



# Cycle Issues

L64A-003A

## Project Information

**Project Nbr:** 668003      **Title:** Digital - Cardenas CDP  
**Project Mgr:** Del Valle, Xavier      (619) 557-7941      XDelValle@sandiego.gov



## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	<b>Assigned:</b> 08/10/2020	
	<b>Started:</b> 08/14/2020	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 09/08/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/08/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 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 5 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 91 reviews, 56.0% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

## First Review

### Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is an amendment to an existing Coastal Development Permit to allow expansion to an existing single dwelling unit. (New Issue)
<input checked="" type="checkbox"/>	2	The project site is located at 6715 Neptune Pl within the La Jolla Community Plan. The site is zoned RM-1-1 and RM-4-10 with overlay zones including Coastal Overlay Zone (CST-APP), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, and Transit Priority Area. Development regulations are governed by Coastal Development Permit 1353913. (New Issue)
<input checked="" type="checkbox"/>	3	The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired development patterns in existing neighborhoods while accommodating the need for future growth. (New Issue)
<input checked="" type="checkbox"/>	4	The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses. (New Issue)
<input type="checkbox"/>	5	The proposed project also proposes a Neighborhood Development Permit to increase the height of a previously conforming structural envelope. However, staff does not believe that an NDP is necessary as the structure height appears to be in conformance to the base zone and Coastal Height Limit Overlay Zone requirements. If applicant is still requesting an NDP for height, further explanation is needed. (New Issue)

### Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	A decision on an application for a City-issued Coastal Development Permit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three. The decision may be appealed to the Planning Commission. That decision may also be appealed to the Coastal Commission. (New Issue)
<input checked="" type="checkbox"/>	7	An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings and the supplemental finding that are applicable to the proposed development. (New Issue)
<input checked="" type="checkbox"/>	8	Findings for all Coastal Development Permits

(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; and (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 668003 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	(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.  (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. (New Issue)
<input type="checkbox"/>	10	Provide Draft Findings at resubmittal. (New Issue)

**Community Plan**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	The La Jolla Community Plan identifies the land use as Low Residential (5-9 du/ac). The proposed project does not change the density and conforms to the designated land use.  -Information Only- (New Issue)
<input checked="" type="checkbox"/>	12	La Jolla Community Plan Policy #1 Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. Proposed project acknowledges this policy by proposing an addition only and not adding further density.  -Information Only- (New Issue)
<input checked="" type="checkbox"/>	13	La Jolla Community Plan Policy #2a The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures. Proposed project must comply with the base zone regulations and also not adversely affect the land use plan. Project will acknowledge this policy in order for staff to recommend approval.  Cont'd below (New Issue)
<input checked="" type="checkbox"/>	14	Staff does not believe that the project will need a major redesign to ensure compliance with policies or regulations. Minor changes may be required throughout the review process.  -Information Only- (New Issue)
<input checked="" type="checkbox"/>	15	La Jolla Community Plan Recommendation #2b In order to regulate the scale of new development, apply development regulations to all residential properties in La Jolla that proportionally relate the building envelope to the existing lot dimensions. Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. Side yard setbacks should be incrementally increased for wider lots.  Cont'd below (New Issue)
<input checked="" type="checkbox"/>	16	Proposed project acknowledges this recommendation by adhering to the base zone regulations.  -Information Only- (New Issue)
<input checked="" type="checkbox"/>	17	La Jolla Community Plan Recommendation #2c In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. The proposed project acknowledges this recommendation by providing offsetting planes and articulation along the facade of the structure and alternating rooflines to break up the bulk and scale of the site.  -Information Only- (New Issue)
<input checked="" type="checkbox"/>	18	La Jolla Community Plan Recommendation #2e 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. Project steps back on the second story to acknowledge this recommendation. (New Issue)
<input checked="" type="checkbox"/>	19	La Jolla Community Plan Recommendation #6 Residential projects proposed along identified public view areas, as listed in Figure 9 and Appendix G, are subject to the Visual Resources and Public Access policies and recommendations that are contained in the Natural Resource and Open Space System Element.  Project is not within a public view corridor or physical access area per the La Jolla Community Plan. Project does not affect the physical or visual access to the coast.  -Information Only- (New Issue)
<input type="checkbox"/>	20	Present this project to the La Jolla Community Planning Group. Provide comments, concerns, and/or recommendations upon resubmittal. (New Issue)





L64A-003A

**Zoning**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Provide Lot Coverage calculations on plans. RM-4-10 has a maximum lot coverage of 50%. (New Issue)

**CAP Checklist**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Correct #3 on Project Information. Site is within a Transit Priority Area. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	<b>Assigned:</b> 08/12/2020	
	<b>Started:</b> 08/17/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 09/11/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/21/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/18/2020	

- . 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 15 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 90 reviews, 66.7% were on-time, and 39.0% were on projects at less than < 3 complete submittals.

