

September 30, 2020

Alicia Dimola
6170 Inspiration Way
La Jolla, CA 92037

Subject: Teel Residence Assessment Letter; Project No. 669815;
La Jolla Community Planning Area

Dear Ms. Dimola:

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 conversion of 263 square-feet of habitable space, with the addition of 104 square-feet, into a 367 square-foot companion unit located above an existing garage. The 0.072-acre site contains 2 detached residences on a single lot at 414 and 416 Nautilus Street. The site is in the RM-1-1 zone in 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:

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. The required findings are provided below:

A Coastal Development Permit may be approved or conditionally approved only if the decision maker makes the following findings:

(a) 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

(b) The proposed coastal development will not adversely affect environmentally sensitive lands

(c) 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.

(d) 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

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 Tony Krisafi, Chairperson of the La Jolla Community Planning Group at (858) 869-2831 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have

already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (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/opensds/>.

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

Page 5
Alicia Dimola
September 30, 2020

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Tony Krisafi, La Jolla Community Planning Group



L64A-003A

Project Information

Project Nbr: 669815 **Title:** Digital - Teel Residence CDP
Project Mgr: Vo, Denise (619) 446-5212 Vod@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 08/07/2020 Deemed Complete on 08/07/2020
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 08/07/2020
Reviewer: Mancia, Marlene **Assigned:** 08/10/2020
(619) 446-5174 **Started:** 08/19/2020
MMancia@sandiego.gov **Review Due:** 09/04/2020
Hours of Review: 7.00 **Completed:** 09/03/2020 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 09/30/2020

- . The review due date was changed to 09/10/2020 from 09/10/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 15 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 91 reviews, 56.0% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

1st review 8/19

Cleared?	Issue Num	Issue Text
----------	-----------	------------

- | | | |
|--------------------------|---|--|
| <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 project 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 type="checkbox"/> | 2 | The subject premise is located at 414/416 Nautilus St (APN 351-270-16-00). It is within RM-1-1, N-APP-2, TPA, Coastal Height Limit, Parking Impact, Res Tandem, TAOZ, and the La Jolla Community Plan. (New Issue) |
| <input type="checkbox"/> | 3 | Proposed project summary: is a CDP for the conversion of a 263 sq ft habitable space with the addition of 104 sq ft above an existing garage into a 367 sq ft companion unit with a rooftop deck. The project also includes the expansion of an existing laundry room, and the demolition and replacement of an existing patio cover. (New Issue) |

Land Use Plan Analysis

Cleared?	Issue Num	Issue Text
----------	-----------	------------

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 4 | La Jolla Community Plan Analysis: The current proposal is consistent with the La Jolla Community Plan as it promotes good design and visual harmony when transitioning between new and existing structure, the second story companion slopes back, and this proposal is in general conformance of the bulk and scale of adjacent properties. Though, providing more detailed information regarding elements such as specific colors and material brands would help ensure the avoidance of extreme and intrusive changes. (New Issue) |
| <input type="checkbox"/> | 5 | The proposed project conforms to the density allowance by the LSCP which allows for multiple dwelling units. However, more information/ clarification is needed to confirm the FAR limitations will be observed. (New Issue) |
| <input type="checkbox"/> | 6 | The LJCP&LCP does not designate this site as having visual access or is identified as a public access point. (New Issue) |
| <input type="checkbox"/> | 7 | La Jolla Community Planning Group: It is recommended that after the notice of application and first assessment letter has been distributed, that the proposal be presented to the La Jolla Community Planning Group. Please contact Tony Crisafi, President at (858) 869-2831. (New Issue) |

Issues

Cleared?	Issue Num	Issue Text
----------	-----------	------------

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 8 | Update scope of work to include all proposed work such as demolition and replacement of patio cover, the expansion of existing laundry, and new NFPA window (clarify if this is part of the proposed work). (New Issue) |
| <input type="checkbox"/> | 9 | Provide a FAR table to identify all square footage that is to be included in the allowable FAR for this property. The companion unit square footage per section 141.0302(a)(3) gross floor area of the companion unit shall be included in the floor area ratio for the premises. See section 113.0234 to determine how to calculate gross floor area and what should be included in this calculation. |

