



Development Services Department
Project Submittal & Management Division

September 2, 2020

Via email: mkrencik@mkaarchitect.com

Mark Krencik
MKA Architects
3321 Poe Street, Suite 200
San Diego, CA 92116

Subject: Bonair Sea Apartments CDP/NDP Assessment Letter; Project No. 653750
Internal Order No. 24008478; La Jolla Community Plan Area

Dear Mr. Krencik:

The Development Services Department has completed the second review of the project referenced above, and described as a Process 2 Coastal Development Permit and Neighborhood Development Permit to construct a 535 square-foot detached dwelling unit on a lot with an existing 2,100 square-foot, two-story apartment building at a site located at 305 Bonair Street. The 0.10-acre site is in the RM-3-7 Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1. The project permits are required per Code Case CE-0500245.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines. 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.

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 you. Please notify me if you change your Point of Contact for the project.

- I. REQUIRED APPROVALS/FINDINGS:** The proposed project requires a Process 2 Coastal Development Permit (CDP) and Neighborhood Development Permit (NDP). The decision to approve, conditionally approve, or deny the project will be made by the Development Services Department, and the decision is appealable to the Planning Commission. To

recommend approval of your project, certain findings must be substantiated in the record. These findings include the following:

Findings for CDP Approval

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;
2. The proposed coastal development will not adversely affect environmentally sensitive lands;
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; and
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Findings for NDP Approval

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 applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report (Enclosure 1).

1. A total of five parking spaces is required for the site. The plans show four parking spaces. Please revise the plans and parking table accordingly.
2. The distance between the property line and the edge of the driveway flare should be a minimum of three feet. The plans show two feet. Please revise and call out the dimension of the separation on the plans.

- 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. However, our records show approximately \$6,509 billed to date. No additional deposit is needed at this time. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Please contact me should you have questions.
- 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 contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 28 days to complete.

San Diego Municipal Code Section 126.0115 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. 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.

- C. Deposit Account: Our most recent records show that there is a balance of \$1,491 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis.

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field:

<http://opendsd.sandiego.gov/web/approvals/>. Invoices can be paid online by searching for the invoice number: <http://opendsd.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

San Diego County Clerk Fee: The San Diego County Clerk requires \$50 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

- D. CEQA Filing Fees: If an environmental document is needed, a California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Wildlife Fee (CDFG) filing fee or a CDFW "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site: <https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: R5NoEffect@dfg.ca.gov

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk"; or
- A check, payable to the "San Diego County Clerk" in the amount of \$2,404.75 (\$2,354.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,321 (\$3,271 CDFW Fee +

\$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFW "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

If your project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA), a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

- E. **Records Fee:** Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Please forward to me a check payable to the "City Treasurer" in the amount of \$90.

- 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, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, indicate how your project incorporates any input suggested by the community planning group.

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 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

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me or the reviewer. 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

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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/opendsd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I can be reached at (619) 557-7941 or by e-mail at xdelvalle@sandiego.gov.

Sincerely,



Xavier Del Valle
Development Project Manager

Enclosures:

1. Second Cycle Issues Report
2. Second Submittal Report

cc: Diane Kane, President, La Jolla Community Planning Association
Reviewing Staff (Assessment letter only)



Cycle Issues

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L64A-003A

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

Project Information

Project Nbr: 653750 **Title:** Bonair Sea Apartments CDP
Project Mgr: Del Valle, Xavier **(619) 557-7941** **XDelValle@sandiego.gov**



Review Information

Cycle Type: 4 Submitted (Multi-Discipline) **Submitted:** 08/06/2020 Deemed Complete on 08/06/2020

Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 08/06/2020

Reviewer: Baker, Hani **Assigned:** 08/06/2020
(619) 446-5273 **Started:** 08/26/2020
HBaker@sandiego.gov **Review Due:** 08/27/2020

Hours of Review: 1.00 **Completed:** 08/26/2020 **COMPLETED ON TIME**

Next Review Method: Submitted (Multi-Discipline) **Closed:** 09/01/2020

- . The review due date was changed to 09/01/2020 from 09/01/2020 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

Cleared?	Issue	Num	Issue Text
<input checked="" type="checkbox"/>	10		Architectural Encroachments: Pursuant to SDMC 131.0461(c) in the RM-3-7 Zone no architectural projection or encroachment may be located in required yards within view corridors that are designated by land use plans in the Coastal Overlay Zone, in a required visibility area, a required turning radius, or vehicle back-up area except where development regulations may allow. Raised deck in the front yard setback and 'visibility area' is not allowed. Redesign and remove deck from front yard setback. (From Cycle 2)
<input checked="" type="checkbox"/>	11		Parking: Minimum Required Parking Spaces for one bedroom and studio Multiple Dwelling Units is 1.5 per dwelling unit. LDR Planning refers to LDR Transportation for parking conformance. (From Cycle 2)
<input checked="" type="checkbox"/>	13		The proposed development conforms to the zoning regulations. (From Cycle 2)

