

May 22, 2020

Brian Britton
Golba Architecture
1940 Garnet Avenue, Suite 100
San Diego, CA 92109

Via email: bbritton@golba.com

Subject: Fay Ave Homes CDP/SDP/TM Assessment Letter; Project No. 662116; Deposit Account No. 24008589; La Jolla Community Plan area.

Dear Mr. Britton:

The Development Services Department has completed the second review of the project referenced above and described as a Coastal Development Permit, Site Development Permit, and Tentative Map to demolish an existing residence, and construct two single dwelling units with detached garages totaling 5,254 square feet for a small lot subdivision and a waiver to undergrounding existing utilities at 7214-7216 Fay Ave. The 0.161-acre site is in the RM-1-1 zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicant's 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:** Your project as currently proposed requires the processing of a Process Three, Coastal Development Permit, Site Development Permit, and Tentative Map. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit, map, or other approvals for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.
- II. **SIGNIFICANT PROJECT ISSUES:** As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review the City staff comments and respond accordingly.
- III. **STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).
- IV. **PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$18,600.00 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Tentative Map application is \$8,000.00, <https://www.sandiego.gov/sites/default/files/dsdib503.pdf>. To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times.

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

- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 working 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, **by no later than November 16, 2020**. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: COVID-19 Update - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>. Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Diane Kane, President of the La Jolla Community Planning Association at (858) 459-9490 or email dkane002@san.rr.com, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized

Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.
- IX. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

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/opensds/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5086 or via e-mail at Bhafertepe@sandiego.gov.

Sincerely,



Ben Hafertepe
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
President, La Jolla Community Planning Association
Reviewing Staff

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Brian Britton
August 15, 2020

Marlon Pangilinan, Senior Planner, Planning Department



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Project Information

Project Nbr: 662116 **Title:** Fay Ave Homes CDP/SDP/TM
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 07/15/2020	
Reviewer: Baker, Hani (619) 446-5273 HBaker@sandiego.gov	Assigned: 07/17/2020	
	Started: 08/05/2020	
Hours of Review: 1.00	Review Due: 08/05/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/05/2020	COMPLETED ON TIME
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 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

Land Use Zone Regulations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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13 Architectural Encroachments: entry porch

Entry roofs and porches may encroach into the required front yards subject to the requirements stated in 131.0461(a)(6).

Please explain entry porch columns encroaching into the required side and front yard setback on south & east elevations on Sheet A2.0, but are not showing on the site plan or ground floor plan. (From Cycle 4)

14 Architectural Encroachments: Please explain which allowance you are using for roof projections into the front and side yard setbacks shown on A1.0. (From Cycle 4)

Supplemental SDP Regs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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22 Parking: Parking requirements and parking site design shall comply with the following regulations and Chapter 14, Article 2, Division 5 (Parking Regulations) for single dwelling units.

(1) The number of off-street parking spaces shall be consistent with the ratios for small lot subdivision in Table 142-05C.

(2) Required parking shall be provided on each lot, or within a common parking area.

(3) Tandem parking is permitted, provided that the tandem spaces are assigned to the same dwelling unit.

Show 2 parking spaces are provided per lot in two garages. (From Cycle 4)

Findings

CDP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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27 Findings for Coastal Development Permit pursuant to SDMC 126.0708(a)

The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan;

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

Adverse Effect: The development will not adversely affect environmentally sensitive lands as it is not located in ESL; and (From Cycle 4)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	28	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 4)

TM

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	29	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 4)
<input checked="" type="checkbox"/>	30	(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;
<input checked="" type="checkbox"/>	31	(e) The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare; (From Cycle 4) (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 4)

SDP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	32	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 4)

Conditions

CDP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	33	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 4)

TM

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	34	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 4)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 07/15/2020	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 07/16/2020	
	Started: 07/20/2020	
Hours of Review: 3.00	Review Due: 08/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/10/2020	COMPLETED ON TIME
	Closed: 08/15/2020	

- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . 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 checked="" type="checkbox"/>	1	Coastal Development Permit, Site Development Permit and Tentative Map to demolish an existing residence and construct two single family homes with detached garages totaling 5,254 sq ft under the small lot subdivision ordinance and a waiver to undergrounding existing utilities at 7214-7216 Fay Ave. The 0.161-acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. (From Cycle 4)

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" 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 4)

Geologic Hazards

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

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. (From Cycle 4)
<input checked="" type="checkbox"/>	6	Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Planning Review staff. (From Cycle 4)

