

November 9, 2020

Via email: [tsanshey@islandarch.com](mailto:tsanshey@islandarch.com)

Tony Sanshey Jr.  
Island Architects  
7626 Herschel Avenue  
La Jolla, CA 92037

Subject: Avenida Cresta Residence CDP Assessment Letter; Project No. 667263;  
Internal Order No. 24008633; La Jolla Community Plan Area

Dear Mr. Sanshey:

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

Coastal Development Permit to allow for the demolition of two existing single-family residences and construction of a new two-story 9,181 square-foot single-family residence with a two-car garage, pool/spa, basement, and site walls and improvements. The 0.46-acre site is located at 6375 Avenida Cresta and 6360 Via Maria and is within the RS-1-7 Zone and the Coastal (Non-Appealable) Overlay 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. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project. If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report.

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

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with you. Please notify me if you change your Point of Contact for the project.

**I. REQUIRED APPROVALS/FINDINGS:** The proposed project requires a Process 2 Coastal Development Permit (CDP). The decision to approve, conditionally approve, or deny the project will be made by the Development Services Department, and the decision is appealable to the Planning Commission. To recommend approval of your project, certain findings must be substantiated in the record. Findings for CDP approval include the following:

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

**PUD- Water & Sewer**— Third request. There is a callout for an existing sewer cleanout on Winamar Ave with sewer lateral connection to a sewer main. Please label the sewer lateral 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. However, our records, show approximately \$1,928 billed to date. No additional deposit is needed at this time. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Please contact me should you have any questions.

**V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on

key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 28 days to complete.

Municipal Code Section 126.0115 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

**VI. RESUBMITTALS/NEXT STEPS: COVID-19 Update** - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>. Please be prepared to provide the following:

- A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.
- B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.
- C. Deposit Account: Our most recent records show that there is a balance of \$7,724 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis.

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

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

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

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

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

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

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

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

If your project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA), a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in

the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

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

- VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from the locally recognized community planning group. If you have not already done so, please contact Diane Keaton, President of the La Jolla Community Planning Association (CPA) at (858) 459-9490 or by email at [info@lajollacpa.org](mailto:info@lajollacpa.org) to schedule your project for a recommendation from the CPA. If you have already obtained a recommendation, please indicate how your project incorporates any input suggested by the CPA.

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](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or the reviewer. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

- IX. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations 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/opensd/>.

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Tony Sanshey Jr.  
September 16, 2020

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

Sincerely,



Denise Vo  
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File  
Dian Keaton, Chair, La Jolla Community Planning Association



L64A-003A

**Project Information**

**Project Nbr:** 667263      **Title:** Ave Cresta Res CDP  
**Project Mgr:** Vo, Denise      (619) 446-5212      Vod@sandiego.gov



**Review Information**

**Cycle Type:** 8 Submitted (Multi-Discipline)      **Submitted:** 10/01/2020      Deemed Complete on 10/01/2020  
**Reviewing Discipline:** LDR-Engineering Review      **Cycle Distributed:** 10/01/2020  
**Reviewer:** Huynh, Khanh      **Assigned:** 10/05/2020  
(619) 446-5299      **Started:** 10/22/2020  
KHuynh@sandiego.gov      **Review Due:** 10/22/2020  
**Hours of Review:** 2.00      **Completed:** 10/26/2020      **COMPLETED LATE**  
**Next Review Method:** Submitted (Multi-Discipline)      **Closed:** 11/08/2020

- . The review due date was changed to 10/29/2020 from 10/29/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th 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 11 outstanding review issues with LDR-Engineering Review (12 of which are new issues).

**1st Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 10 feet. Currently, Via Maria Right-of-Way is only 7 feet. Revise the Site Plan and Grading Plan to show and call out the applicant shall dedicate and improve an additional 3.0 feet adjacent to the site on Via Maria, satisfactory to the City Engineer. Revise the hardscape design so no proposed private improvements are in the required dedication area. (From Cycle 3)
<input checked="" type="checkbox"/>	3	Revise the Site Plan or add a Conceptual Grading Plan. Add surface drainage flow patterns for entire site. (From Cycle 3)
<input checked="" type="checkbox"/>	4	Please revise the site plan and grading plan, to call out to reconstruct the existing curb, with standard curb and gutter along the property frontage on Avenida Cresta, Winamar Avenue, and Via Maria. (From Cycle 3)
<input checked="" type="checkbox"/>	6	Please note, the project is located within PIOZ-COASTAL-IMPACT zone. Therefore, the maximum driveway's width shall be 12 feet wide maximum. Please revise the plans accordingly. (From Cycle 3)
<input checked="" type="checkbox"/>	7	Project proposed development on an existing utility easements. Is it public or private easement? Please note, no permanent structure shall be allowed in the public easement area. Please revise the plans accordingly. (From Cycle 3)