Cycle 2

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

- |                          |   |  |
|--------------------------|---|--|
| <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.<br>(New Issue) |
|--------------------------|---|--|

Project Information

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

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 2 | Amendment to CDP No. 1353913 & Neighborhood Development Permit to remodel of an existing one-story 2,638 SF single family and 1,846 SF second-story addition, including proposed increase to previously conforming height. The 0.133-acre site is in the RM-4-10 and RM-1-1 base zones within the Coastal (App), Coastal Ht Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transportation Priority Area Overlay Zone within the La Jolla Community Plan Area, CD 1 (New Issue) |
|--------------------------|---|--|

Extended Initial Study

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

- |                          |   |   |
|--------------------------|---|---|
| <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) |
|--------------------------|---|---|

Biological Resources

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

- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 4 | The project site currently contains existing development within an urbanized area. The site is mapped as potentially having sensitive habitat. However, 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.<br>(New Issue) |
| <input checked="" type="checkbox"/> | 5 | Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The Pacific Ocean and beach habitat is directly across the street. But the project site would not encroach into this area. No further comment is required.<br>(New Issue)  |

Land Use

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

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 6 | EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. (New Issue) |
|--------------------------|---|--|

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 668003 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Planning Review staff. (New Issue)

**Cultural Resources (Archaeolog**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	he proposed project is located in an area that is highly sensitive for archaeological resources. Qualified City staff has reviewed the project and conducted a CHRIS search. Based upon the results on this search, and the location, Native American and Archaeological monitoring for the project will not be necessary. (New Issue)

**Cultural Resources (Paleontolo**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Based upon the limited scope of work monitoring will not be necessary. (New Issue)

**Cultural Resources (Built Envi**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	EAS defers to Plan Historic. (New Issue)

**GHG**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	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 type="checkbox"/>	12	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 projects 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 type="checkbox"/>	13	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.
<input type="checkbox"/>	14	EAS has reviewed the submitted CAP Checklist and has the following comments: (New Issue) The address on the Checklist and the address listed for the project don't match. Please ensure correct address is used. (New Issue)
<input type="checkbox"/>	15	The project description does not match the project description on the plans. Please ensure the correct description is used. (New Issue)
<input type="checkbox"/>	16	Please contact Associate Planner Courtney Holowach at cholowach@sandiego.gov or 619-446-5187 with any questions related to the CAP Checklist. (New Issue)

**Tribal Cultural Resources**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to the local Kumeyaay community for possible consultation on this project. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, consultation will conclude. If a request for consultation is made, then the EAS environmental processing timeline will be held abeyance until the consultation process has been completed. (New Issue)

**Summary**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	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"/>	19	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)

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 668003 / Cycle: 2





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.go	<b>Assigned:</b> 08/13/2020	
	<b>Started:</b> 09/01/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 09/08/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/02/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 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 28 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 78 reviews, 84.6% were on-time, and 37.1% were on projects at less than < 3 complete submittals.

First Review Issues

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

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 and Neighborhood Development Permit Plans.

(New Issue)

2 The CAP consistency checklist is not consistent with the plans. Please revise the address and the brief description of the project to match with the scope of work.

(New Issue)

3 Please clarify if project proposed to demolish the structures per the CAP consistency checklist or if it is proposing to only remodel.