Findings and Conditions

Cleared?	Issue	Num	Issue Text
<input checked="" type="checkbox"/>	19		Standard findings for a Neighborhood Development Permit shall be submitted pursuant to SDMC 126.0404(a) Standard NDP conditions apply. (From Cycle 2)
<input checked="" type="checkbox"/>	20		Standard findings for a Coastal Development Permit shall be submitted pursuant to SDMC 126.0708(a) Standard CDP conditions apply per SDMC . (From Cycle 2)

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 653750 / Cycle: 4



p2k v 02.03.38

Xavier Del Valle 557-7941



Cycle Issues

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

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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	LDR-Environmental	Cycle Distributed:	08/06/2020	
Reviewer:	Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned:	08/06/2020	
Hours of Review:	3.00	Started:	08/10/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	09/01/2020	
		Completed:	08/25/2020	COMPLETED ON TIME
		Closed:	09/01/2020	

- 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.

Cycle 2

Project Information

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1		Coastal Development Permit to construct a new 535 square-foot detached dwelling unit after demolishing an existing 457 square-foot detached dwelling unit at a site located at 305 Bonair Street. The 0.10-acre site is in the RM-3-7 Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1. Permit required as a result of Code Case CE-0500245. (From Cycle 2)

Extended Initial Study

<u>Cleared?</u>	<u>Issue</u>	<u>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 review. Until the above issues have been addressed, the CEQA determination cannot be made and the environmental processing timeline will be held in abeyance. (From Cycle 2)

Land Use

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15		EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. 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 2)

Transportation

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16		LDR-Transportation is a reviewer in this cycle. EAS cannot clear this issue area until all open issues with LDR-Transportation are cleared. (From Cycle 2)

Hydrology/Water Quality

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	17		EAS defers to LDR-Engineering on issues of hydrology and water quality. (From Cycle 2)

Summary

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	40		As mentioned above the CEQA determination cannot be made until all issues have been addressed. 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 2)
<input checked="" type="checkbox"/>	41		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 2)

Environmental Determination

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 653750 / Cycle: 4





Cycle Issues

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	42	EAS has reviewed the project resubmittal and all comments provided by other discipline reviewers have been adequately addressed on plans and in responses to comments. Therefore, the Initial Study had been completed and the CEQA Notice of Exemption and Notice of Right to Appeal Environmental Determination (NORA) can be prepared. (New Issue)
<input checked="" type="checkbox"/>	43	The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. (New Issue)
<input checked="" type="checkbox"/>	44	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"/>	45	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)

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 653750 / Cycle: 4



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Xavier Del Valle 557-7941



Cycle Issues

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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	LDR-Landscaping	Cycle Distributed:	08/06/2020	
Reviewer:	Kohakura, Vanessa (619) 446-5120 V Kohakura@sandiego.gov	Assigned:	08/06/2020	
Hours of Review:	2.00	Started:	08/25/2020	
Next Review Method:	Conditions	Review Due:	08/27/2020	
		Completed:	08/25/2020	COMPLETED ON TIME
		Closed:	09/01/2020	

