

Issues for Review ID: 1971421

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<b>Reviewer Name</b>	Hafertepe, Benjamin
<b>Reviewer Phone</b>	(619)446-5086
<b>Reviewer Email</b>	Bhafertepe@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	Please contact Diane Kane, President for the La Jolla Community Planning Association (LJCPA) at 858-459-9490 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (New Issue)	No
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. (New Issue)	

Issues for Review ID: 1971420

<b>Reviewer Name</b>	Florezabihi, Hoss
<b>Reviewer Phone</b>	(619)446-5348
<b>Reviewer Email</b>	florezabihih@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing . (New Issue)	No
2	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (New Issue)	No
3	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard project and subject to LID requirements . (New Issue)	No
4	Revise the Grading Plan Sheet C3 show and call out how all storm water runoff from the proposed development ( including roofs run off) is directed to proposed landscape Low-Impact Development BMPs. (New Issue)	No
5	Revise Sheet C4 and remove all references to Construction BMPs since this is an Entitlement Review and not a construction document and only list/show permanent BMPs. (New Issue)	No
6	Revise Grading Plan C3 and show Drainage pattern (backed by spot elevations or contours ) and conveyance to public drainage system for entire site ( all four lots ). Show how does each lot drain independently ? (New Issue)	No
7	Revise TM exhibit and Site Grading plan to propose new curb ramp on the corner of Westbourne & La Jolla Blvd. (New Issue)	No

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
8	Revise the Site Plan Sheet SP1. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)	No
9	Revise the Site Plan Sheet SP1. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (New Issue)	No
10	Please label all sheets in sequential order within the set including Civil Sheets. (New Issue)	No
11	Please provide a detail written response to all comments whether you agree or not and in case of disagreement express your reasoning. (New Issue)	No
12	Revise the Tentative Map as follows: (New Issue)	No
13	The subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded. (New Issue)	No
14	Call out Tentative Map No. 2446412 (New Issue)	No
15	Revise the Legend. and list Existing lot lines (screened back ) sand Proposed lot lines in dark consistent with the TM exhibit. List only those symbols that are shown on the plan view. (New Issue)	No
16	Add a note that states: The Subdivider shall record a Declaration of Covenants and Reservation of Easements for the Shared Access Easement for the four 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. (New Issue)	No
17	The owner and engineer need to sign the exhibit. (New Issue)	No

**Issues**

<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
18	Revise the TM Sheet C1 show the street lights, nearest the project site, in both directions and on both sides of La Jolla Blvd and Westbourne Street . Include the spacing between the street lights and the project site. (New Issue)	No

Issues for Review ID: 1971419

<b>Reviewer Name</b>	Osborn, Sara
<b>Reviewer Phone</b>	(619)446-5276
<b>Reviewer Email</b>	Sosborn@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	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 plan 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)	No
2	The project proposes to demolish an existing single dwelling unit, subdivide existing lot into four single lots and construct four two-story single dwelling units over full basements with attached garages located at 460-462 Westbourne Street. The 0.3-acre site is in the RM-1-1 Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area. (New Issue)	No
3	EAS defers to LDR Planning regarding community plan land use designation and density and Land Development Code (LDC) issues; refer to their individual comments for additional information and/or clarification. EAS will coordinate with staff to determine what, if any, impacts would result with implementation of the project. (New Issue)	No
4	The site is located within a City of San Diego Seismic Safety Zone, Geologic Hazard Category 53 which indicates a level or sloping terrain, unfavorable geologic structure with low to moderate risk. EAS reviewed the Geotechnical Investigation letter submitted (April 2, 2020, East County Soil Consultation and Engineering, Inc.) identifies the project will excavating for basements. EAS defers to LDR-Geology for compliance and acceptance of geologic reports, please refer to their comments. (New Issue)	No

