

GOODMAN RESIDENCE				
CYCLE 1 - Comment Responses				
Project #: 687245				
APN: 351-741-06-00				
1028 Muirlands Drive, La Jolla 92037				
DSD Contact		Edith Gutierrez	egutierrez@sanidiego.gov	(619) 446-5117
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2114057	LDR - Geology	Jacobe Washburn	jwashburn@sanidiego.gov	(619) 446-5075
2114058	Plan - Historic	Megan Bacik	Mbacik@sanidiego.gov	(619) 655-6301
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Design Team				
Discipline	Firm	Principal	Email	Phone
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Civil Engineer	CEA Coastal Engineering Assoc.	Myles Cooper	ceaengineersd@gmail.com	(858) 277-0441
Landscape Architect	Grounded Landscape Architecture	Richard Risner	rich@grounded101.com	(760) 518-7106
Geotechnical Eng.	Geotechnical Exploration, Inc.	Hector Estrella	hestrella@gei-sd.com	(858) 549-7222

Project #:	687245	
Department:	LDR-Planning Review	
Attn.	Marlene Mancia	
	CITY OF SAN DIEGO COMMENT	RESPONSE
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.	<i>Note is for informational purposes only.</i>
2	The subject premises is located at 1028 Muirlands Dr (APN 351-741-06-00), it is within RS-1-2, N-APP-1, La Jolla Community Plan Area, and Coastal Height Limit.	<i>Note is for informational purposes only.</i>
3	The proposed project is for a CDP for the demolition of an existing single family residence and construction of a 8,425-square foot, two-story, residence with a three car garage (1 space is a car lift).	<i>Note is for informational purposes only.</i>
4	The following development permit is required for the proposal at the indicated Process: Coastal Development Permit per San DiegoMuniciple Code (SDMC) 126.0704 (a)(5).	<i>Note is for informational purposes only.</i>
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.	<i>Note is for informational purposes only.</i>
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.	<i>Note is for informational purposes only.</i>
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.	<i>Note is for informational purposes only.</i>
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.	<i>Note is for informational purposes only.</i>
9	The LJCP&LCP does not designate this site as having visual access or is identified as a public access point.	<i>Note is for informational purposes only.</i>
10	Please provide further details to elevation sheet describing proposed color of proposed exterior material to determine if community character will be maintained and design promotes harmony within the visual relationships and transitions between new and older structures.	<i>Proposed Stucco color will be off-white. Trim is dark brown. Both are compatable with neighborhood character</i>
11	Project proposes to utilize Footnote 1 of table 131-04D which states "For lots where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the setback closest to the street frontage may be reduced to a minimum 6 feet." The closet point of the proposed structure (garage and habitable space) is about 20' to the front property line. It is the reviewers opinion the proposed development is not an extreme or intrusive change to the established neighborhood character.	<i>Note is for informational purposes only.</i>
12	The development utilizes Footnote 1 of table 131-04D to propose a fireplace, water features, and stairs in the front yard.	<i>Note is for informational purposes only.</i>
13	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.	Proposal will be presented to LJCPG on August 17th.
14	On sheet A2.0 Lower Level Floor Plan, please shade area which shall be exempt per SDMC 113.0234(a)(B). Lots that slope 5% or more along any edge of the building footprint, gross floor area includes the area of all portions of a basement where the vertical distance between existing grade or proposed grade, whichever is lower, and the finish-floor elevation above exceeds 5 feet. Per the elevation plans provided it appears some areas of the lower level floor should be included in the FAR calculations as some areas the distance from grade to FF appear to exceed 5'. Please clarify.	Exempted area has been shaded on Sheet A2.0, Lower Lever Floor Plan.
15	On sheet A1.1 walls are identified in required setbacks please provide height information to ensure wall and fence regulations (§142.0301) are observed.	<i>Note is for informational purposes only.</i>

16	Sheet A1.1 illustrated walls which extend past the front property line. §142.0310 (a) (1) No portion of a fence shall extend beyond the property line of the premises into the public right-of-way without a Public Right-of-Way Permit. Please redesign.	We will be submitting a EMRA for low curb walls in the R.O.W. to retain the slope back at the front of the property. These features are typical in the neighborhood.
17	Indicate distance of garage to front property line.	Distance of garage to front property line from both nearest and farthest points has been added to Sheet A1.1, Site Plan.
18	Indicate low point of grade within 5' elevation.	Low point of grade is indicated on sheet A5.1, Building Section, on Section 2. & Floor Plan A2.0
19	Provide overall structure height on sheet A5.2 building section 2.	Overall structure height has been provided on Section 2 of Sheet A5.2, Building Sections.
20	Clarify if stairs in side yard setback are at grade, please be aware "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."	Stairs in side yard are at grade.
21	To facilitate next review please provide a response letter along with updated plans.	Response letter attached.
22	Additional comments may follow new information.	<i>Note is for informational purposes only.</i>

