



L64A-003B

**Project Information**

**Project Nbr:** 694482      **Title:** Digital-Bentley CDP  
**Project Mgr:** Galvez III, Oscar      (619) 533-3683      GalvezO@sandiego.gov



**Review Information**

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/21/2021	Deemed Complete on 09/21/2021
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 09/21/2021	
<b>Reviewer:</b> Mancía, Marlene (619) 446-5174 MMancia@sandiego.gov	<b>Assigned:</b> 09/22/2021	
	<b>Started:</b> 10/29/2021	
<b>Hours of Review:</b> 3.50	<b>Review Due:</b> 10/19/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 11/02/2021	
	<b>Closed:</b>	

- . The review due date was changed to 10/22/2021 from 10/22/2021 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 15 outstanding review issues with LDR-Planning Review (all of which are new).

**1st Review 11/2/21**

**Standard Comments**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                          |   |   |
|--------------------------|---|---|
| <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) |
|--------------------------|---|---|

**Project Information**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 2 | The subject premises is located at 5655 La Jolla Hermosa Ave (APN 357-441-05-00), it is within RS-1-7, La Jolla Community Plan Area, Coastal Height Limit, N-APP-2, PIOZ-Coastal, TAOZ, and TPA. (New Issue) |
| <input type="checkbox"/> | 3 | Scope: Coastal Development Permit to remodel and addition to existing detached garage and add an ADU above at a site with an existing single family residence. (New Issue)                                   |

**Permits/Actions**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <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). (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) |
| <input type="checkbox"/> | 6 | Findings for the Coastal Development Permit shall be required, pursuant to the Land Development Code, Sections §126.0708. (New Issue)  |

**Review**

**Land Use Plan Analysis**

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 7 | It is the reviewer's opinion the proposed development fits into the established diverse theme within the vicinity. Furthermore the proposal avoids extreme and intrusive changes to the residential scale of La Jolla's neighborhoods. (New Issue)   |
| <input type="checkbox"/> | 8 | Action required:<br><br>Please provide further details to elevation sheet describing proposed color palette and exterior matieral to determine if community character will be maintained and whether the design promotes harmony with the visual relationships and transitions between new and older structures. (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)   |

For questions regarding the 'LDR-Planning Review' review, please call Marlene Mancía at (619) 446-5174. Project Nbr: 694482 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	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 the CPG determination to Planner. (New Issue)

## Development Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Update scope of work to indicate an ADU is proposed on sheet P, not a Junior ADU. (New Issue)
<input type="checkbox"/>	12	Proposed second story deck may not encroach into side setback, please redesign deck to observed 4' side yard setback.  Per 131.0461(10) "Unroofed structures: An unroofed portion of a structure not in excess of 3 feet above proposed grade, with an open safety railing not exceeding 42 inches in height, is permitted within a required side or rear yard."
<input type="checkbox"/>	13	As the deck is proposed on the second story it may not encroach. (New Issue) Update FAR calculation on sheet P under site data. FAR calculation shall include the existing garage and addition. (New Issue)
<input type="checkbox"/>	14	To facilitate next review please provide a response letter along with updated plans. (New Issue)
<input type="checkbox"/>	15	Additional comments may follow new information. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/21/2021 Deemed Complete on 09/21/2021
Reviewing Discipline: LDR-Environmental Cycle Distributed: 09/21/2021
Reviewer: Kennedy, Jamie Assigned: 09/22/2021
(619) 446-5445 Started: 10/20/2021
JMKennedy@sandiego.gov Review Due: 10/22/2021
Hours of Review: 6.00 Completed: 10/20/2021
Next Review Method: Submitted (Multi-Discipline) Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
The reviewer has requested more documents be submitted.
Your project still has 9 outstanding review issues with LDR-Environmental (all of which are new).

Cycle 2 10/21/21

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 12 rows of review issues with checkboxes and detailed descriptions.