- The review due date was changed to 09/01/2020 from 09/01/2020 per agreement with customer.
- We request a 3rd complete submittal for LDR-Landscaping on this project as: Conditions.
- The reviewer has requested more documents be submitted.
- Your project still has 3 outstanding review issues with LDR-Landscaping (3 of which are new issues).
- Last month LDR-Landscaping performed 32 reviews, 71.9% were on-time, and 53.6% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) 2/26/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Scope (Information Only): Coastal Development Permit (CDP) to construct a new 535 sf. detached dwelling unit on a lot with an existing 2100 sf, 2-story apartment building. The project site is located within the La Jolla Community Plan area.
<input checked="" type="checkbox"/>	2	(From Cycle 2) Applicability (Information Only): The development is proposing an additional structure that increases the gross floor area percentage by 20 percent. Per Table 142-04A of the Landscape Regulations, the development is subject to the following sections: 142.0403 - 142.0407, 142.0409, 142.0410(a), and 142.0413.
<input checked="" type="checkbox"/>	3	(continued below...) (From Cycle 2) The development is proposing a 25 percent increase in gross floor area. Per Table 142.0410(a), the development is subject to the full requirements for street trees and the street yard for new development.
<input checked="" type="checkbox"/>	4	(From Cycle 2) Yard Diagram: Please only identify street yard area in the diagram. Based on the scope of work, the development is only subject to the street yard requirements.
<input checked="" type="checkbox"/>	5	(From Cycle 2) Landscape Calculations: Please remove all landscape calculations except for street yard. Based on the scope of work, the development is only subject to the street yard requirements.
<input checked="" type="checkbox"/>	6	(From Cycle 2) Street Yard: The development is not meeting the street yard requirements. The development requires more planting area. However, a point score in excess of that required for a yard area may be used to reduce the planting area required for that yard area at a rate of one square foot of area reduction for each excess point provided. The maximum planting area reduction allowed by this section is 25 percent of that total yard area required.
<input checked="" type="checkbox"/>	7	(continued below...) (From Cycle 2) Additionally, up to 10 percent of the required street yard planting area located outside the vehicular use area for multiple dwelling unit residential development may consist of enhanced hardscape. *Please note the maximum allowable hardscape is 10 percent of the REQUIRED street yard planting area, not the total street yard area. Even utilizing these two provisions, the development is still in a planting area deficit. Please redesign to include more planting area in the street yard to meet the landscape requirements.
<input checked="" type="checkbox"/>	8	(From Cycle 2) Street Trees: The project site is located within a view corridor. The development is proposing a canopy tree within 10-ft. of the property line to help preserve the view corridor. The tree proposed within 10-ft. of the property line shall be credited as a street tree.

For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 653750 / Cycle: 4



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<u>Issue Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Street Tree Species: The Community Plan includes a Street Tree District list. The project site is located within Street Tree District 1. The following are species listed under District 1. Please select at minimum 3 of the following species to list under the Street Tree category in the plant legend: -Cassia leptophylla (Gold Medallion) -Jacaranda mimosifolia (Jacaranda) -Melaleuca quinquenervia (Cajeput Tree) -Metrosideros excelsus (New Zealand Christmas Tree) -Tabebuia avellanedae (Trumpet Tree) -Tristani conferla (Brisbane Box)
<input checked="" type="checkbox"/>	10	(From Cycle 2) Utilities: Please clearly show and identify any existing and any proposed utilities on the landscape plans to verify minimum clearances per Table 142-04E are provided.
<input checked="" type="checkbox"/>	11	(From Cycle 2) Right of Way Plantings: Please identify the existing plant material and/or proposed plant material in the right of way. Areas within the public right-of-way that are not paved for required pedestrian walks or for vehicle access shall be planted or covered with mulch, unattached unit pavers, or other permeable material acceptable to the City.
<input checked="" type="checkbox"/>	12	(From Cycle 2) Water Budget: Please revise ETo to 40 per Appendix E of the Landscape Standards. Please also revise plant factors. The calculations are listing plant factors of 0.2, but the plant palette includes species that are more moderate water use species. Please revise calculations accordingly.
<input checked="" type="checkbox"/>	13	(From Cycle 2) Plant Legend/Proposed Palette: Please revise species listed under the "Shade Trees" category. These species should be evergreen species to provide shade year round. Revise palette accordingly.
<input checked="" type="checkbox"/>	14	(From Cycle 2) Proposed Trees: Landscape staff appreciates the trees proposed at the rear of the property; however, the species listed for this specific tree symbol includes large specimen that may cause issues and may not grow well due to the site constraints. Please revise palette to include species more appropriate for the site conditions.
<input checked="" type="checkbox"/>	15	(From Cycle 2) Tree Locations: A minimum distance of 4-ft. is required between all trees and structures. Please ensure this minimum distance is provided.
<input checked="" type="checkbox"/>	16	(From Cycle 2) Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."
<input checked="" type="checkbox"/>	17	(From Cycle 2) Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected."
		Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc.
<input checked="" type="checkbox"/>	18	(From Cycle 2) Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."
<input checked="" type="checkbox"/>	19	(From Cycle 2) Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."
		(From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 653750 / Cycle: 4





Cycle Issues

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<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20		Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411."
<input checked="" type="checkbox"/>	21		(From Cycle 2) Landscape staff reserves the right to provide additional comments on subsequent review cycles pending further review of any redesign and/or comments from other reviewing disciplines. These comments are not exclusive.