Currently the table provided includes all structure which exceeds the allowable FAR. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Per the newest companion unit regulations companion units in Multi Family zones must maintain a 4' rear and side setback. Per section 141.0302(a)(5) a non-habitable accessory structure that is converted to a companion unit may maintain the existing setbacks. As the 104 sq ft addition reduces the existing setback for the proposed 2nd floor companion unit please consider redesigning the companion unit to observe the 4' rear yard setback requirement. (New Issue)
<input type="checkbox"/>	11	Provide elevation and floor plan for the proposed laundry room expansion. (New Issue)
<input type="checkbox"/>	12	Indicate the handrail heights on elevation sheets, A-5.1, A-5.2, and A-6.1. (New Issue)
<input type="checkbox"/>	13	Provide height of new gate. Additionally, an open fence shall have at least 35 percent of the vertical surface area of each 6-foot section open to light except within the Coastal Overlay Zone, where an open fence shall have at least 75 percent of its vertical surface area open to light (section 142.0310(c)(2)(C)). (New Issue)
<input type="checkbox"/>	14	Submit a Notice of Termination of Habitable Accessory Structure Agreement for the conversion of habitable space to a companion unit. https://www.sandiego.gov/sites/default/files/legacy/developmentservices/pdf/industry/forms/ds205.pdf . (New Issue)
<input type="checkbox"/>	15	Additional comments may follow. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/07/2020	Deemed Complete on 08/07/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 08/07/2020	
Reviewer: Szymanski, Jeffrey (619) 446-5324 jszymanski@sandiego.gov	Assigned: 08/10/2020	
	Started: 09/10/2020	
Hours of Review: 1.00	Review Due: 09/10/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/10/2020	COMPLETED ON TIME
	Closed: 09/30/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 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.

EAS Review 9/10/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required for GHG and Tribal Cultural Resources. . Until the above issues have been addressed, the CEQA determination can not be made and the environmental processing time line will be held in abeyance and the project will be placed in Extended Initial Study. (New Issue)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	EAS has reviewed the CAP checklist and can provide the following comments. Please note that a box that is marked with a "No" indicates that the project is not consistent with the City's Climate Action Plan and a significant CEQA impact would occur. All text boxes must contain a written response to how your project will be consistent with the CAP. (New Issue)

Tribal Cultural Resources AB 5

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will sent to local California Tribes once the CEQA determination is made. (New Issue)

Historical Resources, Archaeol

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	The project is located within the City's Historical Sensitivity map. However, an archaeological data base search was conducted and no archaeological sites are located within the project's boundaries. Based upon the negative data base search, limited scope of work and previously disturbed nature of the property impacts to historical resources are not anticipated and mitigation is not required. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	The project site contains existing development within an urbanized area. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The project would be required to comply with both federal and state MBTA regulations. EAS has no further comments on this issue. (New Issue)

Summary

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

For questions regarding the 'LDR-Environmental' review, please call Jeffrey Szymanski at (619) 446-5324. Project Nbr: 669815 / 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"/>	6	Until the requested information has been provided, EAS 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. All issues from other reviewers must also be addressed before the determination is made. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 08/07/2020	Deemed Complete on 08/07/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 08/07/2020	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 08/13/2020	
	Started: 08/27/2020	
Hours of Review: 5.00	Review Due: 09/04/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/01/2020	COMPLETED ON TIME
	Closed: 09/30/2020	

- . The review due date was changed to 09/10/2020 from 09/10/2020 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 22 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>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.
		(New Issue)
<input type="checkbox"/>	2	The proposed first floor plan shows 2 parallel parking spaces in the existing garage, which is not consistent with the site photos. Please revise all plans accordingly.
		(New Issue)
<input type="checkbox"/>	3	The Site Plan shows an existing patio, planter and fence fronting Nautilus Street, which is not consistent with the site photos. Please show all current existing and proposed improvements and submit recent photos for the site on the next review cycle.
		(New Issue)
<input type="checkbox"/>	4	Please add/revise legend on all plans to include all symbols and hatching.
		(New Issue)
<input type="checkbox"/>	5	Please provide an existing Site Plan or a topographic map showing all existing improvements on site and adjacent to site on the next review cycle.
		(New Issue)
<input type="checkbox"/>	6	Add the source, date and MSL datum of the required topography.
		(New Issue)
<input type="checkbox"/>	7	Add a Bench Mark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum.
		(New Issue)
<input type="checkbox"/>	8	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." (Continued)
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 669815 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Please revise the garage design in all plans to have the 21' backup distance from garage door to the right of way limits of the alley (not extending within the property on the other side of 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"/>	10	Please revise the garage and parking spaces dimensions to comply with SDMC Diagram 142-05K. (New Issue)
<input type="checkbox"/>	11	Please call out reconstruction on damaged/unaligned sidewalk panels per current city standards on Nautilus Street. (New Issue)
<input type="checkbox"/>	12	Please submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for the encroaching pavers in the alley's right of way. If no EMRAs exist, this project will be conditioned to obtain the required EMRA. (New Issue)
<input type="checkbox"/>	13	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)
<input type="checkbox"/>	14	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"/>	15	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)
<input type="checkbox"/>	16	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"/>	17	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"/>	18	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)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	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"/>	20	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	21	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"/>	22	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: 08/07/2020	Deemed Complete on 08/07/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 08/07/2020	
Reviewer: Vo, Denise	Assigned: 09/14/2020	
(619) 446-5212	Started: 09/15/2020	
Vod@sandiego.gov	Review Due: 09/04/2020	
Hours of Review: 0.90	Completed: 09/15/2020	COMPLETED LATE
Next Review Method: Conditions	Closed: 09/30/2020	

- . The review due date was changed to 09/10/2020 from 09/10/2020 per agreement with customer.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . 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.