**2nd Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	Portion of the comment # 1 has been addressed. Please call out the curb to property dimension for Via Maria. (From Cycle 4)
<input checked="" type="checkbox"/>	14	(Issue #2) Per the City Engineer, LDR-Engineering will accept the IOD instead of the dedication. The dedication will be required prior occupancy. Please revise the Site Plan and Grading Plan to call out the required 3 foot IOD on Via Maria. (From Cycle 4)
<input checked="" type="checkbox"/>	15	The issue #4 still need to be address. Please revise the site plan and grading plan, to call out to reconstruct the existing curb, with standard curb and gutter along the property frontage on Winamar Avenue. (From Cycle 4)
<input checked="" type="checkbox"/>	16	Please revise the Site Plan to all out the driveway's width (on Via Maria). Also, please address the issue #6. (From Cycle 4)
<input checked="" type="checkbox"/>	17	Please revise the Grading & Drainage Plan to show the driveway's symbol on Via Maria. (From Cycle 4)
<input checked="" type="checkbox"/>	18	Per the City Engineer's new direction, please revise the Site Plan and Grading Plan to call out the removal of the existing curb ramps and construct with two new directional standard curb ramps (each corner) at the southwest corner of Via Maria and Winamar Avenue, and the southeast corner of Avenida Avenue and Winamar Avenue. (From Cycle 4)
<input checked="" type="checkbox"/>	19	It is understood that the applicant has submitted the easement vacation. The issue #7 will be cleared once LDR-Engineering receives the plan. (From Cycle 4)
<input checked="" type="checkbox"/>	20	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. (From Cycle 4)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 667263 / Cycle: 8





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" 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 call Khanh Huynh at 619 446-5299. (From Cycle 4)

**3rd Review**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	Please address all the outstanding issues from previous review cycles. (New Issue)

**4th Review**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Please remove the proposed parkings on the plans. (note # 26, on sheet C-1). (New Issue)
<input type="checkbox"/>	32	Please revise the Site Plan and Preliminary Grading Plans, to call out the replacement of damaged sidewalk, with standard sidewalk, adjacent to the site on Winamar Avenue, and Via Maria. (New Issue)
<input type="checkbox"/>	33	The City Engineer waived the issues # 14 & 18. (New Issue)
<input type="checkbox"/>	34	Please revise sheet C-1, On Via Maria Street, please remove the call out for the notes # 27 & 28 for the new driveway and replace with note # 20. (It's a new driveway, not reconstruction of the existing driveway.) (New Issue)

**Conditions**

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the curb outlet, decorative pavement, landscape, and irrigations located within the City's right-of-way, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	26	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveway, on Via Maria, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	27	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway with City standard driveway, on Avenida Cresta, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	28	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of a new 12-foot wide City standard driveway, on Via Maria, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	29	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the existing curb, with standard curb and gutter, along the property frontage on Avenida Cresta, Winamar Avenue, and Via Maria, satisfactory to the City Engineer.  (New Issue)
<input type="checkbox"/>	30	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged sidewalk, with standard sidewalk, along the property frontage on Winamar Avenue, and Via Maria, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	31	Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.  (New Issue)





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Review Information

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 10/01/2020	Deemed Complete on 10/01/2020
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 10/01/2020	
<b>Reviewer:</b> Valera, Pedro (619) 446-5382 PValera@sandiego.gov	<b>Assigned:</b> 10/02/2020	
	<b>Started:</b> 10/21/2020	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 10/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/21/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/08/2020	

- . The review due date was changed to 10/29/2020 from 10/29/2020 per agreement with customer.
- . We request a 4th complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Transportation Dev (5 of which are new issues).

