

April 20, 2021

Via Email: biaggi@obrarchitecture.com

Marie Biaggi
3817 Ray Street
San Diego, CA 92104

Subject: 1026/1044 Wall Street CDP First Assessment Letter; Project No. 679452;
Internal Order No. 24008770; La Jolla Community Plan

Dear Ms. Biaggi:

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

LA JOLLA. (Process 2) - Coastal Development Permit for a placemaking pedestrian plaza to replace an existing temporary pedestrian plaza. The project includes construction of a 1,278 square-foot deck that covers nine existing angled parking spaces in the public right-of-way at 1026 and 1044 Wall Street. The 0.63-acre site is in the La Jolla Planned District Zone 1 and Coastal (Non-Appealable Area 2) Overlay Zone within the La Jolla Community Plan area, and 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 \(CDP\)](#) 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:** Provide Coastal Development Permit findings, clarify how the project complies with the definition of Placemaking, clarify if the project expands to the adjacent business.
 - **LDR- Environmental:** Submitted a revised Climate Action Plan (CAP) Consistency Checklist.
 - **Plan-Historic:** Provide requested building records and photographs for 1026-1032 Wall Street.
 - **LDR-Engineering:** Submit the recorded permit for the existing sidewalk patio and the previous Placemaking permit.
 - **LDR-Transportation:** Demonstrate that the project satisfies the procedures described in SDMC Section 86.0104(d)(2 & 3) for removal of angle parking.

- 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 \$4,122.49 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 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 for Xavier Del Valle
Development Project Manager

Enclosures:

1. Cycle No. (2) Issues Report
2. Cycle No. (5) Transportation cycle comments

cc: File
Diane Kane, Chair of the La Jolla community Group
David Abrams, Chair of the La Jolla Traffic and Transportation Board
Andy Fotsch, Chair of the La Jolla Development Permit Review committee
Steven Hadley, Office of Councilmember Joe LaCava



L64A-003A

Project Information

Project Nbr: 679452 **Title:** DGTL - 1026/1044 Wall St. CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 03/02/2021 Deemed Complete on 03/02/2021
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 03/02/2021
Reviewer: Aceves, Grecia **Assigned:** 03/02/2021
(619) 446-5455 **Started:** 03/30/2021
Gaceves@sandiego.gov **Review Due:** 03/30/2021
Hours of Review: 5.00 **Completed:** 04/16/2021 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 04/19/2021

- . The review due date was changed to 04/05/2021 from 04/05/2021 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 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 30 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 108 reviews, 53.7% were on-time, and 51.5% were on projects at less than < 3 complete submittals.

Info.

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

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

Project Scope

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

- 2 Project is proposing a new "place making" pedestrian plaza to replace existing temporary existing temporary pedestrian plaza. The new structure will cover 9 existing angled parking spaces along the public right-of-way on wall street. (New Issue)
- 3 Project site is located at 1026 and 1044 Wall Street and in the Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Overlay Zone (Non-Appealable 2), Parking Impact (Coastal) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and Transit Area Overlay Zone (TAOZ), Transit Priority Area (TPA), La Jolla Community Plan (LJCP) and Local Coastal Program. (New Issue)
- 4 The project shall in include:
-1,278 sqft composite deck over wood draming with wood guardrail (Moveable tables, chairs and umbrellas)
-Steel Posts and Canopy with polycarbonate roof covering
-Catenary lights strung from steel posts to building
-No Landscaping is proposed, existing street trees and plantings to remain.
-No grading or laterations to existing imprevious surfaces are proposed. (New Issue)
- 5 Definitions: Placemaking means the temporary use of public right-of-way and private property that activates streetscapes by enhancing the pedestrian experience and providing neighborhood-serving activities, experiences, or spaces and includes temporary, small-scale development specifically designed to support that temporary use. (cont.) (New Issue)
- 6 Projects that may qualify as placemaking uses include, but are not limited to, those that provide areas for pedestrians to briefly rest (e.g., plazas, shade structures, and benches), promote the use of underutilized space (e.g., landscaping and decorative lighting), improve and promote pedestrian activity and other uses of the public rightof-way (e.g., bicycle racks and refuse containers), and activate property parking areas in a transit priority area (e.g., outdoor dining). (New Issue)