For questions regarding the 'LDR-Environmental' review, please call Jamie Kennedy at (619) 446-5445. Project Nbr: 694482 / Cycle: 2





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<b>Cleared?</b>	<b>Issue Num</b>	<b>Issue Text</b>
<input checked="" type="checkbox"/>	13	HISTORICAL RESOURCES-ARCHAE: The project plans indicate construction would occur in a previously developed footprint, with no grading per project plans. Therefore the project would not impact any archaeological resources. (New Issue)
<input type="checkbox"/>	14	HYDROLOGY AND WATER QUALITY: EAS defers to LDR-Engineering with regards to hydrology and water quality; please see the discipline's issues for further direction. (New Issue)
<input type="checkbox"/>	15	LAND USE: EAS defers to LDR-Planning with regard to compatibility with land use and zoning regulations and policies. The discipline is undergoing review. (New Issue)
<input checked="" type="checkbox"/>	16	MINERAL RESOURCES: The project would not result in the loss of availability of a significant mineral resource as identified the Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production - Consumption Region, 1996. The project site is too small for economically feasible extraction, would not preclude other mining operations, and is not currently being mined. Therefore, the project would not result in a potentially significant impact to mineral resources. (New Issue)
<input checked="" type="checkbox"/>	17	NOISE: The project is not anticipated to result in a significant increase in existing ambient noise levels. The project would result in temporary construction noise and is required to comply with the San Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise), which regulates construction noise levels. Noise impacts are presumed to be less than significant. (New Issue)
<input checked="" type="checkbox"/>	18	PALEONTOLOGICAL RESOURCES: The project does not propose grading. No impacts to paleontological resources would occur. (New Issue)
<input checked="" type="checkbox"/>	19	PUBLIC SERVICES AND FACILITIES: The project is not anticipated to exceed the significance thresholds for police and fire services, parks, schools, or libraries. The addition of one ADU would not result in additional significant demand that would require construction or alteration of public services or facilities. (New Issue)
<input type="checkbox"/>	20	PUBLIC UTILITIES: The project does not exceed the City's threshold for direct or cumulative impacts on solid waste facilities. EAS defers to PUD-Water and Sewer regarding water and sewer utilities; please see the discipline's issues for further direction. (New Issue)
<input checked="" type="checkbox"/>	21	TRANSPORTATION: All discretionary approvals require projects to be assessed per the City's CEQA significance thresholds for vehicle miles travelled (VMT). The project is a small project defined as generating less than 300 daily unadjusted driveway trips. The project does not exceed the VMT threshold and impacts to VMT are presumed to be less than significant. (New Issue)
<input checked="" type="checkbox"/>	22	TRIBAL CULTURAL RESOURCES: The project is located on a developed site, and no grading is proposed as part of the CDP. No impact would occur to Tribal Cultural Resources and tribal consultation is not required under AB 52. (New Issue)
<input type="checkbox"/>	23	VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER: The project would not result in a substantial obstruction of any views, alteration of land form, or emission of light/glare. EAS defers to LDR-Planning with respect to development features and neighborhood character, including conformance with zoning and the community plan. Please see the discipline's issues for further direction. (New Issue)
<input type="checkbox"/>	24	CEQA DETERMINATION: The project may qualify for a Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or conversion of small structures. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. However, since other disciplines have outstanding issues, this determination is preliminary and subject to change. (New Issue)
<input type="checkbox"/>	25	CEQA DETERMINATION: EAS review of CEQA compliance for the project will remain in extended environmental initial study status. The project processing timeline requirements under CEQA will be held in abeyance until the issues of all reviewers are adequately addressed. (New Issue)





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Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/21/2021	Deemed Complete on 09/21/2021
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 09/21/2021	
<b>Reviewer:</b> Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	<b>Assigned:</b> 09/24/2021	
	<b>Started:</b> 10/19/2021	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 10/19/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/19/2021	
	<b>Closed:</b>	

- . The review due date was changed to 10/22/2021 from 10/22/2021 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 20 outstanding review issues with LDR-Engineering Review (all of which are new).

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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1 The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.

(New Issue)

2 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)

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 current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.

(New Issue)

4 Please revise sheet "P" to add the current DS-560 form dated 09/21/21. A copy of the form can be downloaded from:  
<https://www.sandiego.gov/sites/default/files/ds560.pdf>

(New Issue)

5 Per the provided DS-560 Form, project is a Standard Development Project. Please submit completed Forms I-4 and Form I-5 that address 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. A copy of the forms I-4 and I-5 can be downloaded from:  
[https://www.sandiego.gov/sites/default/files/standard\\_project\\_forms.pdf](https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf)

(New Issue)

6 Please submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for the encroaching landscape and irrigation. If no EMRA exists, the project will be conditions to obtain the required EMRA. Please call out lowering of encroaching landscape to 3ft high maximum.

