



L64A-003A

Project Information

Project Nbr: 684897 **Title:** Digital-Hartford ADU CDP
Project Mgr: Vo, Denise (619) 446-5212 Vod@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 04/28/2021	
Reviewer: Rebolledo, Rey (619) 446-5140 RRebolledo@sandiego.gov	Assigned: 05/03/2021	
	Started: 05/19/2021	
Hours of Review: 4.00	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/19/2021	COMPLETED ON TIME
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 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 4 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 62 reviews, 40.3% were on-time, and 50.9% were on projects at less than < 3 complete submittals.

📁 1st Review 5/19/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Resubmittal Required: Resubmit revised plans addressing issues discussed below. INCLUDE A COVER LETTER THAT CLEARLY EXPLAINS HOW AND WHERE EACH ISSUE HAS BEEN ADDRESSED. For questions or further direction, contact reviewer Rey Rebolledo at rrebolledo@sandiego.gov or call (619) 446-5140. (New Issue)
<input type="checkbox"/>	2	Scope of Work: Construction for a new 2 story 1,067 s.f. companion unit on site with existing single dwelling unit in the citywide RM-1-1 zone. (New Issue)
<input type="checkbox"/>	3	Brush Management Plan [Table 142-0413]: No formal Brush Management Plan is required for review. Project is more than 100'from fuel load zone. Remove all Brush Management notes and distances. (New Issue)
<input type="checkbox"/>	4	(Comment for Reference only) Brush management notes and distances provided in plans appear to be incorrect For any future Brush Management submittals in accordance with SDMC 142.0412, please refer to the following links for more information: -http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf -https://www.sandiego.gov/sites/default/files/legacy/fire/pdf/brushpolicy.pdf (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: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 04/28/2021	
Reviewer: Larson, Willard (619) 323-6108 WTLARSON@sandiego.gov	Assigned: 04/29/2021	
	Started: 05/05/2021	
Hours of Review: 1.00	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/05/2021	COMPLETED ON TIME
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 per agreement with customer.
- . We request a 2nd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 90 reviews, 86.7% were on-time, and 73.8% were on projects at less than < 3 complete submittals.

Fire 1

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Brush Management Plan and Alternative Compliance are acceptable per SDFD requirements. No issues from Fire. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: Plan-Historic	Cycle Distributed: 04/28/2021	
Reviewer: Bacik, Megan (619) 655-6301 Mbacik@sandiego.gov	Assigned: 05/02/2021	
	Started: 05/26/2021	
Hours of Review: 1.00	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/26/2021	COMPLETED ON TIME
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Historic performed 412 reviews, 83.7% were on-time, and 92.0% were on projects at less than < 3 complete submittals.

📁 05.26.2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The property located at 604 Palomar Ave, APN 651-612-0800, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	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)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	7	Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input checked="" type="checkbox"/>	8	The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	9	Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)





Cycle Issues

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 04/28/2021	
Reviewer: Novoa, Carlos (619) 446-5493 CNovoa@sandiego.gov	Assigned: 05/05/2021	
	Started: 06/10/2021	
Hours of Review: 6.00	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/10/2021	COMPLETED LATE
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 62 reviews, 37.1% were on-time, and 42.0% were on projects at less than < 3 complete submittals.

