



Development Services Department

Project Submittal & Management Division

July 13, 2021

Eliot Anderson-Evans
PLSA Engineering
1911 San Diego Ave. Unit A
San Diego, CA 92110

Via email: eanderson-evans@plsaengineering.com

Subject: 6444 Avenida Manana CDP and SDP Assessment Letter; Project No. 661877;
Internal Order No. 24008593; La Jolla Community Plan Area; Local Coastal Program
Land Use Plan Area.

Dear Mr. Evans:

The Development Services Department has completed the third review of the project referenced above, and described as a Coastal Development Permit and Site Development Permit for a slope restoration, including the construction of a new shoring wall, retaining walls, and associated drainage system, in addition to the removal of existing unpermitted retaining walls. The 0.39-acre site is located at 6444 Avenida Manana in the RS-1-5 zone, Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area, and Local Coastal Program Land Use Plan (LJCP & LCP) area. This property has an active Code Enforcement case (#CE-238388).

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 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.

Key Issues:

- **This property has an active Code Enforcement case (#CE-238388). The proposed work shall include corrections required by the Civil Penalty Notice and Order.**

LDR Landscaping

- Previous issues have not been addressed

- III. STUDIES/REPORTS REQUIRED:** Documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).
- IV. 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 contact 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 15 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 from the date of this letter. 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.

- V. 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.

Deposit Account: Our most recent records show that there is a balance of \$6,112 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 \$5,000.00 is required in the deposit account prior to scheduling your project for public hearing. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opensd.sandiego.gov/web/approvals/>.

- VI. 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, Chairperson 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

- VII. 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.
- VIII. 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 at khoward@sandiego.gov or (619) 687-5915.

Sincerely,



Karen Howard
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

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



Remaining Cycle Issues

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

L64A-003A-2

Project Information

Project Nbr: 661877 **Title:** Digital - 6444 Avenida Manana ***661077***
Project Mgr: Howard, Karen (619) 446-5403 Khoward@sandiego.gov

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 05/13/2021	
Reviewer: Alaysa, kaylana (619) 446-5127 KAlaysa@sandiego.gov	Assigned: 05/17/2021	
	Started: 06/11/2021	
Hours of Review: 9.00	Review Due: 06/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/11/2021	COMPLETED LATE
	Closed: 06/30/2021	

- . The review due date was changed to 06/09/2021 from 06/09/2021 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 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 17 outstanding review issues with LDR-Landscaping (10 of which are new issues).
- . Last month LDR-Landscaping performed 62 reviews, 40.3% were on-time, and 50.9% were on projects at less than < 3 complete submittals.

2nd Review - 02/23/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Update: Per established BM from PTS#221507, the backyard is to be maintained in a BM Zone 1 condition. The following comments below are to update previous comments. (From Cycle 5)
<input type="checkbox"/>	11	Update comment #3: Brush Management for site has been established through PTS#221507 Sheet L-5. 1) Please revise BM Zone 1 based on established BM PTS#221507, and 2) Include call-out reference "Established BM per PTS#221507". (From Cycle 5)
<input type="checkbox"/>	12	Update Comment#6: Thus, due to established BM Zone 1 condition for the backyard, permanent irrigation is permitted. (From Cycle 5)
<input type="checkbox"/>	13	"Residential Structures: Proposed Upper Floor Addition is NOT located any closer to the native/naturalized vegetation than the foot-print of the existing, previously conforming residential structure; thus, will be exempt from the fire-resistive construction." (From Cycle 5)
<input type="checkbox"/>	14	Residential Structures (cont'd): "However, Proposed Lower Floor Addition IS located closer to the native/naturalized vegetation; in addition, proposed work cannot provide at least the minimum 100-ft of defensible space or reduction equivalence. As a result, the Proposed Lower Floor Addition will be required to meet fire-resistive construction". Note: BM Alt Compliance Measures are determined by Fire and confirmed by Structural at the time of Bldg Permit submittal. (From Cycle 5)
<input type="checkbox"/>	15	Residential Structures (cont'd): Include the following "(quoted words from comment #13 and #14)" as a note on the BM Site Plan. (From Cycle 5)
<input type="checkbox"/>	16	Include the following as an additional note: "Deck/Lanai: Non-habitable structures located within BM ZONE 1 must meet noncombustible, 1hr fire-rated, or type iv heavy timber construction per CBC and 142.0412(g)(2)." (From Cycle 5)

