



L64A-003B

Project Information

Project Nbr: 696365 Title: Dig-La Jolla StreetscapePrelim
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 1 Preliminary Review Submitted: 08/27/2021 Deemed Complete on 08/27/2021
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 08/27/2021
Reviewer: Casique, Jorge Assigned: 08/30/2021
(619) 446-5202 Started: 09/20/2021
JCasique@sandiego.gov Review Due: 09/27/2021
Hours of Review: 3.00 Completed: 09/20/2021
Next Review Method: Preliminary Review Closed:

- The review due date was changed to 09/27/2021 from 09/13/2021 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 11 outstanding review issues with LDR-Planning Review (all of which are new).

09/20/21

General

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 issues regarding contact information and preliminary review comments.

Project Information

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 issues regarding project site location and project scope.

Planning Review

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 issues regarding permit processes and required permits.

For questions regarding the 'LDR-Planning Review' review, please call Jorge Casique at (619) 446-5202. Project Nbr: 696365 / Cycle: 1





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	<p>- Public Right-of-Way Vacation. Pursuant to §125.0910(d), a vacation would be required to vacate the upper half of Prospect St. and relocate it to the lower half. Pursuant to §125.0904, a decision shall be made in accordance with Process Five.</p> <p>- Pursuant to §112.0103(a), when an applicant applies for more than one permit for a single development, the applications shall be consolidated and a decision shall be made in accordance with the highest applicable decision level. For the proposed development, the consolidation would result in a Process Five decision. (New Issue)</p>
<input type="checkbox"/>	8	<p>(b) Please indicate the process to allow for the installation of public art within the public right of way. Are there specific staff member to reach out to and incorporate as part of the development review process as it relates to public art?</p> <p>Response: Staff is of the understanding that a privately funded art installation in the public right-of way would be reviewed by the typical reviewers to be included in the overall project review for the Vacation/CDP/SDP. However, a publicly funded installation may require input from the San Diego Commission for Arts and Culture. (New Issue)</p>
<input type="checkbox"/>	9	<p>(c) The project will likely be constructed in phases. Are there special conditions we adhere to for this?</p> <p>Response: Given the nature of the proposed development being entirely within the public right-of-way, any conditions having to do with a phased proposal will likely come from LDR-Engineering, LDR-Transportation, LDR-Environmental, and PUD. At this time, LDR-Planning does not see any special conditions arising from a phased-development. (New Issue)</p>
<input type="checkbox"/>	10	<p>Additional elements that LDR-Planning would like the applicant to keep in mind with the development of this project:</p> <p>- If any of the proposed development does not conform to the Development regulations of the La Jolla Planned District, this would require a Planned Development Permit (PDP) for said deviations. This would be in accordance with Process Four, however; that becomes null due to the Process Five required by the street vacation. (New Issue)</p>
<input type="checkbox"/>	11	<p>- Girard Av. is identified as an identified public vantage point, looking out from the intersection with Prospect St. toward the ocean. Staff recommends the applicant consider the option to reverse the orientation of the public plaza and have it open toward the ocean. This would likely enhance the existing public view by framing the view toward the ocean as opposed to "closing" it off and having it face toward the buildings. Additionally, relocating the trellis to the south end of the plaza would ensure that obstructions to the existing view are minimized. (New Issue)</p>





L64A-003B

Review Information

Cycle Type: 1 Preliminary Review	Submitted: 08/27/2021	Deemed Complete on 08/27/2021
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 08/27/2021	
Reviewer: Osborn, Sara (619) 446-5276 Sosborn@sandiego.gov	Assigned: 08/30/2021	
	Started: 09/17/2021	
Hours of Review: 5.00	Review Due: 09/13/2021	
Next Review Method: Preliminary Review	Completed: 09/28/2021	
	Closed:	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Environmental (all of which are new).

📁 Preliminary Review 9.27.2021

📁 General

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	These comments are for a preliminary review only and are in response to the applicant's submitted questions. A complete review of the project has not been done but will be made when a complete set of plans have been submitted as a part of the formal application. (New Issue)

📁 Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Multi-discipline Preliminary Review for proposed La Jolla Streetscape Improvement Project within a Maintenance Assessment District. The streetscape improvements include intersection pop-outs, intersection reconfigurations and on-street parking reconfiguration (loss of 3 spaces) located within the public right-of way at Girard Avenue between Silverado Street and Prospect Street, and Prospect Street between Girard Avenue West and Herschel Avenue. (New Issue)