1st Review - 6/10/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Disclaimer: These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)
<input type="checkbox"/>	2	Project Description: Project proposes a Coastal Development Permit (CDP) to construct a 2-story accessory unit on site with an existing single dwelling unit. The 0.16-acre site is located at 604 Palomar Avenue in a Parking Impact Overlay Zone (Coastal), 2035 Transit Priority Area, Transit Area Overlay Zone, and Coastal Overlay Zone in the RM-1-1 zone within the La Jolla Community Planning Area. Council District 1. (New Issue)
<input type="checkbox"/>	3	Trip Generation: The expected daily trip generation for the project is 17 ADT with 1 AM (0 in, 1 out) peak hour trips and 2 PM (1 in, 1 out) peak hour trips. This is based on a rate of 8 daily trips/dwelling unit for the 1 accessory dwelling unit for Multiple Dwelling Units (Under 20 dwelling units/acre) and a rate of 9 daily trips/dwelling unit for the 1 single family dwelling unit. A Local Mobility Access will not be required. (New Issue)
<input type="checkbox"/>	4	VMT Information: This project may be presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. A VMT Analysis will not be required. (New Issue)
<input type="checkbox"/>	5	Dedication and Improvement : The plans should clearly show and dimension all existing and proposed public improvements with roadway cross sections of all Palomar Avenue frontage, including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, parking lane width, and sidewalk location and width. When this information is provided, additional dedication may be required. (New Issue)
<input type="checkbox"/>	6	Driveways: Per Land Development Code Section 142.0560 (j) Table 142-05N, the current minimum required, and maximum allowed, two-way driveway width for the proposed residential development in a parking impact area is 12 feet. Please revise and resubmit. (New Issue)
<input type="checkbox"/>	7	Parking: Per SDMC 142.0520 Table 142-05B 2 spaces per dwelling unit are required. Please include a parking table showing all parking calculations on the revised plan submittal accordingly. Please also show proposed parking spaces on plans with dimensions per SDMC Table 142-05K. (New Issue)
<input type="checkbox"/>	8	Drafting Note: Please revise all sheets to show Palomar Avenue instead of Palomar Street. (New Issue)
<input type="checkbox"/>	9	CAP Consistency Checklist: Strategy 3 Step 3: please revise to state "project is a single-family project." (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Carlos Novoa at (619) 446-5493. Project Nbr: 684897 / Cycle: 2





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	CAP Consistency Checklist: Strategy 3 Steps 5-7: please revise to state "project is a residential project." (New Issue)
<input type="checkbox"/>	11	Visibility Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram 113-02SS. (New Issue)
<input type="checkbox"/>	12	Additional comments (information only, no action required) Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 04/28/2021	
Reviewer: Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned: 04/29/2021	
	Started: 05/24/2021	
Hours of Review: 4.00	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/26/2021	COMPLETED ON TIME
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 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 4 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 253 reviews, 94.9% were on-time, and 63.1% 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)
<input checked="" type="checkbox"/>	2	All on-site water and sewer facilities are 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)
<input checked="" type="checkbox"/>	3	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	4	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)
<input checked="" type="checkbox"/>	5	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). All BFPDs are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public right-of-way and in-line with the public water service line. (New Issue)
<input checked="" type="checkbox"/>	6	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input checked="" type="checkbox"/>	7	Information for water and sewer utilities can be obtained from the records office by visiting: https://www.sandiego.gov/development-services/records or emailing DSDRCD@sandiego.gov. (New Issue)
<input checked="" type="checkbox"/>	8	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov. (New Issue)

1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	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)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Gary Nguyen at (619) 446-5454. Project Nbr: 684897 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	The initial submittal is too general in nature, with regard to showing the existing and proposed water and sewer facilities, to provide definitive water and sewer review comments. A Utility Plan is required, and the following information is also required as part of any discretionary and ministerial permit submittal: Show and call out all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets). (New Issue)
<input type="checkbox"/>	11	Please show all existing water service(s) from the water main's point of connection to the project site, and label as TO BE KILLED AT THE MAIN or TO RETAIN. Please show all existing sewer lateral(s) from the sewer main's point of connection to the project site, and label as TO BE ABANDONED AT THE PROPERTY LINE or TO RETIAN. (New Issue)
<input type="checkbox"/>	12	Please locate and label the full width of all public ROW's as well as all public and private water, sewer, and general utility easements which lie on or adjacent to the property under review. Unused and un-needed public water, sewer, or general utility easements are required to be vacated concurrently with the document currently under review. If there are no public water, sewer, or general utility easements on the property under review, please state so on the plan. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/28/2021	
Reviewer: Mancia, Marlene (619) 446-5174 MMancia@sandiego.gov	Assigned: 04/29/2021	
	Started: 05/24/2021	
Hours of Review: 2.50	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/26/2021	COMPLETED ON TIME
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 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 20 outstanding review issues with LDR-Planning Review (all of which are new).
- . 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.