(From Cycle 2)

Draft Conditions

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22		Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
<input type="checkbox"/>	23		(New Issue) The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
<input type="checkbox"/>	24		(New Issue) If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 653750 / Cycle: 4



p2k v 02.03.38

Xavier Del Valle 557-7941



Cycle Issues

THE CITY OF SAN DIEGO

Development Services Department

1222 1st Avenue, San Diego, CA 92101-4154

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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	LDR-Engineering Review	Cycle Distributed:	08/06/2020	
Reviewer:	Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.go	Assigned:	08/06/2020	
Hours of Review:	4.00	Started:	08/24/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	08/27/2020	
		Completed:	08/24/2020	COMPLETED ON TIME
		Closed:	09/01/2020	

- . The review due date was changed to 09/01/2020 from 09/01/2020 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-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (10 of which are new issues).
- . Last month LDR-Engineering Review performed 62 reviews, 87.1% were on-time, and 43.1% were on projects at less than < 3 complete submittals.

First Review Issues

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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 / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.
<input checked="" type="checkbox"/>	2	(From Cycle 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 current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.
<input checked="" type="checkbox"/>	3	(From Cycle 2) Please submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. A copy of the forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf
<input checked="" type="checkbox"/>	4	(From Cycle 2) Please submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for the encroaching pavers, planters, landscape and irrigation in the Bonair Street Right of Way. If no EMRAs exist, this project will be conditioned to obtain the required EMRA.
<input checked="" type="checkbox"/>	5	(From Cycle 2) On the Site Plan sheet A1.0, please call out fixing the damaged/unaligned pavers in the public right of way, adjacent to the site on Bonair Street.
<input checked="" type="checkbox"/>	6	(From Cycle 2) On the Site Plan sheet A1.0, please show and identify existing planters in the right of way and clarify if they are to remain or to be removed.
<input checked="" type="checkbox"/>	7	(From Cycle 2) On the Site Plan sheet A1.0, please call out closure of the existing driveway with current city standard curb, gutter and sidewalk, adjacent to the site on Bonair Street.
		(From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 653750 / Cycle: 4



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Xavier Del Valle 557-7941



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<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8		On the Site Plan sheet A1.0, please call out construction of a new 14' current city standard driveway, adjacent to the site on Bonair Street and show visibility triangles for the new driveway.
<input checked="" type="checkbox"/>	9		(From Cycle 2) Please update the impervious table and grading data table per the scope of work and code enforcement letter of removal and replacement on the companion unit.
<input checked="" type="checkbox"/>	10		(From Cycle 2) Please provide the recorded building permit plans for this project on the next review cycle.
<input checked="" type="checkbox"/>	11		(From Cycle 2) Please remove the Site Source control BMP legend from sheet A1.0 and construction BMP notes from sheet A0.2 as they will be reviewed on the ministerial level of the project.
<input checked="" type="checkbox"/>	12		(From Cycle 2) Show the Water and Sewer Mains, including services/laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain. If new services are required: show and identify on the plans.
<input checked="" type="checkbox"/>	13		(From Cycle 2) Please clarify on the plans if the alley adjacent to the site is a paper alley or if the project has access from it.
<input checked="" type="checkbox"/>	14		(From Cycle 2) Development Permit Conditions will be determined on the next submittal when all requested information is provided.
<input checked="" type="checkbox"/>	15		(From Cycle 2) With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.
<input checked="" type="checkbox"/>	16		(From Cycle 2) Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov

(From Cycle 2)

Second Review Issues

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17		The Site Plan is calling out an existing curb outlet fronting the subject site. The site photos do not show any curb outlets/sidewalk underdrains in this area. Please clarify where exactly is this curb outlet and how it is connected to the existing storm drain system on site. (Continued)
<input type="checkbox"/>	18		(New Issue) Also, please submit recent photos to the site on Bonair Street to show all existing improvements.
<input type="checkbox"/>	19		(New Issue) Please clarify if there is a shared access agreement for the existing driveway to be partially closed. If there is a recorded shared access agreement, please submit on the next review cycle and provide a letter of permission from the neighboring property for closure of this portion of driveway.

(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 653750 / Cycle: 4



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<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20		Please revise the call out for the new driveway on the proposed Site Plan as "14'-0" (N) Driveway".

(New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21		Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, for the existing pavers, planters, landscape and irrigation in the Bonair Street Right of Way, satisfactory to the City Engineer.
<input type="checkbox"/>	22		(New Issue) Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the repair of existing damaged/unaligned pavers, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
<input type="checkbox"/>	23		(New Issue) Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with current city standard curb, gutter and sidewalk, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
<input type="checkbox"/>	24		(New Issue) Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new current city standard 14-foot wide driveway, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
<input type="checkbox"/>	25		(New Issue) 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.
<input type="checkbox"/>	26		(New Issue) 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)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 653750 / Cycle: 4



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Development Services Department
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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	LDR-Transportation Dev	Cycle Distributed:	08/06/2020	
Reviewer:	Santos, Mary Rose (619) 446-5367 MCSantos@sandiego.gov	Assigned:	08/06/2020	
Hours of Review:	4.50	Started:	08/26/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	08/27/2020	
		Completed:	08/31/2020	COMPLETED LATE
		Closed:	09/01/2020	