Permits/Approvals

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

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 679452 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	§129.0710 How to Apply for a Public Right-of-Way Permit (d)(10) In the Coastal Overlay Zone, an applicant for a placemaking or recreational amenity project in the public right-of-way shall obtain a Coastal Development Permit pursuant to Section 126.0702 (New Issue)
<input type="checkbox"/>	8	Please provide how the project meets the Coastal Development Permit Findings §126.0708 (New Issue)
<input type="checkbox"/>	9	(a) Finding for all Coastal Development Permits (1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; (New Issue)
<input type="checkbox"/>	10	(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and (New Issue)
<input type="checkbox"/>	11	(3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. (4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. (New Issue)

La Jolla Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	The La Jolla Community Plan (LJCP) designates the site as Office Commercial, which reference in (LJCP, 81). The site's base zone of LJPD-1. This zone includes the primary retail and visitor oriented commercial area in the core of La Jolla. The area is characterized by high levels of pedestrian activity. Standards for this zone are designed to maintain that pedestrian scale and continuity, and preserve and enhance the retail development pattern of department stores, and small retail shops and restaurants. (New Issue)
<input type="checkbox"/>	13	The City should preserve and enhance, where possible, ocean views and other scenic vistas in commercially designated areas by maintaining the established 30- foot height limit and by establishing setback requirements and public view corridors along the right-of-way to these visual resources. (LJCP. 82) The project conforms with the above recommendation. There are no public views or coastal access from the project location, as identified in the Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan. (New Issue)
<input type="checkbox"/>	14	A primary goal in the LJCP is to Promote pedestrian-oriented features to improve pedestrian safety, access and ease of movement through all the commercial areas. (PG. 81) [Informtional Only - No Action Required] (New Issue)
<input type="checkbox"/>	15	The city should seek to promote the pedestrian orientation of the office-commercial aras of downtown La Jolla. (LJCP. 82) [Informtional Only - No Action Required] (New Issue)
<input type="checkbox"/>	16	Please include a response how the projects development compiles with the goals, policies and objectives of the community plan and local coastal program. (New Issue)

La Jolla Community Planning As

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	After the notice of application and first assessment letter has been distributed. The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Tony Crisafi, President at (858) 869-2831 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations. (New Issue)

1st Review Issues 04/16/21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 18 | Pursuant to §159.0103 Applicable Regulations Where not otherwise specified in the La Jolla Planned District, the following provisions of the Land Development Code apply:

Chapter 12 (Land Development Reviews)

Where there is a conflict between the Land Development Code and the La Jolla Planned District, the Planned District applies

[Informational Only - No Action Required] (New Issue) |
| <input type="checkbox"/> | 19 | Since the proposal is within the public right-of-way, staff will be dependent on the City Civil Engineers determination of the scope of work. This includes LDR- Engineering and Transportation. Staff will coordinate with the disciplines in regards to encroachment allowances and removal of parking. (New Issue) |
| <input type="checkbox"/> | 20 | The project would need to meet the definition of placemaking. Please provide a response how the project complies with the definition in the SDMC. (New Issue) |
| <input type="checkbox"/> | 21 | "Placemaking means the temporary use of public right-of-way and private property that activates streetscapes by enhancing the pedestrian experience and providing neighborhood-serving activities, experiences, or spaces and includes temporary, small-scale development specifically designed to support that temporary use. (cont.) (New Issue) |
| <input type="checkbox"/> | 22 | Projects that may qualify as placemaking uses include, but are not limited to, those that provide areas for pedestrians to briefly rest (e.g., plazas, shade structures, and benches), promote the use of underutilized space (e.g., landscaping and decorative lighting), improve and promote pedestrian activity and other uses of the public right-of-way (e.g., bicycle racks and refuse containers), and activate property parking areas in a transit priority area (e.g., outdoor dining)." (New Issue) |
| <input type="checkbox"/> | 23 | In addition, the scope of work must comply with the requirements set forth in §129.0710 (d) (New Issue) |
| <input type="checkbox"/> | 24 | " If a placemaking project or recreational amenity is located within 15 feet of a permitted eating and drinking establishment and is located on a City street with a posted speed limit no greater than 30 miles per hour, the establishment may conduct outdoor dining operations within the placemaking project or recreational amenity. (cont.) (New Issue) |
| <input type="checkbox"/> | 25 | The hours of operation of the outdoor operations shall be limited to the hours that the kitchen facilities of the associated eating and drinking establishment are open for meal ordering. Alcohol, food, or beverages shall not be served or permitted within the placemaking or recreational amenity area after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. Friday through Saturday" §129.0710 (d)(8)