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
5	EAS has reviewed the Cap Consistency Checklist and is requesting revisions. Please fix misspelling in the submittal application page project description. Please revise Step 1 to describe land use and zoning density and revise the description for accuracy - please reference the La Jolla Community Plan, not Pacific Beach and describe the project as four units, not two. Also, refer to other reviewing disciplines (LDR Transportation, and LDR Planning) who may have additional edits/clarifications on the CAP Consistency Checklist. (New Issue)	No
6	Cultural Resources Pursuant to the City's Land Development Code Historical Resources Guidelines, archaeological surveys are required when development is proposed on previously undeveloped parcels in areas that are sensitive for archaeological resources. EAS staff will require an archaeological survey to be conducted to determine the project's potential to significantly impact archaeological resources. (New Issue)	No
7	Built Environment Based on the documentation provided to LDR Historic in a previous preliminary review (2.3.2020), the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. Therefore, no historical research report required at this time. (New Issue)	No
8	Tribal Cultural Resources (AB52) - This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to the local Kumeyaay community for consultation on this project once staff has received a archeological report. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (New Issue)	No
9	Based on the Storm Water Requirements Applicability Checklist, this project is a Standard project and subject to LID requirements. EAS defers to LDR Engineering for conformance with storm water requirements and drainage. Please refer to LDR Engineering comments. (New Issue)	No

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
10	Regional geologic mapping shows the site is underlain by old paralic deposits (unit Qop6) (Bay Point Formation) which is acknowledged in the Geotechnical Investigation letter submitted (April 2, 2020, East County Soil Consultation and Engineering, Inc.) which is expected to be encountered since the proposed project includes basements and excavation. (New Issue)	No
11	(continued) Per the plans submitted (Sheet No. C3), the project is proposing approximately 2,209 cubic yards of grading with a maximum fill depth of 9.83 feet on-site. Grading proposed would exceed the City's CEQA Significance Determination Thresholds of 1000CY of excavation. The project would therefore be require to comply with city regulations for paleontological resource monitoring during ground-disturbing activities. (New Issue)	No
12	The La Jolla Community Plan designates Westbourne St is as a Public Vantage Point, View Corridor defined as an "unobstructed framed view down a public right-of-way." Please refer to LDR Planning on conforming with setbacks consistent with the development along Westbourne St. (New Issue)	No
13	Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project. (New Issue)	No

Issues for Review ID: 1971426

<b>Reviewer Name</b>	Thomas, Patrick
<b>Reviewer Phone</b>	(619)446-5296
<b>Reviewer Email</b>	pathomas@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	The project site is located within geologic hazard zone 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 53 is characterized by level or sloping to steep terrain, unfavorable geologic structure, low to moderate risk. (New Issue)	No
2	The applicant should note that a permit may be required from the Regional Water Quality Control Board if pumped ground water is proposed to discharge to the street or municipal storm drain system. (New Issue)	No
3	Site Plan, Westbourne Small Lot Subdivision, 460-462 Westbourne Street, La Jolla, California, prepared by EOS Architecture, Inc., dated June 18, 2020; Conceptual Grading Plan and Tentative Map prepared by San Diego Land Surveying and Engineering, Inc., dated April 10, 2020 Geotechnical Investigation for Four, New Two-Story Residences with Basements, 460-462 Westbourne Street, La Jolla, California; prepared by East County Soil Consultation and Engineering, Inc., dated April 2, 2020 (their project no. 20-1247E1). (New Issue)	No
4	Submit an addendum geotechnical report that addresses the information requested herein. The geotechnical report must be prepared in accordance with the City's Guidelines for Geotechnical Reports. <a href="http://www.sandiego.gov/development-services/industry/pdf/geoguidelines.pdf">http://www.sandiego.gov/development-services/industry/pdf/geoguidelines.pdf</a> (New Issue)	No
5	Provide a geotechnical map on a topographic base that shows the geologic conditions, field explorations and proposed construction. Show the location of the cross section. (New Issue)	No
6	Provide a geologic cross section. Show the relationship between the geologic and groundwater condition at the site with respect to the proposed basement. (New Issue)	No



**Issues**

<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
7	Address if the proposed project will destabilize or result in settlement of the City's Right of Way or adjacent properties. (New Issue)	No
8	The geotechnical consultant must indicate if the site is suitable for the proposed development with respect to geologic and geotechnical site conditions. (New Issue)	No
9	The project's geotechnical consultant should indicate whether or not there are any soils conditions which, if not corrected, would lead to structural defects. (New Issue)	No
10	All geotechnical reports submitted to the City of San Diego must be signed and/ or seal (stamped) by the appropriately licensed professionals as prescribed by State Law. (New Issue)	No