- . The review due date was changed to 09/01/2020 from 09/01/2020 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 7 outstanding review issues with LDR-Transportation Dev (5 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, 02/26/2019

Cleared?	Issue	Issue Text
Num	Issue Text	
<input checked="" type="checkbox"/>	1	Project Description: LA JOLLA (Process 2) - Coastal Development Permit (CDP) to construct a new 535 square-foot detached dwelling unit on a lot with an existing 2,100 square-foot, two-story apartment building. The 0.10-acre site is located at 305 Bonair Street and is in the RM-3-7 Zone, Coastal (Non-Appealable) Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area, and Council District 1. CDP required pursuant to Code Case CE-0500245. (From Cycle 2)
<input checked="" type="checkbox"/>	2	General: Please provide any discretionary permits governing the project site, including the corresponding Exhibit "A", or any documentation that is verifiable. All of the following comments have been provided without this information and may be revised pending review of the future plan submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	3	Parking Table: Please provide a parking table on the plans showing the type and square footage of land uses proposed, the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the parking provided for automobiles. (From Cycle 2)
<input checked="" type="checkbox"/>	4	Parking: Please provide as-built plans for the existing 4-unit apartment building. This information is needed to determine the parking requirements for the existing building. Parking requirements for the entire site will be calculated on the next submittal upon receiving the requested information. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Driveways: The existing driveway along Bonair Street does not appear to meet current accessibility standards. Please revise plans to call out the reconstruction of the driveway per current City standards. (From Cycle 2)
<input checked="" type="checkbox"/>	6	Driveways: Per Land Development Code Section 142.0560 (j) Table 142-05M, the current minimum required and maximum allowed, two-way driveway widths for 3-5 dwelling units (for lots 50 feet or less in width) is 14 feet (Within Parking Impact Overlay Zone). Please revise plans accordingly. (From Cycle 2)
<input type="checkbox"/>	7	Driveways: Driveway width (exclusive of driveway apron) shall comply with LDC Section 142.0560. The driveway curb cut shall be located a minimum of three feet from the side property line to accommodate a standard driveway apron. Please relocate the curb cut to provide better access to the off-street parking spaces, and dimension the separation between the side property line to the driveway apron. (From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 653750 / Cycle: 4



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<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Visibility Triangles:	<p>Per SDMC Diagram 113.02SS, the visibility area at the project driveways shall be shown on private property and extend 10 feet inward along the driveway and along the property line. Please show the visibility triangles and add a note that states: no obstruction including landscaping or solid walls in the visibility area shall exceed 24 inches in height. (From Cycle 2)</p>
<input type="checkbox"/>	9	Additional Comments (information only, no action required):	<p>Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (From Cycle 2)</p>

2nd Review, 08/31/2020

<u>Cleared?</u>	<u>Issue</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	General:	<p>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)</p>
<input type="checkbox"/>	11	Parking Requirements:	<p>Per SDMC Section 142.0510(d)(1), when the use is proposed to be enlarged, the additional off-street parking spaces required are the number required by this division for the enlargement. Within the beach area of the Parking Impact Overlay zone, additional parking shall be provided at two times the number required for the enlargement but not exceeding the amount required for the entire development. (New Issue)</p>
<input type="checkbox"/>	12	Parking Requirements, continued:	<p>The parking calculations is as follows: Existing: 4 (1-bedroom) units = 2 spaces (Per PTS# 610128) Proposed: Detached 1 (1-bedroom) unit x 1.5 spaces/dwelling unit = 1.5 spaces x 2 = 3 spaces A total of 5 parking spaces are required for the entire site. The plans currently show 4 parking spaces and is deficient 1 parking space. Please revise the plans and parking table accordingly. (New Issue)</p>
<input type="checkbox"/>	13	Tandem Parking:	<p>In accordance with SDMC Section 142.0555(a)(2), tandem parking spaces shall be assigned to the same dwelling unit. Please add a note on the plans for the proposed tandem parking spaces. (New Issue)</p>
<input type="checkbox"/>	14	Driveway:	<p>Per comment #7, the distance between the property line and the edge of the driveway flare should be a minimum of 3 feet. The plans currently show it as 2 feet. Please revise the plans accordingly and call out the dimension of the separation on the plans. (New Issue)</p>