Please provide further information in regards to the speed limit. The plans should incorporate the hours that fit with the regulation. (New Issue) |
| <input type="checkbox"/> | 26 | Please refer to LDR- Engineering Review in regards to the design criteria according to standard drawing number SDM-131. (New Issue) |
| <input type="checkbox"/> | 27 | Please provide how the design provides visibility areas for pedestrians and drivers that is safe and efficient. (New Issue) |
| <input type="checkbox"/> | 28 | Surface colors shall be those which are in keeping with the established character of the community. Refer to §159.0308 Building Surface Materials and Colors. (New Issue) |
| <input type="checkbox"/> | 29 | Please provide clarification on the joining parties of the new structure. The structure extends past boundary of the establishment and into the neighboring restaurant. Staff is not clear if the structure is intended for 1 or both occupants. The template of drawing number SDM-131 does not expand further than the existing business storefront. (New Issue) |

CAPS Checklist

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 30 | The CAPS checklist is not completed. Please review all strategies and provide if applicable, yes or no. (New Issue) |





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 03/02/2021 Deemed Complete on 03/02/2021
Reviewing Discipline: LDR-Environmental Cycle Distributed: 03/02/2021
Reviewer: Dresser, Morgan Assigned: 03/03/2021
(619) 446-5404 Started: 04/05/2021
Mdresser@sandiego.gov Review Due: 04/05/2021
Hours of Review: 8.00 Completed: 04/05/2021 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 04/19/2021

- 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 31 outstanding review issues with LDR-Environmental (all of which are new).
Last month LDR-Environmental performed 91 reviews, 71.4% were on-time, and 39.7% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) - 4/21

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: Issue 1, Not cleared, text about draft comments and formal response.

Project Scope

Table with 3 columns: Cleared?, Num, Issue Text. Rows 2 and 3: Issues related to COASTAL DEVELOPMENT PERMIT and project site location.

Land Use

Table with 3 columns: Cleared?, Num, Issue Text. Row 4: Issue 4, Not cleared, text about EAS deferring to LDR Planning Review.

Transportation

Table with 3 columns: Cleared?, Num, Issue Text. Row 5: Issue 5, Not cleared, text about Senate Bill 743 and CEQA analysis.

Greenhouse Gas Emissions (GHG)

Table with 3 columns: Cleared?, Num, Issue Text. Rows 6, 7, 8: Issues related to Climate Action Plan (CAP) consistency checklist.

For questions regarding the 'LDR-Environmental' review, please call Morgan Dresser at (619) 446-5404. Project Nbr: 679452 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	3. Step 1 Land Use Consistency: Please provide an explanation of how the project is consistent with the existing General Plan and Community Plan land use and zoning designations in the box provided. ¿The project proposed is consistent with the General Plan which identifies the site for XXXX; additionally, the project is consistent with the XXXX Community Plan which designates the site for XXXX. Lastly, the project is consistent with the requirements of the XXXX zone.¿ Additionally, outline how the project is meeting the intent of the General Plan, community plan, and zone designations. (New Issue)
<input type="checkbox"/>	10	4. Strategy 1 Energy & Water Efficient Buildings, No. 1, Cool/Green Roofs: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	11	5. Strategy 1 Energy & Water Efficient Buildings, No. 2, Plumbing Fixtures and Fittings: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	12	6. Strategy 3 ¿ Bicycling, Walking, Transit & Land Use, No. 3, Electric Vehicle Charging: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	13	7. Strategy 3 ¿ Bicycling, Walking, Transit & Land Use, No. 4, Bicycle Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	14	8. Strategy 3 ¿ Bicycling, Walking, Transit & Land Use, No. 5, Shower Facilities: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	15	9. Strategy 3 ¿ Bicycling, Walking, Transit & Land Use, No. 6, Designated Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	16	10. Strategy 3 ¿ Bicycling, Walking, Transit & Land Use, No. 7, Transportation Demand Management Program: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, ¿The project shall install ¿ consistent with CAP Consistency Checklist requirements.¿ If the text cannot fit within the response box, state ¿Refer to attached response sheet.¿ (New Issue)
<input type="checkbox"/>	17	11. Revise the attached response sheet accordingly. Please note that any question answered with a ¿no¿ could mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report. (New Issue)
<input type="checkbox"/>	18	12. EAS defers to LDR Planning and LDR Transportation on Step 1 and 2 as applicable; refer to those individual reviewer¿s comments for further clarification.

