



L64A-003A

**Project Information**

**Project Nbr:** 669736      **Title:** Digit - 220-240 Coast Blvd CDP  
**Project Mgr:** Del Valle, Xavier      (619) 557-7941      XDelValle@sandiego.gov



**Review Information**

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Aceves, Grecia (619) 446-5455 Gaceves@sandiego.gov	<b>Assigned:</b> 09/14/2020	
	<b>Started:</b> 10/15/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 10/09/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/19/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 10/29/2020	

- . The review due date was changed to 10/16/2020 from 10/16/2020 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 26 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 83 reviews, 71.1% were on-time, and 43.3% were on projects at less than < 3 complete submittals.

**General Info.**

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

**Project Scope**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |   |
|--------------------------|---|---|
| <input type="checkbox"/> | 2 | The proposed scope of work includes an exterior remodel to include replacement windows, extended decks, and fencing to an existing 3-story residential condominium building. No additional square footage or change in use is proposed in this scope of work. The 0.76-acre site is located at 220-240 Coast Blvd in the La Jolla Planned District Zone 5, Coastal (appealable), First Public Roadway, Parking Impact (Coastal/Beach), and in the La Jolla Community Plan area. (New Issue)   |
| <input type="checkbox"/> | 3 | The proposed project is located in Zone 5 of the La Jolla Planned District, in the Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Overlay Zone (Appealable to the Coastal Commission), Parking Impact (Coastal and Beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and Transit Area Overlay Zone (TAOZ), Transit Priority Area (TPA), Potential Sensitive Vegetation (PSV), Sensitive Coastal Overlay Zone (SCOZ-CB) and within the 1st First Public Roadway of the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP). (New Issue) |

**Permits/Actions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |   |
|--------------------------|---|---|
| <input type="checkbox"/> | 4 | The proposed project will require the following development permits / discretionary actions:<br><br>The project requires a Coastal Development Permit (Process 3) for development within the Appealable Area of the Coastal Overlay Zone. (New Issue)                                   |
| <input type="checkbox"/> | 5 | Please address how the proposed project is meeting each of the discretionary permit findings on a separate sheet of paper §126.0708. Please do not restate the finding, explain how the project is meeting each individual finding. Please refer to CDP Findings §126.0708. (New Issue) |

**La Jolla Community Plan**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 6 | The La Jolla Community Plan (LJCP) designates the site as Medium Density Residential (15-30 DU/AC), which conforms with the General Plan LJCP (Page .75). The site's base zone of LJPD-5 permits a maximum 29 dwelling units per acre. The site is 0.76-acre site with no additional unit proposals to the existing 3-story residential condominium building on the premise. (New Issue) |
|--------------------------|---|--|

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 669736 / Cycle: 2





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

- 7 Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. (Page. 70) (New Issue)
- 8 The City should ensure that residential projects along the coastal bluff maintain yards and setbacks as established by the underlying zone and other applicable regulations in the Land Development Code in order to form view corridors and to prevent a walled-off appearance (Page 70.)

Please clarify the scope of work if any type of excavation will occur on the property and maintain the coastal bluff setbacks established by the zone.  
(cont.) (New Issue)

- 9 Please include a response how the projects development complies with the goals, policies and objectives of the community plan and local coastal program. (New Issue)

**La Jolla Community Planning As**

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

- 10 After the notice of application and first assessment letter has been distributed. The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Tony Crisafi, President at (858) 869-2831 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations. (New Issue)

**1st Review 10/16/2020**

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

- 11 CDP Findings  
The project proposes exterior modifications/additions to the existing 3-story structure located within the 1st Public Roadway, Coastal Overlay and abuts the Coastal Bluff on the premise. Staff would not be able to make the CDP finding in accordance to §126.0708(3) due to the additional encroachments of the exterior balconies and decks. The structure is a previously conforming and is increasing the degree of non-conformity as stated per 127.0106(c).  
(New Issue)
- 12 "For structures located on a premises that contains or abuts a coastal beach or a coastal bluff edge, new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, in accordance with Section 126.0707, provided that all such new additions or improvements themselves do not increase the degree of non-conformity and comply with all of the following: (1)-(7). " (New Issue)
- 13 Data Sheet/Info  
Please detail in the scope of work that no work is proposed on the ground level that will disturb any portion of the existing sensitive coastal bluff and beach on the premise. The plans include work to propose a new guardrail and fence on the ground level. Depending on the description of work on the ground level, geology may be required to review the project.  
(New Issue)
- 14 If any work is proposed on the ground that will impact the coastal bluff on the premise, and the project cannot be exempted from environmental sensitive lands per 143.0110, a site development permit would be required. (New Issue)
- 15 LJPDO  
Any change in building facade materials or colors shall conform to the provisions of the La Jolla Planned District §159.0308 & §159.0309.