Issues for Review ID: 1971434

<b>Reviewer Name</b>	Tierney, Gemma
<b>Reviewer Phone</b>	(619)236-5993
<b>Reviewer Email</b>	Gtierney@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	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 plan 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)	Yes
2	The property located at 460-462 Westbourne St, APN 351-232-18-00, was previously reviewed on 2/13/2020 in accordance with SDMC Section 143.0212 under PTS #657706. During that review, the property was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 2/3/2020 review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and the property is not subject to Historic review at this time. (New Issue)	Yes
3	This parcel does not contain any structures that are currently 45 years or older or designated resources. Therefore, the project is not subject to Plan-Historic review at this time. Therefore, no Plan-Historic stamps are required for permit issuance. (New Issue)	Yes
4	Owners and Contractors: Please see the new COVID 19 requirements for all constructions sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations. <a href="https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf">https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf</a> (New Issue)	Yes

Issues for Review ID: 1971428

<b>Reviewer Name</b>	Purdy, Jay
<b>Reviewer Phone</b>	(619)446-5456
<b>Reviewer Email</b>	JPurdy@sandiego.gov

Issues		
Issue Num	Issue Text	Cleared
1	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 plan 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)	No
2	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). Unless specifically authorized by the City's Cross-Connection Control Section (Anthony Diaz - ADDiaz@sandiego.gov or 858-614-5752), BFPDs shall be located above ground on private property, in line with the service, and immediately adjacent to the public right-of-way. (New Issue)	No
3	If it is determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director. To ensure acceptability, the location should be at least 30" from any prior water service line connection, 5 feet from any driveway or tree, and 10 feet from any active sewer lateral. (New Issue)	No
4	All proposed private water and sewer facilities located within a single lot must be designed to meet the requirements of the current California Uniform Plumbing Code as adopted by the City of San Diego and will be reviewed as part of a separate Building Permit or Plumbing Permit plan check. (New Issue)	No
5	No private improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's operation, access, maintenance, repair, or replacement of its public water and sewer utilities may be installed, constructed, or stored within the limits of either the public ROW or a public water, sewer, or general utility easement without a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA). (New Issue)	No

<b>Issues</b>		
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6	Water and sewer capacity charges will be due at the time of Building Construction Permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). The following link provides a fee schedule: <a href="https://www.sandiego.gov/sites/default/files/legacy/water/pdf/2014/watersewerfees1406.pdf">https://www.sandiego.gov/sites/default/files/legacy/water/pdf/2014/watersewerfees1406.pdf</a> . (New Issue)	Yes
7	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Jay Purdy via email at <a href="mailto:jpurdy@sandiego.gov">jpurdy@sandiego.gov</a> . (New Issue)	No
8	On the Site Plan, please locate and label the full width of all public ROW's as well as all public and private water, sewer, and general utility easements which lie on or are contiguous to the property under review. Both proposed and to be vacated public water, sewer, or general utility easements are required to be processed concurrently with the document currently under review. If there are no public water, sewer, or general utility easements on the property under review, please so state on the Site Plan. (New Issue)	No
9	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, etc.). For existing public water and sewer mains, please include the City's Construction Ref. Drawing #, pipe diameter, and pipe material. (New Issue)	No
10	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. (New Issue)	No
11	On the Site Plan, please locate all existing water services and label as: EXISTING WATER SERVICE TO BE KILLED AT THE MAIN or EXISTING WATER SERVICE TO BE RETAINED; and, Please locate all existing sewer services and label as: EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE or EXISTING SEWER LATERAL TO BE RETAINED. (New Issue)	No
12	On the Site Plan, for all forms of development (except single family domestic water service lines and single family domestic/fire combination water service lines where the residential fire sprinkler system utilizes a passive purge style of design), please add the following note: ALL EXISTING AND PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD). (New Issue)	No