1st Review - 07/21/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Via Maria: Via Maria is a residential local street. The project should dedicate right-of-way and provide pavement, curb, gutter, and sidewalk improvements along the Via Maria frontage for a minimum parkway width of 10 ft with non-contiguous sidewalk and offsite transition. (From Cycle 3)

2nd Review - 09/15/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Via Maria: Per previous Issue 2 and LDR-Engineering Review Issues 2 and 14, City Engineer and LDR-Engineering will accept a 3 ft IOD. The dedication will be required prior to occupancy. Please show and call out the required 3 ft IOD along Via Maria frontage on the plans. (From Cycle 4)
<input checked="" type="checkbox"/>	9	Avenida Cresta Driveway: Sheets A1.1, A2.0 and A2.1 show proposed Avenida Cresta driveway widening across the sidewalk. Please revise to maintain 12 ft width to curb line, across the sidewalk. Also, please revise Sheet A1.1 to show visibility areas for this driveway along the 12 ft driveway width. (From Cycle 4)
<input checked="" type="checkbox"/>	10	On-street Parking: Sheet A1.1 shows 3 on-street parking spaces with dimensions of 9 ft x 19 ft. Please revise dimensions to 7 ft width for these spaces. (From Cycle 4)
<input checked="" type="checkbox"/>	11	CAP Consistency Checklist: Per previous Issue 6, for Page 7, Item 3, please revise description to state that the project is a single-family use and not required to provide a parking space with electric vehicle supply equipment. (From Cycle 4)

3rd Review - 10/21/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	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"/>	13	Via Maria: Regarding previous Issues 2 and 8, LDR-Engineering has waived dedication/IOD requirement along Via Maria frontage. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	All on-site parking stalls and driveway aisles shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC. (New Issue)
<input type="checkbox"/>	15	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Avenida Cresta, Winamar Avenue and Via Maria, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy. (New Issue)
<input type="checkbox"/>	16	Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of two (2) 12-foot driveways, one each along Avenida Cresta and Via Maria, satisfactory to the City Engineer. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 667263 / Cycle: 8





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Review Information

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 10/01/2020	Deemed Complete on 10/01/2020
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 10/01/2020	
<b>Reviewer:</b> Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	<b>Assigned:</b> 10/07/2020	
	<b>Started:</b> 10/23/2020	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 10/22/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/27/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 11/08/2020	

- . The review due date was changed to 10/29/2020 from 10/29/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th 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 3 outstanding review issues with PUD-Water & Sewer Dev (1 of which are new issues).

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	On the Grading Plan, please locate and label the full width of all public ROW's as well as all public and private water, sewer, and general utility easements which lie on or adjacent to the property under review. Unused and un-needed public water, sewer, or general utility easements are required to be vacated concurrently with the document currently under review. If there are no public water, sewer, or general utility easements on the property under review, please state so on the plan. (From Cycle 3)
<input type="checkbox"/>	10	Please indicate all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets). (From Cycle 3)

2nd Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	On Sheet C-1, show and label the full width of ROW for Winamar Ave. (From Cycle 4)
<input type="checkbox"/>	15	There is a callout for an existing sewer cleanout on Winamar Ave with sewer lateral connection to a sewer main. Label the sewer lateral according to previous Comment No. 11. (From Cycle 4)
<input checked="" type="checkbox"/>	16	Please show and call out a minimum of 3ft separation distance between proposed water service on Via Maria and the flare of new driveway. (From Cycle 4)
<input checked="" type="checkbox"/>	17	Sheet A1.1, Site Note No. 1 conflicts with Sheet C-1. Please address. (From Cycle 4)

3rd Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Following up on Comment No. 15, revise the callout to indicate for the sewer lateral to be abandoned and plugged at the P.L. (New Issue)





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**Review Information**

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 10/01/2020	Deemed Complete on 10/01/2020
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 10/01/2020	
<b>Reviewer:</b> Ocampo, Saturnino (619) 446-5310 Socampo@sandiego.gov	<b>Assigned:</b> 10/05/2020	
	<b>Started:</b> 10/21/2020	
<b>Hours of Review:</b> 8.00	<b>Review Due:</b> 10/29/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/23/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/08/2020	

- . 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-Map Check on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with LDR-Map Check (all of which are new).

