver request will be made by the Hearing Officer / Planning Commission.<br><br>(From Cycle 7)  |
| <input checked="" type="checkbox"/> | 3 | Please revise the SDMC referenced in the waiver letter to "144.0242 (c)(1)(B)" for item No. 1.<br><br>(From Cycle 7)   |
| <input checked="" type="checkbox"/> | 4 | On the TM Exhibit sheet C-1, please add the following note under the provided utilities table: The subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits.<br><br>(From Cycle 7)  |
| <input checked="" type="checkbox"/> | 5 | On the TM Exhibit sheet C-1, please show the street lights, nearest the project site, in both directions and on both sides of Playa Del Norte. Include the spacing between the street lights and the project site, and distance from pole to pole. A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. The applicant may be required to, but not be limited to, install a new street light(s).<br><br>(From Cycle 7) |
| <input checked="" type="checkbox"/> | 6 | Please revise the TM Exhibit, Site and Grading Plans. Call out CDP No. 2414110, SDP No. 2414113 and Tentative Map No. 2414114.<br><br>(From Cycle 7)   |
| <input checked="" type="checkbox"/> | 7 | Please revise the Grading Plan sheet C-2 and Site Plan sheet 6 of 6 as follows:<br><br>(From Cycle 7)  |
| <input checked="" type="checkbox"/> | 8 | Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on Playa Del Norte. Show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line.<br><br>(From Cycle 7)  |

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 662091 / Cycle: 11





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<b>Cleared?</b>	<b>Issue Num</b>	<b>Issue Text</b>
<input checked="" type="checkbox"/>	9	Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.  (From Cycle 7)
<input checked="" type="checkbox"/>	10	On the Grading plan sheet C-2, please revise the Grading data table to show the following information: -Max fill under building footprint -Max fill outside building footprint -Max cut outside building footprint  (From Cycle 7)
<input checked="" type="checkbox"/>	11	Please provide a table with the following information to the Site Plan sheet A00.101: a. Total Disturbance Area: _____ b. Existing amount of impervious area: _____ c. Proposed amount of impervious area: _____ d. Total Impervious Area: _____ e. Impervious % Increase: _____ NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, pools, pool decks, etc.  (From Cycle 7)
<input checked="" type="checkbox"/>	12	Add a note that states: The Subdivider shall record a Declaration of Covenants and Reservation of Easements for the Shared Access Easement for the two project sites currently held by the same owner. The Declaration of Covenants and Reservation of Easements shall state: Since the Mutual Access Easement agreement is a private and not a public issue, The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.  (From Cycle 7)
<input checked="" type="checkbox"/>	13	Please show the slopes within right of way and property line for the proposed driveway.  (From Cycle 7)
<input checked="" type="checkbox"/>	14	On the Basement floor plan, please show and dimension the garage parking spaces, so they can be verified they meet San Diego Municipal Code Table 142-05K.  (From Cycle 7)
<input checked="" type="checkbox"/>	15	Please revise the drainage study to add a summary table comparing the pre and post Q, C, A and V, and add the Q & V values to the drainage area maps.  (From Cycle 7)
<input checked="" type="checkbox"/>	16	Revise the provided calculations to include the impervious and pervious areas, provide a weighted C value and revise the pre and post Q values and all calculations and discussions accordingly.  (From Cycle 7)
<input checked="" type="checkbox"/>	17	Please show the existing and proposed impervious vs pervious surface areas on the provided exhibits.  (From Cycle 7)
<input checked="" type="checkbox"/>	18	Development Conditions will be determined on the next submittal when all requested information is provided.  (From Cycle 7)
<input checked="" type="checkbox"/>	19	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.  (From Cycle 7)







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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" 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 contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov

(From Cycle 7)

**Second Review Issues**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	Please revise the drainage study pages 4 & 5 to match with the scope of work.

(New Issue)

**Draft Conditions**

**CDP/SDP Draft Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The Coastal and Site Development permits shall comply with the Tentative Map No. 2414114.
		(New Issue)
<input type="checkbox"/>	23	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 12-foot wide city standard driveway, adjacent to the site on Playa Del Norte, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	24	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction new sidewalk, curb and gutter per current city standards, adjacent to the site on Playa Del Norte, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	25	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed sidewalk underdrains, sewer laterals, landscape and irrigation in the Playa Del Norte Right-of-Way, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	26	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)
<input type="checkbox"/>	27	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)

**TM Draft Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
		(New Issue)
<input type="checkbox"/>	29	The Tentative Map shall comply with the conditions of Coastal Development Permit No. 2414110 and Site Development Permit No. 2414113.

