

April 6, 2020

Diane Byers
2031 Marquette Road
Chula Vista, CA 91913

Via email: dianes_t8000@yahoo.com

Subject: Crespo St CDP Amendment Assessment Letter; Project No. 645117;
La Jolla Community Plan area.

Dear Diane Byers:

The Development Services Department has completed the initial review of the project referenced above and described as a Coastal Development permit to amend CDP 284175, and to construct a new detached 893 square-foot companion unit located at 1644 Crespo Dr. The 0.20-acre site is in the RS-1-5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and 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 Two, Coastal Development Permit. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for

that development. Therefore, the project as proposed would require a Process Two, Staff decision with appeal rights to the Planning Commission.

In order to recommend approval of your project, certain findings must be substantiated in the record. Consider each finding as a question and provide the responses to each by answering each question specifically.

§126.0708 Findings for Coastal Development Permit Approval

(a) Finding for all Coastal Development Permits

(1) The proposed *coastal development* will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a *Local Coastal Program land use plan*; and the proposed *coastal development* will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the *Local Coastal Program land use plan*;

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

(3) The proposed *coastal development* is in conformity with the certified *Local Coastal Program land use plan* and complies with all regulations of the certified Implementation Program; and

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

II. SIGNIFICANT PROJECT ISSUES: As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review the City staff comments and respond accordingly.

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$5,000.00 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Coastal Development Permit application is \$5,000.00, <https://www.sandiego.gov/sites/default/files/dsdib503.pdf>. To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times.

For your convenience, deposits can be made anytime online through Open DSD, <http://www.sandiego.gov/development-services/opendsd/>, and by entering your project number in the "Project ID" field, <http://opendsd.sandiego.gov/web/approvals/>. Also, any invoices can be

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

- 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, July 6, 2020. 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:** If you decide to continue processing, project re-submittals are done on a walk-in basis. There have been procedural changes for resubmittals due to COVID-19. Please check-in on the first floor of the Development Service Center (1222 First Avenue) and read the signage which'll contain instructions on how to resubmit. **Project re-submittals directly to the Development Project Manager will not be accepted.** 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:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Tony Crisafi, President of the La Jolla Community Planning Association at (858) 869-2831 or email info@lajollacpa.org, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

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) 446-5086 or via e-mail at Bhafertepe@sandiego.gov.

Sincerely,



Ben Hafertepe
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
President, La Jolla Community Planning Association
Reviewing Staff
Marlon Pangilinan, Senior Planner, Planning Department



L64A-003A

Project Information

Project Nbr: 645117 **Title:** Crespo St CDP Amendment
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: Plan-Historic	Cycle Distributed: 01/15/2020	
Reviewer: Haggerty, Emma (619) 236-7173 EHaggerty@sandiego.gov	Assigned: 01/24/2020	
	Started: 02/18/2020	
Hours of Review: 0.00	Review Due: 02/13/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/18/2020	COMPLETED LATE
	Closed: 04/06/2020	

- . The review due date was changed to 02/19/2020 from 02/13/2020 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 363 reviews, 88.4% were on-time, and 94.1% were on projects at less than < 3 complete submittals.

2.18.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site located at 1644 Crespo Dr is a designated historic resource and is listed as HRB Site #615. As a designated historic resource all work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards, or a Site Development Permit Process 4 will be required pursuant to SDMC 143.0210(e)(2). (Info Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	2	The U.S. Secretary of the Interior's Standards can be viewed at the following website: http://www.nps.gov/tps/standards/rehabilitation.htm https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf (For Reference Only, No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	The project application proposes the following scope of work: [LA JOLLA (Process 2) Coastal Development permit to amend CDP 284175, to construct a new detached 893 square-foot companion unit, located at 1644 Crespo Dr. The 0.20-acre site is in the RS-1-5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and Council District 1. (Info Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	The project as presented appears to be generally consistent with the U.S. Secretary of the Interior's Standards and is therefore exempt from the requirement to obtain a Site Development Permit in accordance with SDMC Section 143.0220. (New Issue)
<input checked="" type="checkbox"/>	5	Upon submittal of the ministerial permit, staff will require additional information be clarified on the plans such as the proposed exterior cladding's material, the exterior finish, and the material/size/operation/glazing of the windows. (New Issue)
<input checked="" type="checkbox"/>	6	Any and all revisions to the project scope, no matter how minor, will require review and approval by Plan-Historic staff prior to those changes being carried out. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: LDR-Geology	Cycle Distributed: 01/15/2020	
Reviewer: Thomas, Patrick (619) 446-5296 pathomas@sandiego.gov	Assigned: 01/16/2020	
	Started: 02/10/2020	
Hours of Review: 4.00	Review Due: 02/13/2020	
Next Review Method: Conditions	Completed: 02/14/2020	COMPLETED LATE
	Closed: 04/06/2020	