(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 694482 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The existing driveway is non-ADA compliant. Please revise the plans to show and call out reconstruction of driveway with adequate sidewalk transitions. Please note that if the driveway cannot be designed per the minimum required 12ft width per city standards or the 3ft minimum away from property line per the SDMC, it will require an EMRA (Encroachment Maintenance and Removal Agreement).
		(New Issue)
<input type="checkbox"/>	8	Please show the driveway's and sidewalk's dimensions and slopes.
		(New Issue)
<input type="checkbox"/>	9	Please add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway serving the site. Show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. (Continued)
		(New Issue)
<input type="checkbox"/>	10	Add a note that states: 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.
		(New Issue)
<input type="checkbox"/>	11	Please show all existing water and sewer mains and laterals that serve the site and clarify on the plans if project is proposing any new pipes.
		(New Issue)
<input type="checkbox"/>	12	Please show the drainage arrows on the plans and show the existing sidewalk underdrain.
		(New Issue)
<input type="checkbox"/>	13	Please show and dimension the garage parking spaces shown on sheet A-2, so they can be verified they meet San Diego Municipal Code Table 142-05K.
		(New Issue)
<input type="checkbox"/>	14	Please revise the orientation for the garage door to open outwards or not encroaching within the parking spaces.
		(New Issue)
<input type="checkbox"/>	15	Please add the source, date and MSL datum of the required topography.
		(New Issue)
<input type="checkbox"/>	16	Please add a Bench Mark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum.
		(New Issue)

**INFO**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	18	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.
		(New Issue)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov
	(New Issue)	
<input type="checkbox"/>	20	Please note that reviews are limited to three total for flat fee projects. If project is not completed by the 3rd review, it will be assessed by an hourly rate on additional reviews.
	(New Issue)	





L64A-003B

Review Information

<b>Cycle Type:</b> 2 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/21/2021	Deemed Complete on 09/21/2021
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 09/21/2021	
<b>Reviewer:</b> Galvez III, Oscar (619) 533-3683 GalvezO@sandiego.gov	<b>Assigned:</b> 10/08/2021	
	<b>Started:</b> 10/18/2021	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 10/19/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/18/2021	
	<b>Closed:</b>	

- . The review due date was changed to 10/22/2021 from 10/22/2021 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 1 outstanding review issues with Community Planning Group (all of which are new).

10-18-21

La Jolla Community Plan Area

<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	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" provides additional information about the advisory role of the Community Planning Groups and is available at: <a href="https://www.sandiego.gov/sites/default/files/dsdib620.pdf">https://www.sandiego.gov/sites/default/files/dsdib620.pdf</a>  Council Policy 600-24 provides guidance to the Community Planning Groups and is available at: <a href="https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf">https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf</a> (New Issue)
<input checked="" type="checkbox"/>	3	Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended but not required part of the project review process. You may contact the Chair of the Dianne Kane Community Planning Board to schedule your project for a presentation before the group at their next available meeting. Community Planning Group contact information is available at: <a href="https://www.sandiego.gov/planning/community/contacts">https://www.sandiego.gov/planning/community/contacts</a> (New Issue)
<input type="checkbox"/>	4	Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count. (New Issue)







L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/21/2021 Deemed Complete on 09/21/2021
Reviewing Discipline: PUD-Water & Sewer Dev Cycle Distributed: 09/21/2021
Reviewer: Itkin, Irina Assigned: 09/21/2021
(619) 446-5422 Started: 10/18/2021
iitkin@sandiego.gov Review Due: 10/19/2021
Hours of Review: 2.00 Completed: 10/18/2021
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 10/22/2021 from 10/22/2021 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 8 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

Informational Items:

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 6 items regarding water and sewer capacity charges, service size, BFPDs, plumbing code, and tree/shrub installation.

1st review Cycle 2

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 7 items regarding draft comments, sewer/water utilities, water appurtenances, water service, backflow preventer, sewer laterals, and ADU water/sewer.

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 694482 / Cycle: 2