Until all issues have been resolved EAS cannot provide a sign-off on the CAP Consistency Checklist.
(New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	The project site is surrounded by existing residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, MHPA designated lands. All pertinent information will be included within the appropriate environmental document. No further comment is required. (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	The project lies within Geologic Hazard Category 52 (Other Terrain ¿ other level areas, gently sloping to steep terrain, favorable geologic structure, low risk). Per Information Bulletin 515, Geotechnical Study Requirements, a geotechnical investigation report is not required. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Health and Safety (Hazmat)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Morgan Dresser at (619) 446-5404. Project Nbr: 679452 / Cycle: 2





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Staff accessed Geotracker and Envirostor databases and reviewed the Cortese list. Based on the searches conducted, the project site does not contain any contaminated sites on or adjacent to the site. Furthermore, the project site was not identified on the DTCS Cortese List. (New Issue)
Historical Resources		
Archaeology		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The project site is located on the City's Historical Resources Sensitivity Map. However, the project proposes no ground disturbing activities. Consequently, the project would not impact archaeological resources. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)
Built Environment		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	EAS defers to Plan - Historic Review on historic issues; please refer to Plan's Historic Review's comments for additional information and/or clarification. Please also provide this information to EAS. EAS will coordinate with Plan - Historic Review staff. (New Issue)
Tribal Cultural Resources		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (New Issue)
Hydrology/Drainage		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	EAS defers to Engineering Review on hydrology/drainage issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)
Water Quality		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	EAS defers to Engineering Review on water quality issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)
Paleontological Resources		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Old Paralac Deposits, which has a high sensitivity rating for paleontological resources. (New Issue)
<input type="checkbox"/>	28	Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating, and if greater than 2,000 cubic yards and ten feet deep for formation with a moderate sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface. (New Issue)
<input type="checkbox"/>	29	The project proposes no ground disturbing activities. Consequently, the project would not exceed the threshold to disturb or destroy paleontological resources. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)
Environmental Determination		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	Until the requested information has been provided, 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. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Morgan Dresser at (619) 446-5404. Project Nbr: 679452 / 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"/>	31	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. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/02/2021	Deemed Complete on 03/02/2021
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 03/02/2021	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.go	Assigned: 03/09/2021	
	Started: 04/15/2021	
Hours of Review: 4.00	Review Due: 03/30/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/15/2021	COMPLETED LATE
	Closed: 04/19/2021	