LA JOLLA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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. (New Issue)
<input checked="" type="checkbox"/>	2	If you have not already done so, please contact Tony Krisafi, Chairperson of the La Jolla Community Planning Group at (858) 869-2831 or by email at info@lajollacpa.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Denise Vo. (New Issue)
<input checked="" 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: 08/07/2020	Deemed Complete on 08/07/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 08/07/2020	
Reviewer: Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	Assigned: 08/10/2020	
	Started: 09/14/2020	
Hours of Review: 2.00	Review Due: 09/04/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/22/2020	COMPLETED LATE
	Closed: 09/30/2020	

- . The review due date was changed to 09/10/2020 from 09/10/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 194 reviews, 87.1% were on-time, and 61.1% were on projects at less than < 3 complete submittals.

1st Review; Cycle 2:

Informational Issues:

<input type="checkbox"/>	<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) [Recommended]
<input checked="" type="checkbox"/>	2	The Owner/Permittee shall design and construct all proposed water and sewer facilities within the public ROW and/or public easement in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.
		(New Issue)
<input checked="" type="checkbox"/>	3	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). Unless specifically authorized by the City's Cross-Connection Control Section (Anthony Diaz - ADDiaz@sandiego.gov or 858-614-5752), BFPDs shall be located above ground on private property, in line with the service, and immediately adjacent to the public right-of-way.
		(New Issue)
<input checked="" type="checkbox"/>	4	If it is determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service perpendicular to the main in a location acceptable to the Public Utilities Director. To help ensure acceptability, the location should be at least 30" from any prior water service line connection, 5 feet from any driveway or tree, and 10 feet from any active sewer lateral.
		(New Issue)
<input checked="" type="checkbox"/>	5	All proposed private water and sewer facilities located within a single lot must be designed to meet the requirements of the current California Uniform Plumbing Code as adopted by the City of San Diego and will be reviewed as part of a separate Building Permit or Plumbing Permit plan check.
		(New Issue)
<input checked="" type="checkbox"/>	6	All separately titled dwelling units which share private water or sewer mains are required to have their titles encumbered by CC&Rs which have been written to ensure that the operation and maintenance of those private mains (and all associated appurtenances) will be provided for in perpetuity.
		(New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	<p>The water and sewer capacity charges (if any) are determined after evaluating the project's Water Meter Data Card which is reviewed by PUD during the ministerial plan check process as opposed to the discretionary plan check process.</p> <p>More information regarding water and sewer capacity fees can be obtained by contacting City staff in the Information and Application Services Division (619-446-5000).</p> <p>The following link provides a project fee schedule:</p> <p>https://www.sandiego.gov/sites/default/files/legacy/water/pdf/2014/watersewerfees1406.pdf.</p> <p>(New Issue) [Recommended]</p>
<input checked="" type="checkbox"/>	8	<p>Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Jay Purdy via email at jpurdy@sandiego.gov.</p> <p>(New Issue) [Recommended]</p>

Action Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	<p>On the Site Plan, please locate, label, and provide the width for all (public and private) water and sewer easements (existing or proposed) which lie on or are contiguous to the property associated with this development review.</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>If there are no public or private water, sewer, or general utility easements on the property associated with this development, please so state on the Site Plan.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>On the Site Plan, please locate all existing water services and label as:</p> <p>EXISTING WATER SERVICE TO BE KILLED AT THE MAIN or EXISTING WATER SERVICE TO BE RETAINED; and,</p> <p>Please locate all existing sewer services and label as:</p> <p>EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE or EXISTING SEWER LATERAL TO BE RETAINED.</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>On the Site Plan, please locate and label all existing and proposed water and sewer service laterals, all associated appurtenances (meters, backflow preventers, cleanouts), and show all points of connection to the public mains.</p> <p>(New Issue)</p>
<input type="checkbox"/>	13	<p>On the Site Plan, please locate and label the existing or proposed Private Backflow Prevention Device (BFPD) for all domestic and irrigation water services. If the domestic water service is exempt from this requirement and will not have a BFPD, please add the following note:</p> <p>THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.</p> <p>(New Issue)</p>





Submittal Requirements

9/30/20 9:54 am

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 669815 **Title:** Digital - Teel Residence CDP
Project Mgr: Vo, Denise (619)446-5212 Vod@sandiego.gov



Review Cycle Information

Review Cycle: 4 Submitted (Multi-Discipline)

Opened: 09/30/2020 9:43 am

Submitted:

Due:

Closed:

Required Documents:

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

