

September 11, 2020

Joshua Renner
P.O. Box 600455
San Diego, CA 92160

Subject: Bonair Companion Unit Assessment Letter; Project No. 668517;
La Jolla Community Planning Area

Dear Mr. Renner:

The Development Services Department has completed the 1st full review of the project referenced above, and described as:

Coastal Development Permit to allow for the construction of a new a 1,118 square feet Companion Unit and 873 square feet two car garage and carport at 420 Bonair Street. The 0.06-acre site is in the RM-1-1 Zone within the La Jolla Community Plan Area. Council District 1.

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

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

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

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Process 2, Coastal Development Permit (CDP). The decision to approve, conditionally approve, or deny the project will be made by Development Services Department of the City of San Diego.

In order to recommend approval of your project, certain findings must be substantiated in the record. Please provide your draft findings with your next submittal. The required findings are provided below:

[SDMC §126.0708 Findings for Coastal Development Permit Approval](#)

- 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.

LDR-Environmental – Environmental has provided CAP checklist comments. Please provide an updated CAP Checklist as part of your next submittal.

LDR-Engineering – Please provide I-4 and I-5 forms as part of your next submittal.

- IV. FLAT FEE:** You have finished the 1st Review to which a 2nd Review will need to be required to place conditions on your project and clear up any remaining issues. Only three reviews are allowed on a Flat Fee project to which you will be invoiced hourly at the time if a 4th review is required.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

- V. TIMELINE:**

Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. 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: Resubmittals are done on a walk-in basis; however, due to the current COVID-19 emergency, alternative submittal procedures are in place. Please contact me when you are ready to submit. Please be prepared to provide the following:

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

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

VII. COMMUNITY PLANNING GROUP: The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Diane Kane, Chairperson of the La Jolla Community Planning Group 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 (including the vote count) to me.

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 feel free to contact the reviewer directly. The

names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

IX. PROJECT ISSUE RESOLUTION CONFERENCE: Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opendsd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446- 5212 or via e-mail at vod@sandiego.gov.

Sincerely,



Denise Vo
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Diane Kane, La Jolla Community Planning Group



L64A-003A

Project Information

Project Nbr: 668517 **Title:** Digit - Bonair Companion Unit
Project Mgr: Vo, Denise (619) 446-5212 Vod@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 07/31/2020 Deemed Complete on 07/31/2020
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 07/31/2020
Reviewer: Aceves, Grecia **Assigned:** 08/03/2020
(619) 446-5455 **Started:** 08/28/2020
Gaceves@sandiego.gov **Review Due:** 08/28/2020
Hours of Review: 5.00 **Completed:** 08/28/2020 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 09/10/2020

- . The review due date was changed to 09/02/2020 from 09/02/2020 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 39 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.

Info.

Cleared? **Issue Num** **Issue Text**

- 1 These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)

Project Information

Cleared? **Issue Num** **Issue Text**

- 2 The proposed project is located at 420 Bonair street (APN 351-350-1700), in the RM-1-1 zone, within the La Jolla Community Plan area located in a 0.06(5,200 Sqft)-acre site. The site is in the Coastal Overlay (Non-Appealable 2). (New Issue)
- 3 Work consists of demolition to an existing detached garage and constructs an 873-SF two-car garage, workshop, 1 carport, and a 1,118-SF companion unit with covered deck located on the second story. (New Issue)
- 4 The Companion Unit consists of 1 master bedroom, 1 guest room, 1 great room, office space, kitchen, laundry room and bathrooms. (New Issue)
- 5 The project site is located within the following Overlay Zones:
Coastal (Non-Appealable 2)
Coastal Height Overlay Zone
Parking Coastal Impact Overlay
Parking Beach Impact Overlay
Transit Priority Area,
Transit Area Overlay
Residential Tandem Overlay (New Issue)

Permits/Actions

Cleared? **Issue Num** **Issue Text**

- 6 The proposed project will require the following development permits / discretionary actions:
The project requires a Coastal Development Permit (Process 2) for development within the Non-Appealable 2 Area of the Coastal Overlay Zone. [Info Only - No Response Required]
(New Issue)
- 7 Required Findings: The required CDP findings are contained in SDMC 126.0708(a). Applicant may be asked to provide draft findings if needed. (New Issue)