- . The review due date was changed to 04/05/2021 from 04/05/2021 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 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 16 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 81 reviews, 93.8% were on-time, and 43.8% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.
		(New Issue)
<input type="checkbox"/>	2	Please show the curb to P/L distance on Herschel Avenue and Wall Street.
		(New Issue)
<input type="checkbox"/>	3	Please show the sidewalk width and width of existing sidewalk patio/seating area on the site plan. Please make sure to keep the sidewalk free and clear from any encroachments within or above the sidewalk/pedestrian pathway.
		(New Issue)
<input type="checkbox"/>	4	Please submit a copy of the recorded permit for the existing sidewalk patio/seating area on Wall Street.
		(New Issue)
<input type="checkbox"/>	5	Please show and identify all public improvements and encroachments within the public right of way on the site plan.
		(New Issue)
<input type="checkbox"/>	6	Please submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for all encroachments in the public right of way. If no EMRAs exist, this project will be conditioned to obtain the required EMRA.
		(New Issue)
<input type="checkbox"/>	7	Please submit a copy of the recorded permit for the existing Placemaking Pedestrian Plaza that is being replaced.
		(New Issue)
<input type="checkbox"/>	8	Please note that the scope of work shall meet the definition as defined per the SDMC section 113.0103: "Placemaking means the temporary use of public right-of-way and private property that activates streetscapes by enhancing the pedestrian experience and providing neighborhood-serving activities, experiences, or spaces and includes temporary, small-scale development specifically designed to support that temporary use. (Continued)
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 679452 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Projects that may qualify as placemaking uses include, but are not limited to, those that provide areas for pedestrians to briefly rest (e.g., plazas, shade structures, and benches), promote the use of underutilized space (e.g., landscaping and decorative lighting), improve and promote pedestrian activity and other uses of the public right of-way (e.g., bicycle racks and refuse containers), and activate property parking areas in a transit priority area (e.g., outdoor dining)." (New Issue)
<input type="checkbox"/>	10	Please refer to the memo dated January 15, 2021 regarding the Temporary Outdoor Business Operations Permit (TOBOP) and revise the design and all plans according to standard drawing number SDM-131 and the 20 requirements/notes attached to it. If you need a copy of the memo, please email me at NAbdelmottal@sandiego.gov (New Issue)
<input type="checkbox"/>	11	Please show and call out construction of new alley apron with two directional curb ramps on both sides of alley entrance per current city standards, adjacent to the site on Wall Street. (New Issue)
<input type="checkbox"/>	12	Please show and call out reconstruction of existing curb ramp with current city standard dual curb ramps at the intersection of Herschel Avenue and Wall Street. (New Issue)
<input type="checkbox"/>	13	Please provide a proposed Site Plan to clearly reflect the Keynotes # 32.11 to 32.20. Show dimensions on all plans for all existing and proposed improvements. (New Issue)
<input type="checkbox"/>	14	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	15	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed. (New Issue)
<input type="checkbox"/>	16	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 contact Noha Abdeltmottaleb at NAbdelmottal@sandiego.gov (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: 2 Submitted (Multi-Discipline)	Submitted: 03/02/2021	Deemed Complete on 03/02/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 03/02/2021	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 03/18/2021	
	Started: 03/18/2021	
Hours of Review: 0.50	Review Due: 03/30/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/18/2021	COMPLETED ON TIME
	Closed: 04/19/2021	

- . The review due date was changed to 04/05/2021 from 04/05/2021 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 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 3 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 51 reviews, 23.5% were on-time, and 41.2% were on projects at less than < 3 complete submittals.

First Cycle Issues

<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 La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input type="checkbox"/>	2	If you have not already done so, please contact Diane Kane, Chair 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 which includes the vote count to Development Project Manager. (New Issue)
<input type="checkbox"/>	3	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 of 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 (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 03/02/2021 Deemed Complete on 03/02/2021
Reviewing Discipline: Plan-Historic Cycle Distributed: 03/02/2021
Reviewer: Bacik, Megan Assigned: 03/02/2021
(619) 655-6301 Started: 03/04/2021
Mbacik@sandiego.gov Review Due: 03/30/2021
Hours of Review: 1.00 Completed: 03/04/2021 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 04/19/2021

- The review due date was changed to 04/05/2021 from 04/05/2021 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 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 7 outstanding review issues with Plan-Historic (all of which are new).
Last month Plan-Historic performed 380 reviews, 86.8% were on-time, and 90.2% were on projects at less than < 3 complete submittals.

03.04.2021

1044 Wall St

Table with 3 columns: Cleared?, Num, Issue Text. Row 1: [X], 1, The property located at 7902-7920 Herschel Ave and 1024-1044 Wall St was previously reviewed on 02/03/2017 in accordance with SDMC Section 143.0212 under PTS 520333. During that review, the property was determined eligible for designation under any HRB criteria. That determination is good for 5 years from the 02/03/2017 review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and the property is not subject to Historic review at this time.

