



**Development Services Department**

Project Submittal & Management Division

November 5, 2020

Via Email: [camarengo@m2a.io](mailto:camarengo@m2a.io)

Mr. Claude-Anthony Marengo  
Marengo Morton Architects  
7724 Girard Ave. 2<sup>nd</sup> Floor  
La Jolla, CA 92037

Subject: Tyrian Residence First Assessment Letter; Project No. 670265;  
Internal Order No. 24008675; La Jolla Community Plan

Dear Mr. Marengo:

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

LA JOLLA Coastal Development Permit for a proposed 760-square-foot companion unit with deck over an existing detached garage on a site with an existing single-story duplex located at 6657-6663 Tyrian St. The 0.12-acre site is in the RM-1-1 Zone, Coastal Height, Coastal (Non-Appealable Area 2), Transit Area, and Transit Priority Area Overlay Zones within the La Jolla Community Plan Area. Council District 1.

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

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

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized

Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

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

- I. **REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:
  - Coastal Development Permit(CDP)  
<https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division07.pdf>  
Staff decision, appealable to the Planning Commission
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. **Additional explanation is provided in the Cycle Issues Report.**
  - **LDR-Planning:** Confirm that proposed project meets street side yard setback.
  - **LDR-Engineering:** City standard sidewalk along Tyrian Street frontage and directional ramps at intersection will be required.
  - **LDR-Landscaping:** Eucalyptus street tree was removed from City owned right-of-way. Please provide evidence of a permit to remove the tree.
- III. **STUDIES/REPORTS REQUIRED:** None
- IV. **PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$7,610.00 remaining in your deposit account 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. Should you have questions about those charges, please feel free to contact me directly.
- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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

**VI. RESUBMITTALS/NEXT STEPS:** Please go to the Development Services Department website for the Latest News on Resubmittals <https://www.sandiego.gov/development-services>. Please be prepared to provide the following:

A. Plans: Submit electronically in Open DSD

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.

**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 Diane Kane, the chairperson of the La Jolla community Group at (858) 459-9490 or via email at [dkane002@san.rr.com](mailto:dkane002@san.rr.com) 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) 446-5117 or via e-mail at EGutierrez@sandiego.gov.

Sincerely,



Edith Gutierrez  
Development Project Manager

Enclosures: Cycle No. (2) Issues Report

cc: File  
Diane Kane, Chairperson of the La Jolla community Group  
Reviewing Staff (Assessment letter only)



# Cycle Issues

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

L64A-003A

## Project Information

**Project Nbr:** 670265      **Title:** Digital-Tyrian Residence CDP  
**Project Mgr:** Gutierrez, Edith      (619) 446-5117      egutierrez@sandiego.gov



## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> Fire-Plan Review	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Larson, Willard (619) 323-6108 WTLARSON@sandiego.gov	<b>Assigned:</b> 09/30/2020	
	<b>Started:</b> 10/01/2020	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 10/27/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/01/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/05/2020	

- . The review due date was changed to 11/04/2020 from 10/30/2020 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 Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 61 reviews, 88.5% were on-time, and 78.2% were on projects at less than < 3 complete submittals.

### Fire 1

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Fire has no issues or comments at this time. Please include fire review in future submittals for further review of this project. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> Plan-Historic	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Bacik, Megan (619) 655-6301 Mbacik@sandiego.gov	<b>Assigned:</b> 10/01/2020	
	<b>Started:</b> 10/27/2020	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 10/27/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/27/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/05/2020	

- . The review due date was changed to 11/04/2020 from 10/30/2020 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.
- . Your project still has 10 outstanding review issues with Plan-Historic (all of which are new).
- . Last month Plan-Historic performed 289 reviews, 86.2% were on-time, and 85.8% were on projects at less than < 3 complete submittals.

📁 10.27.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The property located at 6657 Tyrian St, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)
<input type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:  <a href="http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf">http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf</a> (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580:  <a href="http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf">http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf</a> (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	7	Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input type="checkbox"/>	8	6657 Tyrian Street was designed Dennstedt Building Company, but is not an exemplary example of their work. (New Issue)
<input type="checkbox"/>	9	The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)

For questions regarding the 'Plan-Historic' review, please call Megan Bacik at (619) 655-6301. Project Nbr: 670265 / 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"/>	10	

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)





# 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> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Gamelin, Clare (619) 446-5228 CGamelin@sandiego.gov	<b>Assigned:</b> 10/05/2020	
	<b>Started:</b> 10/22/2020	
<b>Hours of Review:</b> 10.00	<b>Review Due:</b> 10/27/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/26/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/05/2020	

- . The review due date was changed to 11/04/2020 from 10/30/2020 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 51 reviews, 68.6% were on-time, and 38.6% were on projects at less than < 3 complete submittals.