3rd Review - 06/10/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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Remaining Cycle Issues

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

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Update (Per Email)(cont'd)(Sheet 3-D): Landscaping Review (in collaboration with Planning Review) requested previously approved - 1) 98-1019-E (Slope)(Emergency Permit), and 2) 98-1019-A (Slope) (Exhibit 'A' CDP/Hillside Review) to ensure following approvals such as PTS#221507, where determination of Brush Management Zone(s) is established, did not encroach into ESL's. ACTION: None. Info Only. (New Issue)
<input type="checkbox"/>	19	Update (Per Email)(cont'd)(Sheet 3-D): ACTION: Please revise per previous comments #10-12 above to address correct graphic identification and dimensions of already previously determined brush management zone one. Note: There is no BM Zone 2 for this site. (New Issue)
<input type="checkbox"/>	20	Note #1 Include the following as an additional note: "Per Landscape Standards, plant material used for erosion control on disturbed soil areas and slopes should achieve 100 percent SOIL coverage within two years of being installed while conforming to Brush Management Zone 1 planting regulations per 142.0412(g)(3) - 'Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive'. (New Issue)
<input type="checkbox"/>	21	Note #1 (cont'd): The two proposed retaining walls at the bottom of slope from finish grade to top of wall are proposed to be greater than 4-ft in height. Per Brush Management regulations planting material is to remain primarily at 4-ft or less in height at maturity or by maintenance; HOWEVER, all retaining walls which are visible to adjacent properties and adjacent open space easement needs to be appropriately screened. (New Issue)
<input type="checkbox"/>	22	Note #2 - In Relevance to Note #1: Staff recommends to revise planting material - Option#1: Provide proposed cascading ground cover at appropriate spacing above adjacent walls, or Option#2: Provide self-clinigng vines at appropriate spacing below adjacent walls, to ensure 100 percent VERTICAL screening within two years of installation (per Landscape Standards - Screening Criteria). (New Issue)
<input type="checkbox"/>	23	Note #2 Include the following as an additional note: "Per Landscape Standards, the plantings shall be evergreen and spaced to ensure 100 percent screening within two years of installation." (New Issue)
<input type="checkbox"/>	24	Plant Schedule (Sheet 3-D): Add 'Mature Height x Size' to clarify vertical and horizontal coverage proposed. (New Issue)
<input type="checkbox"/>	25	Include the following as a call-out: "All existing plant material and irrigation which is to remain on the slopes (beyond 'Limit of Restoration Grading Activity area) shall be protected at all times during construction. If any existing plant materials or irrigation which is to remain - is broken, damaged, or removed during construction, shall be repaired and/or replaced in like and kind to satisfy erosion control, revegetation, and brush management landscape standards and landscape regulations." (New Issue)
<input type="checkbox"/>	26	Section/Elevation (Sheet 3-D or NEW SHEET): Provide a "Proposed Plant Screening for Proposed Retaining Walls" section/elevation (refer to Sheet G1) to show proposed plant screening for all retaining walls which are visible to adjacent properties and adjacent open space easement. (New Issue)
<input type="checkbox"/>	27	Irrigation: Although appreciated, please remove irrigation plan and details, as they are not needed at this time. (New Issue)





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 05/13/2021	
Reviewer: Orias, Angela (619) 446-5384 ARORias@sandiego.gov	Assigned: 05/14/2021	
	Started: 06/04/2021	
Hours of Review: 3.00	Review Due: 06/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/22/2021	COMPLETED LATE
	Closed: 06/30/2021	

- . The review due date was changed to 06/09/2021 from 06/09/2021 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-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 107 reviews, 47.7% were on-time, and 52.0% were on projects at less than < 3 complete submittals.

First Review 8/3/20

Permits and Approvals

No outstanding Issues

Land Use Plan Analysis

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	La Jolla Community Planning Group: It is recommended that after the notice of application and first assessment letter has been distributed, that the proposal be presented to the La Jolla Community Planning Group. Please contact Diane Kane, President at (858) 459-9490. (From Cycle 2)

Development Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Additional comments will follow when new information is provided. (From Cycle 2)

Second Review 2/19/21

Development Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Issue 9: Provide any information regarding the proposal being presented to the La Jolla Community Planning Association (LJCPA) such as agendas or dates on when the presentation will be made to the LJCPA. (From Cycle 5)

Third Review 6/22/21

Development Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	La Jolla Community Planning Group: As stated in Issues 9 and 22, provide information of when the proposal will be presented to the LJCPG. (New Issue)





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 05/13/2021	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	Assigned: 05/14/2021	
	Started: 06/09/2021	
Hours of Review: 1.00	Review Due: 06/09/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/09/2021	COMPLETED ON TIME
	Closed: 06/30/2021	

- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 94 reviews, 67.0% were on-time, and 51.2% were on projects at less than < 3 complete submittals.