For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 653750 / Cycle: 4



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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	Code Enforcement	Cycle Distributed:	08/06/2020	
Reviewer:	Ruiz, Michelle (619) 236-6586 MRRuiz@sandiego.gov	Assigned:	08/06/2020	
Hours of Review:	6.00	Started:	09/01/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	08/27/2020	
		Completed:	09/01/2020	COMPLETED LATE
		Closed:	09/01/2020	

- . The review due date was changed to 09/01/2020 from 09/01/2020 per agreement with customer.
- . We request a 3rd complete submittal for Code Enforcement on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Code Enforcement performed 25 reviews, 92.0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

New Issue Group (3816425)

Plans address CED issues

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	2	The proposed plans accurately address the issues identified in the Code Enforcement case (CE # _____). (From Cycle 2)

For questions regarding the 'Code Enforcement' review, please call Michelle Ruiz at (619) 236-6586. Project Nbr: 653750 / Cycle: 4



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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	Community Planning Group	Cycle Distributed:	08/06/2020	
Reviewer:	Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned:	09/01/2020	
Hours of Review:	1.50	Started:	09/01/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	08/27/2020	
		Completed:	09/01/2020	COMPLETED LATE
		Closed:	09/01/2020	

- . The review due date was changed to 09/01/2020 from 09/01/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 3rd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 42 reviews, 35.7% were on-time, and 42.9% were on projects at less than < 3 complete submittals.

First Cycle Issues

Cleared?	Issue	Issue Text
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (From Cycle 2)
<input type="checkbox"/>	2	If you have not already done so, please contact Tony Crisafi, Chair of the La Jolla Community Planning Association at (858) 869-2831 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (From Cycle 2)
<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 (From Cycle 2)

For questions regarding the 'Community Planning Group' review, please call Xavier Del Valle at (619) 557-7941. Project Nbr: 653750 / Cycle: 4



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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	Plan-Historic	Cycle Distributed:	08/06/2020	
Reviewer:	Tierney, Gemma (619) 236-5993 Gtierney@sandiego.gov	Assigned:	08/07/2020	
Hours of Review:	0.00	Started:	08/20/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	08/27/2020	
		Completed:	08/20/2020	COMPLETED ON TIME
		Closed:	09/01/2020	

- . The review due date was changed to 09/01/2020 from 09/01/2020 per agreement with customer.
- . We request a 3rd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Historic performed 338 reviews, 91.1% were on-time, and 88.0% were on projects at less than < 3 complete submittals.

08.20.2020

<u>Cleared?</u>	<u>Issue</u>
<u>Num</u>	<u>Issue Text</u>

11

The property located at 305, 307, 309, 309 1/2 Bonair St was previously reviewed on 5/1/19 in accordance with SDMC Section 143.0212 under PTS #610128. During that review, the property was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 5/1/19 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)

For questions regarding the 'Plan-Historic' review, please call Gemma Tierney at (619) 236-5993. Project Nbr: 653750 / Cycle: 4



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Review Information

Cycle Type:	4 Submitted (Multi-Discipline)	Submitted:	08/06/2020	Deemed Complete on 08/06/2020
Reviewing Discipline:	PUD-Water & Sewer Dev	Cycle Distributed:	08/06/2020	
Reviewer:	Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned:	08/10/2020	
Hours of Review:	3.00	Started:	08/27/2020	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	08/27/2020	COMPLETED ON TIME
		Completed:	09/01/2020	
		Closed:	09/01/2020	

- . The review due date was changed to 09/01/2020 from 09/01/2020 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 1 outstanding review issues with PUD-Water & Sewer Dev (1 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 188 reviews, 93.6% were on-time, and 64.1% were on projects at less than < 3 complete submittals.

1st Review Comments:

<u>Cleared?</u>	<u>Issue</u>	<u>Issue Text</u>
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	On the Site Plan, please show and call out 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). A search of City Records by your office may be required. (From Cycle 2)
<input checked="" type="checkbox"/>	10	From the water and sewer main's point of connection to the project site, please show and label: All existing water services as TO BE KILLED AT THE MAIN or TO BE RETAINED. and All existing sewer laterals as TO BE ABANDONED AT THE PROPERTY LINE or TO BE RETAINED. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Please show and label the existing BFPD. (From Cycle 2)
<input checked="" type="checkbox"/>	12	On the Landscape Plan, please show and label the existing and proposed water service and sewer lateral. (From Cycle 2)

2nd Review Comments:

<u>Cleared?</u>	<u>Issue</u>	<u>Issue Text</u>
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	PUD - Water and Sewer Development Review Section is researching the existing 6" PVC sewer within the paper alley. After completion of the research, the applicant will be contacted and provided comments or direction. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Gary Nguyen at (619) 446-5454. Project Nbr: 653750 / Cycle: 4



p2k v 02.03.38

Xavier Del Valle 557-7941

CYCLE ISSUES RESPONSE LETTER

Date: September 29, 2020

Date of Cycle
Issues Letter: September 2, 2020

Attn: Vanessa Kohakura
LDR - Landscaping

From: Mark Krencik
MKArchitects

Subject: **Bonair Sea Apartments CDP/NDP Assessment Letter; Project No. 653750**
Internal Order No. 24008478; La Jolla Community Plan Area. Cycle 2

LDR - Landscaping

Issue # 22:
 Acknowledged, Draft Condition.

