

January 29, 2021

Tony Sanshey
Island Architects
7627 Herschel Avenue
La Jolla, CA 92036

Via email: tsanshey@islandarch.com

Subject: Hicks Residence CPD/SDP Assessment Letter; Project No. 560839;
Internal Order No. 24007369; La Jolla Community Plan area.

Dear Mr. Sanshey:

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

- A Coastal Development Permit and Site Development Permit to demolish an existing single-dwelling unit and garage, and to construct a new 4,123-square-foot, two-story, single-dwelling unit with a new attached 486-square-foot garage, located at 8405 Paseo De Ocaso. The 0.14-acre site is in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limit Overlay Zone, La Jolla Shores Archaeological Study Area, Parking Impact Overlay (Beach Impact Area) Zone, and Residential Tandem Parking Overlay Zone in the SF zone of the La Jolla Shores Planned District of the La Jolla Community Plan area in Council District 1.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies, Planned District Advisory Board, 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 the La Jolla Shores Planned District Advisory Board has provided a formal project recommendation; 3) After all City staff project-review comments have been adequately addressed; and 4) During the final stages of the environmental review process.

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

I. REQUIRED APPROVALS/FINDINGS: Your project as currently proposed requires the processing of a Process 3, Coastal Development Permit and Site Development Permit in accordance with SDMC Sections 126.0702 and 126.0502. All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer with appeal rights 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 - Landscape Review:

- Adequately address all outstanding issues.

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

IV. PROJECT ACCOUNT STATUS: Our most recent records show that there is an approximately \$6,000 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis. Please be advised that a minimum balance of \$3,000.00 is required in the deposit account prior to scheduling your project for public hearing.

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opendsd.sandiego.gov/web/approvals/>. Invoices can be paid online by searching for the invoice number: <http://opendsd.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

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, **by no later than** April 29, 2021. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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

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

At this time, additional documents and information are required to continue the review process. Please visit [OpenDSD](#) to check both the Project Tracking System (PTS) Completed Reviewer Issues Report and the Submittal Requirements Report for next time documents identified by each review discipline. All required documents requested by all disciplines must be uploaded individually and at the same time. Incomplete submittals will result in additional review cycle. In addition, please be prepared to provide the following:

- A. Applicant Response to Issues: 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.
- B. San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount

will be required prior to the distribution of the draft environmental document for public review.

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

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site:

<https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: R5NoEffect@dfg.ca.gov

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

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". -or-
- A check, payable to the "San Diego County Clerk" in the amount of \$2,404.75 (\$2,354.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,321.00 (\$3,271.00 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

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

- D. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503).

VII. COMMUNITY PLANNING GROUP: The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Diane Kane, President of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

VIII. LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD: The proposed project is located within the La Jolla Shores Planned District (LJSPD). Pursuant to [SDMC Chapter 15 Article 10 Division 1](#), this project requires a recommendation from the La Jolla Shores Planned District Advisory Board (LJSPDAB), in addition to the La Jolla Community Planning Association, as mentioned in Section VI of this assessment letter.

[SDMC Section 1510.0101 Purpose and Intent](#)

- (a) The public health, safety, and welfare require that property in La Jolla Shores shall be protected from impairment in value and that the distinctive residential character and the open seascape orientation of the La Jolla Shores Area shall be retained and enhanced.
- (b) The development of land in La Jolla Shores should be controlled so as to protect and enhance the area's unique ocean-oriented setting, architectural character and natural terrain and enable the area to maintain its distinctive identity as part of one of the outstanding residential areas of the Pacific Coastal. The proper development of La Jolla Shores is in keeping within the objectives and proposals of the Progress Guide and General Plan for the City of San Diego, of the La Jolla Community Plan, and of the La Jolla Shores Precise Plan.

When your project is ready to be presented before the LJSPDAB, please contact City Community Planner Marlon Pangilinan at (619) 235-5293 or MPangilinan@sandiego.gov to schedule a time. The LJSPDAB meets once a month on the third Monday of the month. Presentation material should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. If you have already obtained a recommendation from the board, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

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>.

IX. 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.

- X. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

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) 236-7390 or via e-mail at SMa@sandiego.gov.

Sincerely,



Sammi Ma
Development Project Manager

Enclosures:

1. Cycle No. (12) Issues Report
2. Submittal Requirements Report

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



L64A-003A

Project Information

Project Nbr: 560839 **Title:** Hicks Residence - CDP / SDP
Project Mgr: Ma, Sammi (619) 236-7390 Sma@sandiego.gov



Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 12/23/2020	Deemed Complete on 12/23/2020
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 12/23/2020	
Reviewer: Alaysa, kaylana (619) 446-5127 KAlaysa@sandiego.gov	Assigned: 12/30/2020	
	Started: 01/22/2021	
Hours of Review: 6.50	Review Due: 02/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/29/2021	COMPLETED ON TIME
	Closed: 01/29/2021	

- . The review due date was changed to 02/05/2021 from 01/26/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Landscaping 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-Landscaping (19 of which are new issues).
- . Last month LDR-Landscaping performed 46 reviews, 60.9% were on-time, and 37.8% were on projects at less than < 3 complete submittals.

DraftConditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 27 | Prior to issuance of any construction permit, the Owner/Permittee shall submit complete construction documents for the revegetation & hydro-seeding of all disturbed land in accordance with the City's Landscape Standards & Storm Water Design Manual to the Development Services Department for approval. All plans shall be in substantial conformance to this permit (including Environmental Conditions) & Exhibit 'A,' filed in the DSD.

(From Cycle 10) |
| <input checked="" type="checkbox"/> | 28 | Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall be designed where all hardscape, driveways, utilities, drains, water, & sewer laterals shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree, unless otherwise approved per SDMC 142.0403(b)(5).

(From Cycle 10) |
| <input checked="" type="checkbox"/> | 29 | Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A,' filed in the DSD. Construction plans shall be designed where all hardscapes & utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree.

(From Cycle 10) |
| <input checked="" type="checkbox"/> | 30 | The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

(From Cycle 10) |
| <input checked="" type="checkbox"/> | 31 | If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind, and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

(From Cycle 10) |

3rd Review - 01/22/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Landscaping' review, please call kaylana Alaysa at (619) 446-5127. Project Nbr: 560839 / Cycle: 12





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	32	<p>Outstanding Issues - Please see all issue comments below:</p> <p>Staff/Applicant Note - 'Proposed Coverage Data' (Sheet T1):</p> <p>Previous: Total Site Area: (6,031 SF) Bldg Footprint Area (2,805 SF) + Hardscape Paved Area (1,361 SF) = (4,166 SF) Landscape/Open Space Area (1,865 SF)</p> <p>Now Shown: Total Site Area: (6,031 SF) Bldg Footprint Area (2,805 SF) + Hardscape Paved Area (1,361 SF) = (4,166 SF) Landscape/Open Space Area (1,865 SF)</p>
<input checked="" type="checkbox"/>	33	<p>(New Issue)</p> <p>Outstanding Issues - Please see all issue comments below (cont'd): Although, no action is required for the data presented above, as the 1,865 SF indicated satisfies the 30% landscape area requirement (per SDMC LJSPD-SF 1510.0304(h)(1)). However, please note the following inconsistencies below within the current submittal plan set. These inconsistent issues were NOT issues on previous submittal.</p>
<input checked="" type="checkbox"/>	34	<p>(New Issue)</p> <p>Sheet T1 quantifies FAR Calculations Main Level (2,742 SF) NOT (2,805 SF) as indicated above. Please address by ensuring consistency between quantified data on drawing plans and legend.</p>
<input checked="" type="checkbox"/>	35	<p>(New Issue)</p> <p>Plus, Sheet C1.1 quantifies Proposed Impervious Area (3,891 SF) + DG Walkway Area (220 SF) = (4,111 SF) NOT (4,166) as indicated above. Note: DG is not a permeable material which applicant acknowledged at previous submittal. Please address by ensuring consistency between quantified data on drawing plans and legend.</p>
<input checked="" type="checkbox"/>	36	<p>(New Issue)</p> <p>In addition, Sheet C1.1 quantifies Proposed Landscape Area (1,920 SF) NOT (1,865 SF) as indicated above. Please address by ensuring consistency between quantified data on drawing plans and legend.</p>
<input checked="" type="checkbox"/>	37	<p>(New Issue)</p> <p>Furthermore, Sheet C1.1. for % Impervious Area should be (69.1% as previously provided on plans) NOT (64.5%). And % Landscape area should be (30.9% as previously provided on plans) NOT (35.5%). Please address by ensuring consistency between quantified data on drawing plans and legend.</p>
<input checked="" type="checkbox"/>	39	<p>(New Issue)</p> <p>Sheet A1.3 Lot Coverage Plan and Area Schedule:</p> <p>Sheet A1.3 'Area Schedule' does NOT match quantified data on Sheet T1 or Sheet C1.1. Please address by ensuring consistency between quantified data on drawing plans and legend.</p>
<input checked="" type="checkbox"/>	40	<p>(New Issue)</p> <p>Sheet A1.3 Lot Coverage Plan and Area Schedule (cont'd):</p> <p>Previous Landscape: 89+78+147+26+1,525 = (1,865 SF)</p> <p>New Landscape: 89+78+41+1,580 = (1,788 SF)</p> <p>Note: Applicant increased from 1,525 to 1,580 - though there hasn't been any changes; thus, is incorrect. Applicant to revert back to 1,525 as previously quantified by applicant and confirmed by Staff. In addition, previous landscape at rear adjacent to the family room/dining room has been changed to increase the hardscape. Please address by ensuring consistency between quantified data on drawing plans/legend.</p>
<input checked="" type="checkbox"/>	41	<p>(New Issue)</p> <p>Sheet A1.1 has added what suggests to be an exterior structure - north of the family room and east of the bath next to the foyer. It appears the same unknown item shows up on Sheet A2.1, what suggest to be an exterior concrete pad, but is still not identified. Please call-out both unknown/unidentified items on Sheet A1.1 and A2.1.</p> <p>(New Issue)</p>