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
13	On the Site Plan, please locate and label as EMRA REQUIRED all private improvements, existing and proposed, within the limits of the public ROW or public utility easement. Note: Private water lines for irrigation purposes within a Public ROW, and private sewer lines connecting to a public sewer main within a public sewer easement, do not require an EMRA; however, private sewer mains connecting to a public sewer main within a public ROW do require an EMRA (Please label as "PRIVATE [diameter] [material] SEWER MAIN - EMRA REQUIRED"). (New Issue)	No
14	Any private sewer pipeline located entirely within one (1) lot, which services two (2) or more separately titled dwelling units, must be located and labeled on the Site Plan as PRIVATE SEWER MAIN - PRIVATE PLUMBING PERMIT REQUIRED (Ref.: SDG Introduction p. 2). (New Issue)	No
15	Any private sewer pipeline located within the public ROW, which services two (2) or more separately titled lots, must be located and labeled twice on the Site Plan; once within private property as PRIVATE SEWER MAIN and once within the public ROW as PRIVATE SEWER MAIN - EMRA REQUIRED. (New Issue)	No
16	Per the City of San Diego's Design Guidelines (ref. SDG Sec. 5.3), if it is determined that there are no current or contemplated uses for an existing public water or sewer easement, then that easement shall be abandoned per the City of San Diego's Municipal Code (SDMC), Section 125.1001. Additionally, per SDMC Section 112.0103, any easement vacation associated with this Site Development Permit (SDP) must be consolidated with the SDP such that the two actions are heretofore processed concurrently. (New Issue)	No

Issues for Review ID: 1971427

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<b>Reviewer Name</b>	Goldman, Ilisa
<b>Reviewer Phone</b>	(619)235-5257
<b>Reviewer Email</b>	IMGoldman@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	There are no population-based park, adjacent open space, or Maintenance Assessment District (MAD) issues associated with the proposed residential project (New Issue)	Yes

Issues for Review ID: 1971418

<b>Reviewer Name</b>	Sherer, Tyler
<b>Reviewer Phone</b>	(619)446-5378
<b>Reviewer Email</b>	Tsherer@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	Project is to demolish an existing SDU, subdivide a 13,227sf lot into 4 small lots, and construct 4 two-story SDUs. Site is located at 460-462 Westbourne St, in the RM-1-1 zone of the La Jolla Community Plan area. Overlays include: Coastal Height, Coastal - N-APP-2, Parking Impact - Beach, Residential Tandem Parking, and Transit Priority Area. (New Issue)	No
2	Proposed: Lot A (3486sf) = 4120sf SDU, 2 Story w/ basement and 2 car garage. Lot B (3230sf) = 4074sf SDU, 2 Story w/ basement and 2 car garage. Lot C (3278sf) = 3814sf SDU, 2 Story w/ basement and 2 car garage. Lot D (3233sf) = 4035sf SDU, 2 Story w/ basement and 2 car garage. (New Issue)	No
3	CDP - A Coastal Development Permit (CDP) is required for development within the Non-Appealable 2 Area of the Coastal Overlay Zone. The application for a CDP shall be processed in accordance with Process Two, with staff as the decision maker. The project may be approved or conditionally approved only if the decision maker makes all findings in SDMC 126.0708(a). The project can be appealed to Planning Commission. Provide draft findings upon resubmittal as project support. (New Issue)	No
4	SDP/NDP - Per SDMC 126.0502(b)(4), a Site Development Permit (SDP) is required for a Small Lot Subdivision. The application for an SDP shall be processed in accordance with Process Three, with the Hearing Officer as the decision maker. The project is within the TPA and qualifies as In-Fill Housing, and therefore, may be permitted in accordance with a Neighborhood Development Permit decided in accordance with Process Two with staff as the decision maker. The project may be approved or conditionally approved only if the decision maker makes all findings in SDMC 126.0404(a) and (Cont) (New Issue)	No

<b>Issues</b>		
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5	(Cont) all applicable supplemental findings in SDMC 126.0505(b) through (m) are made. The project can be appealed to Planning Commission. Provide draft findings upon resubmittal as project support. (New Issue)	No
6	TM - Per SDMC 125.0430, a Tentative Parcel Map (TM) is required for subdivisions of a premises into no more than 4 lots. An application for a TM may be approved, conditionally approved, in accordance with Process Three, with the Hearing Officer as the decision maker, only if the decision maker makes all findings in SDMC 125.0440 in accordance with the Subdivision Map Act and the Land Development Code. The project can be appealed to Planning Commission. Provide draft findings upon resubmittal as project support. (New Issue)	No
7	Consolidation - When an applicant applies for more than one permit or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in SDMC 111.0105. The findings required for approval of each permit shall be considered individually, consistent with SDMC 126.0105. Therefore, the CDP, NDP, and TM will be decided in accordance with Proc Three, w/ the Hearing Officer as decision maker. (New Issue)	No
8	LJCP - The proposed project is located in an area identified as low medium density (9-15 DU/acre) residential in the La Jolla Community Plan (LJCP) and is consistent with that land use. (New Issue)	No
9	The proposed project is located at the corner of Westbourne St and La Jolla Blvd. Westbourne is a view corridor identified in App G - Subarea F: Windandsea Visual Access Figure F (p.152). Therefore, staff is reviewing the building envelope to preserve public views through the height, setback, landscaping and fence transparency regulations of the Land Development Code that limit the building profile and maximize view opportunities. Provide project support upon resubmittal by providing a narrative describing how the project conforms with this policy of the LJCP. (New Issue)	No
10	Please contact the La Jolla Community Planning Association for a recommendation on your project. (New Issue)	No