Issue # 23:
 Acknowledged, Draft Condition.

Issue # 24:
 Acknowledged, Draft Condition.

Please call or email if you have any questions.

Regards,

Mark J Krencik Architect

CYCLE ISSUES RESPONSE LETTER

Date: September 29, 2020

Date of Cycle
Issues Letter: September 2, 2020

Attn: Noha Abdelmottaleb
LDR- Engineering Review

From: Mark Krencik
MKArchitects

Subject: **Bonair Sea Apartments CDP/NDP Assessment Letter; Project No. 653750 Internal Order No. 24008478; La Jolla Community Plan Area. Cycle 2**

LDR – Engineering Review

Issue #17:

_Note calling out existing curb outlet has been removed. No existing curb outlet was observed at the site.

Issue #18:

_Please refer to site improvement photos, photos 01-03, included in this resubmittal.

Issue #19:

_There is no recorded shared access agreement for shared driveway. Note stating "No shared agreement" has been added to sheet A1.0, and Site Plan Note #3.

Issue #20:

_New driveway callout note has been revised on Proposed Site Plan, sheet A1.0.

Issue #21:

_Acknowledged, Draft Condition.

Issue #22:

_Acknowledged, Draft Condition.

Issue #23:

_Acknowledged, Draft Condition.

Issue #24:

_Acknowledged, Draft Condition.

Issue #25:

_Acknowledged, Draft Condition.

Issue #26:

_Acknowledged, Draft Condition.

Please call or email if you have any questions.

Regards,

Mark J Krencik Architect

CYCLE ISSUES RESPONSE LETTER

Date: September 29, 2020

Date of Cycle
Issues Letter: September 2, 2020

Attn: Mary Rose Santos
LDR- Transportation Dev

From: Mark Krencik
MKArchitects

Subject: **Bonair Sea Apartments CDP/NDP Assessment Letter; Project No. 653750**
Internal Order No. 24008478; La Jolla Community Plan Area. Cycle 2

LDR – Transportation Dev

Issue #7:

_New driveway curb cut location has been revised and is located a minimum of 3 feet from the side property line and has been dimensioned on sheet A1.0.

Issue #9:

_Acknowledged.

Issue #10:

_Acknowledged.

Issue #11 & 12:

_The existing parking on the property is previously conforming and no changes are proposed or required. The project entails seeking retroactive approval for the reconstruction of the previously existing detached front unit and doesn't propose any increase in density or intensity or change in use. No off-street parking was required for the 4 attached apartment units in back when they were permitted and constructed in 1959.

SDMC §142.0510(d) (Existing Parking Not to be Reduced) provides: "Notwithstanding any other provisions of the Land Development Code, existing *off-street parking facilities that were provided and maintained on the same premises before parking was required and which serve a use now requiring off-street parking spaces shall not be reduced in number, dimension, or any other manner below the requirements of this division."*

Here, the total number of units and parking spaces are consistent to the previously existing conditions and there is no basis for terminating the previously conforming parking rights.

Issue #13:

_Note added, please refer to Parking Tabulation on sheet A0.0.

Issue #14:

_Please refer to response Issue #7.

Please call or email if you have any questions.

Regards,

Mark J Krencik Architect

CYCLE ISSUES RESPONSE LETTER

Date: September 29, 2020

Date of Cycle
Issues Letter: September 2, 2020

Attn: Gary Nguyen
PUD- Water & Sewer Dev

From: Mark Krencik
MKArchitects

Subject: **Bonair Sea Apartments CDP/NDP** Assessment Letter; Project No. 653750
Internal Order No. 24008478; La Jolla Community Plan Area. Cycle 2

PUD – Water & Sewer Dev

Issue #13:

Per email received on 9/2/2020, “there are no issues with the connection of existing sewer lateral main in the alley; therefore, comment #13 will be cleared and permit conditions will be drafted during next cycle”.

Please call or email if you have any questions.

Regards,

Mark J Krencik Architect

Draft Findings

Neighborhood Development Permit (NDP)/Coastal Development Permit (CDP) Project No. 653750

Bonair Sea Apartments

§126.0404 Findings for NDP

(1) The proposed development will not adversely affect the applicable land use plan.