(New Issue)





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

(New Issue)

**TM Findings**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Whereas the map proposes the subdivision of a 0.1329-acre site into two (2) lots for a 4-unit residential development.
		(New Issue)
<input type="checkbox"/>	32	The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

(New Issue)





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## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Najeeb, Anna (619) 446-5308 ANajeeb@sandiego.gov	<b>Assigned:</b> 07/02/2020	
	<b>Started:</b> 07/21/2020	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/21/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Map Check on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Map Check (4 of which are new issues).
- . Last month LDR-Map Check performed 108 reviews, 86.1% were on-time, and 58.7% were on projects at less than < 3 complete submittals.

### 1st Review 5-5-2020.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A general rule is that a subdivision consisting of four or fewer lots, will require a parcel map and a subdivision consisting of five or more lots, will require a final map. Please revise the mapping note accordingly. Exhibit C-1 (From Cycle 7)
<input checked="" type="checkbox"/>	2	Please add any proposed easements under title notes, otherwise indicate none. Exhibit C-1 (From Cycle 7)
<input type="checkbox"/>	3	10 feet Alley is showing as an Easement per map 1216 per C-2, Please verify information provided on that exhibit. (From Cycle 7)
<input type="checkbox"/>	4	"This project proposes the subdivision of 0.133 acre property into 2 parcels and requires a Tentative Map which may be approved, conditionally approved, or denied in accordance with Process 3 pursuant to the City of San Diego Land Development Code section 125.0430." (From Cycle 7) [Recommended]

### 2nd Review 7/21/20.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	A Parcel Map will be required to be filed for this project. Please revise proposed lot1&2 to call for PARCEL 1 and PARCEL 2, also revise on the exhibits all where it says final map to call for PARCEL MAP. (New Issue)
<input type="checkbox"/>	6	No easements were found per Map 1216 over the unnamed Alley, Please provide evidence otherwise remove the note as it is not applicable. (New Issue)
<input type="checkbox"/>	7	Revise the Map No. on exhibit C-1 to 1216, as it is currently calling for Map 216. (New Issue)
<input type="checkbox"/>	8	Please see more comments on redlined- copy and return redlines with next submittal. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Valera, Pedro (619) 236-6582 PValera@sandiego.gov	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/21/2020	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/21/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd 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 2 outstanding review issues with LDR-Transportation Dev (1 of which are new issues).
- . Last month LDR-Transportation Dev performed 27 reviews, 66.7% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

1st Review - 04/22/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Scope: La Jolla (Process 3): Coastal Development Permit, Site Development Permit and Tentative Map to demolish two existing residences and construct two single family homes with companion units totaling 5,044 square feet under the small lot subdivision ordinance and a waiver of undergrounding existing utilities at 242-248 Playa del Norte. The 0.132-acre site is in the RM-3-7 and Coastal (Appealable & Non-appealable) Overlay Zones within the La Jolla Community Plan. Council District 1. (From Cycle 7)
<input checked="" type="checkbox"/>	2	Sheet C-1: Tentative Map should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of all fronting streets including centerline to property line distance, centerline to curb line distance, driveway location and width, travel lane configuration and width, and sidewalk location and width. (From Cycle 7)
<input checked="" type="checkbox"/>	3	Alley: The project will need to provide an irrevocable offer of dedication (IOD) of 5 ft along the alley to comply with current City of San Diego Street Design Manual standards. (From Cycle 7)
<input checked="" type="checkbox"/>	4	Sheet A0.0: Sheet A0.0 shows Site Plan Keynotes. Please label items 1 through 14 on the sheet. (From Cycle 7)
<input checked="" type="checkbox"/>	5	Visibility Triangles: Sheet A0.0 Site Legend includes Visibility Triangles. Please show visibility triangles at the driveway per San Diego Municipal Code (SDMC) Section 113.0273. (From Cycle 7)
<input checked="" type="checkbox"/>	6	Driveway Setback: Per SDMC Table 142-05B footnote 1, single dwelling units that do not provide a driveway at least 20 ft long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in SDMC Diagram 142-05A, shall provide two additional parking spaces. These parking spaces may be on-street, abutting the subject property, but shall conform to SDMC Section 142.0525(c)(4). Please clearly demonstrate compliance with this requirement. (From Cycle 7)
<input checked="" type="checkbox"/>	7	Parking Calculation: Residential Parking Tabulation on Sheet C-1 references Table 142-05B. Please revise reference to Table 142-05C to be consistent with Sheet T1.1. (From Cycle 7)

2nd Review - 07/21/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Parking Calculation: Per previous Issue 7, SDMC Table 142-05C is the correct source for residential parking requirements for a small lot subdivision. Please revise Sheet T1.1 to revert to referencing SDMC Table 142-05C. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 236-6582. Project Nbr: 662091 / Cycle: 11





L64A-003A

## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	<b>Assigned:</b> 08/14/2020	
	<b>Started:</b> 08/14/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/14/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 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 3rd 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 (None of which are new)
- . Last month Community Planning Group performed 42 reviews, 35.7% were on-time, and 42.9% were on projects at less than < 3 complete submittals.