Cultural Resources (Archaeolog

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	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 4)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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 4)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 662116 / Cycle: 7





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. (From Cycle 4)
<input checked="" type="checkbox"/>	17	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 4)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. (New Issue)
<input checked="" type="checkbox"/>	19	The proposed activity is exempt from CEQA pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines. (New Issue)
<input checked="" type="checkbox"/>	20	The proposed activity is exempt from CEQA pursuant to Section 15315 (Minor land divisions) of the State CEQA Guidelines. (New Issue)
<input checked="" type="checkbox"/>	21	The proposed activity is exempt from CEQA pursuant to Section 15315 (Minor land divisions) of the State CEQA Guidelines. (New Issue)
<input checked="" type="checkbox"/>	22	This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the NORA represents the official environmental determination date. (New Issue)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 07/15/2020	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 07/15/2020	
	Started: 07/27/2020	
Hours of Review: 3.00	Review Due: 08/05/2020	
Next Review Method: Conditions	Completed: 08/03/2020	COMPLETED ON TIME
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 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 13 outstanding review issues with LDR-Engineering Review (13 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.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.
		(From Cycle 4)
<input checked="" type="checkbox"/>	2	Please provide a Site. Show the drainage patterns for entire site. Add the collection and discharge points for all site and roof drains. (From Cycle 4)
<input checked="" type="checkbox"/>	3	Please provide a Site Grading Plan. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add the collection and discharge points for all site and roof drains. (From Cycle 4)
<input checked="" type="checkbox"/>	4	Revise the Site Plan, to show the existing water main, sewer main, sewer laterals serving the project site. Please reference the drawing number.
		(From Cycle 4)
<input checked="" type="checkbox"/>	5	Please label the alley as Bishop Lane.
		(From Cycle 4)
<input checked="" type="checkbox"/>	6	Revise the Site Plan, to call out the closure of the non-utilized driveway, and replace it with standard curb, gutter and sidewalk, adjacent to the site on Fay Avenue.
		(From Cycle 4)
<input checked="" type="checkbox"/>	7	Revise the Site Plan, to call out the reconstruction of the existing curb with standard, curb, gutter along the property frontage on Fay Avenue. (From Cycle 4)
<input checked="" type="checkbox"/>	8	Revise the Site Plan, to call out the reconstruction of the existing damaged alley, with standard concrete alley, full width, adjacent to the site.
		(From Cycle 4)
<input checked="" type="checkbox"/>	9	Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (From Cycle 4)
<input checked="" type="checkbox"/>	10	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (From Cycle 4)
<input checked="" type="checkbox"/>	11	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (From Cycle 4)

Drainage

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	Revise the Pre-Construction Drainage Area Map to include, street name, alley, drainage patterns, Q values, to be consistent with the report. (From Cycle 4)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 662116 / Cycle: 7





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	Revie the Post-Construction Drainage Area Map to include, street name, alley, discharge locations with Q values. (From Cycle 4)
<input checked="" type="checkbox"/>	14	On the Post-Construction Drainage Area Map, please provide legend for the symbols (circle with number, hatch area for each color). (From Cycle 4)

TM

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	Please add the TM No. 2414197 CDP No. 2414194 and SDP No. 2414196 (From Cycle 4)
<input checked="" type="checkbox"/>	16	The owner and engineer need to sign the exhibit. (From Cycle 4)
<input checked="" type="checkbox"/>	17	Add the Fay Avenue cross section. Include the distance from P/L to P/L, distance from C/L to curb, curb to sidewalk, width of sidewalk and distance from back of walk to P/L. (From Cycle 4)
<input checked="" type="checkbox"/>	18	Revise the TM. Show the street lights, nearest the project site, in both directions and on both sides of Fay Avenue. Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). 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. (From Cycle 4)
<input checked="" type="checkbox"/>	19	Please revise the TM exhibit, to call out the closure of the non-utilized driveway, and replace it with standard curb, gutter and sidewalk, adjacent to the site on Fay Avenue. (From Cycle 4)
<input checked="" type="checkbox"/>	20	Revise the TM exhibit, to call out the reconstruction of the existing curb with standard, curb, gutter along the property frontage on Fay Avenue. (From Cycle 4)
<input checked="" type="checkbox"/>	21	Revise the TM exhibit, to call out the reconstruction of the existing damaged alley, with standard concrete alley, full width, adjacent to the site. (From Cycle 4)