### 1st Review 10/22/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<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)
<input type="checkbox"/>	2	Street Trees: Removal of existing City owned trees must be justified. One Eucalyptus street tree was removed from City Owned right-of-way. Please provide evidence of a permit to remove this tree. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/29/2020 Deemed Complete on 09/29/2020
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 09/29/2020
Reviewer: Goossens, Kyle Assigned: 10/02/2020
(619) 446-5475 Started: 10/26/2020
Kgoossens@sandiego.gov Review Due: 10/27/2020
Hours of Review: 2.00 Completed: 10/27/2020 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 11/05/2020

- The review due date was changed to 11/04/2020 from 10/30/2020 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 12 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.

First Review

Project Information

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 4 rows of project information with checkboxes.

Permits

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 8 rows of permit information with checkboxes.

Community Plan

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 1 row of community plan information with a checkbox.

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 670265 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	The La Jolla Community Plan identifies the land use as Low-Medium Residential (9-15 du/ac). Proposed development of a companion unit does not count as density and does not increase or adversely effect the density of the area.
		-Information Only- (New Issue)
<input type="checkbox"/>	10	Recommendation 2b In order to regulate the scale of new development, apply development regulations to all residential properties in La Jolla that proportionally relate the building envelope to the existing lot dimensions. Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. Side yard setbacks should be incrementally increased for wider lots.
		Cont'd below (New Issue)
<input type="checkbox"/>	11	Project must comply with the street side yard setbacks. The proposed structure appears to encroach into the side yard setback in order to comply with this recommendation. See comments below for further clarification. (New Issue)
<input checked="" type="checkbox"/>	12	Recommendation 2e In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.
		Cont'd below (New Issue)
<input checked="" type="checkbox"/>	13	Companion units are permitted to encroach into the side and rear yard setback, up to the property line, in RM-1-1 zones. The proposed project does not propose a 0 side yard setback and also observes the angled building envelope plane. No further setback on the second floor is recommended or required.
		-Information Only- (New Issue)
<input type="checkbox"/>	14	Present this project to the La Jolla Community Planning Group. Provide comments, concerns, and/or recommendations upon resubmittal. (New Issue)

**Zoning**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Identify the Private Exterior Open space on the plans in conformance with SDMC 131.0455(a). In the RM-1-1 zone at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required yard areas, but shall be no closer than 9 feet to the front or rear property lines, and no closer than 4 feet to the side property lines. (New Issue)
<input type="checkbox"/>	16	Proposed structure appears to be encroaching into the street side yard setback. Identify what the encroachment is and how it conforms to the allowable encroachments in SDMC 131.0461. (New Issue)
<input type="checkbox"/>	17	Proposed structure appears to exceed the allowable 30 foot length encroachment into the setbacks. The structure cannot exceed 30 feet in the setbacks. (New Issue)
<input type="checkbox"/>	18	Gross floor area includes any at-grade space that is built with enclosed space above, when there is at least 7-foot 6-inches between grade and the finish-floor elevation above, and the enclosed space above projects at least 4 feet from the face of the structure and exceeds a height of 5 feet measured from the top of the wall or post supporting the space to the top of the roof above. Where the gradient along any edge of the at-grade space is greater than 25 percent, the unenclosed at-grade space shall not be counted as gross floor area. (New Issue)
<input type="checkbox"/>	19	Ensure that the unenclosed space is counted towards gross floor area. If it does not meet the criteria mentioned above, it must be demonstrated on the plans. (New Issue)

**CAP Checklist**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Provide a narrative as to how the proposed project is consistent with the land use in Step 1 of the CAP Checklist. (New Issue)

**Draft Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	A companion unit may not be sold or conveyed separately from the primary dwelling unit. (New Issue)
<input type="checkbox"/>	22	The companion unit shall not be used for a rental term of less than 30 consecutive days. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Szymanski, Jeffrey (619) 446-5324 jszymanski@sandiego.gov	<b>Assigned:</b> 10/01/2020	
	<b>Started:</b> 10/30/2020	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 10/30/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/30/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/05/2020	

- . 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 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 10/30/2020

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

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	EAS has reviewed the CAP checklist and can provide the following comments. All text boxes require a written response. Please note that a box that is marked with a "No" indicates that the project is not consistent with the City's Climate Action Plan and therefore a significant CEQA impact would occur. In addition, features identified in the checklist to conform with the City's CAP must also be shown within the project plans either through notes or drawings. (New Issue)

Historical Resources (Archaeol

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The project is located within the City's Historical Sensitivity map; however, an archaeological data base search was conducted and no archaeological sites are located within the project's boundaries. Based upon the negative data base search, limited scope of work and previously disturbed nature of the property impacts to historical resources are not anticipated and mitigation is not required. (New Issue)

Historical Resources (Built En

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Please see comments from Plan Historic Staff. They do not have enough information to determine if a historic resource exists on site. EAS can not make a determination until Plan Historic determines that the structures on site are not historic. (New Issue)