📁 Prelim questions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Question G.a.: Please confirm the environmental process for this project's approval. Please confirm that we can utilize a categorical exemption under CEQA Guidelines Section 15301 (c), or a different exemption if applicable, to proceed with this project. (New Issue)
<input type="checkbox"/>	4	Answer: An environmental determination cannot be made at this time. A preliminary review is not a full review of a project. Once the project has been submitted for a full review, environmental will evaluate the project along with all submitted materials and review of other discipline's comments. Environmental relies on all disciplines and submitted analysis to make an environmental determination. (New Issue)

📁 Other Project comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Noise - The project proposes the construction of improvements within the public right of way, as such, due to the proximity to the residential uses, the project would be required to submit a Noise Analysis. (New Issue)
<input type="checkbox"/>	6	Archaeological Resources - Provide grading quantities with a full project submittal. The project site has been completely graded and is disturbed, but an Archaeological Survey could be required based on project scope in order to determine potential impacts. (New Issue)
<input type="checkbox"/>	7	Tribal Cultural Resources - The project is subject to government-to-government consultation under Assembly Bill (AB) 52. Staff will distribute notification to the tribes with a full submittal. (New Issue)
<input type="checkbox"/>	8	GHG - All discretionary approvals require the project to comply with the City's Climate Action Plan. Submit a City of San Diego CAP Checklist and show how the project would comply with strategies in Step 2. (New Issue)
<input type="checkbox"/>	9	Transportation - EAS defers to LDR-Transportation and asks for any documents that they might require in order to analyze the project improvements. (New Issue)
<input type="checkbox"/>	10	Public views - Please refer to LDR Planning regarding the conformance with requirements consistent with the public views along public rights of way. (New Issue)
<input type="checkbox"/>	11	Water Quality - EAS defer to Engineering on storm water issues. (New Issue)
<input type="checkbox"/>	12	Other - Please provide street names on all exhibits and figures. (New Issue)





L64A-003B

Review Information

Cycle Type: 1 Preliminary Review	Submitted: 08/27/2021	Deemed Complete on 08/27/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 08/27/2021	
Reviewer: Chorak, Jill (619) 446-5183 JChorak@sandiego.gov	Assigned: 08/30/2021	
	Started: 09/13/2021	
Hours of Review: 3.00	Review Due: 09/13/2021	
Next Review Method: Preliminary Review	Completed: 09/14/2021	
	Closed:	

The reviewer has requested more documents be submitted.

Preliminary Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Project Scope: Preliminary Review for proposed La Jolla Streetscape Improvement Project within a Maintenance Assessment District (MAD). The streetscape improvements are located within the public right-of-way and is to include Girard Avenue between Silverado Street and Prospect Street and Prospect Street between Girard Avenue and Herschel Avenue. (New Issue)
<input checked="" type="checkbox"/>	2	(Information Only): These comments are for a preliminary review only and are in response to the applicant's submitted questions. However, questions by the applicant do not appear to be directly for Landscape. Landscape provides the following input based on review of the submitted exhibits. Items presented here are not intended as a comprehensive review. The absence of any information not addressed within the course of this review should not be construed as approval of any particular part of your project. (New Issue)
<input checked="" type="checkbox"/>	3	Applicability (Information Only): Based on the scope of work, per Table 142-04A of the Landscape Regulations, this project is proposing streetscape improvements including new bulb-outs, reconfigured parking, new landscape buffers, a new pedestrian promenade, additional streetlights, street trees, landscape and public art located within the La Jolla Planned District Ordinance. This project is subject to the San Diego Municipal Code sections 62.0603, 129.0702, 142.0403, 142.0409 and 142.0610. (New Issue)
<input checked="" type="checkbox"/>	4	Existing Trees: Whenever feasible, existing healthy street trees shall be retained within the public right-of-way. (New Issue)
<input checked="" type="checkbox"/>	5	Street Trees (Complete Communities): Per SDMC 143.1025(a)(2) - Supplemental Development Regulations- At least one, 24-inch box canopy form tree is required for each 25-ft of street frontage on each side of the required sidewalk. Please apply the requirements per SDMC 142.4025(a)(2) and the La Jolla Community Plan and the La Jolla Planned District Ordinance for this development. (New Issue)
<input checked="" type="checkbox"/>	6	Utilities: Street trees shall be separated from improvements by the minimum distance shown in SDMC Table 142-04E. (New Issue)
<input checked="" type="checkbox"/>	7	Proposed Landscape: Proposed plantings shall not exceed 36 inches in height within the public right-of-way. (New Issue)
<input checked="" type="checkbox"/>	8	All landscape and irrigation shall conform the standards of the City-Wide Landscape Regulations and the City of San Diego Land development Manual Landscape Standards and all other Landscape related City and Regional Standards. (New Issue)
<input checked="" type="checkbox"/>	9	Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. (New Issue)
<input checked="" type="checkbox"/>	10	Water Conservation: All new development with a landscape area of 500-sf or greater shall be subject to a Maximum Applied Water Allowance (MAWA) Water Budget. Please refer to Appendix E of the Landscape Standards for more information. (New Issue)
<input checked="" type="checkbox"/>	11	Per the La Jolla Shores Planned District Ordinance, all landscape material shall be maintained in a healthy growing condition including trimming as appropriate to the landscape material. (New Issue)
<input checked="" type="checkbox"/>	12	Maintenance Assessment District (MAD): Park and Rec shall coordinate any concerns or issues regarding MAD. (New Issue)
<input checked="" type="checkbox"/>	13	Please keep in mind a complete review of the project has not been done but will be made when a complete set of plans is submitted. (New Issue)
<input checked="" type="checkbox"/>	14	Please refer to the following links for more information:

-Landscape Regulations (SDMC)
<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>

-Landscape Standards:
https://www.sandiego.gov/sites/default/files/dsdlldc_landscapestandards_2016-04-05.pdf

-La Jolla Planned District Ordinance and La Jolla Community Plan:
<https://www.sandiego.gov/sites/default/files/lajollacommunityplanaug2014.pdf>
 (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Jill Chorak at (619) 446-5183. Project Nbr: 696365 / Cycle: 1



L64A-003B

Review Information

Cycle Type: 1 Preliminary Review
Submitted: 08/27/2021 Deemed Complete on 08/27/2021
Reviewing Discipline: LDR-Engineering Review
Cycle Distributed: 08/27/2021
Reviewer: Huynh, Khanh
Assigned: 08/30/2021
(619) 446-5299
Started: 09/10/2021
KHuynh@sandiego.gov
Review Due: 09/13/2021
Hours of Review: 4.00
Completed: 09/14/2021
Next Review Method: Preliminary Review
Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 22 outstanding review issues with LDR-Engineering Review (all of which are new).

1st Prelim Review

Information

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 16 numbered items with checkboxes and detailed issue descriptions.

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 696365 / Cycle: 1





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Please clarify and call out on plans the maintenance responsibilities of the proposed improvements that are in the ROW, including the proposed Biofiltration basins. (New Issue)
<input type="checkbox"/>	18	Please note, the applicant may be required to replace additional public improvements that are not to current City Standard or are damaged during construction. (New Issue)
<input type="checkbox"/>	19	Based on the proposed improvements applicant may be required to obtain a NDP, SDP, or CDP discretionary permit. (New Issue)

Response to questionnaire

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Response to question # C (a) regarding the paving at the intersection. LDR-Engineering cannot provide an answer now as we need additional information. Please provide more details of the paving and the exact location. Please refer to City of San Diego Schedule "J", SDG-113 for standard street paving. (New Issue)
<input type="checkbox"/>	21	Response to question # C (b) regarding the dimension geometry for curb & extensions. Please refer to LDR-Transportation Review for additional information. Please provide curb radius for all pop outs and provide dimensioned street cross sections. Additional comments may be recommended once we receive requested information. (New Issue)
<input type="checkbox"/>	22	This completes the Engineering Review of this submittal. Additional conditions may be recommended pending further review or any redesign of this project. (New Issue)





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Review Information

Cycle Type: 1 Preliminary Review
Submitted: 08/27/2021 Deemed Complete on 08/27/2021
Reviewing Discipline: LDR-Transportation Dev
Cycle Distributed: 08/27/2021
Reviewer: Valera, Pedro
Assigned: 08/30/2021
(619) 446-5382
Started: 09/16/2021
PValera@sandiego.gov
Review Due: 09/13/2021
Hours of Review: 4.50
Completed: 09/16/2021
Next Review Method: Preliminary Review
Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 13 outstanding review issues with LDR-Transportation Dev (all of which are new).

Prelim Review - 09/16/21

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 10 rows of review issues regarding LA JOLLA streetscape improvements, including scope, preliminary review, and specific questions about dimensions and geometry.