(New Issue)

4 FYI: 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. (Continued)

(New Issue)

5 The revised Storm Water Standards are available online at: <https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>

(New Issue)

6 Based on the information provided this project is a Priority Development Project. Please submit documentation and clearly identify how this project adheres to the current City of San Diego storm water regulations. Please submit exhibits and calculations that identify any areas that must be set aside for treatment control/hydromodification BMP's or dispersion areas for storm water volume reduction. Clearly show how runoff is directed to these treatment areas. (continued below)

(New Issue)

7 Project geotechnical engineer shall submit an Infiltration Feasibility Condition Letter that demonstrates that the DMA/DMA's infiltration condition. The Letter shall be stamped/signed by a licensed geotechnical engineer who prepared the letter. Letter shall contain at a minimum, the 10 discussion points stated in Section C.1.1 of the current Storm Water Standards including an exhibit that clearly labels the 4 design components.

(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 668003 / Cycle: 2





# Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Revise the Site Plan. Show and call out the proposed Treatment Control BMP's that will be called out in the required SWQMP.
		(New Issue)
<input type="checkbox"/>	9	Please revise the Storm Water Requirements Applicability checklist to mark Item 7 under Part D as a YES, since that the project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA).
		(New Issue)
<input type="checkbox"/>	10	On the proposed Site Plan, please add the following information to the Impervious Area Table: a. Total Disturbance Area: _____ b. Existing Impervious Area: _____ c. Proposed Impervious Area: _____ b. Total Impervious Area: _____ c. Impervious % Increase: _____ NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, etc.
		(New Issue)
<input type="checkbox"/>	11	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.
		(New Issue)
<input type="checkbox"/>	12	Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations, the surface drainage flow patterns and slope gradient, and the collection and discharge points for all site.
		(New Issue)
<input type="checkbox"/>	13	Please show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: No roof, deck or balcony drains are proposed for this project.
		(New Issue)
<input type="checkbox"/>	14	Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill outside and under the buildings' footprint. If the quantity is ZERO, add that value to the required Data Table.
		(New Issue)
<input type="checkbox"/>	15	Please revise the proposed Site Plan to show the curb line on both Streets.
		(New Issue)
<input type="checkbox"/>	16	Please add the street names on the Site Plan.
		(New Issue)
<input type="checkbox"/>	17	Please revise the curb to P/L distance on the topo map to show 10' on Vista Del Mar Avenue.
		(New Issue)
<input type="checkbox"/>	18	Project site is in the Parking Impact Overlay Zone. Per the SDMC table 142-05M, max 12' wide driveway is allowed. Please revise design to show a 12' wide driveway, call out and show limits of closure of the non-utilized portions of existing driveway with current city standard sidewalk, curb and gutter.
		(New Issue)





# Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at all driveway serving the site. Show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line.
		(New Issue)
<input type="checkbox"/>	20	Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
		(New Issue)
<input type="checkbox"/>	21	Please revise garage and parking spaces dimensions to comply with SDMC Diagram 142-05K.
		(New Issue)
<input type="checkbox"/>	22	Please call out reconstruction of existing curb with current city standard curb and gutter on Neptune Street.
		(New Issue)
<input type="checkbox"/>	23	Please call out removal of all encroachments from the newly dedicated area on Neptune and relocate any proposed private improvements to be outside of the dedicated area.
		(New Issue)
<input type="checkbox"/>	24	Site Plan keynote#1 states "see sheet A-1.2" which is not included in the plan set. Please include the sheet on the next review cycle.
		(New Issue)
<input type="checkbox"/>	25	United States Postal Service Regulations require a mailbox support to be designed to bend or fall away if a car hits them. Revise the site Plans to show and call out the mailbox support shall be reconstructed and located to current USPS Standards with local postmaster approval.
		(New Issue)
<input type="checkbox"/>	26	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	27	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.
		(New Issue)
<input type="checkbox"/>	28	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
		(New Issue)







# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	<b>Assigned:</b> 09/17/2020	
	<b>Started:</b> 09/17/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 09/08/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/17/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 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 61 reviews, 44.3% were on-time, and 37.7% were on projects at less than < 3 complete submittals.

## First Cycle 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 Community 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, President of the Community Planning Association at (858) 459-9490 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 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 <a href="https://www.sandiego.gov/development-services">https://www.sandiego.gov/development-services</a> ), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at <a href="https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf">https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf</a> (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> Coastal Commission	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	<b>Assigned:</b> 09/17/2020	
	<b>Started:</b> 09/17/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 09/08/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/17/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 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 Coastal Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Coastal Commission (all of which are new).
- . Last month Coastal Commission performed 5 reviews, 40.0% were on-time, and 25.0% were on projects at less than < 3 complete submittals.

