



L64A-003A

Project Information

Project Nbr: 667263 **Title:** Avenida Cresta Residence CDP
Project Mgr: Heacox, Ian (619) 533-3428 lHeacox@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/16/2020	Deemed Complete on 06/17/2020
Reviewing Discipline: Plan-Historic	Cycle Distributed: 06/17/2020	
Reviewer: Bacik, Megan (619) 655-6301 Mbacik@sandiego.gov	Assigned: 06/22/2020	
	Started: 07/21/2020	
Hours of Review: 1.00	Review Due: 07/23/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/21/2020	COMPLETED ON TIME
	Closed: 07/30/2020	

- . The review due date was changed to 07/28/2020 from 07/28/2020 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 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with Plan-Historic (all of which are new).
- . Last month Plan-Historic performed 287 reviews, 87.1% were on-time, and 92.3% were on projects at less than < 3 complete submittals.

📁 07.21.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> | 1 | The property located at 6360 Via Maria and 6375 Avenida Cresta, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue) |
| <input checked="" type="checkbox"/> | 2 | During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

http://www.sandiego.gov/planning/programs/historical/pdf/201102criteria-guidelines.pdf
(Informational Only; No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 3 | More information regarding this review process can be found in Information Bulletin 580:

http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf
(Informational Only; No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 4 | If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 5 | If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue) |
| <input checked="" type="checkbox"/> | 6 | (...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue) |
| <input type="checkbox"/> | 7 | Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; chain of title; and listing of occupants; as well as any available historic photographs; Sanborn maps; and Notices of Completion. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (New Issue) |

📁 6375 Avenida Cresta

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'Plan-Historic' review, please call Megan Bacik at (619) 655-6301. Project Nbr: 667263 / Cycle: 3





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	The property located at 6375 Avenida Cresta was previously reviewed on 03/18/2020 in accordance with SDMC Section 143.0212 under PTS 656578. During that review, the property was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 03/18/2020 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)

6360 Via Maria

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Staff cannot make a determination with the information provided. Please provide the following documents: (New Issue)
<input type="checkbox"/>	10	A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. (New Issue)
<input type="checkbox"/>	11	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: written description of the property including architectural style, materials, features, setting & related; and Notice of Completion. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/16/2020	Deemed Complete on 06/17/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/17/2020	
Reviewer: Baker, Hani	Assigned: 06/18/2020	
(619) 446-5273	Started: 07/22/2020	
HBaker@sandiego.gov	Review Due: 07/23/2020	
Hours of Review: 6.00	Completed: 07/27/2020	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 07/30/2020	

- . The review due date was changed to 07/28/2020 from 07/28/2020 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 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 15 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 94 reviews, 60.6% were on-time, and 45.5% were on projects at less than < 3 complete submittals.

Project Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project is requesting demolition of two existing one-story single-family dwellings totalling 5,530 sf and attached garage in conjunction with construction of a 9,181 square-foot two-story single-family dwelling with an attached 2-car garage, pool & spa, basement, site walls & site improvements. (New Issue)

Zoning & Existing Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The project is located in the RS-1-7 Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable-Zone 2), Parking Impact Overlay Zone (Beach & Coastal Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transport Priority Area, within the La Jolla Community Plan. (New Issue)
<input type="checkbox"/>	3	The 20,403 square foot (0.47 acres) premises is currently developed with two single-family dwellings, two attached garages and pool, which were built in 1950 and 1949. (New Issue)

Permit & Process

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Permit: Pursuant to SDMC 126.0702 a Coastal Development Permit issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4. (New Issue)
<input type="checkbox"/>	5	Process: Pursuant to SDMC 126.0707(a) the decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone, shall be made in accordance with Process Two. (New Issue)