## First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <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.   |
|                          |   | (From Cycle 7)   |
| <input type="checkbox"/> | 2 | If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at dkane002@san.r.r.com 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. (From Cycle 7)   |
| <input type="checkbox"/> | 3 | Development Services Department (DSD) Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <a href="https://www.sandiego.gov/development-services">https://www.sandiego.gov/development-services</a> ), 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 <a href="https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf">https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf</a> (From Cycle 7) |





L64A-003A

Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	<b>Assigned:</b> 06/30/2020	
	<b>Started:</b> 07/23/2020	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/23/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- . We request a 3rd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Geology (5 of which are new issues).
- . Last month LDR-Geology performed 68 reviews, 76.5% were on-time, and 78.5% were on projects at less than < 3 complete submittals.

662091-7 (5/6/2020)

REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The project is located in Geologic Hazard Category 53 as shown on the City's Seismic Safety Study Geologic Hazard Maps. Submit a geotechnical investigation report that addresses the site and proposed building plans as required by San Diego Municipal Code §145.1803. For information regarding geotechnical reports, see the City's Guidelines for Geotechnical Reports ( <a href="http://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf">www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf</a> ).
		(From Cycle 7)
<input checked="" type="checkbox"/>	3	Submit a digital copy (on CD or USB data storage device) of all geotechnical documents submitted for review with the next re-submittal.
		(From Cycle 7)

662091-1 (7/23/2020)

REFERENCES REVIEWED:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Geotechnical Investigation, Playa Units, 242 and 244 Playa Del Norte, La Jolla, California, prepared by TerraPacific Consultants, Inc., dated June 11, 2020 (their file no. 20-099)
		Development Plans for Playa Units, 242 & 244 Playa Del Norte Street, La Jolla, California, prepared by Golba Architecture, Inc., dated June 8, 2020; Civil Plans prepared by Christensen Engineering & Surveying, dated March 13, 2020 (their job no. A2020-15)
		(New Issue)

REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:
		(New Issue)
<input type="checkbox"/>	6	In general accordance with the Subdivision Map Act, the project's geotechnical consultant should indicate whether or not there are any soil conditions within the area of the Tentative Map which, if not corrected, would lead to structural defects.
		(New Issue)
<input type="checkbox"/>	7	The project's geotechnical consultant should provide a statement as to whether or not the site is suitable for the intended use.
		(New Issue)





# 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"/>	8	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)





L64A-003A

Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/22/2020	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/22/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd 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 (1 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 188 reviews, 93.6% were on-time, and 64.1% were on projects at less than < 3 complete submittals.

1st Review; Cycle 7:

Action Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	On the Site Plan, within that portion of any public ROW (or any public or private water or sewer easement) which lies on or is contiguous to the property under review, please locate and label all existing and proposed water and sewer facilities, both public and private (e.g. mains, services, FH's, MH's, CO's, BFPD's, etc...). For existing public water and sewer mains, please include the City's Construction Ref. Drawing #, pipe diameter, and pipe material.  (From Cycle 7)
<input checked="" type="checkbox"/>	4	On the Site Plan, please locate and label all existing and proposed water and sewer service laterals, all associated appurtenances (meters, backflow preventers, cleanouts), and show all points of connection to the public mains.  (From Cycle 7)
<input checked="" type="checkbox"/>	5	On the Site Plan, please locate all existing sewer services.  (From Cycle 7)
<input checked="" type="checkbox"/>	6	On the Site Plan, please add the following note:  ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.  (From Cycle 7)
<input checked="" type="checkbox"/>	7	On the Site Plan, please locate and label the existing and/or proposed Private Backflow Prevention Device (BFPD) for all domestic and irrigation water services.  If the domestic water service is exempt from this requirement and will not have a BFPD, please add the following note: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.  (From Cycle 7)
<input type="checkbox"/>	8	On the Site Plan, please ensure that none of the new sewer laterals proposed are located in, or within 5 feet of, the driveway (Ref. SDG 2.5.1). (From Cycle 7)

2nd Review; Cycle 11:

Action Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 662091 / Cycle: 11







# 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	Please change Site Plan Keynote #1 to read:  EXISTING WATER SERVICE TO BE KILLED AT THE MAIN.  (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> Fire-Plan Review	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Velasquez, Jaime (619) 533-4489 Jvelasquez@sandiego.gov	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/01/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 07/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/01/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . The review due date was changed to 07/27/2020 from 07/27/2020 per agreement with customer.
- . We request a 3rd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 55 reviews, 89.1% were on-time, and 74.5% were on projects at less than < 3 complete submittals.