Project #:	687245	
Department:	LDR - Environmental	
Attn.	Morgan Dresser	
	CITY OF SAN DIEGO COMMENT	RESPONSE
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.	<i>Note is for informational purposes only.</i>
2	Applicant written responses to all of staff's comments are required with each resubmittal. In addition, any technical reports that require revisions must be provided in a strikeout underline (SOUL) WORD format and a PDF clean version. Not providing a SOUL format may delay the review of the technical study.	<i>Note is for informational purposes only.</i>
3	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.	<i>Note is for informational purposes only.</i>
4	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.	<i>Note is for informational purposes only.</i>
5	A COASTAL DEVELOPMENT PERMIT to demolish an existing single-family dwelling unit and construct a 8,425-square foot two-story single family dwelling unit with a three car garage and a pool and two spas. In addition, various site improvement would also be constructed including associated hardscape and landscape. The 0.47-acre project site is located at 1028 Muirlands Drive. The project site is designated Residential and zoned RS-1-2 per the La Jolla Community Plan.	<i>Note is for informational purposes only.</i>
6	The project site is also within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 1 Area), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Coastal Impact). (LEGAL DESCRIPTION: Lot 22, Block 12, The Muirlands, City of San Diego, County of San Diego, State of California, according to Map Thereof No. 2024 filed in the office of the County Recorder, May 11, 1927.)	<i>Note is for informational purposes only.</i>
7	EAS defers to LDR Planning Review on Land Development Code, community plan issues and CAP Checklist Steps 1 and 2 as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning Review.	<i>Note is for informational purposes only.</i>
8	As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). The project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. No further comment is required.	<i>Note is for informational purposes only.</i>
9	The project site is surrounded by existing residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. 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. All pertinent information will be included within the appropriate environmental document. No further comment is required.	<i>Note is for informational purposes only.</i>
10	The project lies within Geologic Hazard Category 12 (Earthquake fault Buffer), Hazard Category 25 (Slide Prone Formation; Ardash: neutral or favorable geologic structure) and Hazard category 53 (level or sloping terrain, unfavorable geologic structure, low to moderate risk). Geology Review has requested additional information; please refer to Geology Review comments for additional information and/or clarification. Please provide any new information to EAS. EAS will coordinate with Geology Review Staff.	<i>Note is for informational purposes only.</i>
11	EAS staff has reviewed the submitted Climate Action Plan (CAP) consistency Checklist (Cycle 2). The following issues have been identified: 1. Contact Information, Project No./Name: Please include the project number along with the project name.	See CAP form

12	1. Step 1 Land Use Consistency: Please provide an explanation of how the project is consistent with the existing General Plan and Community Plan land use and zoning designations in the box provided. "The project proposed is consistent with the General Plan which identifies the site for XXXX; additionally, the project is consistent with the XXXX Community Plan which designates the site for XXXX. Lastly, the project is consistent with the requirements of the XXXX zone." Additionally, outline how the project is meeting the intent of the General Plan, community plan, and zone designations.	See CAP form
13	2. Strategy 1 Energy & Water Efficient Buildings, No. 1, Cool/Green Roofs: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, "The project shall install XXXX consistent with CAP Consistency Checklist requirements." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
14	3. Strategy 1 Energy & Water Efficient Buildings, No. 2, Plumbing Fixtures and Fittings: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, "The project shall install XXXX consistent with CAP Consistency Checklist requirements." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
15	4. Strategy 3: Bicycling, Walking, Transit & Land Use, No. 3, Electric Vehicle Charging: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
16	5. Strategy 3: Bicycling, Walking, Transit & Land Use, No. 4, Bicycle Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
17	6. Strategy 3: Bicycling, Walking, Transit & Land Use, No. 5, Shower Facilities: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
18	7. Strategy 3: Bicycling, Walking, Transit & Land Use, No. 6, Designated Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
19	8. Strategy 3: Bicycling, Walking, Transit & Land Use, No. 7, Transportation Demand Management Program: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet."	See CAP form
20	9. Revise the attached response sheet accordingly. Please note that any questions answered with a "no" could mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report. 10. EAS defers to LDR Planning on Step 1 and 2 as applicable; refer to those individual reviewer's comments for further clarification. Until all issues have been resolved EAS cannot provide a sign-off on the CAP Consistency Checklist.	See CAP form
21	Staff accessed Geotracker and Envirostar databases and reviewed the Cortese List. Based on the searches conducted, the project site does not contain any contaminated sites on or adjacent to the site. Furthermore, the project site was not identified on the DTS Cortese List. All pertinent information will be included within the appropriate environmental document. No further comment is required.	<i>Note is for informational purposes only.</i>
22	The project site is located in a high sensitivity area of the City's Historical Resources Sensitivity Map. The project site has been legally graded to the point where resources could not be impacted. Additionally, the site-specific geotechnical report indicates the project is underlain by approximately 1 to 6 feet of fill. No additional archaeological evaluation is recommended based upon the project location, site photographs, scope of work, and previously disturbed nature of the site. All pertinent information will be included within the appropriate environmental document.	<i>Note is for informational purposes only.</i>
23	A Potential Historical resource Review for demolition or exterior renovation involving structures over 45 years old is required by San Diego Municipal Code Section 143.0212. The City of San Diego reviews projects requiring the demolition of structures 45 years or older for historic significance in compliance with the California Environmental Quality Act. (CEQA).	Per Plan-Historic, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