2nd Review

CDP/SDP conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The Coastal Development Permit & Site Development Permit shall comply with the conditions of Tentative Map Permit No. 2414197. (New Issue)
<input type="checkbox"/>	23	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the walkway, landscape and irrigation located within the City's right-of-way, 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 closure of non-utilized driveway, on Fay Avenue, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	25	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond remove the existing curb and replace with City standard curb & gutter, along the property frontage on Fay Avenue, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	26	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond replace the damaged sidewalk with City Standard sidewalk, adjacent to the site on Fay Avenue, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	27	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the alley, with full width standard concrete alley, adjacent to the site, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	28	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)

TM conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	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"/>	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)
<input type="checkbox"/>	31	The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 662116 / Cycle: 7





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TM Findings

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	Whereas the map proposes the subdivision of a 0.161 acre site into two (2) lots for residential development. (New Issue)
<input type="checkbox"/>	33	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: (B) 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)

Streetlight Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	Engineering Review has determined that new streetlights are not required, since the project is less than 4 lots. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 07/15/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 07/16/2020	
	Started: 08/13/2020	
Hours of Review: 0.50	Review Due: 08/05/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/13/2020	COMPLETED LATE
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 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 2 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.

4-29-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Diane Kane, President for the La Jolla Community Planning Association (LJCPA) at 858-459-9490 or dkane002@san.r.rr.com 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	Prior to scheduling any City notice of decision or public hearing for this application, please provide a copy of the community group's final recommendation, including vote count and any recommended conditions. (From Cycle 4)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 07/15/2020	
Reviewer: Ocampo, Saturnino (619) 446-5310 Socampo@sandiego.gov	Assigned: 07/15/2020	
Hours of Review: 4.00	Started: 08/11/2020	
Next Review Method: Conditions	Review Due: 08/05/2020	
	Completed: 08/12/2020	COMPLETED LATE
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Map Check on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Map Check (None of which are new)
- . 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 TM Exhibit

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Mapping Note: A Parcel Map shall be filed at the County Recorder's office prior the expiration of the Tentative Map, if approved. A detailed Procedure of Survey shall be shown on the Parcel Map and all property corners shall be marked with durable survey monuments. (From Cycle 4)
<input checked="" type="checkbox"/>	2	Add Easement note that states there are no easements of record per title report 00139717-992-SD1-KM4 dated February 18, 2020. (From Cycle 4)
<input checked="" type="checkbox"/>	3	Add Legend that shows all linework that was used in the Exhibit. (From Cycle 4)
<input checked="" type="checkbox"/>	4	Add complete Owners name as listed on the Vesting Deed and Title report. (From Cycle 4)

1st review TM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.1608 acres properties into 2 Parcels shall be recorded with the County Recorder's office. (From Cycle 4)
<input type="checkbox"/>	6	Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map. (From Cycle 4)
<input type="checkbox"/>	7	All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code. (From Cycle 4)
<input type="checkbox"/>	8	The Parcel Map shall: a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations. (From Cycle 4)
<input type="checkbox"/>	9	(continued) b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map. (From Cycle 4)

For questions regarding the 'LDR-Map Check' review, please call Saturnino Ocampo at (619) 446-5310. Project Nbr: 662116 / Cycle: 7





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>
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<input type="checkbox"/>	10	The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
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All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
(From Cycle 4)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 07/15/2020	
Reviewer: Valera, Pedro (619) 236-6582 PValera@sandiego.gov	Assigned: 07/16/2020	
	Started: 07/31/2020	
Hours of Review: 1.00	Review Due: 08/05/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/31/2020	COMPLETED ON TIME
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 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 1 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 checked="" type="checkbox"/>	1	Scope: La Jolla (Process 3): Coastal Development Permit, Site Development Permit and Tentative Map to demolish an existing residences and construct two single family homes with detached garages totaling 5,254 sq ft under the small lot subdivision ordinance and a waiver to undergrounding existing utilities at 7214-7216 Fay Ave. The 0.161 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1. (From Cycle 4)
<input checked="" type="checkbox"/>	2	Public Improvements: Plans 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, travel lane configuration and width, and sidewalk location and width. (From Cycle 4)
<input checked="" type="checkbox"/>	3	Sheet C-2: Please provide call out for Construction Note 12 on Sheet C-2. (From Cycle 4)
<input checked="" type="checkbox"/>	4	Pedestrian Circulation: Sheet A0.0 shows existing driveway and does not show access from sidewalk to 7216 Fay Ave, as shown in Sheet L1. Please clearly show proposed pedestrian circulation from Fay Avenue to each unit's front door. (From Cycle 4)
<input checked="" type="checkbox"/>	5	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 T1.0. (From Cycle 4)