1st review 5/26/21

Standard Comments/ Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	These comments are a draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)
<input type="checkbox"/>	2	The subject premises is located at 604 Palomar Ave (APN 351-612-08-00), it is within RM-1-1, N-APP-2, La Jolla Community Planning Area, Coastal Height Limit, and TPA. (New Issue)
<input type="checkbox"/>	3	The proposed project is for a CDP for a detached 1,140 Companion Unit for an existing SFD within the Coastal Overlay Zone. (New Issue)

Permits and Proposals

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The following development permit is required for the proposal at the indicated Process: Coastal Development Permit per San Diego Municiple Code (SDMC) 126.0704(a)(9) and 141.0302(a)(10) (New Issue)
<input type="checkbox"/>	5	A decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two. (New Issue)

Land Use Plan Analysis

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	La Jolla Commuinity Plan Analysis: The LJCP&LCP states the character of La Jolla's residential areas shall be maintained by ensuring the preservation existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. (New Issue)
<input type="checkbox"/>	7	The LJCP&LCP emphasises the avoidance of extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and promotion of good design and harmony within the visual relationships and transitions between new and older structures. (New Issue)
<input type="checkbox"/>	8	Bulk and scale are also a concern of the LJCP&LCP this proposal is not in general conformance of the bulk and scale of adjacent properties. (New Issue)
<input type="checkbox"/>	9	The LJCP&LCP does not designate this site as having visual access or is identified as a public access point. (New Issue)
<input type="checkbox"/>	10	The LJCP&LCP emphasises the avoidance of extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and promotion of good design and harmony within the visual relationships and transitions between new and older structures. (New Issue)
<input type="checkbox"/>	11	Please provide further details to elevation sheet describing proposed color of proposed exterior matieral to determine if community character will be maintained and design promotes harmony within the visual relationships and transitions between new and older structures. (New Issue)
<input type="checkbox"/>	12	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 Dianne Kane, Chair (858) 459-9490.

Please provide CPG determination to Planner. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Marlene Mancia at (619) 446-5174. Project Nbr: 684897 / Cycle: 2





L64A-003A

Development Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Per legal map 1993 lot 27 there is an existing 3' sewer easement. Please provide a letter from easement holder granting encroachment or push proposed Companion Unit outside of easement. (New Issue)
<input type="checkbox"/>	14	Update Maximum Permitted Density. RM-1-1 zone is limited to 1 dwelling unit per 3,000 SF. 6,896 SF (lot size)/ 3,000= 2.33. Therefore a max of 2 units is the allowed density. (New Issue)
<input type="checkbox"/>	15	The Companion Unit's proposed square footage is inconsistent under the scope of work and "(P) Structure and/or Remodel" please revise. (New Issue)
<input type="checkbox"/>	16	Provide proposed FAR calculation including the (E) SFD, (E) Attached Garage, and (P) Companion Unit. (New Issue)
<input type="checkbox"/>	17	Sheet A3 indicates possible square footage that needs to be included in proposed Companion Unit square footage. Per 113.0234 (b)(4)(D) "Gross floor area includes the area within a building adjacent to all interior balconies, mezzanines, and lofts, pursuant to the regulations for phantom floors in Section 113.0234(b)(4)(A) as if such elements did not exist adjacent to the space, as shown in Diagram 113-02V. The location of an adjacent interior balcony, mezzanine, or loft does not affect the location of phantom floors above the finish-floor elevation of the adjacent space. Cont'd (New Issue)
<input type="checkbox"/>	18	Include notes, measurements, and illustrations to clarify and determine area to be included in square footage as needed. (New Issue)
<input type="checkbox"/>	19	To facilitate next review please provide a response letter along with updated plans. (New Issue)
<input type="checkbox"/>	20	Additional comments may follow new information. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 04/28/2021 Deemed Complete on 04/28/2021
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 04/28/2021
Reviewer: Holowach, Courtney **Assigned:** 04/30/2021
(619) 446-5187 **Started:** 04/30/2021
Cholowach@sandiego.gov **Review Due:** 06/01/2021
Hours of Review: 2.00 **Completed:** 05/24/2021 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 06/24/2021

- . 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 6 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 94 reviews, 67.0% were on-time, and 51.2% were on projects at less than < 3 complete submittals.