24	Per the submitted Plan (Sheet T-1, Title Sheet) the existing structure was constructed in 1968. Therefore please refer to Information Bulletin 580 for further information and submittal requirements in order to process the review. Plan-Historic will be added as a project reviewer. EAS defers to Plan-Historic on issues related to the built environment; please provide copies of the additional information requested to EAS. EAS will coordinate with staff.	Per Plan-Historic, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.
25	EAS defers to Engineering Review on hydrology/drainage issues; refer to their comments for additional information and/or clarification. Provide EAS with the technical study once accepted and finalized by appropriate reviewing City staff. EAS will coordinate with staff.	<i>Note is for informational purposes only.</i>
26	According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain Very Old Paralic Deposits, Cabrillo Formation and Mt. Soledad Formation, which are assigned a medium and high sensitivity rating respectively for paleontological resources.	<i>Note is for informational purposes only.</i>
27	Paleontological monitoring during grading activities may be required if it is determined the project's earth movement quantity exceeds the Paleontological threshold (if greater than 2,000 cubic yards and ten feet deep for formations with a moderate sensitivity rating and if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.	<i>Note is for informational purposes only.</i>
28	At this time, grading quantities were not provided. Upon next submittal, please provide the total amount of grading and/or disturbance (import/export, amount of fill in cubic yards, and depth of cut from existing grade, etc.) in a grading table as required as part of project submittal requirements.	Grading table will be provided upon next submittal. See Civil Engineering Plans C-2
29	EAS defers to Engineering Review on water quality issues; refer to Engineering Review comments for additional information and/or clarification. Provide EAS with the technical study once accepted and finalized by appropriate reviewing City staff. EAS will coordinate with staff.	<i>Note is for informational purposes only.</i>

Project #:	687245	
Department:	LDR - Engineering Review	
Attn.	Karen Vera	
	CITY OF SAN DIEGO COMMENT	RESPONSE
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.	<i>Note is for informational purposes only.</i>
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.	<i>Note is for informational purposes only.</i>
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.	<i>Note is for informational purposes only.</i>
4	The revised Storm Water Standards are available online.	<i>Note is for informational purposes only.</i>
5	The City of San Diego requires all developments comply with the Storm Water Pollution Prevention Requirements in Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) of the Land Development Code.	<i>Note is for informational purposes only.</i>
6	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.	Note has been added to Sheet A1.1, Site Plan, as note #5 under "Notes." See also comment responses from Civil Eng. changes indicated on Shts. C-1 & C-3
7	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.	See Civil Plans C-1 to C-3, and Site Plan for existing proposed grades. Grading Data is shown on Sheet C-2. Drainage is shown on C-1 & C-2.
8	Please note: This project will be conditioned for a Grading Permit.	<i>Note is for informational purposes only.</i>
9	Revise the Site Plan. Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck, or balcony drains are proposed, add a note stating: No roof, deck, or balcony drains are proposed for this project.	See Site Plan for location of roof and deck drains. These will tie into proposed drainage systems located on the east and west sides of the house. See C-1 and C-2 for the locations of those
10	Please show and call out how site drainage is conveyed to the public storm drain system.	See Civil Engineer's Comment Sheet, and Plans C-1 & C-2.
11	Drainage study: Please submit an existing and proposed (separate exhibits) hydrology exhibit. Report needs to clearly call out existing and proposed outfall locations. Please add Q100CFS call outs at all outfall locations. Please clarify how site drainage will convey to public storm drain system in report.	See Civil Engineer's Comment Sheet
12	Drainage study: Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.	See Civil Engineer's Comment Sheet - Scope of Work section
13	Please show and call out all existing easements on site. Provide title report for review.	See Civil Engineer's Comment Sheet, and Sheets C-5, and A1.1
14	Due to existing sewer easement running along property boundary, please contact your DPM to add PUD-Water and Sewer to your next review. Please note, no encroachments will be allowed within easements and applicant will be required to bring easement to current city Standards. Please refer to the sewer design guide and PUD comments.	See Civil Engineer's Comment Sheet. They have contacted development manager requesting they add a PUD-water and sewer cycle.
15	On the Site/Grading Plan, show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain.	See Civil Engineer's Comment Sheet. They have emailed records in order to obtain plans showing this information.
16	Please show and call out all proposed public improvements to be constructed per current City of San Diego Standards.	See Civil Engineer's Comment Sheet. Information added to their C-1 sheet.

