THE CITY OF SAN DIEGO **Development Services Department**

10/7/21 11:31 am

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L64A-003B

1222 1st Avenue, San Diego, CA 92101-4154

|--|

Title: Dig-La Jolla StreetscapePrelim Project Nbr: 696365

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).

6 09/20/21

General

Issue Cleared? Num **Issue Text**

П For any questions about this review, please contact Jorge Casique, p: 619-446-5202, e:

jcasique@sandiego.gov. (New Issue)

These comments are for preliminary review purposes and are generally limited to responses to the applicant's questions only. A complete review of the project has not occurred and additional issues may be identified after a complete project is submitted. (New Issue)

Project Information

Issue Cleared? Num

Issue Text

The project site is located within the public right-of-way on Girard Av. between Silverado St. and Prospect St., as well as on Prospect St. between Girard Av. and Herschel Av., within the La Jolla Community Plan. The site is zoned LJPD-1, with a small portion zoned LJPD-5 encompassing the Westerly half of Prospect St. The applicable overlay zones include Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact

Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area. (Information Only) (New Issue)

The project scope, or nature of the questions, consists of improvements in the right of way including new bulb-outs, parking configuration, landscaping, streetlights, street trees, public art, and a new pedestrian promenade. (Information Only) (New Issue)

Planning Review

Issue

Cleared? Num Issue Text

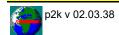
(a) Please confirm that this proposal can be accomplished with a Right-of-Way permit process. Could you please the permit(s) and process level anticipated for this project.

Response: LDR-Planning anticipates the construction phase of the project will require a right-of-way (ROW) permit. However, it is recommended the applicant confirm with LDR-Engineering if any other construction permits or agreements may be required. Prior to the construction phase, the applicant must first apply for an procure the following required development permits: (New Issue)

- Coastal Development Permit (CDP). Pursuant to §126.0704, a CDP is required for any work that does not meet an exemption as described therein. Pursuant to §126.0707(a), a decision shall be made in accordance with Process Two

- Site Development Permit (SDP). Pursuant to §126.0502(d)(6), an SDP would be required for the construction of the proposed plaza trellis in the public right-of-way. The decision would be in accordance with Process Four. (New Issue)

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



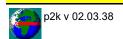
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	10	Issue	January Tand
CIE	eared?		Issue Text
 		7	- Public Right-of-Way Vacation. Pursuant to §125.0910(d), a vacation would be required to vacate the upper half of Prospect St. and relocate it to the lower half. Pursuant to §125.0904, a decision shall be made in accordance with Process Five.
	_		- 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)
		8	(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?
 		9	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)
		·	(c) The project will likely be constructed in phases. Are there special conditions we adhere to for this? 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)
		10	Additional elements that LDR-Planning would like the applicant to keep in mind with the development of this project:
	_	11	 - 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) - 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
I			Issue)



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L64A-003B

1222 1st Avenue, San Diego, CA 92101-4154

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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 08/30/2021 Assigned: (619) 446-5276 Started: 09/17/2021

> > Review Due: 09/13/2021 Sosborn@sandiego.gov

Hours of Review: 09/28/2021 Completed: 5.00

Next Review Method: Preliminary Review 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

Issue Cleared? Num **Issue Text**

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

Issue Cleared? Num **Issue Text**

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

Issue

Cleared? Num **Issue Text**

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)

> 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

Cleared? Num

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)

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)

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)

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)

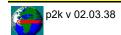
Transportation - EAS defers to LDR-Transportation and asks for any documents that they might require in order to analyze the project improvements. (New Issue)

Public views - Please refer to LDR Planning regarding the conformance with requirements consistent with the public views along public rights of way. (New Issue)

Water Quality - EAS defer to Engineering on storm water issues. (New Issue)

12 Other - Please provide street names on all exhibits and figures. (New Issue) П

For questions regarding the 'LDR-Environmental' review, please call Sara Osborn at (619) 446-5276. Project Nbr: 696365 / Cycle: 1



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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 Assigned: 08/30/2021

 (619) 446-5183
 Started:
 09/13/2021

 JChorak@sandiego.gov
 Review Due:
 09/13/2021

 3.00
 Completed:
 09/14/2021

Hours of Review: 3.00

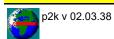
Next Review Method: Preliminary Review Closed:

The reviewer has requested more documents be submitted.