L64A-003A

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

42 Sheet A1.3 'Lot Coverage Plan' does NOT match 'Drainage and Grades Plan' (Sheet C1.1), 'Site Plan' (Sheet A1.1), or 'Main Level Plan' (Sheet A2.1). Please address by ensuring consistency between drawing plans.

(New Issue)

43 Project has been reviewed using electronic copy provided by DPM on Thu 1/21/2021 @ 2:27pm.

(New Issue)

4th Review - 01/28/21'

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

44 Info Only - Project has been reviewed using electronic copy provided by DPM on Thu 1/27/2021 @ 10:03am. All comments below are outstanding.

(New Issue)

45 Info Only - Landscaping Staff must see that all drawing plans and calculations match/are consistent. Simply changing quantified calculations on a data table to meet Landscaping Staff's 3rd Review - 01/22/2021 issue comments is NOT acceptable.

(New Issue)

46 Where ACTION is indicated please address.

(New Issue)

47 ACTION: Applicant is responsible ensuring all quantified calculations 'Proposed Coverage Data' (Sheet T1), 'FAR Calculations Main Level' (Sheet T1), 'Impervious Area Summary' (Sheet C1.1), 'Area Schedule' / 'Building Area Calculation' (Sheet A1.3) match and are consistent.

See comment #49 and #50 for related issues regarding quantified calculations.

(New Issue)

48 ACTION: Applicant is responsible ensuring all proposed work on ALL drawing plans match and are consistent.

(New Issue)

49 Calculation Coverage:
ACTION: Applicant to update all calculation coverages to the following.
6,031 SF Total Site Area
2,805 SF Total Building Area*
1,796 SF Total Landscape/Open Space Area**
1,430 SF Total Impervious Area***

See 'Note Explanations Below'.

(New Issue)

50 Note Explanations Below:
*There are no changes to the dimensions of the building outline from previous submittal to current submittal to justify dropping from 2,805 SF to 2,741 SF [Diff. 64 SF].

**There are no changes to the front landscape from previous submittal to current submittal to justify an increase from 1525 to 1580 SF [Diff. 55 SF]. ACTION: Thus, change the 1580 SF to 1525 SF.

***ACTION: The remaining amount is 1,430 SF in order to have a Total Site Area of 6,031 SF. Please show on ALL data tables and drawing plans proposed hardscape of 1,430 SF on drawing plans.

(New Issue)

51 Reminder: 30% landscape area requirement must be met per SDMC LJSPD-SF 1510.0304(h)(1)).

(New Issue)





L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 12/23/2020	Deemed Complete on 12/23/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 12/23/2020	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.go	Assigned: 01/04/2021	
	Started: 01/19/2021	
Hours of Review: 2.00	Review Due: 01/21/2021	
Next Review Method: Conditions	Completed: 01/19/2021	COMPLETED ON TIME
	Closed: 01/29/2021	

- . The review due date was changed to 02/05/2021 from 01/26/2021 per agreement with customer.
- . We request a 7th complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Engineering Review (1 of which are new issues).
- . Last month LDR-Engineering Review performed 76 reviews, 84.2% were on-time, and 28.8% were on projects at less than < 3 complete submittals.