- . The review due date was changed to 02/19/2020 from 02/19/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 78 reviews, 44.9% were on-time, and 74.6% were on projects at less than < 3 complete submittals.

645117-2 (2/14/2020)

Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site is located within geologic hazard zone 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 53 is characterized by level or sloping terrain with unfavorable geologic structure, low to moderate risk. (New Issue)

References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Geotechnical Engineering Report, Proposed New ADU, 1644 Crespo Drive, La Jolla, California 92037, prepared by Foundation Engineering Consultants, Inc., dated November 29, 2019 (their project no. 1196). Preliminary Grading Plan, 1646 Crespo Drive, La Jolla, California 92037, prepared by Christensen Engineering & Surveying, dated December 9, 2019. (New Issue)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The referenced geotechnical documents have been reviewed. Based on that review, the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review. (New Issue)

Proposed Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	GEOLOGY REQUIREMENTS: The Owner/Permittee shall submit an update geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 01/15/2020	
Reviewer: Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	Assigned: 01/16/2020	
	Started: 02/03/2020	
Hours of Review: 2.00	Review Due: 02/13/2020	
Next Review Method: Conditions	Completed: 02/11/2020	COMPLETED ON TIME
	Closed: 04/06/2020	

- . The review due date was changed to 02/19/2020 from 02/19/2020 per agreement with customer.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 184 reviews, 90.8% were on-time, and 73.2% were on projects at less than < 3 complete submittals.

1st Review: Cycle 2:

Informational Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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, 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"/>	2	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 in a location acceptable to the Public Utilities Director. To 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"/>	3	No private improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's operation, access, maintenance, repair, or replacement of its public water and sewer utilities may be installed, constructed, or stored within the limits of either the public ROW or a public water, sewer, or general utility easement without a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA). (New Issue)
<input checked="" type="checkbox"/>	4	Water and sewer capacity charges will be due at the time of Building Construction Permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). The following link provides a fee schedule: https://www.sandiego.gov/sites/default/files/legacy/water/pdf/2014/watersewerfees1406.pdf . (New Issue)

Draft Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD) or include the following note on the site plan: 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. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 645117 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Prior to any Building Construction Permit being issued, any existing sewer lateral to be reused within the public ROW must be inspected by a California licensed plumbing contractor to verify (via a signed statement on company letterhead) all the following: The lateral has an appropriate cleanout, it is in good condition, it is free of roots and debris, and it is properly connected to a public sewer main. If the lateral is not suitable for reuse, it must be cleared and/or repaired and re-inspected or abandoned/removed and replaced in a manner satisfactory to the City. (New Issue)
<input type="checkbox"/>	7	Prior to any Building Construction Permit being issued, any private improvements within the public ROW (including but not limited to: landscaping, enhanced paving, private non-irrigation utilities, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has a City approved County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement to be placed in that specific location. (New Issue)
<input type="checkbox"/>	8	No trees or shrubs exceeding three feet in height at maturity shall be installed or remain within ten feet of any public sewer facilities or within five feet of any public water facilities. (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: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 01/15/2020	
Reviewer: Lizzi, Philip (619) 446-5159 plizzi@sandiego.gov	Assigned: 01/16/2020	
	Started: 02/13/2020	
Hours of Review: 2.00	Review Due: 02/13/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/13/2020	COMPLETED ON TIME
	Closed: 04/06/2020	

- . The review due date was changed to 02/19/2020 from 02/19/2020 per agreement with customer.
- . 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.
- . Last month LDR-Planning Review performed 80 reviews, 57.5% were on-time, and 52.6% were on projects at less than < 3 complete submittals.