Preliminary Review

	Issue	
Cleared?		
×	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)
×	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)
×		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)
×		Existing Trees: Whenever feasible, existing healthy street trees shall be retained within the public right-of-way. (New Issue)
×	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)
×	6	Utilities: Street trees shall be separated from improvements by the minimum distance shown in SDMC Table 142-04E. (New Issue)
×	7	Proposed Landscape: Proposed plantings shall not exceed 36 inches in height within the public right-of-way. (New Issue)
×		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)
×	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)
×	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)
×	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)
×	12	Maintenance Assessment District (MAD): Park and Rec shall coordinate any concerns or issues regarding MAD. (New Issue)
×	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)
×	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/dsdldc_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



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1222 1st Avenue, San Diego, CA 92101-4154

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 08/30/2021 Assigned: (619) 446-5299 Started: 09/10/2021

> > KHuynh@sandiego.gov Review Due: 09/13/2021

Hours of Review: Completed: 09/14/2021 4.00

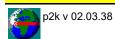
Next Review Method: Preliminary Review Closed:

- . 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

Cleared?	<u>Issue</u> <u>Num</u>	<u>Issue Text</u>
	1	If the project required any type of discretionary development or building permit, the following will be required:
	2	(New Issue) 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 new Storm Water Development Regulations.
	3	(New Issue) The applicant will be required to submit the current Storm Water Requirements Applicability Checklist. Submit the checklist on the next submittal. (New Issue)
	4	Based on the submittal, it appears that the project is a Priority Development Project. Please visit the link below for further information and show how project will comply with the current Storm Water regulations. (New Issue)
	5	The revised Storm Water Standards are available online at:
		https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018
		(New Issue) Provide a site grading plans showing the following information below: (New Issue) Grading quantities, maximum height of cut/fill slope, the total acre to be graded. Existing and proposed grading contours and the topographic source, date and datum. All existing onsite public easement. No permanent structure will be allowed to located within the public easements. Drainage patterns. The collection/discharge points for any site drains. The type and location of all proposed treatment BMPs if required. (New Issue)
		Based on the information provided, project will be conditioned for a grading permit. (New Issue)
		The applicant shall submit a site plan that shows the following: (New Issue) Legal Descriptions for the project site and all adjacent properties.
Ь		Vicinity Map, North Arrow, Scales. (New Issue)
	11	Show the curb to property line, curb to centerline and ROW to ROW distances for Prospect Street, Girard
	12	Avenue, Wall Street, and Silverado Street. (New Issue) Show all existing public utilities adjacent to the project site and the water services and sewer laterals, storm
	13	water pipes, and their easements, serving the project site. (New Issue) Project site has existing storm drain structures within proposed limits. Please show and call out what is
	14	proposed for these structures and how proposed improvements may affect them. (New Issue) Please provide a drainage report showing existing and proposed drainage patterns. Please clarify how pop outs
_		may affect drainage flow patterns. (New Issue) Project proposes modification of existing storm drain structures and biofiltration in the ROW. Therefore, Street
		Division, Transportation & Storm Water (TSW) Department need to review the plans. Please contact your DPM to add them to the next review cycle. (New Issue)
	16	An Encroachment Maintenance Removal Agreement will be required for any existing/proposed private improvements in the right-of-way (including any landscaping or irrigation). (New Issue)