## Fire 1

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Very High Severity Fire Zones not shown on plans. (From Cycle 6)
<input checked="" type="checkbox"/>	2	All new construction in Very High Severity Fire Zone is subject to brush management requirements. Fire mitigation is required if 100 foot of defensible space cannot be provided; 35' of Zone 1 and 65' of Zone 2. Projects subject to Fire mitigation are based on landscaping review. See Fire Department Policy B-18-01, sandiego.gov, services and programs, Brush Management and Weed Abatm, Brush Mitigation Zones.enent (From Cycle 6)
<input checked="" type="checkbox"/>	3	Show hose pull to companion units. (From Cycle 6)





L64A-003A

Review Information

<b>Cycle Type:</b> 11 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/29/2020	Deemed Complete on 06/30/2020
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 06/30/2020	
<b>Reviewer:</b> Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov	<b>Assigned:</b> 07/01/2020	
	<b>Started:</b> 07/27/2020	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 07/27/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/27/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/14/2020	

- . 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 11 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 32 reviews, 71.9% were on-time, and 53.6% were on projects at less than < 3 complete submittals.

1st Review - 7/27/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Scope: Small lot subdivision to create (2) lots. Each lot proposes a new SFR and ADU for a total of (2) new SDUs and (2) new ADUs, within the La Jolla Community Planning Area, Street Tree District 1.  (New Issue)
<input type="checkbox"/>	2	Project Applicability: Small Lot Subdivision is subject to the requirements for Street Yard and Water Conservation per Table 142-04A. New SFR are subject to the requirements for Street Trees and ROW improvements per §142.0620. Remaining Yard calculation do not apply per Table 142-04C.  (New Issue)
<input type="checkbox"/>	3	Street Yard Calculation: Per staff calculations, the street yard planting area provided is 270sf, which is under the 470sf planting area required for this project. The project proposes 107 additional planting points (§142.0405(a)(3)), and 40sf non VUA hardscape (§142.0405(b)(1)(A)) which would bring the total to 417sf street yard planting area (a deficit of 53sf). It appears that the deficit of this planting area is proposed in plantable pavers, however this type of solution is typically reserved for sites with existing limitations not sites with newly created limitations. (Con't Below) (New Issue)
<input type="checkbox"/>	4	Please explain existing site limitations.  (New Issue)
<input type="checkbox"/>	5	Street Yard - Driveway: Please provide clarity as to why this site proposes a new street access driveway, as opposed to an alley access driveway, required per §143.0365(e) which states: "Dwelling units that abut the front yard of the pre-subdivided lot shall locate the primary pedestrian entrance facing that front yard."  (New Issue)
<input type="checkbox"/>	6	Street Tree Species: Please provide a palette of canopy street tree species which is consistent with La Jolla Community Plan, Street Tree District 1 and is compatible with planting under utility lines per SD Street Tree Selection Guide. The compatible street tree species for this site are: Handroanthus impetiginosus (Pink Trumpet), Bauhinia blakeana (Orchid Tree), and Cassia leptophylla (Gold Medallion).  (New Issue)
<input type="checkbox"/>	7	Street Trees: Please relocate the street trees to the ROW planting area. These trees may continue to contribute to Street Yard planting points. (Sheet L-2)  (New Issue)
<input type="checkbox"/>	8	Provide the following note on the Landscape Development Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5' for residential streets < 25mph) Intersections (intersecting curb lines of two streets) - 25 feet  (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 662091 / Cycle: 11





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Update the following note on the Landscape Plan; fill in the blank with who shall be responsible for LONG-TERM maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (Sheet L-1)
		(New Issue)
<input type="checkbox"/>	10	Plan Consistency: The landscape planting areas are not demonstrated consistently on the architectural sheets, please revise architectural and civil sheets for consistency with the Landscape Development Plan. (Sheets A0.0 & C-2)
		(New Issue)
<input type="checkbox"/>	11	Utilities: Please show the location of the proposed sewer lateral on the Landscape Development Plan, consistent with the Preliminary Grading Plan. Please ensure a minimum separation distance of 10' between sewer lines and proposed trees (5' to water lines and trees). It appears that there may currently be a conflict.
		(New Issue)