Visual Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Please see comments from LDR Planning. The project as proposed is not in conformance with local zoning. In accordance with the City's CEQA Significance Determination Thresholds significant Visual Quality/Neighborhood Character impacts may result from projects whose bulk, scale, materials, or style are incompatible with surrounding development, or would substantially alter the existing or planned character of the area. (New Issue)
<input type="checkbox"/>	6	Planning is requesting that the project conforms to zoning requirements. Conflicts with setback requirements could mean that the project is not consistent with surrounding development. If it is determined that he project does not integrate with surrounding development a significant visual quality may occur. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Jeffrey Szymanski at (619) 446-5324. Project Nbr: 670265 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	7	The project site contains existing development within an urbanized area. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The project would be required to comply with both federal and state MBTA regulations. EAS has no further comments on this issue. (New Issue)
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Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	8	Until the requested information has been provided, EAS is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. All issues including those from other reviewing disciplines will need to be addressed before an Environmental Determination is made. (New Issue)
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L64A-003A

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Vera, Karen (619) 541-4348 Kvera@sandiego.gov	<b>Assigned:</b> 10/06/2020	
	<b>Started:</b> 10/26/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 11/04/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/29/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/05/2020	

- . The review due date was changed to 11/04/2020 from 10/30/2020 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 20 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 - 10/26/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 1 The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.  
  
(New Issue)
- 2 The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the 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)
- 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)
- 4 A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:  
[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)  
  
(New Issue)
- 5 Revise the Site 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)
- 6 The revised Storm Water Standards are available online at:  
<https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>  
  
(New Issue)
- 7 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)
- 8 Revise the Site/Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.  
  
(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 670265 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Please show and call out how site drainage is conveyed to the public storm drain system.  (New Issue)
<input type="checkbox"/>	10	The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction.  (New Issue)
<input type="checkbox"/>	11	Please show and call out to propose city standard sidewalk along Tyrian Street frontage. Revise for next submittal.  (New Issue)
<input type="checkbox"/>	12	Please propose to construct directional ramps at intersection, show and call out per current City Standard. Please revise plans for next submittal.  (New Issue)
<input type="checkbox"/>	13	Revise Site/grading plans. Clearly show and call out all existing and proposed private improvements in the public ROW on all fronting streets.  (New Issue)
<input type="checkbox"/>	14	Regarding previous comment, LDR-Engineering does not support stairs and retaining walls in the public ROW. Please revise plans to remove for next submittal.  (New Issue)
<input type="checkbox"/>	15	Please clarify if project site has an existing EMRA. If so, please submit for review. If not, an EMRA will be required for all non-standard private improvements in the public right of way.  (New Issue)
<input type="checkbox"/>	16	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"/>	17	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"/>	18	Development Permit Conditions will be determined on the next submittal when all requested information is provided.  (New Issue)
<input type="checkbox"/>	19	Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.  (New Issue)
<input type="checkbox"/>	20	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> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Gutierrez, Edith (619) 446-5117 egutierrez@sandiego.gov	<b>Assigned:</b> 09/30/2020	
	<b>Started:</b> 10/22/2020	
<b>Hours of Review:</b> 0.60	<b>Review Due:</b> 10/27/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/22/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 11/05/2020	

- . The review due date was changed to 11/04/2020 from 10/30/2020 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 Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area, the officially recognized community group for the area that provides recommendations to the City. (New Issue)
<input type="checkbox"/>	2	Please contact Dianne Kane, Chairperson of the La Jolla Community Planning Group at (858) 459-9490 to schedule your project for a presentation before the group at their next available meeting. When you obtain a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting including the vote count. (New Issue)





# Cycle Issues

L64A-003A

## Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/29/2020	Deemed Complete on 09/29/2020
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 09/29/2020	
<b>Reviewer:</b> Itkin, Irina	<b>Assigned:</b> 09/30/2020	
(619) 446-5422	<b>Started:</b> 10/26/2020	
iitkin@sandiego.gov	<b>Review Due:</b> 10/27/2020	
<b>Hours of Review:</b> 3.00	<b>Completed:</b> 10/26/2020	<b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b> 11/05/2020	

- . The review due date was changed to 11/04/2020 from 10/30/2020 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 8 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.

## Informational 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	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"/>	8	On site plan, A-1-1, label the streets name adjacent to the proposed project. (New Issue)
<input type="checkbox"/>	9	On site plan, A-1-1, show and label all existing sewer and water utilities, include size, material and reference drawing. (New Issue)
<input type="checkbox"/>	10	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"/>	11	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"/>	12	Show the water meter and location of the backflow preventer. (New Issue)
<input type="checkbox"/>	13	Show all existing sewer laterals. Indicate that unused sewer laterals should be plug at property line (if applicable). (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 670265 / Cycle: 2





# Cycle Issues

THE CITY OF SAN DIEGO  
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main. (New Issue)