EAS Review 7/29/2020

No outstanding Issues

Biological Resources

No outstanding Issues

EAS Review 2/11/2021

No outstanding Issues

CEQA Exemption

No outstanding Issues

Biological Resources

No outstanding Issues

Summary

No outstanding Issues





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 05/13/2021	
Reviewer: Howard, Karen (619) 446-5403 Khoward@sandiego.gov	Assigned: 06/15/2021	
	Started: 06/15/2021	
Hours of Review: 0.50	Review Due: 06/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/15/2021	COMPLETED LATE
	Closed: 06/30/2021	

- . The review due date was changed to 06/09/2021 from 06/09/2021 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 4th complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 63 reviews, 42.9% were on-time, and 54.8% were on projects at less than < 3 complete submittals.

Initial Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the President of the La Jolla Community Planning Association (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Planning Association 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 notified the committee of your request for a CDP and SDP and has sent them a copy of your project plans and documents. (From Cycle 2)
<input type="checkbox"/>	2	Please provide a copy of the Community Planning Association 's final recommendation, including the voting members and any recommendation from the Board. (From Cycle 2)





Submittal Requirements

6/30/21 11:04 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: 661877 **Title:** Digital - 6444 Avenida Manana ***661877***
Project Mgr: Howard, Karen (619)446-5403 Khoward@sandiego.gov

Review Cycle Information

Review Cycle: 11 Submitted (Multi-Discipline) **Opened:** 06/30/2021 9:21 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	Site Development Plans	3
Community Planning Group Recommendation	2	Community Planning Group Recommendation	2
Development Plans	3	Brush Management Development Plan	3
Development Plans	3	Applicant Response to Issues	3
Draft Findings	2	Draft Findings	2





Remaining Cycle Issues

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L64A-003A-2

Project Information

Project Nbr: 661877 **Title:** Digital - 6444 Avenida Manana ***661077***
Project Mgr: Howard, Karen (619) 446-5403 Khoward@sandiego.gov

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 05/13/2021	
Reviewer: Alaysa, kaylana (619) 446-5127 KAlaysa@sandiego.gov	Assigned: 05/17/2021	
	Started: 06/11/2021	
Hours of Review: 9.00	Review Due: 06/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/11/2021	COMPLETED LATE
	Closed: 06/30/2021	

- . The review due date was changed to 06/09/2021 from 06/09/2021 per agreement with customer.
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2nd Review - 02/23/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Update: Per established BM from PTS#221507, the backyard is to be maintained in a BM Zone 1 condition. The following comments below are to update previous comments. (From Cycle 5)
<input type="checkbox"/>	11	Update comment #3: Brush Management for site has been established through PTS#221507 Sheet L-5. 1) Please revise BM Zone 1 based on established BM PTS#221507, and 2) Include call-out reference "Established BM per PTS#221507". (From Cycle 5)
<input type="checkbox"/>	12	Update Comment#6: Thus, due to established BM Zone 1 condition for the backyard, permanent irrigation is permitted. (From Cycle 5)
<input type="checkbox"/>	13	"Residential Structures: Proposed Upper Floor Addition is NOT located any closer to the native/naturalized vegetation than the foot-print of the existing, previously conforming residential structure; thus, will be exempt from the fire-resistive construction." (From Cycle 5)
<input type="checkbox"/>	14	Residential Structures (cont'd): "However, Proposed Lower Floor Addition IS located closer to the native/naturalized vegetation; in addition, proposed work cannot provide at least the minimum 100-ft of defensible space or reduction equivalence. As a result, the Proposed Lower Floor Addition will be required to meet fire-resistive construction". Note: BM Alt Compliance Measures are determined by Fire and confirmed by Structural at the time of Bldg Permit submittal. (From Cycle 5)
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<input type="checkbox"/>	16	Include the following as an additional note: "Deck/Lanai: Non-habtiablr structrues located within BM ZONE 1 must meet noncombustible, 1hr fire-rated, or type iv heavy timber construction per CBC and 142.0412(g)(2)." (From Cycle 5)

