



L64A-003B

Project Information

Project Nbr: 619886 **Title:** Villa K-L NDP/CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 16 Submitted (Multi-Discipline)	Submitted: 11/19/2020	Deemed Complete on 11/19/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/19/2020	
Reviewer: Orias, Angela (619) 446-5384 ARORias@sandiego.gov	Assigned: 11/20/2020	
Hours of Review: 3.00	Started: 12/16/2020	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/14/2020	
	Completed: 01/05/2021	
	Closed:	

. The reviewer has requested more documents be submitted.

First Review 1/9/19

Community Plan

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	Please contact the La Jolla Community Planning Association for a recommendation on your project. Provide LDR Planner with the results from this meeting. (From Cycle 7)

Second Review 3/29/19

Development

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	The rolling gate proposed off park row is not allowed to encroach into the public right of way. Please remove. (From Cycle 9)

Site Walls

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	Demonstrate compliance with maximum retaining wall heights outlined in SDMC 142.0340 (From Cycle 9)
<input checked="" type="checkbox"/>	26	The retaining wall within the required street side yard is over height. SDMC 142.0340(c) regulates retaining walls in required street side yards. SDMC 142.0340(c)(1) states, "two retaining walls with a maximum height of 3 feet each are permitted in the required street side yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall. See Diagram 142-03H." Demonstrate compliance. (From Cycle 9)
<input checked="" type="checkbox"/>	27	The retaining wall within the required rear yard setback is over height. SDMC 142.0340(d) regulates retaining walls in the required rear yard. SDMC 142.0340(d)(1) states, "Two retaining walls with a maximum height of 6 feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall. See Diagram 142-03H." Demonstrate compliance. (From Cycle 9)

Third Review 6/19/19

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	35	Pursuant to SDMC 142.0560(j)(10), all driveways shall lead to a legal off street parking area. Please demonstrate conformance. (From Cycle 11)
<input checked="" type="checkbox"/>	37	Section 3 on Sheet A 1.5, does not appear to be referenced on the site plan. Please clarify where Section 3 is being cut from. (From Cycle 11)
<input checked="" type="checkbox"/>	38	Issue comment #25 still applies. (From Cycle 11)
<input checked="" type="checkbox"/>	39	Issue comment #26 still applies. (From Cycle 11)
<input checked="" type="checkbox"/>	40	Walls located along the eastern property line between the project site and the neighboring property are over height. It appears that a 4'5" retaining wall is proposed with a 5'7" concrete wall with fence on top. Please provide a section that cuts through this portion of the wall to illustrate the bottom of the wall (footing), the top of the wall, the top of the fence, and the proposed grades on both properties. (From Cycle 11)
<input checked="" type="checkbox"/>	41	Pursuant to SDMC 142.0340(d)(1) and 142.0340(d)(2), a retaining wall up to 6 feet with an open fence not to exceed 3 feet, 6 inches in height on top of the retaining wall is allowed. Within the Coastal Overlay Zone, open fence means a fence designed to permit public views that has at least 75 percent of its surface area open to light. (From Cycle 11)
<input checked="" type="checkbox"/>	42	On Sheet A1.1 please demonstrate the bottom of wall elevations along the south property line. (From Cycle 11)

For questions regarding the 'LDR-Planning Review' review, please call Angela Orias at (619) 446-5384. Project Nbr: 619886 / Cycle: 16





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

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Issue

Cleared? Num Issue Text

43 Issue comment #27 still applies. (From Cycle 11)

Fourth Review 6/15/20

Walls/Fences

Issue

Cleared? Num Issue Text

- 44 Please contact the Planning Reviewer to schedule a meeting to discuss all fences and walls on the premises and conformance with the Fence Regulations, visibility triangles at the intersection of streets and driveways, etc. (From Cycle 14)
- 45 Planning staff defers approval of the vehicle gate within the Park Row right-of-way to Engineering staff. Planning staff will confer with Engineering staff on this issue. (From Cycle 14)

Parking

Issue

Cleared? Num Issue Text

- 46 Per Section 142.0560(J)(10), all driveways shall lead to a legal, off-street parking area or loading area on the same premises. Demonstrate that the proposed surface parking space parallel to Silverado Street conforms to said regulation and can be accessed safely and efficiently. (From Cycle 14)

Heights

Issue

Cleared? Num Issue Text

- 47 Identify height of BBQ and all attached above-grade elements (i.e. heights of any walls, countertops, etc). (From Cycle 14)
- 48 Provide above mean sea level (AMSL) elevations for the proposed bird wire on all 3 buildings. (From Cycle 14)
- 49 For all buildings, vertically dimension the maximum structure height between grade below and the proposed bird wire on all elevation drawings. (From Cycle 14)
- 50 Demonstrate that with the addition of the rooftop bird wire each building conforms to the angled building envelope plane per Section 131.0444. (From Cycle 14)
- 51 Demonstrate compliance with Overall Structure Height for the detached accessory building, per Section 113.0270(a)(2)(B), Diagram 113-02LL. (From Cycle 14)