Development Regulations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Setbacks: The site is double fronted. Per Zoning Map 2401683, the standard front yard setback on Avenida Cresta is 20'. Please correct setback note on Sheet T-1. and setback dimensions on the site plan to reflect. Required and provided front Setback from Via Maria St is 15'. Per Zoning Map 2401683, the standard street side setback on Winemar Ave is 5'. Provided street side setbacks are 10' and 13'-8". Required minimum side yard setback from Avenida Cresta is 75 x 0.08= 6' Provided side yard setback is 4'. (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	<p>Setbacks continued:</p> <p>For lots greater than 50 feet in width, the required side setbacks may be reallocated where the combined dimension of each side setback would meet or exceed the combined total required in Table 131-04D, in which case side setbacks shall not be reduced to less than 4 feet.</p> <p>Required minimum side yard setback from Via Maria is $85 \times 0.08 = 6.8'$ Provided side yard setback is 8'-7 1/2".</p> <p>(New Issue)</p>
<input checked="" type="checkbox"/>	8	<p>Density: the proposed density of one dwelling unit per two lot is allowed with the single-family zone and surrounding area. (New Issue)</p>
<input type="checkbox"/>	9	<p>Height: the proposed height from existing grade to ridge high point is 29' - 8 1/2" within the Coastal Height Limitation with a grade differential of 8', and within the 24'/30' zone height limit. (New Issue)</p>
<input type="checkbox"/>	10	<p>Angled Building Envelope Plane for the site is 24'/ 30' per 131.0444, with 30 degrees angle from 24' of both front elevations.</p> <p>Show angled building envelope plane from setback line, with 24' height on the east elevation. (New Issue)</p>
<input checked="" type="checkbox"/>	11	<p>FAR: The lot size is 20,403 square feet. The proposed building floor area is 9,181square feet.</p> <p>Per SDMC 131.0446 Maximum Floor Area Ratio in RS-1-7 Zone in accordance with Table 131-04J is 0.45. $9,181 \text{ sf} / 20,403 = 0.45$</p> <p>The development is proposing maximum FAR allowed per zone. (New Issue)</p>
<input type="checkbox"/>	12	<p>Lot Coverage: Per SDMC 131.0445 maximum lot coverage allowed in the RS-1-7 zone is 50%.</p> <p>Proposed building footprint is 5,030 sqft.</p> <p>Lot coverage is $20,403 \text{ sqft} / 5,030 \text{ sqft} = 0.25 < 0.5$ allowed (New Issue)</p>
<input type="checkbox"/>	13	<p>Maximum Paving and Hardscape Pursuant to SDMC 131.0447 paving and hardscape on single dwelling unit lots located in the RS zones of the required front yard shall be limited to a maximum of 60 percent paving and hardscape.</p> <p>Demonstrate the paving and hardscape amount and percentage on both front yards. (New Issue)</p>
<input checked="" type="checkbox"/>	14	<p>Lower Level Living Space: Applicant has the option of adding a kitchen to the he lower level plan, which includes a living space, full bathroom and bedroom to be categorized as a Companion Unit through this CDP application process.</p> <p>However, shall they decide to do so after approval of this CDP, they shall require a separate CDP application for such. (New Issue)</p>
<input type="checkbox"/>	15	<p>Driveway Length: Single dwelling units that do not provide a driveway at least 20 feet long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A, shall provide two additional parking spaces. These parking spaces may be on-street, abutting the subject property, but shall conform to section 142.0525(c)(4).</p> <p>Driveway length is 19' only. Demonstrate two additional parking spaces. (New Issue)</p>
<input checked="" type="checkbox"/>	16	<p>Parking: 2 off-street parking spaces are required per dwelling unit pursuant to SDMC 142.0520.</p> <p>2 parking spaces are provided. (New Issue)</p>
<input checked="" type="checkbox"/>	17	<p>Maximum Third Story Dimensions: Pursuant to SDMC 131.0460 The width of the third story is limited to 70 percent of the width of the lot. The depth of the third story is limited to 50 percent of the depth of the lot or 100 percent of the maximum width dimension, whichever is greater. (New Issue)</p>
<input type="checkbox"/>	18	<p>Retaining walls: Retaining wall exceeding 6' height not allowed in the side yard. Retaining wall exceed 3' height not allowed in the front yard.</p> <p>Demonstrate top of wall and bottom of wall heights on site plans. (New Issue)</p>

Community Plan & Local Coastal

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	<p>Density:The Land Use Designation of the lot is low density residential, with 5 to 9 dwelling units per net residential acre. The proposed density of 1 dwelling unit per 0.47 or 2 dwellings per acre is lower than the designated density. (New Issue)</p>

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 667263 / Cycle: 3





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Coastal Subarea G, La Jolla Hermosa: Premises is located within the Subarea G, of the La Jolla Community Plan. (New Issue)
<input type="checkbox"/>	21	Public Vantage Point: The premises is adjacent to Winemar View Corridor and physical access point. (New Issue)
<input checked="" type="checkbox"/>	22	Community Character: In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. The building is stepped back from Avenida Cresta st. (New Issue)