La Jolla Community Plan

Cleared? **Issue Num** **Issue Text**

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 668517 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	The La Jolla Community Plan (LJCP) designates the site as Low Medium Density Residential (9-15 DU/AC), which conforms with the General Plan LJCP (Page .75). The site's base zone of RM-1-1 permits a maximum one dwelling unit per 3,000 square feet of lot area. The site is 5,200 square feet with no additional unit proposals or work to the existing single-dwelling unit on the premise. (New Issue)
<input type="checkbox"/>	9	A policy in the LJCP is to maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. (Page. 70) The companion unit contributes to added housing, but this is not figured into the density calculations (New Issue)
<input type="checkbox"/>	10	A primary goal in the LJCP is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (Page. 67) The project is consistent with this goal through the design and character with those in the surrounding vicinity. (New Issue)
<input type="checkbox"/>	11	The La Jolla Community Plan recommends garage access from the alleyway rather than along the street front whenever possible (Page. 127) The site proposes 2-car garage and 1 carport with access directly from the alley. The project maintains the existing parking on the premise with additional parking and conforms to the La Jolla Community Plan. (New Issue)
<input type="checkbox"/>	12	The site is located within a View Corridor as shown within Figure F Subarea F Windandsea Visual Access Figure F. La Jolla Community Plan (Page.152) No portion of the structure shall encroach into any view corridor. The structure is to be proposed within the rear of the property and have vehicular access from the alley. The structure will not disturb the view corridor in any portion since it does not face the public-right-of-way. (New Issue)
<input type="checkbox"/>	13	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 (Page 76.) (cont.) (New Issue)
<input type="checkbox"/>	14	The lot measures at approx. 40' in width as presented within Sheet (1). The interior side yard setbacks are presented at 4' per exemption 131.0443(d)(2)(B). Therefore, conforms to the required interior setbacks and does not encroach. (New Issue)

LJCPA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	After the notice of application and first assessment letter has been distributed. The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Tony Crisafi, President at (858) 869-2831 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations. (New Issue)

Review 08/28/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Project located at 420 Bonair St (APN#351-350-1700) within the La Jolla Community Planning area proposes the development of a new companion unit on the 2nd level of new accessory building structures. Legal Description: Blk C Lot#34 & Lot#33 & WLY 15' Sub: South La Jolla. (INFO ONLY) (New Issue)
<input type="checkbox"/>	17	The Companion Unit is an allowed accessory use in accordance to Table 131-04G Development Regulations for RM Zones in the RM-1-1 zone. In addition, the workshop is permitted as an accessory use to a single dwelling unit in accordance with Sections 141.0307. (New Issue)
<input type="checkbox"/>	18	The RM-1-1 include a maximum floor area ratio of .75%. Please include the percentage on Sheet 1 to show the total amount sqft is not exceeding the max allowed. (New Issue)
<input type="checkbox"/>	19	Setbacks The required rear yard is not presented correctly and must show that half of the alley can only be added to the rear yard setback of 15' Refer to 131.0443. Half of the alley measurement includes 7'-6" with 5' on the premise and only adds up to 12'-6". The rear setback must include the required total of 15' (add 2'-6" to the premise rear yard setback). (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Non-Habitable Accessory Buildings in Residential Zones. In accordance to 131.0448(b), the non-habitable accessory buildings are limited to 25% of sqft. Please include the percentage on the title sheet and provide the formula of the maximum 25%. Show that the existing non-habitable structures (excluding garages per 131.0448(b)) on the site is not exceeding the maximum allowed. (New Issue)
<input type="checkbox"/>	21	Habitable Accessory Buildings in Residential Zones. Please provide the formula for the maximum .25% allowable sqft for the workshop. Provide this information on the title sheet and show that that maximum is not being exceeded. (New Issue)
<input type="checkbox"/>	22	Sections Please provide sections and label the use of the rooms to match the floor plans. Include the structures' overall height, including the plumb line-height to show the design does not exceed the Coastal Height Limitation of 30' and Base Zone RM-1-1 Height 30'. (New Issue)
<input type="checkbox"/>	23	Gross Floor Area (Sheet 7) Elevation West & South. In accordance to §113.0234(6), the carport would need to have two elevations of at least 75% open. Otherwise, the area of the carport would not meet the exemption towards gross floor area and will be counted towards the total new sqft on the premise. Please show how the carport conforms to the section 113.0234(6) exemption. (New Issue)
<input type="checkbox"/>	24	(Sheet 7) Elevation West and South. In accordance to §113.0234(3), the proposed Companion Unit over-hangs above the new carport and storage area. The habitable space above may count towards the sqft unless the applicant can provide information how the habitable space above does not qualify towards the Gross Floor Area. (New Issue)
<input type="checkbox"/>	25	(Sheet 7) Elevation East and West Elevation. Please dimension the habitable over-hang to show the measurement is less than 4'. Refer to §113.0234(3). (New Issue)
<input type="checkbox"/>	26	Floor Plans Please include a note "Reference Only" for the Solar Energy System. The Solar Energy System would need to apply a separate building permit and is not part of this scope of work. (New Issue)
<input type="checkbox"/>	27	Parking Provide the required parking space dimensions on the floor plans as specified in SDMC Section 142.0560(b), Table 142-05J. The premise is located within a Transit Priority Area and is exempted from the Companion Unit parking requirement per §141.0302 (8)(b). (New Issue)
<input type="checkbox"/>	28	Elevations Please include setback and property line dimensions on the elevations to show that no portion of the structure is encroaching into the required setbacks. Show the dimension of the setback on the elevations as well. (New Issue)
<input type="checkbox"/>	29	Height The project proposes a maximum structure height of 26'-9" from the highest point of the structure as shown on Sheet 7 West Elevation. The height is well below the maximum 30' Coastal Height Limitation overlay. (New Issue)
<input type="checkbox"/>	30	Please provide a general note on the site plan that states the following, "This project must comply with the San Diego Municipal Code Requirements for maximum height of the structure not to exceed 30 feet (SDMC, Sections 131.0444 and 132.0505). Highest point of the roof equipment, pipe, vent, antenna or other projection shall not exceed 30 feet above grade." (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	A guest quarters or habitable accessory building is permitted in accordance with Section 141.0307 only as an accessory use to a single dwelling unit. (New Issue)
<input type="checkbox"/>	32	A primary dwelling unit must exist on the premises. Concurrent construction of the primary dwelling unit and the guest quarters or habitable accessory building is permitted. (New Issue)
<input type="checkbox"/>	33	Guest quarters or habitable accessory buildings may occupy a maximum of 25 percent of the allowable gross floor area of the premises. (New Issue)
<input type="checkbox"/>	34	Guest quarters or habitable accessory buildings may be attached to or detached from the primary dwelling unit on the premises. (New Issue)
<input type="checkbox"/>	35	The gross floor area of the guest quarters or habitable accessory buildings shall be included in the floor area ratio calculation for the premises. (New Issue)
<input type="checkbox"/>	36	The guest quarters or habitable accessory buildings shall not contain a kitchen or facilities for the storage and preparation of food. A bar sink and miniature refrigerator may be permitted. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 668517 / Cycle: 2