(New Issue)

1026 Wall St

Table with 3 columns: Cleared?, Num, Issue Text. Row 2: [], 2, The property located at 1026-1032 Wall 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)
Row 3: [X], 3, 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:
http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf
(Informational Only; No Response or Action Required) (New Issue)
Row 4: [X], 4, More information regarding this review process can be found in Information Bulletin 580:
http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf
(Informational Only; No Response or Action Required) (New Issue)
Row 5: [X], 5, 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)
Row 6: [X], 6, 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)
Row 7: [X], 7, (...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)

For questions regarding the 'Plan-Historic' review, please call Megan Bacik at (619) 655-6301. Project Nbr: 679452 / 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"/>	8	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"/>	9	Staff cannot make a determination with the information provided. Please provide the following documents: (New Issue)
<input type="checkbox"/>	10	A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. (New Issue)
<input type="checkbox"/>	11	Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD or USB flash drive. Please note, Google or Bing images are not permissible. (New Issue)
<input type="checkbox"/>	12	Staff cannot see the build's facades in the photos provided. (New Issue)
<input type="checkbox"/>	13	All facades must be included in the photo survey. Including the facade facing the alley way. (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: 2 Submitted (Multi-Discipline)	Submitted: 03/02/2021	Deemed Complete on 03/02/2021
Reviewing Discipline: Plan-Public Facilities Planning	Cycle Distributed: 03/02/2021	
Reviewer: Saidkhanian, Liz (619) 533-5990 ESaidkhanian@sandiego.gr	Assigned: 03/03/2021	
	Started: 03/29/2021	
Hours of Review: 0.60	Review Due: 03/30/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/30/2021	COMPLETED ON TIME
	Closed: 04/19/2021	

- . The review due date was changed to 04/05/2021 from 04/05/2021 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Public Facilities Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Public Facilities Planning performed 111 reviews, 46.8% were on-time, and 93.4% were on projects at less than < 3 complete submittals.

3/29/21

Discretionary & Prelim Reviews

DIF - Non-Residential

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Development Impact Fees (DIF) are not required for placemaking pedestrian plaza projects. (New Issue)

HIF

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in San Diego. The current HIF Fee Rates are \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.28 per sq. ft. for retail and hotel use. Rates are subject to change. Credit for existing facilities may be provided upon proof of demolition.

HIF fee is not applicable for placemaking pedestrian plaza projects.
(New Issue)

Required Discretionary Notice

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	NOTICE - 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 responses to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/02/2021	Deemed Complete on 03/02/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/02/2021	
Reviewer: Alaysa, kaylana (619) 446-5127 KAlaysa@sandiego.gov	Assigned: 03/02/2021	
	Started: 04/07/2021	
Hours of Review: 0.50	Review Due: 03/30/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/07/2021	COMPLETED LATE
	Closed: 04/19/2021	

- . The review due date was changed to 04/05/2021 from 04/05/2021 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 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 9 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 51 reviews, 47.1% were on-time, and 44.7% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) 04/07/21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 1 Info Only - Site/Scope:

1044 & 1026 Wall St/ APN 350-091-1600 & -1200/ LJPD-1 Base Zone/ La Jolla Community Plan Area.

Place Making within PROW for Temporary Pedestrian Plaza which will cover (9) existing angled parking spaces. Existing plant material is to remain.

(New Issue)
- 2 Include the following as a note on Photographic Survey (Sheet 5):
"Plant Replacement: Any required trees (specifically, existing palm trees which are to remain within the public right-of-way) that die 3 years or more after installation shall be replaced with a 60-inch box canopy size material. (continued below)

(New Issue)
- 3 Include the following as a note on Photographic Survey (Sheet 5)(cont'd):
Prior to installation, tree species is to be pre-approved prior to installation per Landscape Standards, Landscape Regulations, La Jolla Planned District Zone 1 Street Tree Guidelines (if any), La Jolla Community Plan Area (if applicable), or City of SD DSD Street Tree Guidelines through a No Fee Street Tree Permit. (continued below)

(New Issue)
- 4 Include the following as a note on Photographic Survey (Sheet 5)(cont'd):
The City Manager may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree."

(New Issue)
- 5 Include the following as a note on Photographic Survey (Sheet 5):
"Tree Maintenance: Trees required by this division shall be no more than one well define trunk and and shall normally attain a mature height and spread of at least 15 feet. Trees required by this division shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and so that all branches over vehicular travel ways are 16 feet above the grade of the travel way. (continued below)

(New Issue)
- 6 Include the following as a note on Photographic Survey (Sheet 5)(cont'd):
All pruning shall comply with the standards of the American National Standards Institute (ANSI) for free care operations and the International Society of Arboriculture (ISA) best management practices for free pruning. Topping of trees is prohibited."