📁 Planning Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project is a Coastal Development Permit (CDP) to amend CDP (Project Tracking System No) 284175, to construct a new detached 893 square-foot companion unit, located at 1644 Crespo Drive. The 0.20-acre site is in the RS-1-5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and Council District 1. (New Issue)
<input checked="" type="checkbox"/>	2	The project is a companion unit in the Transit Overlay Zone which doesn't require a parking space. In addition the project has a street tree. The companion unit is a single story in the setback which is allowed. The Floor Area Ratio is within the allowable square footage for the site. Planning has no issues and can support the project as proposed. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 01/15/2020	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 01/23/2020	
	Started: 01/23/2020	
Hours of Review: 3.00	Review Due: 02/19/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/14/2020	COMPLETED ON TIME
	Closed: 04/06/2020	

- . 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 8 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 85 reviews, 65.9% were on-time, and 48.8% were on projects at less than < 3 complete submittals.

February 2020

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Coastal Development permit to amend CDP 284175, to construct a new detached 893 square-foot companion unit, located at 1644 Crespo Dr. The 0.20-acre site is in the RS-1-5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and Council District 1. (New Issue)

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The project site currently contains existing development within an urbanized area. The site is not mapped as having sensitive habitat. The site is surrounded by existing single family residences on all sides with no native habitat occurring on or adjacent to the site. A review of site photos shows that landscaping on the site to be ornamental in nature. The project does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required. (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	EAS defers to LDR-Geology on determinations of geologic hazards. Per LDR-Geology the project's geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project. No further comment is necessary. (New Issue)

Hydrology/Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	EAS defers to LDR-Engineering. (New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Planning Review staff. (New Issue)

Cultural Resources (Archaeology)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 645117 / Cycle: 2





L64A-003A

Issue

Cleared? Num Issue Text

7 Based upon the limited scope of work monitoring will not be necessary. (New Issue)

Cultural Resources (Paleontolo

Issue

Cleared? Num Issue Text

8 Based upon the limited scope of work monitoring will not be necessary. (New Issue)

Cultural Resources (Built Envi

Issue

Cleared? Num Issue Text

9 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. (New Issue)

10 EAS defers to Plan-Historic on determinations of Cultural Resources (Built Environment). (New Issue)

Tribal Cultural Resources (AB

Issue

Cleared? Num Issue Text

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

CAP Checklist

Issue

Cleared? Num Issue Text

12 On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. (New Issue)

13 EAS has reviewed and accepted the Climate Action Plan (CAP) Consistency Checklist; based on the evaluation, the project will be consistent with the applicable CAP strategies and actions outlined in Step 2 of the CAP Consistency Checklist. To ensure project compliance of the strategies the CAP Consistency Checklist will be made part of Exhibit A and a condition of approval. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Summary

Issue

Cleared? Num Issue Text

14 As mentioned above the CEQA determination cannot be made until all issues have been addressed. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue)

15 Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 01/15/2020	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 01/17/2020	
	Started: 02/11/2020	
Hours of Review: 7.00	Review Due: 02/13/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/12/2020	COMPLETED ON TIME
	Closed: 04/06/2020	

- . The review due date was changed to 02/19/2020 from 02/19/2020 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 25 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 79 reviews, 75.9% were on-time, and 45.8% 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	FYI: The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.
		(New Issue)
<input type="checkbox"/>	3	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"/>	4	FYI: This project has been identified as being within an area of special biological significance (ASBS) watershed according to the state regional water quality control board (RWQCB). (Continued)
		(New Issue)
<input type="checkbox"/>	5	Please add a note on the plans that states: "This project is located within an area of special biological significance (ASBS) watershed. The Owner/Permittee is responsible for complying with all ASBS requirements accordingly".
		(New Issue)
<input type="checkbox"/>	6	Please revise the Storm Water Requirements Applicability Checklist (DS-560 Form), Page 2, Part B to mark item No. 1: ASBS.
		(New Issue)
<input type="checkbox"/>	7	Please revise the address and legal description on the cover sheet T1.1.
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 645117 / Cycle: 2