Cycle Issues

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

L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	Occupancy of a premises containing guest quarters or habitable accessory buildings shall be subject to the following: (New Issue)
<input type="checkbox"/>	38	(1) Guest quarters or habitable accessory buildings shall not be rented, leased, or sold as a separate dwelling unit. (2) Guest quarters or habitable accessory buildings shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees (New Issue)

CAP Checklist

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	No Further comments (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 07/31/2020	Deemed Complete on 07/31/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 07/31/2020	
Reviewer: Dresser, Morgan (619) 446-5404 Mdresser@sandiego.gov	Assigned: 08/03/2020	
	Started: 09/02/2020	
Hours of Review: 6.00	Review Due: 09/02/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/02/2020	COMPLETED ON TIME
	Closed: 09/10/2020	

- . 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 33 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.

1st Review Cycle 2 - Aug 2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|---|---|
| <input type="checkbox"/> | 1 | These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue) |
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Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|---|---|
| <input type="checkbox"/> | 2 | The project is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing garage and carport and construct a 873-square foot two car garage and workshop, a carport, and a 1,118-square foot companion unit over the garage. The 0.06-acre project site is zoned RM-1-1 and designated residential within the La Jolla Community Plan area. (New Issue) |
| <input type="checkbox"/> | 3 | Additionally, the project site is within the Coastal Zone Boundary, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2), the Parking Impact Overlay Zone (Beach and Coastal Zone), the residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Lot 33 and Westerly 15 feet of Lot 34 of Block C TR 887.) (New Issue) |

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 4 | EAS defers to LDR Planning Review on Land Development Code and community plan issues; please refer to Planning Review comments for additional information and/or clarification. 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 the LDR Planning Reviewer to assess any potential impact and determine what, if any, mitigation is required. (New Issue) |
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Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|---|---|
| <input type="checkbox"/> | 5 | As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). LDR Transportation is currently scoping the transportation document with the applicant; EAS defers to Transportation for further clarification and/or direction. (New Issue) |
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Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 6 | The project site is surrounded by existing residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, MHPA designated lands. All pertinent information will be included within the appropriate environmental document. No further comment is required. (New Issue) |
|--------------------------|---|--|

Geologic Conditions





L64A-003A

Issue
Cleared? Num Issue Text

- 7 The project lies within Geologic Hazard Category 52 (Other Terrain & other level areas, gently sloping to steep terrain, favorable geologic structure, low risk). Per Information Bulletin 515, Geotechnical Study Requirements, a geotechnical investigation report is not required. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Greenhouse Gas Emissions (GHG)

Issue
Cleared? Num Issue Text

- 8 EAS staff has reviewed the submitted Climate Action Plan (CAP) Consistency Checklist. The following issues have been identified: (New Issue)
- 9 1. Application Information, Contact Information: Please ensure the correct project name is included and add the project number to the first line that requests the Project Name and Number. (New Issue)
- 10 2. Step 1 Land Use Consistency: Please provide an explanation of how the project is consistent with the existing General Plan and Community Plan land use and zoning designations in the box provided.