<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
11	Bedrooms - Per SDMC 143.0365 Supplemental SDP Regs for Small Lot Subdivisions, a dwelling unit may have a maximum of 3 bedrooms. The rooms labeled "Office" in each house are considered bedrooms. Per SDMC 113.0103, The definition bedroom is, an enclosed space within a dwelling unit that is designed or could be used for sleeping and has or is designed to have a door permitting complete closure and separation from all kitchen, living room, and hallway areas. A room or other enclosed space is not considered a bedroom if it is the sole access to another bedroom. Show conformance on the plans. (New Issue)	No
12	Light Well House B - Revise Sht A4.1, House B West Elevation (5). Clarify the light well detail.to show south side of the light well. (New Issue)	No
13	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. See SDMC 143.0365(f)(1) - (2) for easements and maintenance items to be included. (New Issue)	No
14	Fences - Show conformance with 142.0310(c)(3) - specifically that the open portion must have at least 75% of its vertical surface area open to light in the Coastal Zone. (New Issue)	No
15	The project is subject to three separate height requirements (zoning plumb height, zoning overall height and coastal height). The project appears to comply with the maximum allowable height requirements, however, please revise the elevations and sections per the following: (New Issue)	No
16	The Coastal Height Limit line shown on the elevations and sections shall be shown as a horizontal line 30 feet above the base of measurement. This means that the line does not follow the contour of grade below. For example, if the base of measurement is 50 feet AMSL, then the line shall be drawn at 80 feet AMSL. (New Issue)	No
17	In order to determine the base of measurement, measure all the low points of finished grade within 5 feet of the building wall. The plan also needs to show the highest of all the low points within 5 feet of the structure. If the difference between these two points is less than 10 feet, the base of measurement shall be taken from the highest of the low points. (New Issue)	No

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
18	If it is more than 10 feet, the base of measurement shall be the lowest of the low points, with Coastal Height extending 40 feet above this point. Please keep in mind that Coastal Height is measured from finished grade, unlike zoning overall height. (New Issue)	No
19	Zoning overall height is measured the same as Coastal Height, except the height is measured from proposed or existing grade, whichever is lower and the difference in elevation shall be taken from within the building footprint. (New Issue)	No
20	Zoning plumb height is measured from proposed or existing grade, whichever is lower, abutting the structure. (New Issue)	No
21	See SDMC 113.0270 for more information regarding measuring height. (New Issue)	No
22	House A, Front Yard Setback - Show conformance with SDMC 131.0443(d)(1)(A) - each SDU must conform on its own, not the developed total at the FY. (New Issue)	No
23	House C - the Entry may encroach into the FYSB, however the patio may not. Remove the encroaching patio from the FYSB. (New Issue)	No
24	House C - Remove the BBQ from the SSYSB. (New Issue)	No
25	House B - North elevation appears to show the patio not in conformance with Arch Projections and Encroachments. Clarify to show conformance with SDMC 131.0461 (a)(8)(B). Overall, the north elevation on A4.1 and the First Floor Plan on A1.1 for House B do not seem to agree. LDR Planning needs more detail to determine conformance with setbacks and encroachments. (New Issue)	No
26	House B - Remove BBQ from RYSB. (New Issue)	No
27	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 plan 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. [Info Only] (New Issue)	No

**Issues**

<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
28	Additional comments will follow during subsequent reviews when all requested/required information is provided in future resubmittals. [Info Only] (New Issue)	No