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 696365 / Cycle: 1





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Net Parking Change: Sheet A0.3 proposes a net loss of 3 on-street parking spaces resulting from the proposed improvements. Please clarify what alternative on-street parking configuration was considered to provide an increase or net loss of zero parking spaces and if an alternative configuration can be provided. (New Issue)
<input type="checkbox"/>	12	Proposed Parking: Please revise Sheet A0.3 and Table 1 in Exhibit A (prepared by M.W. Steele) to state 16 spaces to be added on Upper Girard, not Lower Girard; and show the minimum parking stall dimensions of all newly created or restriped spaces per SDMC section 142.0560(b). (New Issue)
<input type="checkbox"/>	13	Transit: Please show and call out nearest bus stops on the site plan. (New Issue)
<input type="checkbox"/>	14	Drafting: Please revise Sheet A0.3 to label Prospect Street as Street and not Place. Please revise Utility Exhibit to shift Prospect St label to the correct location. (New Issue)





L64A-003B

Review Information

Cycle Type: 1 Preliminary Review
Submitted: 08/27/2021 Deemed Complete on 08/27/2021
Reviewing Discipline: Plan-Long Range Planning
Cycle Distributed: 08/27/2021
Reviewer: Pangilinan, Marlon
Assigned: 08/30/2021
(619) 235-5293
Started: 09/13/2021
mpangilinan@sandiego.gov
Review Due: 09/13/2021
Hours of Review: 2.00
Completed: 09/13/2021
Next Review Method: Preliminary Review
Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 3 outstanding review issues with Plan-Long Range Planning (all of which are new).

La Jolla Community Plan and LC

Preliminary Review Submittal

GENERAL COMMENTS

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [X], 1, INFO ONLY - These comments are draft and subject to change until presented by the City's assigned Development Project Manager...

LAND USE

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 2: [X], 2, INFO ONLY - The proposed streetscape project would be located within street, public Right-of-way and surrounded by properties designated as Commercial/Mixed-Use... Row 3: [X], 3, The proposed project consisting of expansion of sidewalk, mid-block crossing, creation of a pedestrian promenade...

COMMERCIAL LAND USE

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 4: [], 4, Commercial development recommendations in the Commercial Land Use Element call for enhancing large, unbroken open areas of concrete with pattern paving or landscaping... Row 5: [], 5, The Commercial Land Use Element also calls for unifying the streetscape system by providing an overall landscaping and streetscape master plan...

TRANSPORTATION

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 6: [], 6, REQUIRED - The applicant is encouraged to include bicycle parking e.g bike corrals and spaces to support micro-mobility (e.g. scooters). (New Issue)

For questions regarding the 'Plan-Long Range Planning' review, please call Marlon Pangilinan at (619) 235-5293. Project Nbr: 696365 / Cycle: 1





L64A-003B

Review Information

Cycle Type: 1 Preliminary Review	Submitted: 08/27/2021	Deemed Complete on 08/27/2021
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 08/27/2021	
Reviewer: Jimenez, Meryl (619) 446-5098 MBJimenez@sandiego.gov	Assigned: 09/03/2021	
	Started: 09/09/2021	
Hours of Review: 1.50	Review Due: 09/13/2021	
Next Review Method: Preliminary Review	Completed: 09/13/2021	
	Closed:	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

Informational Items

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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"/>	2	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"/>	3	If you have any questions regarding water and sewer comments, please contact Meryl Jimenez at (619) 446-5098 or via email at Mbjimenez@sandiego.gov. (New Issue)

1st PR Comments

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	If the project requires any type of development or building permit, the following will be required: (New Issue)
<input type="checkbox"/>	5	On the site plan, show and label all existing sewer and water utilities, including size, material and reference drawing. (New Issue)
<input type="checkbox"/>	6	Show all water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). (New Issue)
<input type="checkbox"/>	7	Show the proposed water and sewer mains, water services and sewer laterals. (New Issue)
<input type="checkbox"/>	8	Response to Question E: The water and sewer mains would need to be relocated within the remaining paved portion of the right of way. Water and Sewer Realignment Study will be required prior to discretionary or ministerial permit. (New Issue)





Cycle Issues DRAFT

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

L64A-003B

Review Information

Cycle Type: 1 Preliminary Review	Submitted: 08/27/2021	Deemed Complete on 08/27/2021
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 08/27/2021	
Reviewer: Velasquez, Jaime (619) 533-4481 jvelasquez@sandiego.gov	Assigned: 08/30/2021	
Hours of Review: 0.50	Started: 09/16/2021	
Next Review Method: Preliminary Review	Review Due: 09/13/2021	
	Completed: 09/16/2021	
	Closed:	

The reviewer has requested more documents be submitted.

Fire 1

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Any reduction in the number of traffic lanes, narrowing of useable roadway width for vehicular capacity, and/or the use of traffic calming devices such as roundabouts will increase the response times of any and all First Responder services. These designs will have a direct impact on the safety and welfare of the Citizens of San Diego and the First Responders that serve them. Such obstructions and traffic calming devices are called out in Section 503.4 of the California Fire Code. (New Issue)