The project proposed is consistent with the General Plan which identifies the site for XXXX; additionally, the project is consistent with the XXX Community Plan which designates the site for XXXX. Lastly, the project is consistent with the requirements of the XXXX zone.

Additionally, outline how the project is meeting the intent of the General Plan, community plan, and zone designation. (New Issue)

- 11 3. Strategy 1 Energy & Water Efficient Buildings, No. 1, Cool/Green Roofs: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, The project shall install consistent with CAP Consistency Checklist requirements. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 12 4. Strategy 1 Energy & Water Efficient Buildings, No. 2, Plumbing Fixtures and Fittings: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, The project shall install consistent with CAP Consistency Checklist requirements. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 13 5. Strategy 3 & Bicycling, Walking, Transit & Land Use, No. 3, Electric Vehicle Charging: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, A single-family residential project is proposed, therefore this strategy is not applicable. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 14 6. Strategy 3 & Bicycling, Walking, Transit & Land Use, No. 4, Bicycle Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, A residential project is proposed, therefore this strategy is not applicable. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 15 7. Strategy 3 & Bicycling, Walking, Transit & Land Use, No. 5, Shower Facilities: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, A residential project is proposed, therefore this strategy is not applicable. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 16 8. Strategy 3 & Bicycling, Walking, Transit & Land Use, No. 6, Designated Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, A residential project is proposed, therefore this strategy is not applicable. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 17 9. Strategy 3 & Bicycling, Walking, Transit & Land Use, No. 7, Transportation Demand Management Program: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, A residential project is proposed, therefore this strategy is not applicable. If the text cannot fit within the response box, state Refer to attached response sheet. (New Issue)
- 18 10. Revise the attached response sheet accordingly. Please note that any question answered with a no could mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report. (New Issue)
- 19 11. Additional comments have been provided by LDR Planning and Transportation; refer to those individual reviewer's comments for further clarification. (New Issue)
- 20 12. Please note that any question answered with a no could mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report. (New Issue)
- 21 Until all issues have been resolved EAS cannot provide a sign-off on the CAP Consistency Checklist. (New Issue)

Health and Safety (Hazmat)

Issue
Cleared? Num Issue Text





L64A-003A

Issue
Cleared? Num Issue Text

- 22 Staff accessed Geotracker and Envirostor databases and reviewed the Cortese list. Based on the searches conducted, the project site does not contain any contaminated sites on or adjacent to the site. Furthermore, the project site was not identified on the DTCS Cortese List. Therefore, as a result, the project would not create a significant hazard to the public or the environment. No impact would occur. (New Issue)

Historical Resources

Archaeology

Issue
Cleared? Num Issue Text

- 23 The project site is located on the City's Historical Resources Sensitivity Map. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential resources within the project site. According to the CHRIS search, no sites are mapped within the project site. (New Issue)
- 24 No additional archaeological evaluation is recommended based upon the project location, site photographs, scope of work, previously disturbed nature of the site and negative CHRIS search. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Built Environment

Issue
Cleared? Num Issue Text

- 25 The site and associated structures were reviewed for potential historical resources by Plan Historic staff. Based on the review conducted, the property / structures located at 420 Bonair Street is not individually designated resource and are not located within a designated historic district. Furthermore, the properties do not meet designation criteria as a significant resource under any adopted Historical Resources Board Criteria. EAS has no further comments on this issue. (New Issue)

Tribal Cultural Resources

Issue
Cleared? Num Issue Text

- 26 This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (New Issue)

Hydrology/Drainage

Issue
Cleared? Num Issue Text

- 27 EAS defers to LDR Engineering Review on hydrology and/or drainage issues. At this time Engineering review staff is requesting a drainage study, please see LDR Engineering comments for more information. Please provide a copy of those studies to EAS with the next submittal. Staff will coordinate with LDR Engineering Review to assess potential impacts and determine what if any mitigation is necessary. (New Issue)

Water Quality

Issue
Cleared? Num Issue Text

- 28 EAS defers to Engineering Review on water quality issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)