3rd Review - 06/10/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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Remaining Cycle Issues

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

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	19	Update (Per Email)(cont'd)(Sheet 3-D): ACTION: Please revise per previous comments #10-12 above to address correct graphic identification and dimensions of already previously determined brush management zone one. Note: There is no BM Zone 2 for this site. (New Issue)
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<input type="checkbox"/>	26	Section/Elevation (Sheet 3-D or NEW SHEET): Provide a "Proposed Plant Screening for Proposed Retaining Walls" section/elevation (refer to Sheet G1) to show proposed plant screening for all retaining walls which are visible to adjacent properties and adjacent open space easement. (New Issue)
<input type="checkbox"/>	27	Irrigation: Although appreciated, please remove irrigation plan and details, as they are not needed at this time. (New Issue)





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 05/13/2021	
Reviewer: Orias, Angela (619) 446-5384 ARORias@sandiego.gov	Assigned: 05/14/2021	
	Started: 06/04/2021	
Hours of Review: 3.00	Review Due: 06/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/22/2021	COMPLETED LATE
	Closed: 06/30/2021	

- . The review due date was changed to 06/09/2021 from 06/09/2021 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-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 107 reviews, 47.7% were on-time, and 52.0% were on projects at less than < 3 complete submittals.

First Review 8/3/20

Permits and Approvals

No outstanding Issues

Land Use Plan Analysis

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	La Jolla Community Planning Group: It is recommended that after the notice of application and first assessment letter has been distributed, that the proposal be presented to the La Jolla Community Planning Group. Please contact Diane Kane, President at (858) 459-9490. (From Cycle 2)

Development Plan Review

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Additional comments will follow when new information is provided. (From Cycle 2)

Second Review 2/19/21

Development Plan Review

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Issue 9: Provide any information regarding the proposal being presented to the La Jolla Community Planning Association (LJCPA) such as agendas or dates on when the presentation will be made to the LJCPA. (From Cycle 5)

Third Review 6/22/21

Development Plan Review

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	La Jolla Community Planning Group: As stated in Issues 9 and 22, provide information of when the proposal will be presented to the LJCPG. (New Issue)





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 05/13/2021	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymski@sandiego.gov	Assigned: 05/14/2021	
	Started: 06/09/2021	
Hours of Review: 1.00	Review Due: 06/09/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/09/2021	COMPLETED ON TIME
	Closed: 06/30/2021	

- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 94 reviews, 67.0% were on-time, and 51.2% were on projects at less than < 3 complete submittals.

EAS Review 7/29/2020

No outstanding Issues

Biological Resources

No outstanding Issues

EAS Review 2/11/2021

No outstanding Issues

CEQA Exemption

No outstanding Issues

Biological Resources

No outstanding Issues

Summary

No outstanding Issues





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 05/13/2021	Deemed Complete on 05/13/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 05/13/2021	
Reviewer: Howard, Karen (619) 446-5403 Khoward@sandiego.gov	Assigned: 06/15/2021	
	Started: 06/15/2021	
Hours of Review: 0.50	Review Due: 06/04/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/15/2021	COMPLETED LATE
	Closed: 06/30/2021	

- . The review due date was changed to 06/09/2021 from 06/09/2021 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 4th complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 63 reviews, 42.9% were on-time, and 54.8% were on projects at less than < 3 complete submittals.

Initial Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the President of the La Jolla Community Planning Association (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Planning Association 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 notified the committee of your request for a CDP and SDP and has sent them a copy of your project plans and documents. (From Cycle 2)
<input type="checkbox"/>	2	Please provide a copy of the Community Planning Association 's final recommendation, including the voting members and any recommendation from the Board. (From Cycle 2)





Submittal Requirements

6/30/21 11:04 am

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

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L64A-001

Project Information

Project Nbr: 661877 **Title:** Digital - 6444 Avenida Manana ***661877***
Project Mgr: Howard, Karen (619)446-5403 Khoward@sandiego.gov

Review Cycle Information

Review Cycle: 11 Submitted (Multi-Discipline) **Opened:** 06/30/2021 9:21 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	Site Development Plans	3
Community Planning Group Recommendation	2	Community Planning Group Recommendation	2
Development Plans	3	Brush Management Development Plan	3
Development Plans	3	Applicant Response to Issues	3
Draft Findings	2	Draft Findings	2