(b) Not more than 40 percent of any exterior building elevation above the first story shall consist of glass or any other material that resembles glass.

Please provide a description summary of the materials being used for the exterior remodel to conform to the PDO §159.0308 & §159.0309. (New Issue)

- 16 Setbacks  
§159.0307 (b)(3)(B) requires the interior side yard as 7' when the building reaches 20' or higher. Please make corrections to the interior side yard as shown on the development summary and plans.  
(New Issue)
- 17 The project proposes new bay windows on buildings 240 and 220 Coast Blvd within the exterior side yards on level 1, level 2 and level 3. Where not otherwise specified in the La Jolla Planned District, the provisions of the Land Development Code may apply. The project would need to comply to Chapter 13 (Zones) development requirements with the addition of the new bay windows encroachments within the interior side yard per §131.0461 Architectural Projections and Encroachments in Residential Zones (3). (New Issue)
- 18 Sheet 012- 220 +240 Level 1  
The bay window is exceeding the maximum width per 131.0461(3)(C) and shall not be more than 8 feet in width. Please dimension the bay windows on Unit A1 and D1 to conform to the encroachment allowance.  
(New Issue)
- 19 Please provide the floor plans for building 220 + 240 Level 2 and 3 as shown on Sheet A001. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 669736 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |    |   |
|--------------------------|----|---|
| <input type="checkbox"/> | 20 | Elevations/Sections<br>Please make corrections to the sections shown on the floor plans and elevations. The sheets refer to Section 1 A-131 Sheet, but the section is not included in the sheet as referenced.<br>(New Issue) |
|--------------------------|----|---|

### Demolition

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |    |  |
|--------------------------|----|--|
| <input type="checkbox"/> | 21 | Demolition<br>Please provide a demo matrix to show any demolition whenever any structural element of a wall is modified, moved, altered, enclosed, or removed that portion of the wall can be considered demolished and is required to be included in coastal demolition calculations. The structure is a previously conforming structure and will lose its integrity if more than 50% of demolition occurs.<br>(New Issue)  |
| <input type="checkbox"/> | 22 | A demolition sheet requires a fully dimensioned sheet for each floor that shows all walls, windows, and doors changed, exterior walls enclosed by new construction, areas where top/bottom plates and studs have been removed, changed and/or modified. Include a wall matrix listing all walls in linear feet and percentages of walls removed and retained (New Issue)   |
| <input type="checkbox"/> | 23 | When a window opening is increased horizontally (thru demolition of at least one of the two king studs & trim) to accommodate a modification of that opening, then the entire existing width of the opening to remain, plus any additional linear feet of wall demolished to modify the opening, is counted toward demolition. Any portion of the existing opening which will be framed in may be counted as remaining. When a window opening is increased vertically (through demolition of the header or sill), but not horizontally, then no linear feet of demolition is counted (unless the top plate is impacted). (New Issue) |
| <input type="checkbox"/> | 24 | Please correct any instances where openings were enlarged and/or shifted and not accurately included in demolition. (New Issue)  |
| <input type="checkbox"/> | 25 | Please add construction notes at windows and doors identifying whether these elements are existing to remain; to be filled in; to be framed in with smaller opening; to be enlarged; to be shifted; to be replaced with new window/door of the same size; etc, and how these openings will be modified (removal of header, sill, king stud, or any combination thereof). (New Issue)   |

### CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |    |  |
|--------------------------|----|--|
| <input type="checkbox"/> | 26 | The CAP checklist is incomplete. Please include include a written response to the question in each text box of the checklist wherever applied. |
|--------------------------|----|--|

Please include a brief description of the project proposed. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	<b>Assigned:</b> 09/15/2020	
	<b>Started:</b> 10/13/2020	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 10/14/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/13/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/29/2020	

- . The review due date was changed to 10/16/2020 from 10/16/2020 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-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 89 reviews, 79.8% were on-time, and 39.0% were on projects at less than < 3 complete submittals.