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	54	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new current city standard 12' wide driveway, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer. (From Cycle 9)
<input type="checkbox"/>	55	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway with current city standard curb and sidewalk/parkway, adjacent to the site on Camino Del Oro, satisfactory to the City Engineer. (From Cycle 9)
<input type="checkbox"/>	56	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged and uplifted sidewalk panels with the same scoring pattern City standard sidewalk, adjacent to the site on Paseo Del Ocaso and Camino Del Oro, satisfactory to the City Engineer. (From Cycle 9)
<input type="checkbox"/>	57	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of private walkways and pavers from the public right of way, adjacent to the site on Camino Del Oro, satisfactory to the City Engineer. (From Cycle 9)
<input type="checkbox"/>	58	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb with full-height city standard curb and gutter, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer. (From Cycle 9)
<input type="checkbox"/>	65	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing and proposed sidewalk underdrains, landscape, irrigation, and portion of existing retaining wall/footing in the Paseo Del Ocaso and Camino Del Oro Right-of-Way, satisfactory to the City Engineer. (New Issue)
<input checked="" type="checkbox"/>	59	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing and proposed sidewalk underdrains and portion of existing retaining wall/footing in the Paseo Del Ocaso and Camino Del Oro Right-of-Way, satisfactory to the City Engineer. (From Cycle 9)





Cycle Issues

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

L64A-003A

Issue
Cleared? Num Issue Text

60 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 SDMC, into the construction plans or specifications.

(From Cycle 9)

61 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 9)

5th Review

Issue
Cleared? Num Issue Text

62 Following up with comments#26 & 48: If existing easement is not a city easement, please identify it as private on the Site Plan and Grading Plan.

(From Cycle 10)

63 Please show the visibility area triangles on the Site Plan and Grading Plan, per San Diego Municipal Code 113.0273 and Diagram 113-02SS, at the driveway and at the corner of the site.

(From Cycle 10)

64 Add a note on the Grading Plan and Site Plan 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.

(From Cycle 10)

4th Review 06/16/20

Issue
Cleared? Num Issue Text

48 Following up with comment#26: Comment has been partially addressed. Please revise the Grading Plan sheet C1.1 and revise the easement note to identify the type of existing easement on site.

(From Cycle 9)

3rd Review 10/9/19

Issue
Cleared? Num Issue Text

26 Following up with comments#6 & 21: Please state on the provided easement note if the existing 6' wide easement is private or public. Please note that if easement is public, the project will be conditioned to obtain an EMRA for the existing and proposed retaining wall located within the easement.

(From Cycle 8)





L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline) **Submitted:** 12/23/2020 Deemed Complete on 12/23/2020
Reviewing Discipline: Community Planning Group **Cycle Distributed:** 12/23/2020
Reviewer: Ma, Sammi **Assigned:** 01/20/2021
(619) 236-7390 **Started:** 01/29/2021
Sma@sandiego.gov **Review Due:** 02/05/2021
Hours of Review: 0.50 **Completed:** 01/29/2021 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 01/29/2021

- . The review due date was changed to 02/05/2021 from 01/26/2021 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 7th 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 4 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 42 reviews, 47.6% were on-time, and 42.9% were on projects at less than < 3 complete submittals.

Contact CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <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 4) |
| <input type="checkbox"/> | 2 | Projects within La Jolla Shores require a recommendation from the La Jolla Shores Planned District Advisory Board, in addition to the La Jolla Community Planning Association (LDC Section 1510.0105(b)). Contact the City Planner Marlon Pangilinan at 619-235-5293 or MPangilinan@sandiego.gov when ready to schedule your project before the LJSPBAB, which meets the third Tuesday of the month. Presentation materials should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. (From Cycle 4) |

Pending Decision

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 3 | Pending LJSAB recommendation. (From Cycle 10) |
|--------------------------|---|---|

Pending Decision

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|----------------------------|
| <input type="checkbox"/> | 4 | Outstanding issues remain. |
|--------------------------|---|----------------------------|

Per applicant, the subject application was approved on 1/18 at the DPR community review, which will be on the consent agenda at CPA community review on 2/4. The project is also scheduled for the 2/17 Advisory Board agenda. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 12/23/2020	Deemed Complete on 12/23/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 12/23/2020	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymski@sandiego.gov	Assigned: 12/29/2020	
Hours of Review: 1.00	Started: 01/27/2021	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/26/2021	
	Completed: 01/27/2021	COMPLETED LATE
	Closed: 01/29/2021	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 6th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 91 reviews, 75.8% were on-time, and 33.3% were on projects at less than < 3 complete submittals.

EAS Review 1/27/2021

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	It has been previously determined the project would require the preparation of a Mitigated Negative Declaration (MND). Once the issues from Landscape staff have cleared their issues the preparation of the MND will continue. (New Issue)





Submittal Requirements

1/29/21 11:22 am

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

Page 1 of 1

L64A-001

Project Information

Project Nbr: 560839 **Title:** Hicks Residence - CDP / SDP
Project Mgr: Ma, Sammi (619)236-7390 Sma@sandiego.gov



Review Cycle Information

Review Cycle: 14 Submitted (Multi-Discipline)

Opened: 01/29/2021 11:16 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	3	Applicant Response to Issues	3
Development Plans	3	Site Development Plans	3