Cycle 2

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	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. No further comment is required. (New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Planning Review staff. (New Issue)

Cultural Resources (Archaeolog

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The proposed project is being reviewed for potential impacts to Cultural Resources (Archaeology). (New Issue)

Cultural Resources (Paleo)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	The proposed project does not rise to the level of significance for paleontological resources. (New Issue)

Cultural Resources (Built Envir

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	EAS defers to Plan Historic on issues of Cultural Resources (Built Environment). Please refer to their comments. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. (New Issue)





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Issue

Cleared? Num Issue Text

- 8 The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15604 (h) (3), 15130 (d), and 15183 (b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. (New Issue)
- 9 Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts of GHG emissions (New Issue)
- 10 EAS has reviewed the submitted Checklist and finds that it fulfills the requirements of the CAP. (New Issue)

VMT

Issue

Cleared? Num Issue Text

- 11 The proposed project does not rise to the level of significance of a VMT impact. It would have an ADT of less than 300 trips. (New Issue)

Summary

Issue

Cleared? Num Issue Text

- 12 At this time, there are outstanding comments from other disciplines that need to be addressed before EAS can make a final determination. 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)
- 13 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. Please be aware that the environmental review may change in response to any project changes. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/28/2021	
Reviewer: Vera, Karen (619) 541-4348 Kvera@sandiego.gov	Assigned: 05/11/2021	
	Started: 05/20/2021	
Hours of Review: 6.00	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/20/2021	COMPLETED ON TIME
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 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 92 reviews, 84.8% were on-time, and 48.8% were on projects at less than < 3 complete submittals.

1st Review - 05/20/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.
		(New Issue)
<input type="checkbox"/>	2	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"/>	3	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.
		(New Issue)
<input type="checkbox"/>	4	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.
		(New Issue)
<input type="checkbox"/>	5	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf
		(New Issue)
<input type="checkbox"/>	6	Revise the Site Plan. Show and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs.
		(New Issue)
<input type="checkbox"/>	7	The revised Storm Water Standards are available online at: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018
		(New Issue)
<input type="checkbox"/>	8	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 684897 / 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"/>	9	Revise the Site/Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	10	Please show and call out how site drainage is conveyed to the public storm drain system. (New Issue)
<input type="checkbox"/>	11	The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction. (New Issue)
<input type="checkbox"/>	12	Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	13	Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	14	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	15	Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (New Issue)
<input type="checkbox"/>	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 call Karen Vera at 619 446-5331. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/28/2021	Deemed Complete on 04/28/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 04/28/2021	
Reviewer: Vo, Denise (619) 446-5212 Vod@sandiego.gov	Assigned: 06/16/2021	
	Started: 06/16/2021	
Hours of Review: 0.20	Review Due: 05/26/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/16/2021	COMPLETED LATE
	Closed: 06/24/2021	

- . The review due date was changed to 06/01/2021 from 06/01/2021 per agreement with customer.
- . 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.
- . 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.

LA JOLLA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input checked="" type="checkbox"/>	2	If you have not already done so, please contact Diane Kane, Chairperson of the La Jolla Community Planning Group 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 Denise Vo. (New Issue)
<input checked="" 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)





Submittal Requirements

6/24/21 9:28 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: 684897 **Title:** Digital-Hartford ADU CDP
Project Mgr: Vo, Denise (619)446-5212 Vod@sandiego.gov



Review Cycle Information

Review Cycle: 4 Submitted (Multi-Discipline)

Opened: 06/24/2021 9:21 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Climate Action Plan Consistency Checklist	3	Climate Action Plan Consistency Checklist	3
Storm Water	2	Storm Water Req. Applicability Checklist (DS-560)	2
Development Plans	6	Site Development Plans	6