**1st Rev CDP**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The preparation of a Plan showing property lines, easements and fixed works embraced within the practice of Civil Engineering per the California Business and Professions Code, Section 6731 shall be sealed, signed and dated by a person authorized to practice Land Surveying per the California Business and Professions Code Section 8700 et. seq. (New Issue)
<input type="checkbox"/>	2	Please see redlines on Vicinity map issues. (New Issue)
<input type="checkbox"/>	3	Please add a Basis of Bearings (BoB) Statement on sheet 1. If possible, use the underlying map for the basis of bearings. The link below (page 32 et seq) is the City's Mapping & Land Title Document Preparation Manual that discusses the requirements for basis of bearings and the various standard statements for BoB.  <a href="https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf">https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf</a> (New Issue)
<input type="checkbox"/>	4	If the Basis of Bearings for this plan set is to be based on California Coordinate System of 1983 (CCS '83) coordinates, it is required to publish the convergence angle, combined scale factor and elevation (NGVD 29 datum) at least at one representative point pursuant to California Public Resources Code §8801-§8819. (New Issue)
<input type="checkbox"/>	5	THE BASIS OF BEARINGS FOR THIS PLAN SET IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH (xxxxxx) AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON (date) AND WERE ESTABLISHED FROM G.P.S. STATION (name) AND G.P.S. STATION (name) PER (record document). THE BEARING FROM G.P.S. STATION (name) TO G.P.S. STATION (name) IS (bearing). (New Issue)
<input type="checkbox"/>	6	QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.  THE COMBINED GRID FACTOR AT G.P.S. STATION (name) IS #.#####. (7 places) GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION (name) IS ####.## (MSL or NGVD29 datum). (New Issue)
<input type="checkbox"/>	7	Please revise/verify the legal description on the CDP exhibit. See redlines. (New Issue)
<input type="checkbox"/>	8	Please revise/verify the addresses shown on general notes of he CDP exhibit. See redlines. (New Issue)
<input type="checkbox"/>	9	Please revise the NAD 27 and CCS 83 coordinates.  NAD 27: 240-1683 CCS 83: 1881-6243  See redlines. (New Issue)
<input type="checkbox"/>	10	Please clarify: Are you proposing a Lots Consolidation Parcel Map as part of this project? Project description amd general notes show 2 existing lots, proposed lots =1.  See redlines. (New Issue)

**1st Rev EV**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	The review of the general utility easement vacation Legal Description and Exhibit "B" are preliminary. Please resubmitt for the General Utility Esement vacation after the CDP is approved and recorded. (New Issue)
<input type="checkbox"/>	12	Provide a revised legal description that is signed and sealed that addresses the issues raised by map check. (New Issue)

For questions regarding the 'LDR-Map Check' review, please call Saturnino Ocampo at (619) 446-5310. Project Nbr: 667263 / Cycle: 8





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Please include all linetypes and symbols used in the preparation of the Exhibit "B". See redlines. (New Issue)
<input type="checkbox"/>	14	Please revise the vicinity map to clearly show the location of the project. See redlines. (New Issue)
<input type="checkbox"/>	15	Please include bar scale in the exhibit "B" for microfilm and reduction purposes. See redlines. (New Issue)
<input type="checkbox"/>	16	All streets and alleys depicted on the drawing need to document how each right of way was dedicated or created. If a right of way was dedicated in portions, depict and label the portions of the dedicated right of way. Recording information must be shown for all dedications, e.g. "A" STREET DEDICATED PER MAP NO. XXXX or "A" STREET DEDICATED PER DOC. NO. XXXX, RECORDED (date). (New Issue)
<input type="checkbox"/>	17	Provide an updated Preliminary Title Report that is not older than three months at time of submittal. (New Issue)
<input type="checkbox"/>	18	Please add the following to the title block:  I.O. No. = 24008633 PTS No. = 667263 CCS83 = 1880-6244 L.C. = 240-1683 Dwg. No. = -PG#-B e.g. 45000-1-B (the drawing No. will be assigned after CDP is approved & recorded) (after proper submittal of general utility easement vacation is submitted) (New Issue)
<input type="checkbox"/>	19	Typical on B-sheet Drawing: Minimum Text height 1/8" for recording and microfilming purposes. (New Issue)
<input type="checkbox"/>	20	See additional comments on redlined check print. Please return check print with next submittal. (New Issue)
<input type="checkbox"/>	21	Info. Only: 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)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 8 Submitted (Multi-Discipline)	<b>Submitted:</b> 10/01/2020	Deemed Complete on 10/01/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 10/01/2020	
<b>Reviewer:</b> Vo, Denise (619) 446-5212 Vod@sandiego.gov	<b>Assigned:</b> 10/27/2020	
	<b>Started:</b> 10/27/2020	
<b>Hours of Review:</b> 0.40	<b>Review Due:</b> 10/22/2020	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 10/27/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 11/08/2020	

- . The review due date was changed to 10/29/2020 from 10/29/2020 per agreement with customer.
- . We request a 4th complete submittal for Community Planning Group on this project as: Conditions.
- . The reviewer has requested more documents be submitted.

## LA JOLLA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	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"/>	6	If you have not already done so, please contact Dianne 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 which includes the vote count to Denise Vo. (New Issue)
<input checked="" type="checkbox"/>	7	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <a href="https://www.sandiego.gov/development-services">https://www.sandiego.gov/development-services</a> ), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at <a href="https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf">https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf</a> (New Issue)