EAS Review 10/14/2020

<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 Climate Change GHG, Historical Resources (archaeology) and Water Quality. Until all 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)

Engineering/ Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Hydrology is defined as the science dealing with the properties, distribution, and circulation of surface water, ground water and atmospheric water. Please see comments from Engineering staff as revisions and additional information is needed before the issue can be cleared. (New Issue)

Climate Change CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The CAP checklist is incomplete. Each text box should include a written response to the question. (New Issue)

Historical Resources Archaeolo

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The project is located in a very sensitive area for archaeological resources. Please verify the amount of excavation and depth of cut that would be required by this project. (New Issue)

AB 52 Tribal Cultural Resource

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	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)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The CEQA determination can not be made until all issues have been addressed including those from the other reviewing disciplines. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Vera, Karen (619) 541-4348 Kvera@sandiego.gov	<b>Assigned:</b> 09/21/2020	
	<b>Started:</b> 10/07/2020	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 10/09/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/08/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/29/2020	

- . The review due date was changed to 10/16/2020 from 10/16/2020 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 18 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 75 reviews, 81.3% were on-time, and 43.5% were on projects at less than < 3 complete submittals.

1st Review - 10/08/2020

<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 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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.  (New Issue)
<input type="checkbox"/>	3	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.  (New Issue)
<input type="checkbox"/>	4	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: <a href="https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf">https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf</a>  (New Issue)
<input type="checkbox"/>	5	Revise the Site/Grading Plan. Show and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs.  (New Issue)
<input type="checkbox"/>	6	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.  (New Issue)
<input type="checkbox"/>	7	Revise the Site Plan or add a Conceptual Grading Plan. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.  (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan. 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)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 669736 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	SDMC section 143.0143(d) states: All drainage from the improvements on the premises shall be directed into a newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. (i.e. curb outlet)  (New Issue)
<input type="checkbox"/>	10	On the Site Plan and Grading Plan, call out to reconstruct the existing curb with current City Standard curb and gutter, adjacent to the site on Coast Blvd.  (New Issue)
<input type="checkbox"/>	11	Visibility area triangles: Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.  (New Issue)
<input type="checkbox"/>	12	EMRA - If site has an existing EMRA please submit for review. If there is no existing EMRA, please note one will be required for all private improvements in the public right-of-way.  (New Issue)
<input type="checkbox"/>	13	Please clarify if applicant will be proposing any hardscape improvements or if scope of work will only be exterior building renovations (windows/balconies). If applicant is proposing any other work, please show and call out on site plan.  (New Issue)
<input type="checkbox"/>	14	Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.  (New Issue)
<input type="checkbox"/>	15	Revise the Site/Grading Plan. Add a note that states: 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)
<input type="checkbox"/>	16	Development Permit Conditions will be determined on the next submittal when all requested information is provided.  (New Issue)
<input type="checkbox"/>	17	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"/>	18	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 Karen Vera at 619 446-5331.  (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Daly, Tim (619) 446-5356 TPDaly@sandiego.gov	<b>Assigned:</b> 10/03/2020	
	<b>Started:</b> 10/03/2020	
<b>Hours of Review:</b> 0.30	<b>Review Due:</b> 10/09/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/17/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 10/29/2020	

- . The review due date was changed to 10/16/2020 from 10/16/2020 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 58 reviews, 36.2% were on-time, and 36.2% were on projects at less than < 3 complete submittals.

## La Jolla Community Planning As

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Diane Kane, Chair for the La Jolla Community Planning Association at (858) 459-9490 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 your application for City public hearing, please provide copy of planning group's final recommendation, including vote count and any draft conditions. (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> Coastal Commission	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Daly, Tim	<b>Assigned:</b> 10/03/2020	
(619) 446-5356	<b>Started:</b> 10/03/2020	
TPDaly@sandiego.gov	<b>Review Due:</b> 10/09/2020	
<b>Hours of Review:</b> 0.20	<b>Completed:</b> 10/17/2020	<b>COMPLETED LATE</b>
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b> 10/29/2020	

- . The review due date was changed to 10/16/2020 from 10/16/2020 per agreement with customer.
- . We request a 2nd complete submittal for Coastal Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Coastal Commission performed 5 reviews, 20.0% were on-time, and 60.0% were on projects at less than < 3 complete submittals.

## Initial Review

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







L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/11/2020 Deemed Complete on 09/11/2020
Reviewing Discipline: Plan-Historic Cycle Distributed: 09/11/2020
Reviewer: Tierney, Gemma Assigned: 09/16/2020
(619) 236-5993 Started: 10/08/2020
Gtierney@sandiego.gov Review Due: 10/09/2020
Hours of Review: 1.00 Completed: 10/09/2020 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 10/29/2020

- The review due date was changed to 10/16/2020 from 10/16/2020 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 289 reviews, 86.2% were on-time, and 85.8% were on projects at less than < 3 complete submittals.

10.09.2020

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 9 rows of issue details regarding historical resource designations and review processes.