## New Issue Group (4041778)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is within the Coastal Overlay Zone. The City's final decision on this discretionary request can be appealed to the California Coastal Commission. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	<b>Assigned:</b> 08/13/2020	
	<b>Started:</b> 09/02/2020	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 09/08/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/08/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 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-Geology 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-Geology (all of which are new).
- . Last month LDR-Geology performed 63 reviews, 58.7% were on-time, and 68.4% were on projects at less than < 3 complete submittals.

668003-2 (9/3/2020)

References:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Report of Updated Geotechnical Investigation, Proposed Cardenas Residence, 6715 Neptune Place, La Jolla, California, prepared by Christian Wheeler Engineering, dated August 6, 2020 (their project no. 2200152.01)  Developments plans for: Cardenas Custom Residence, 6715 Neptune Place, La Jolla, CA 92037, prepared by Marengo Morton Architects, dated March 9, 2020 (their project no. 2020-09) (New Issue)

Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Submit an addendum geotechnical report or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:  (New Issue)
<input type="checkbox"/>	3	Please include a copy of the following report in the next submittal: Report of Preliminary Geotechnical Investigation, Proposed Cardenas Residence, 6715 Neptune Place, La Jolla, California prepared by Christian Wheeler Engineering dated January 31, 2015 (their project no. CWE 2140575.02).  (New Issue)
<input type="checkbox"/>	4	Please update the geologic map and the geologic cross-sections and include the geologic structure (bedding, joints, faults, etc.) at the site.  (New Issue)
<input type="checkbox"/>	5	The project's geotechnical consultant should indicate/ clarify if the proposed construction/ project will destabilize or result in settlement of adjacent property or the right of way.  (New Issue)
<input type="checkbox"/>	6	Note - Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required.  (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> Plan-Historic	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Haggerty, Emma (619) 236-7173 EHaggerty@sandiego.gov	<b>Assigned:</b> 08/11/2020	
<b>Hours of Review:</b> 1.50	<b>Started:</b> 09/09/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Review Due:</b> 09/16/2020	
	<b>Completed:</b> 09/09/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 per agreement with customer.
- . We request a 2nd 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 320 reviews, 85.6% were on-time, and 86.9% were on projects at less than < 3 complete submittals.

### 9.9.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The property located at 6715 Neptune Pl 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:  <a href="http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf">http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf</a> (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:  <a href="http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf">http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf</a> (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 checked="" type="checkbox"/>	7	Staff has reviewed the photos, Assessor's Building Record, grant deeds, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input checked="" type="checkbox"/>	8	Staff cannot make a determination with the information provided. Please provide the following documents: (New Issue)
<input checked="" type="checkbox"/>	9	Provide a copy of the Notice of Completion, available at the County Assessor's Office (County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101.) If a Notice of Completion cannot be located, provide the following note on a sheet of paper along with the date: "Notice of Completion cannot be located." (New Issue)

### 9.9.2020

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

For questions regarding the 'Plan-Historic' review, please call Emma Haggerty at (619) 236-7173. Project Nbr: 668003 / Cycle: 2





# Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	Staff has reviewed the photos, Assessor's Building Record, Notice of Completion, Architectural Description, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input checked="" type="checkbox"/>	11	The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	12	Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/10/2020	Deemed Complete on 08/10/2020
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 08/10/2020	
<b>Reviewer:</b> Neri, Daniel (619) 687-5967 Dneri@sandiego.gov	<b>Assigned:</b> 08/11/2020	
	<b>Started:</b> 08/11/2020	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 09/08/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/11/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/18/2020	

- . The review due date was changed to 09/16/2020 from 09/11/2020 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Landscaping performed 60 reviews, 73.3% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

## 📁 1st Review - 8/11/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Project include the remodel of an existing SFR in the citywide RM-4-10 and RM-1-1 base zones. The project is also within the Coastal Zone (appealable) adjacent to a Sensitive Coastal Bluff Edge which has triggered landscape review. The development is mostly setback 40-ft from the Coastal Bluff Edge, with the exception of a very small portion on the northwest PL. Therefore, the project landscape conforms and the SFR in the citywide RM-4-10 and RM-1-1 base zones is exempt from Landscape Review. Please note that an EMRA will be required for encroachments in the ROW. (New Issue)