Paleontological Resources

Issue
Cleared? Num Issue Text

- 29 According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Old Paralic Deposits, which is assigned a high sensitivity rating for paleontological resources. (New Issue)
- 30 Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating, and if greater than 2,000 cubic yards and ten feet deep for formation with a moderate sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Morgan Dresser at (619) 446-5404. Project Nbr: 668517 / Cycle: 2





L64A-003A

Issue

Cleared? Num Issue Text

- 31 At this time, it is unclear how much ground disturbance would occur with project implementation. Upon next submittal, please provide the total amount of grading and/or ground disturbance (import/export, amount of fill, and depth of cut from existing grade including all soil disturbance etc.) in a grading table proposed for the project on the project plans. (New Issue)

Environmental Determination

Issue

Cleared? Num Issue Text

- 32 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)
- 33 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 additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 07/31/2020	Deemed Complete on 07/31/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 07/31/2020	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 08/06/2020	
	Started: 08/27/2020	
Hours of Review: 4.00	Review Due: 08/28/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/27/2020	COMPLETED ON TIME
	Closed: 09/10/2020	

- . The review due date was changed to 09/02/2020 from 09/02/2020 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 16 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 Development Permit Plans.

(New Issue)

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.

(New Issue)

3 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)

4 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

(New Issue)

5 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)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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"/>	7	Add the source, date and MSL datum of the required topography.
		(New Issue)
<input type="checkbox"/>	8	Please show the Water and Sewer Mains in their correct locations, 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.
		(New Issue)
<input type="checkbox"/>	9	Please submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for the encroaching fence, landscape and pavers public right of way. If no EMRAs exist, this project will be conditioned to obtain the required EMRA.
		(New Issue)
<input type="checkbox"/>	10	Please add the top and bottom elevations of the fence that is encroaching in the right of way. Additional comments may follow.
		(New Issue)
<input type="checkbox"/>	11	Please call out replacement of damaged/unaligned pavers in the public right of way.
		(New Issue)
<input type="checkbox"/>	12	Please call out replacement of damaged/unaligned sidewalk panels per current city standards in the public right of way.
		(New Issue)
<input type="checkbox"/>	13	Per SDMC 1513.0403 (a)(1): "Where off-street parking access is perpendicular to an alley or street, it shall be a minimum of 21 feet measured from the opposite edge of the right-of-way. This 21-foot distance may be reduced one foot for each 6-inch increase in parking space width but shall not be less than 18 feet." Please demonstrate on the Site Plan and first floor the required 21' backup distance from the garage to the alley or show and call out the required increase in parking width to reduce the backup distance per the SDMC.
		(New Issue)
<input type="checkbox"/>	14	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	15	Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.
		(New Issue)
<input type="checkbox"/>	16	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

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 07/31/2020	Deemed Complete on 07/31/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 07/31/2020	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 08/10/2020	
	Started: 08/10/2020	
Hours of Review: 1.00	Review Due: 08/28/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/10/2020	COMPLETED ON TIME
	Closed: 09/10/2020	

- . The review due date was changed to 09/02/2020 from 09/02/2020 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 Kane, President of the La Jolla 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 https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 07/31/2020	Deemed Complete on 07/31/2020
Reviewing Discipline: Plan-Historic	Cycle Distributed: 07/31/2020	
Reviewer: Tierney, Gemma (619) 236-5993 Gtierney@sandiego.gov	Assigned: 08/05/2020	
	Started: 08/20/2020	
Hours of Review: 1.00	Review Due: 08/28/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/20/2020	COMPLETED ON TIME
	Closed: 09/10/2020	

- . The review due date was changed to 09/02/2020 from 09/02/2020 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.

08.20.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)
<input checked="" type="checkbox"/>	2	The property located at 420 Bonair St, APN 351-350-17-00, 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"/>	3	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	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"/>	6	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"/>	7	(...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"/>	8	Staff has reviewed the photos, Assessor's Building Record, 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"/>	9	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)

For questions regarding the 'Plan-Historic' review, please call Gemma Tierney at (619) 236-5993. Project Nbr: 668517 / 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	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)
<input checked="" type="checkbox"/>	11	Owners and Contractors: Please see the new COVID 19 requirements for all constructions sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations. https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf (New Issue)





Submittal Requirements

9/11/20 12:26 pm

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

L64A-001

Project Information

Project Nbr: 668517 **Title:** Digit - Bonair Companion Unit
Project Mgr: Vo, Denise (619)446-5212 Vod@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline)

Opened: 09/10/2020 1:02 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	5	Site Development Plans	5
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4