2nd Review - 07/31/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Cross Section: Per previous Issue 2, for Fay Avenue cross section on Sheet C-2, please revise widths east of centerline to total 40 ft, as PL to PL width is 80 ft for Fay Avenue. (New Issue)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: LDR-Geology	Cycle Distributed: 07/15/2020	
Reviewer: Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	Assigned: 07/16/2020	
	Started: 08/05/2020	
Hours of Review: 2.50	Review Due: 08/05/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/06/2020	COMPLETED LATE
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Geology performed 68 reviews, 76.5% were on-time, and 78.5% were on projects at less than < 3 complete submittals.

662116-4 (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 (www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf). (From Cycle 4)
<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 4)

662116-7 (8/6/2020)

INFORMATION:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	REFERENCES REVIEWED: Geologic Reconnaissance, Fay Avenue Homes, 7214 and 7216 Fay Avenue, La Jolla, California, prepared by TerraPacific Consultants, Inc., dated June 25, 2020 (their file no. 20-105) Development Plans for Fay Avenue Homes, 7214 & 7216 Fay Avenue, La Jolla, California 92037, prepared by Golba Architecture, Inc., dated June 29, 2020; Civil Plans prepared by Christensen Engineering & Surveying, dated March 16, 2020 (their job no. A2020-16) (New Issue)
<input checked="" type="checkbox"/>	5	REVIEW COMMENTS: The Geology Section has reviewed the referenced geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed site development. (New Issue)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 07/15/2020	Deemed Complete on 07/15/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 07/15/2020	
Reviewer: Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned: 07/15/2020	
	Started: 08/05/2020	
Hours of Review: 1.50	Review Due: 08/05/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/05/2020	
	Closed: 08/15/2020	

- . The review due date was changed to 08/10/2020 from 08/10/2020 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 9 outstanding review issues with PUD-Water & Sewer Dev (7 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 Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	On Sheet C-1, Notes No. 2 states water and sewer mains will be extended within the public street. City records indicates water and sewer main exists on the frontage of the property. Please clarify. (From Cycle 4)
<input type="checkbox"/>	8	On Sheet C-2, show and call out water meters and BFPDs for the proposed water services. (From Cycle 4)
<input checked="" type="checkbox"/>	9	Please revise Construction Note No. 1 for the existing water service to be killed at the main. (From Cycle 4)
<input checked="" type="checkbox"/>	10	If the existing driveway is to remain, please relocate proposed water service 3ft from edge of driveway. (From Cycle 4)
<input checked="" type="checkbox"/>	11	There is a proposed easement in the legend. Please show and call out the type of easement on the drawing. (From Cycle 4)
<input checked="" type="checkbox"/>	12	Please label the size of the sewer main in Fay Ave per drawing number 12507-4-D. (From Cycle 4)
<input checked="" type="checkbox"/>	13	Re-label the sewer main in Fay Ave from the water to sewer legend. (From Cycle 4)
<input type="checkbox"/>	14	The legend states the proposed sewer laterals will be private. Please note, private sewer lateral require an EMRA. (From Cycle 4)
<input checked="" type="checkbox"/>	15	On the Landscape Plan, the proposed Accent Perennial within 5 feet of the proposed water services are not acceptable. Please refer to Informational Item No. 5. (From Cycle 4)

2nd Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	There are unchecked comments from previous review are still standing and need to be addressed. (New Issue)

Draft Permit Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer. (New Issue)
<input type="checkbox"/>	18	Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. (New Issue)
<input type="checkbox"/>	19	All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Gary Nguyen at (619) 446-5454. Project Nbr: 662116 / Cycle: 7





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities. (New Issue)
<input type="checkbox"/>	21	Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer. (New Issue)
<input type="checkbox"/>	22	The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices. (New Issue)





Submittal Requirements

8/15/20 12:12 pm

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

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L64A-001

Project Information

Project Nbr: 662116 **Title:** Fay Ave Homes CDP/SDP/TM
Project Mgr: Hafertepe, Benjamin (619)446-5086 Bhafertepe@sandiego.gov



Review Cycle Information

Review Cycle: 9 Submitted (Multi-Discipline)

Opened: 08/15/2020 12:05 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	4	Tentative Map	4
Development Plans	4	Applicant Response to Issues	4
Development Plans	4	Site Development Plans	4