Findings

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Pursuant to SDMC 126.0708 Findings: 1)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; and 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. (New Issue)
<input checked="" type="checkbox"/>	24	2) The proposed coastal development will not adversely affect environmentally sensitive lands as it is not located on any ESL as it is not located in any environmentally lands. (New Issue)
<input type="checkbox"/>	25	3) 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. (New Issue)

Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	Conditions may be imposed by the decision maker when approving a Coastal Development Permit to carry out the purpose and the requirements of this division per SDMC 126.0707(d). (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline) **Submitted:** 06/16/2020 Deemed Complete on 06/17/2020
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 06/17/2020
Reviewer: Holowach, Courtney **Assigned:** 06/22/2020
(619) 446-5187 **Started:** 07/20/2020
Cholowach@sandiego.gov **Review Due:** 07/28/2020
Hours of Review: 8.00 **Completed:** 07/24/2020 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 07/30/2020

- . 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-Environmental 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-Environmental (all of which are new).
- . Last month LDR-Environmental performed 94 reviews, 57.4% were on-time, and 46.0% were on projects at less than < 3 complete submittals.

July 2020

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	2	Coastal Development to demolish 2 existing residences on parcels 351-581-07-00 and 351-581-01-00. Proposing to construct a new 9,181 square-foot residence. Work to include site walls, new driveways and existing two lots to be tied together, located at 6375 Avenida Cresta and 6360 Via Maria. The 0.46-acre site in in the RS-1-7 zone within the Coastal Overlay (non-appealable) zone within the La Jolla Community Plan area. Council District 1.
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(New Issue)

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	3	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. (New Issue)
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Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	4	The project site currently contains existing development within an urbanized area. The site is not mapped as having sensitive habitat. The site is surrounded by existing single family residences on all sides with no native habitat occurring on or adjacent to the site. A review of site photos shows that landscaping on the site to be ornamental in nature. The project does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required. (New Issue)
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Cultural Resources (Built Envi)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	5	EAS defers to Plan Historic. Please refer to their comments for further information. (New Issue)
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Cultural Resources (Paleo)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	The proposed project would cut a total of 1047 cubic yards to a maximum depth of 6.51 feet. This is below the City's CEQA Significance Thresholds for impacts to Paleontological resources. No further comment is necessary. (New Issue)

Cultural Resources (Archy)

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	The proposed project is located in an area known to be sensitive for Archaeologic resources. However, qualified City staff has reviewed the project and concluded that based upon a lack of recorded resources as well as the developed nature of the site the project as proposed would not have an adverse effect on Cultural Resources (Archaeology). (New Issue)

Tribal Cultural Resources

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	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)

GHG

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	: On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. (New Issue)
<input checked="" type="checkbox"/>	10	The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15604 (h) (3), 15130 (d), and 15183 (b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP (New Issue)
<input checked="" type="checkbox"/>	11	Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts of GHG emissions. EAS has reviewed the submitted CAP Checklist and finds it satisfies the requirements of the CAP. No further comment is necessary. (New Issue)

Summary

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	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"/>	13	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)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 06/16/2020 Deemed Complete on 06/17/2020
Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 06/17/2020
Reviewer: Huynh, Khanh Assigned: 06/18/2020
(619) 446-5299 Started: 06/24/2020
KHuynh@sandiego.gov Review Due: 07/23/2020
Hours of Review: 6.00 Completed: 07/02/2020 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 07/30/2020

- The review due date was changed to 07/28/2020 from 07/28/2020 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 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
The reviewer has requested more documents be submitted.
Your project still has 12 outstanding review issues with LDR-Engineering Review (all of which are new).
Last month LDR-Engineering Review performed 87 reviews, 83.9% were on-time, and 37.5% were on projects at less than < 3 complete submittals.

1st Review

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 12 rows of review issues with checkboxes and detailed descriptions.