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



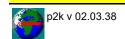
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i		<u>Issue</u>		
1	Cleared?	Num	Issue Text	
1		17	Please clarify and call out on plans the maintenance responsibilities of the proposed improvements that are in the ROW, including the proposed Biofiltration basins. (New Issue)	
1		18	Please note, the applicant may be required to replace additional public improvements that are not to current City Standard or are damaged during construction. (New Issue)	
1 1 1		19	Based on the proposed improvements applicant may be required to obtain a NDP, SDP, or CDP discretionary permit. (New Issue)	
-	Response to questionnaire			
i		<u>Issue</u>		
i	Cleared?	<u>Num</u>	Issue Text	
1 1 1		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	
		21	location. Please refer to City of San Diego Schedule "J", SDG-113 for standard street paving. (New Issue) 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	
11111		22	information. (New Issue) 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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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 1 Preliminary Review **Submitted:** 08/27/2021 Deemed Complete on 08/27/2021

Reviewing Discipline: LDR-Transportation Dev 08/27/2021 **Cycle Distributed:**

> Assigned: 08/30/2021 Reviewer: Valera, Pedro (619) 446-5382 Started: 09/16/2021

PValera@sandiego.gov Review Due: 09/13/2021

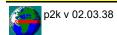
Hours of Review: 4.50 Completed: 09/16/2021

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 Issue Cleared? Num Issue Text × Scope: LA JOLLA: 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. The improvements are in a 2035 Transit Priority Area and Coastal Overlay Zone (NAPP2) within the La Jolla Community Plan area, CD1. (New Issue) Preliminary Review: The purpose of this preliminary review is to answer questions by the applicant. It is not a complete review of the project which is typically conducted during the development permit application submittal. The absence of any information not addressed within the course of this review should not be construed as approval of any particular part of the proposed project. Applicant had specific questions for Transportation Development. (New Issue) Question C.b: Please confirm dimensions and geometry for curb extensions and intersection geometry. (New Issue) Response to Question C.b The plans do not show dimensions for proposed intersection pop-outs and proposed intersection reconfigurations along Prospect Street at Girard Avenue West, Girard Avenue East and Herschel Avenue. Please revise plans to provide dimensions as necessary to demonstrate compliance with Street Design Manual standards for intersection pop-outs (Section 3.3.3) and intersection design (Section 2.4). Please clarify whether any deviations to Street Design Manual standards are being proposed. (New Issue) The La Jolla Community Plan identifies Prospect Street as a Class II Bicycle Lane. Does the City of San Diego have a preferred roadway configuration to accommodate for the Class II facility as indicated in the Community Plan? (New Issue) Response to Question C.c: Prospect Street is classified in the La Jolla Community Plan as a Two-Lane Collector. Per the Street Design Manual, the preferred roadway configuration for a two-lane collector with Class II bike lanes is 11 ft wide travel lanes with 6 ft wide bike lanes and 2 ft buffer on each side. Please revise plans as necessary to demonstrate that this configuration can be provided within the existing public ROW. (New Issue) VMT Information: If discretionary review were required, this project may be presumed to have a less than significant VMT impact and screened out from performing a full VMT analysis as a transportation project that will provide intersection configuration changes and traffic calming devices; and will not add motor vehicle capacity. (New Issue) Public Improvements: Please revise Sheet A0.2 Site Plan and Sheet A0.4 Sections to clearly show and dimension all existing and proposed public improvements of Prospect Street, Girard Avenue, Silverado Street, Wall Street and Herschel Avenue, including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, bicycle facilities and width, parking area and width, and sidewalk location and width. (New Issue) Mid-Block Crossing: Table 1 in Exhibit A dated 08/18/2021 prepared by M.W. Steele Groupe, Inc, lists the addition of a mid-block crossing along Girard Avenue. Please revise this item to state bulb-out at existing mid-block crossing. (New Issue) 10 Sight Distance: Please demonstrate provision of adequate sight distance (including vertical and horizontal as appropriate) at intersections of Prospect Street/Girard Avenue (West), Prospect Street/Girard Avenue (East) and Prospect Street/Herschel Avenue, per City of San Diego Street Design Manual Section 6.1.3(8) in conformance with AASHTO standards. (New Issue)