(New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	<p>Include the following as a note on Photographic Survey (Sheet 5): "Tree Root Barrier: Tree root barriers or structural soil shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees. The City Manager may waive this requirement where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage public improvements."</p> <p>(New Issue)</p>
<input type="checkbox"/>	8	<p>Include the following as a note on Photographic Survey (Sheet 5): "Irrigation: All required plant material shall be irrigated with a permanent, below-grade irrigation system unless specified otherwise in this division. All required irrigation systems shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition."</p> <p>(New Issue)</p>
<input type="checkbox"/>	9	<p>Info Only - No Fee Street Tree Application (link below): https://www.sandiego.gov/sites/default/files/legacy/ced/pdf/streettreepermitapplication.pdf</p> <p>(New Issue)</p>





Cycle Issues

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/02/2021	Deemed Complete on 03/02/2021
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 03/02/2021	
Reviewer: Itkin, Irina (619) 446-5422 iitkin@sandiego.gov	Assigned: 03/03/2021	
	Started: 03/25/2021	
Hours of Review: 2.00	Review Due: 03/30/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/30/2021	COMPLETED ON TIME
	Closed: 04/19/2021	

- . The review due date was changed to 04/05/2021 from 04/05/2021 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 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 252 reviews, 86.9% were on-time, and 61.0% 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:

<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, sheet 6, show and label all existing sewer and water utilities, include size, material and reference drawing. (New Issue)
<input type="checkbox"/>	9	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"/>	10	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"/>	11	Show the water meter and location of the backflow preventer. (New Issue)
<input type="checkbox"/>	12	Show all existing sewer laterals. Indicate that unused sewer laterals should be plug at property line (if applicable). (New Issue)
<input type="checkbox"/>	13	Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main. (New Issue)
<input type="checkbox"/>	14	FYI, the permanent structure is not allowed on top of the water services or sewer laterals. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 679452 / Cycle: 2





Cycle Issues

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

L64A-003A

Project Information

Project Nbr: 679452 **Title:** DGTL - 1026/1044 Wall St. CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 5 LDR-Transportation Dev (Sub)	Submitted: Deemed Complete on 03/18/2021
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed:
Reviewer: Valera, Pedro (619) 446-5382 PValera@sandiego.gov	Assigned: 03/18/2021 Started: 04/16/2021 Review Due: 04/16/2021
Hours of Review: 3.00	Completed: 04/16/2021 COMPLETED ON TIME
Next Review Method: LDR-Transportation Dev (Sub)	Closed: 04/19/2021

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: LDR-Transportation Dev (Sub).
- . Your project still has 3 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 52 reviews, 38.5% were on-time, and 41.0% were on projects at less than < 3 complete submittals.

📁 1st Review - 04/16/21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only - No Action Required) (New Issue)
<input checked="" type="checkbox"/>	2	Scope: LA JOLLA. (Process 2) - Coastal Development Permit for a proposed 1,278 square-foot deck as a placemaking pedestrian plaza with temporary removal of 9 existing angle parking spaces in the public right-of-way along the frontages of 1026 and 1044 Wall Street. 6 of these spaces are currently removed due to a Temporary Outdoor Business Operations Permit. The site is in the La Jolla Planned District Zone 1 and Coastal (Non-Appealable Area 2) Overlay Zone, Parking Impact Overlay Zone (Coastal), Transit Area Overlay Zone and 2035 Transit Priority Area within the La Jolla Community Plan area, (New Issue)
<input type="checkbox"/>	3	Angle Parking Removal: Per SDMC Section 129.0710(d)(3), please demonstrate that the project satisfies the procedures described in SDMC Section 86.0104(d)(2 & 3) for removal of angle parking. (New Issue)
<input type="checkbox"/>	4	Wall Street Frontage: Please revise plans, including cross sections, to clearly show width from edge of proposed deck to centerline and from edge of proposed delineators (safe hit posts) to centerline along Wall Street frontage. (New Issue)
<input type="checkbox"/>	5	CAP Checklist: Per EAS Issues 12 through 16, please revise CAP Checklist to select N/A for all Strategy 3 items and provide a description in text boxes for why the items are not applicable. (New Issue)