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/16/2020	Deemed Complete on 06/17/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/17/2020	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 07/24/2020	
	Started: 07/24/2020	
Hours of Review: 0.50	Review Due: 07/23/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/24/2020	COMPLETED LATE
	Closed: 07/30/2020	

- . The review due date was changed to 07/28/2020 from 07/28/2020 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 2nd 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 (all of which are new).
- . Last month Community Planning Group performed 66 reviews, 43.9% were on-time, and 43.9% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning area. The La Jolla Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<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.rr.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. (New Issue)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (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: 3 Submitted (Multi-Discipline)	Submitted: 06/16/2020	Deemed Complete on 06/17/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 06/17/2020	
Reviewer: Valera, Pedro	Assigned: 06/17/2020	
(619) 236-6582	Started: 07/21/2020	
PValera@sandiego.gov	Review Due: 07/23/2020	
Hours of Review: 2.50	Completed: 07/21/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 07/30/2020	

- . The review due date was changed to 07/28/2020 from 07/28/2020 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 2nd 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 6 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 53 reviews, 54.7% were on-time, and 34.8% were on projects at less than < 3 complete submittals.

1st Review - 07/21/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Scope: LA JOLLA- (Process 2) Coastal Development Permit to demolish 2 existing residences, totaling 5,539 sf and propose new 9,181 sf single family dwelling unit located at 6375 Avenida Cresta and 6360 Via Maria. The site is in the RS-1-7 zone within the Coastal Overlay Zone (non-appealable) in the La Jolla Community Plan area, Council District 1. (New Issue)
<input type="checkbox"/>	2	Via Maria: Via Maria is a residential local street. The project should dedicate right-of-way and provide pavement, curb, gutter, and sidewalk improvements along the Via Maria frontage for a minimum parkway width of 10 ft with non-contiguous sidewalk and offsite transition. (New Issue)
<input type="checkbox"/>	3	Existing Driveways: Please label and provide dimensions for existing driveways on Avenida Cresta and Via Maria to be removed. (New Issue)
<input type="checkbox"/>	4	Driveways: The project is located within a Parking Impact Overlay Zone. Per SDMC Table 142-05M, the maximum driveway width is 12 ft. Please revise. (New Issue)
<input type="checkbox"/>	5	Parking: Sheet A1.1 shows 2 proposed on-street parking spaces per SDMC Table 142-05B Footnote 1. Please revise Sheet T-1 Parking Summary to list 2 proposed on-street parking spaces. (New Issue)
<input type="checkbox"/>	6	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)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 06/16/2020	Deemed Complete on 06/17/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 06/17/2020	
Reviewer: Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned: 06/17/2020	
	Started: 07/22/2020	
Hours of Review: 5.00	Review Due: 07/23/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/22/2020	COMPLETED ON TIME
	Closed: 07/30/2020	

- . The review due date was changed to 07/28/2020 from 07/28/2020 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 2nd 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 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 219 reviews, 74.9% were on-time, and 63.4% were on projects at less than < 3 complete submittals.

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be due at the time of building 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). (New Issue)
<input checked="" type="checkbox"/>	2	All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue)
<input checked="" type="checkbox"/>	3	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	4	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue)
<input checked="" type="checkbox"/>	5	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). All BFPDs are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public right-of-way (ROW) and in-line with the public water service line. (New Issue)
<input checked="" type="checkbox"/>	6	The project site is located within the Otay Water District (OWD) service area. It is the sole responsibility of the applicant to apply for water service with OWD and meet OWD's standards for service installations. (New Issue)
<input checked="" type="checkbox"/>	7	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input checked="" type="checkbox"/>	8	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov. (New Issue)

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	On the Grading 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 adjacent to the property under review. Unused and un-needed public water, sewer, or general utility easements are required to be vacated concurrently with the document currently under review. If there are no public water, sewer, or general utility easements on the property under review, please state so on the plan. (New Issue)
<input type="checkbox"/>	10	Please indicate all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets). (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Gary Nguyen at (619) 446-5454. Project Nbr: 667263 / Cycle: 3





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	From the water and sewer main's point of connection to the project site, show and label: All existing water service(s) as TO BE KILLED AT THE MAIN or TO BE RETAINED. All existing sewer lateral(s) as TO BE ABANDONED AT THE PROPERTY LINE or TO BE RETAINED. (New Issue)
<input type="checkbox"/>	12	Please call out and label the water meter and BFPD for the proposed water service. (New Issue)
<input type="checkbox"/>	13	Note No. 3 is this a water, sewer, or General Utility Easement? Please label what the utility easement is reserved for. (New Issue)