Issues for Review ID: 1971424

<b>Reviewer Name</b>	Valera, Pedro
<b>Reviewer Phone</b>	(619)236-6582
<b>Reviewer Email</b>	PValera@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	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 plan 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)	No
2	Scope: LA JOLLA (PROCESS 3) Coastal Development Permit, Site Development Permit, and Tentative Map to demolish 1 existing single dwelling unit, subdivide existing lot into four single lots, and propose 4 single dwelling units with attached garages located at 460-462 Westbourne Street. The site is in the RM-1-1 Zone and Coastal (Non-Appealable 2) Overlay Zone, 2035 Transit Priority Area, Transit Area Overlay Zone, and Beach and Coastal Parking Impact Overlay Zones within the La Jolla Community Plan area, Council District 1. (New Issue)	No
3	Transportation Impact Analysis: The expected daily trip generation for the project is 36 ADT with 3 AM (1 in, 2 out) peak hour trips and 4 PM (3 in, 2 out) peak hour trips. This is based on a rate of 9 daily trips/dwelling unit for the 4 dwelling units for Single Family Detached Units. A Local Mobility Analysis would not be required. (New Issue)	No
4	VMT Information: This project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. A VMT Analysis will not be required. (New Issue)	No

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
5	La Jolla Boulevard: La Jolla Boulevard is classified in the La Jolla Community Plan as a Two-Lane Collector with two-way left-turn lane. The project should dedicate right-of-way and provide pavement, curb, gutter, and sidewalk improvements along the La Jolla Boulevard frontage for a minimum parkway width of 12 ft with non-contiguous sidewalk and offsite transition. (New Issue)	No
6	Existing Driveway: Please label and provide dimensions for existing driveway on Westbourne Street to be removed and replaced. (New Issue)	No
7	Driveway: The project is located within Beach and Coastal Parking Impact Overlay Zones. Per SDMC Table 142-05M, the maximum two-way driveway width is 12 ft. Please revise. (New Issue)	No
8	Visibility Area: Driveway visibility areas on Sheet SP1 are shown inward from the curb. Please revise to show visibility areas inward from the property line, per SDMC Section 113.0273(b)(3). (New Issue)	No
9	Garage Doors: Please revise Sheet A1.1 to show garage door widths and drive aisle width between garages. Also, garage door for House B appears to only provide 6.5 ft of clear width for the parking space on the north. Please revise garage door location to provide enough clear width for both parking spaces. It may be best to remove or relocate the proposed door entry adjacent to this parking space. (New Issue)	No
10	Mutual Access Agreement: Please provide a mutual access agreement per SDMC Section 143.0365(f). (New Issue)	No
11	Transit: Please indicate distance in feet to the nearest bus stop on the site plan. (New Issue)	No
12	CAP Consistency Checklist: The project is within a 2035 Transit Priority Area. Please revise CAP Consistency Checklist Project Information Item 3. (New Issue)	No
13	CAP Consistency Checklist: For Page 7, Item 3, please revise to select "N/A". The project can propose the 1 parking space with necessary electric vehicle charging supply, but not as a requirement of the Climate Action Plan. (New Issue)	No
14	CAP Consistency Checklist: For Strategy 3 Items 4 through 7, please provide explanation in text box that the project is for residential. (New Issue)	No

Issues for Review ID: 1971423

<b>Reviewer Name</b>	Najeeb, Anna
<b>Reviewer Phone</b>	(619)446-5308
<b>Reviewer Email</b>	ANajeeb@sandiego.gov

<b>Issues</b>		
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>
1	Provide an updated Preliminary Title Report that is not older than three months at time of submittal. (New Issue)	No
2	Please add a Basis of Bearings (BoB) Statement on sheet 1. If possible, use the underlying map for the basis of bearings. The link below (page 32 et seq) is the City's Mapping & Land Title Document Preparation Manual that discusses the requirements for basis of bearings and the various standard statements for BoB. <a href="https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf">https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf</a> (New Issue)	No
3	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. (New Issue)	No
4	Please show clearly the proposed property lines on the TM exhibit. (New Issue)	No
5	Please include the found survey monument description. (New Issue)	No
6	APN 351-232-17 &18 are both effected by the proposed TM. Please include. (New Issue)	No
7	Add document number and recording information for the street closing. (New Issue)	No
8	Under legal description, portion of lots 22 and 24 are called for, please verify is it portion or all of said lots and revise legal description accordingly. (New Issue)	No
9	Please see redlines for more comments and return redlined-copy with next submittal. (New Issue)	No