Additional Information Needed

Issue

Cleared? Num Issue Text

- 52 Provide a basement floor plan for the site. Clearly identify the non-habitable area proposed for pool equipment / workshop. (From Cycle 14)
- 53 Provide the grand total GFA and FAR (total of all buildings on the premises) on FAR Sheet SP.1.5. (From Cycle 14)
- 54 Remove "existing structure" floor plans from FAR Sheet SP1.5. (From Cycle 14)
- 55 Provide an additional east-west Section through the proposed non-habitable space. (From Cycle 14)

Fifth Review 1/5/21

Issue

Cleared? Num Issue Text

- 56 Planning staff acknowledge acceptance of Engineering encroachment allowance using an EMRA for the driveway gate on Park Row. (New Issue)
- 57 Remove as-built drawing from Sheet A1.1 (New Issue)
- 58 Distinguish Proposed/Unpermitted Work from Existing/Permitted Work within the FAR Summary on Sheet SP1.5. (New Issue)
- 59 FAR Data (Sheet SP1.5) should have each FAR diagram labeled with its corresponding floor (i.e. Basement Level, First Level, etc.). (New Issue)
- 60 Sheet A1.0 should include "Basement Floor Plan" in the drawing and sheet title. (New Issue)





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Review Information

Cycle Type: 16 Submitted (Multi-Discipline)	Submitted: 11/19/2020	Deemed Complete on 11/19/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/19/2020	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 11/19/2020	
	Started: 12/01/2020	
Hours of Review: 0.50	Review Due: 12/18/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/16/2020	
	Closed:	

- . The review due date was changed to 12/18/2020 from 12/14/2020 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.
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Environmental (1 of which are new issues).

📁 Cycle 7 - January 2019

📁 Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project scope includes: permit unpermitted work. New work includes steel lattice structure, barbeque, metal rods at roof parapet, vehicle gates (which encroach into the public ROW), and air conditioning condensers on garage roof. Fences, retaining walls, trees in ROW, and opening in carport are also identified as an inspection correction on 4/17/18. (From Cycle 7)
<input type="checkbox"/>	2	The project site is governed by Coastal Development Permit (CDP) No. 1217056 (PTS 345149). (From Cycle 7)
<input type="checkbox"/>	3	The project site is located in the RS-1-7 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, the Parking Impact Overlay Zone (Coastal Impact Area), and is within the La Jolla Community Plan and Local Coastal Program area. (From Cycle 7)

📁 Previous Environmental Document

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The project site is subject to a previous CEQA document (Mitigated Negative Declaration 345149). This MND describes development of a single-family residence. EAS is reviewing this document to determine whether or not it can be relied upon. (From Cycle 7)

📁 Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Other reviewing disciplines have requested additional information. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (From Cycle 7)
<input type="checkbox"/>	12	Until this information is provided, EAS staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (From Cycle 7)
<input type="checkbox"/>	13	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (From Cycle 7)

📁 Cycle 9 - March 2019

📁 Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	The project site is subject to a previous CEQA document (Mitigated Negative Declaration 345149). This MND describes development of a single-family residence. EAS is reviewing this document to determine whether or not it can be relied upon. (From Cycle 9)

📁 Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	Other reviewing disciplines have requested additional information. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (From Cycle 9)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	Until this information is provided, EAS staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (From Cycle 9)
<input checked="" type="checkbox"/>	22	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (From Cycle 9)

Cycle 11 - June 2019

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	27	Other reviewing disciplines have requested additional information. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (From Cycle 11)
<input checked="" type="checkbox"/>	28	Until this information is provided, EAS staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (From Cycle 11)
<input checked="" type="checkbox"/>	29	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (From Cycle 11)

Cycle 14 - June 2020

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	30	Other reviewing disciplines have requested additional information. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (From Cycle 14)

Cycle 16 - Dec 2020

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	At the time of this review there are outstanding discipline review issues. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (New Issue)





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Review Information

Cycle Type: 16 Submitted (Multi-Discipline)	Submitted: 11/19/2020	Deemed Complete on 11/19/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/19/2020	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 11/19/2020	
	Started: 12/14/2020	
Hours of Review: 0.50	Review Due: 12/14/2020	
Next Review Method: Conditions	Completed: 12/14/2020	
	Closed:	

- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Engineering Review (None of which are new)

4th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	28	Please revise the Site Plan, to screen back all the existing improvements. (Use lighter shade) (From Cycle 14)
<input checked="" type="checkbox"/>	29	Please revise the Site Plan, to remove the two parking spaces on Silverado Street. (From Cycle 14)
<input checked="" type="checkbox"/>	30	Please revise the Site Plan, to remove proposed red curb. (Traffic Safety needs to review and approve it during Ministerial Review process. (From Cycle 14)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the wall and gate in the right-of way, satisfactory to the City Engineer. (From Cycle 14)
<input type="checkbox"/>	32	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. (From Cycle 14)





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Cycle Type: 16 Submitted (Multi-Discipline)	Submitted: 11/19/2020	Deemed Complete on 11/19/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/19/2020	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 12/17/2020	
	Started: 12/17/2020	
Hours of Review: 0.50	Review Due: 12/14/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed:	
	Closed:	

- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (None of which are new)

First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association at 858.456.7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (From Cycle 7)