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



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	<u>Issue</u>	
Cleared?	Num	Issue Text
	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)
	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)
	13	Transit:
		Please show and call out nearest bus stops on the site plan. (New Issue)
	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)



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

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 (619) 235-5293 Assigned: 08/30/2021 **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

	<u>issue</u>
laarad2	Nium

Cleared? Num Issue Text

1 INFO ONLY - 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) [Recommended]

TAND USE

X

<u>Issu</u>

Cleared? Num Issue Text

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. The Commercial Land Use Element also

surrounded by properties designated as Commercial/Mixed-Use. The Commercial Land Use Element also identifies the project site within office and visitor commercial areas where the goals are to promote pedestrian-oriented features to improve pedestrian safety, access, and ease of movement through all commercial areas and to revitalize commercial retail areas to strengthen, reinforce and unify existing retail

districts within La Jolla (continued). (New Issue) [Recommended]

The proposed project consisting of expansion of sidewalk, mid-block crossing, creation of a pedestrian promenade, new bulb-outs, reconfiguration of a one-way street to a two-way street, added parking, expanded landscape buffers for tree planting, streetlights and furniture, and public art would achieve these goals. (New

Issue) [Recommended]

COMMERCIAL LAND USE

ISSUE

<u>Cleared? Num Issue Text</u>

4 Commercial development recommendations in the Commercial Land Use Element call for enhancing large, unbroken open areas of concrete with pattern paving or landscaping in order to break up monotonous areas and that that decorative paving should also be used to identify safe crossing areas for pedestrians, at major street

that that decorative paving should also be used to identify safe crossing areas for pedestrians at major street crossings. The applicant should consider these treatments for the proposed mid-block crossing, pedestrian promenade, and for improved intersection locations. (New Issue)

The Commercial Land Lies Flowert also calls for unifying the atro

5 The Commercial Land Use Element also calls for unifying the streetscape system by providing an overall landscaping and streetscape master plan for commercially designated areas in accordance with tree specifications and planting guidelines contained in the citywide landscape regulations and standards. The applicant should indicate whether the existing street tree theme will be continued or whether there will be an updated theme consistent with citywide landscape regulations and standards and with the community plan

recommended street trees. (New Issue)
TRANSPORTATION

<u>Issue</u>

<u>Cleared? Num Issue Text</u>

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

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

10/7/21 11:31 am

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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

Assigned: 09/03/2021
Started: 09/09/2021

MBJimenez@sandiego.gov Review Due: 09/13/2021

Hours of Review: 1.50 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 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

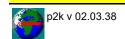
Informational Items

	Issue	
Cleared?	Num	<u>Issue Text</u>
×	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)
×	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)
×	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

	Issue	
Cleared?	<u>Num</u>	<u>Issue Text</u>
	4	If the project requires any type of development or building permit, the following will be required: (New Issue)
	5	On the site plan, show and label all existing sewer and water utilities, including size, material and reference drawing. (New Issue)
	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)
	7	Show the proposed water and sewer mains, water services and sewer laterals. (New Issue)
	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)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Meryl Jimenez at (619) 446-5098. Project Nbr: 696365 / Cycle: 1



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10/7/21 11:31 am

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L64A-003B

Review Information

Cycle Type: 1 Preliminary Review

Submitted: 08/27/2021

Reviewing Discipline: Fire-Plan Review

Cycle Distributed: 08/27/2021

Reviewer: Velasquez, Jaime (619) 533-4481

08/30/2021 Assigned: Started: 09/16/2021

Jvelasquez@sandiego.gov

Review Due: 09/13/2021

Hours of Review: 0.50 Next Review Method: Preliminary Review

Completed: 09/16/2021

Closed:

. The reviewer has requested more documents be submitted.

Fire 1

<u>Issue</u>

Cleared? Num Issue Text

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 round abouts 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)