For questions regarding the 'Plan-Historic' review, please call Gemma Tierney at (619) 236-5993. Project Nbr: 669736 / Cycle: 2





# Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	

Owners and Contractors: Please see the new COVID 19 requirements for all constructions sites for everyone's safety.  
 Non-compliance can result in failed inspections or stop work orders for job locations.  
[https://www.sandiego.gov/sites/default/files/2020-04-24\\_covid-19\\_inspection\\_protocols.pdf](https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf) (New Issue)





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Valera, Pedro (619) 446-5382 PValera@sandiego.gov	<b>Assigned:</b> 09/14/2020	
	<b>Started:</b> 10/21/2020	
<b>Hours of Review:</b> 3.50	<b>Review Due:</b> 10/16/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/21/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 10/29/2020	

- . 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-Transportation Dev 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-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 46 reviews, 50.0% were on-time, and 30.8% were on projects at less than < 3 complete submittals.

### 1st Review - 10/21/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)
<input type="checkbox"/>	2	Scope: LA JOLLA (Process 3) Coastal Development Permit for the exterior remodel to include replacement windows, decks, and fencing to existing 36 condominium units. No additional floor area or change in use is proposed. The site is located at 220-240 Coast Blvd in the La Jolla Planned District Zone 5, Coastal (appealable), Parking Impact Overlay Zone (Coastal/Beach), First Public Roadway, Transit Area Overlay Zone and 2035 Transit Priority Area in the La Jolla Community Plan area. CD-1. (New Issue)
<input type="checkbox"/>	3	Scope: CAP Consistency Checklist Project Information states that the project is for 36 multi-family residential units. Floor Plan Sheets A101 to A103 and A202 to A204 show 37 units. Please reconcile the correct number of existing and proposed multi-family dwelling units and revise plans as necessary. (New Issue)
<input type="checkbox"/>	4	Governing Development Permit: Applicant has ordered discretionary permit 96-0234 from Records. When this permit is available for review, Transportation Development staff may have additional comments regarding parking and public improvements requirements. (New Issue)
<input type="checkbox"/>	5	Public Improvements: Please clarify if applicant will be proposing any public improvements or if scope of work will only be exterior building renovations. If applicant is proposing any other work, the plans should clearly show and dimension all existing and proposed public improvements with roadway cross sections of all fronting streets including centerline to property line distance, centerline to curb line distance, travel lane configuration and width and sidewalk location and width. (New Issue)
<input type="checkbox"/>	6	Driveway: Please provide dimensions for existing driveways along Coast Boulevard. (New Issue)
<input type="checkbox"/>	7	Existing Parking: Please revise Sheet A201 to show existing parking spaces in basement. (New Issue)
<input type="checkbox"/>	8	Parking: Sheet A105 Proposed Basement Floor Plan shows an opening at space P-5. Sheet A201 Proposed Basement Floor Plan shows an opening at space P-30. Doorways cannot open into parking spaces. Please clarify if these spaces will be removed. (New Issue)
<input type="checkbox"/>	9	CAP Checklist: Please revise CAP Consistency Checklist to provide description in text boxes for all Strategy 3 items. (New Issue)





# Cycle Issues

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/11/2020	Deemed Complete on 09/11/2020
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 09/11/2020	
<b>Reviewer:</b> Itkin, Irina (619) 446-5422 iitkin@sandiego.gov	<b>Assigned:</b> 09/14/2020	
	<b>Started:</b> 10/07/2020	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 10/09/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/08/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/29/2020	

- . The review due date was changed to 10/16/2020 from 10/16/2020 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 6 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 180 reviews, 87.8% were on-time, and 53.7% were on projects at less than < 3 complete submittals.

## Information items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be due at the time of building 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). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area.  (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.  (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	All onsite water and sewer facilities will be private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.  (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	If you have any questions regarding water and sewer comments, please call Associate Engineer Irina Itkin at (619) 446-5422, or send E-mail at IItkin@sandiego.gov (New Issue) [Recommended]

## 1st review, Cycle 2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	On sheet C.0 (A002) show and label all existing sewer and water utilities, include size, material and reference drawing. (New Issue)
<input type="checkbox"/>	8	Show all existing water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main. (New Issue)
<input type="checkbox"/>	9	If the existing water service need to be killed, show the proposed water services from the existing water main to the point of connection to the subject property. (New Issue)
<input type="checkbox"/>	10	Show the water meter and location of the backflow preventer. (New Issue)
<input type="checkbox"/>	11	Show all existing sewer laterals. Indicate that unused sewer laterals should be plug at property line (if applicable). (New Issue)
<input type="checkbox"/>	12	Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main. (New Issue)