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Please provide a title report on the next review cycle.
		(New Issue)
<input type="checkbox"/>	9	Please provide a to scale map showing the nearest bus stops with distances from the project's site and add a note to clarify that project is within the Transit Area Overlay Zone.
		(New Issue)
<input type="checkbox"/>	10	Add the source, date and MSL datum of the required topography.
		(New Issue)
<input type="checkbox"/>	11	Please update the Earthwork Quantities/Grading Data Table on the cover sheet T1.1 and Grading Plan sheet C-2 to provide accurate values of depths/heights of cut and fill outside AND under the building footprint **If the quantity is ZERO, add that value to the required Data Table.
		(New Issue)
<input type="checkbox"/>	12	Please clarify with notes on all provided sections and elevations if the areas under the building are hollow or to be filled.
		(New Issue)
<input type="checkbox"/>	13	Also, on the provided cross sections, show the existing & proposed grades. If existing grade will not be modified, please add a note to the cross sections clarifying that existing grade is to remain the same and will not be modified.
		(New Issue)
<input type="checkbox"/>	14	Please revise the Grading Plan Sheet C-2 to remove the proposed stairs from the Kearsarge Road right of way to be consistent with the rest of the plans.
		(New Issue)
<input type="checkbox"/>	15	Please revise the Site Plan Sheet A0.0 to identify all existing improvements/hardscape to be removed to match with the Grading Plan.
		(New Issue)
<input type="checkbox"/>	16	Also, please show the proposed curb outlet and swale on the Site Plan.
		(New Issue)
<input type="checkbox"/>	17	On the Grading Plan and Site Plan, please show the non-standard paving and two access gates on the plans.
		(New Issue)
<input type="checkbox"/>	18	Submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for the encroaching stairs and retaining wall in the Kearsarge Road Right of Way and for the non-standard driveway, pavement and access gates swinging open into the Crespo Drive public right of way. If no EMRAs exist, this project will be conditioned to obtain the required EMRA.
		(New Issue)
<input type="checkbox"/>	19	Please revise the label number for the proposed water service on the Grading Plan to be #13 instead of 12.
		(New Issue)
<input type="checkbox"/>	20	Please remove the proposed curb outlet on Kearsarge Road to propose a headwall and riprap at the end of proposed pipe and please note that project will be conditioned to obtain an EMRA for the proposed headwall and riprap.
		(New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Please revise the drainage study according to the previous comment.
		(New Issue)
<input type="checkbox"/>	22	Please revise the impervious areas in the drainage study to be consistent with the impervious areas on sheet T1.1.
		(New Issue)
<input type="checkbox"/>	23	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	24	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"/>	25	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
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1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/13/2020	Deemed Complete on 01/15/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 01/15/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 01/28/2020	
	Started: 02/10/2020	
Hours of Review: 0.50	Review Due: 02/13/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/10/2020	COMPLETED ON TIME
	Closed: 04/06/2020	

- . The review due date was changed to 02/19/2020 from 02/19/2020 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 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 56 reviews, 33.9% were on-time, and 57.1% were on projects at less than < 3 complete submittals.

LJCPA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Tony Crisafi, President for the La Jolla Community Planning Association (LJCPA) at 858.456.7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (New Issue)
<input type="checkbox"/>	2	Prior to scheduling any City notice of decision or public hearing for this application, please provide a copy of the community group's final recommendation, including vote count and any recommended conditions. (New Issue)





Submittal Requirements

4/6/20 5:34 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: 645117 **Title:** Crespo St CDP Amendment
Project Mgr: Hafertepe, Benjamin (619)446-5086

Bhafertepe@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline)

Opened: 04/06/2020 5:24 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	4	Site Development Plans	4
Encroachment Maintenance & Removal Agreement	2	Agreement - Encroachment 1 (recorded)	2
Title Report	2	Title Report	2
Drainage/Hydrology Study	3	Drainage Study	3
Development Plans	4	Development Approval - Prior	4
Storm Water Quality Management Plan	2	Storm Water Quality Management Plan	2
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3