The project is located at 305, 307 & 309 Bonair Street (“Property”), which is located within the La Jolla Community Plan (“Community Plan”), Non-Appealable Coastal Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Residential Tandem Parking Overlay Zone, and Parking Impact Overlay Zone (Coastal and Beach). The project’s underlying zone is RM-3-7, which allows single-dwelling units. ”). The Property is currently developed with an approximately 2,100 square foot two-story apartment building and a detached single-dwelling unit. During renovations to the detached single-dwelling unit, the unit was inadvertently knocked down and destroyed when a bobcat tractor ran into the wall and severed supporting cables. The project entails retroactively permitting the 535 square foot detached single-dwelling unit, which was rebuilt after the inadvertent destruction. There is no change in use or intensity to the rebuilt single-dwelling detached unit.

The project is consistent with the Community Plan and City of San Diego General Plan. The Community Plan promotes the development of a variety of housing types. The retroactive permitting of the project helps to ensure that the neighborhood does not lose a variety of housing types, since the project is a single-dwelling unit on the same property as an apartment building. The single-dwelling unit had already existed before it needed to be rebuilt, so it does not negatively impact natural features or streetscapes. Moreover, the project already existed cohesively within the residential neighborhood.

The General Plan is not directly implicated, as the project is simply retroactively permitting a single-dwelling unit, which had to be rebuilt and in no way changes the nature of the Property. The project does not encroach into any physical or proposed access ways and does not impact any views to or along the ocean and other scenic coastal areas.

Therefore, the retroactive permitting of the detached single-dwelling unit would not adversely affect the applicable land use plans.

(2) The proposed development will not be detrimental to the public health, safety, and welfare.

The project entails retroactively permitting a single-detached unit that needed to be rebuilt after it was inadvertently destroyed. As with the original unit, the rebuilt detached dwelling unit is connected to all necessary sewer and water facilities to serve the occupants. All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code requirements are met. Therefore, the project is not detrimental to the public health, safety and welfare.

(3) The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project entails retroactively permitting the 535 square foot single-dwelling unit that was rebuilt after it was inadvertently destroyed. The rebuilt unit has substantially the same footprint and does not change the use nor intensity of the prior unit that was inadvertently demolished. The project complies with all applicable regulations of the San Diego Municipal Code and no deviations are required. The use, floor-area ratio,

setbacks, and density of the project all conform with the applicable San Diego Municipal Code requirements. Parking on the Property is previously conforming. Thus, the project complies with applicable regulations of the Land Development Code.

§126.0708 Findings for CDP

(1) The proposed *coastal development* will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way 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.

The Property is located at 305, 307 & 309 Bonair Street, which is located within the La Jolla Community Plan, Non-Appealable Coastal Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Residential Tandem Parking Overlay Zone, and Parking Impact Overlay Zone (Coastal and Beach). The project's underlying zone is RM-3-7, which allows single-dwelling units. The project entails retroactively permitting a single-dwelling unit which was rebuilt after it was inadvertently destroyed.

The single-dwelling unit does not encroach into any physical or proposed access ways and does not impact any views to or along the ocean and other scenic coastal areas, including the Bonair Street public view corridor. The project is located within Coastal Access Area Subarea F-Windansea of the Community Plan, where public access to the shore is available at several major locations, including Windansea beach. Moreover, public access along the shore is unrestricted and visual access corridors to the ocean and shoreline are available.

The single-dwelling unit is located on private property, and does not require any variances or deviations from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards. Parking on the Property is previously conforming. Therefore, the project does not negatively impact access or public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

(2) The proposed *coastal development* will not adversely affect environmentally sensitive lands.

The project site is already developed and does not contain any environmentally sensitive lands. Therefore, there will be no adverse effect on environmentally sensitive lands.

(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.

The Property is located at 305, 307 & 309 Bonair Street, which is located within the La Jolla Community Plan, Non-Appealable Coastal Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Residential Tandem Parking Overlay Zone, and Parking Impact Overlay Zone (Coastal and Beach). The project's underlying zone is RM-3-7, which allows single-dwelling units. The project entails retroactively permitting a single-dwelling unit, which was rebuilt after it was inadvertently destroyed.

The Property does not contain any environmentally sensitive lands. There is no existing or proposed public access way where the unit is located and there are no public views across the site as identified in the Community Plan and Local Coastal Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Parking on the Property is previously conforming. Therefore, the project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

(4) For every Coastal Development Permit issued for any *coastal development* between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the *coastal development* is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project is not located between the nearest public road and the ocean and, as discussed above, does not impact and public access or public views or viewsheds.