17	Please note, applicant will be required to propose curb and gutter along entire project frontage.	See Civil Engineer's Comment Sheet. 6" curb added to Site Plan and called-out on Sht. C-1
18	Driveway should comply with current ADA, SDMC guidelines and City of San Diego Standard drawings. Please call out driveway to be reconstructed per current City of San Diego Standards. Please call out width on plans.	See Civil Engineer's comments. Driveway will be constructed per City standards, but with a modified grade-break (a hold harmless agreement will be used)
19	Driveway: Please note, driveway design will require a hold harmless agreement be put on the property. Applicant has the option to redesign and add a grade break at PL to avoid hold harmless.	See Civil Engineer's comments. Driveway will be constructed per City standards, but with a modified grade-break (a hold harmless agreement will be used)
20	Project shall adhere to visibility triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS. Add the visibility area triangles, per SDMC diagram 113-02SS. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409(b) (2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.	Visibility triangles and note have been added to Sheet A1.1, Site Plan.
21	Please remove all proposed encroachments in the public right of way along Muirlands Drive. LDR-Engineering cannot support project with proposed concrete retaining wall/patio/parking in the public right of way. Please remove and redesign for next submittal.	See Civil Engineer's comments. An EMRA will be processes for proposed planter wall in right-of-way.
22	EMRA - If site has an existing EMRA please submit for review.	See Civil Engineer's comments. No existing EMRA on site.
23	Revise the Site/Grading Plan. Add a note that states: Prior ro 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.	Note has been added to Sheet A1.1, Site Plan, as note #6 under "Notes."
24	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.	Note has been added to Sheet A1.1, Site Plan, as note #7 under "Notes."
25	Please remove WPCP forms, drainage study and plans sheets (C-3) from entitlement submittal. WPCP is a construction document that cannot be part of exhibit A entitlement documents.	Sheet C-3 has been removed from submittal set.
26	Development Permit Conditions will be determined on the next submittal when all requested information is provided.	<i>Note is for informational purposes only.</i>
27	With your next submittal, please provide a complete response to each of the issues listed in this report. The written resopnse shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.	See also Civil Engineer's comment response list.
28	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.	<i>Note is for informational purposes only.</i>

Project #:	687245	
Department:	Community Planning Group	
Attn.	Edith Gutierrez	
ID	2114040	
	CITY OF SAN DIEGO COMMENT	RESPONSE
1	Please contact Diane Kane, Chairperson of the La Jolla Community Planning Group at (858)459-9490 or via email: dkane002@san.rn.com to make arrangements to present your project at their next regular meeting. This group is officially recognized by the City Council as representative of the community.	<i>We have contacted them and will be presenting the project.</i>

Project #:	687245	
Department:	LDR-Landscaping	
Attn.	Clare Gamelin	
	CITY OF SAN DIEGO COMMENT	RESPONSE
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.	<i>Note is for informational purposes only.</i>
2	Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov	<i>Note is for informational purposes only.</i>
3	Provide the following standard note on the Erosion Control Plan: "All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F and in accordance with the standards in the San Diego Municipal Code, Section 142.0411. All required revegetation and erosion control shall be completed within 90 calendar days of the completion of grading or disturbance."	See Civil Engineering Plans
4	Provide the following note on the Erosion Control Plan: "Interim Binder Note: Graded, disturbed, or eroded areas to be treated with a Non-Irrigated Hydroseed Mix shall receive an interim binder/ tackifier as needed between April 2 and August 31 for dust-erosion control with subsequent application of hydroseed mix during the rainy season between October 1 and April 1."	See Civil Engineering Plans
5	Hydroseed Mix & Procedures: Provide a provisional, non-irrigated hydroseed mix for the purposes of Grading Note 3. Mix shall include no invasive or potentially invasive species. Indicate mix by species, percent purity and live seed lbs/acre. Include application procedures and maintenance notes consistent with section 4.4 & 4.5 of the Landscape Standards	See Civil Engineering Plans
6	Existing Torrey Pines: Two mature existing Torrey Pine trees are located North of the rear yard. Please note these tree species of pines are endangered. Staff strongly encourages the preservation of these trees. Please note on plans if trees will be removed or protected in place.	The two existing Torrey Pine trees will be removed. Please see Demolition plan on sheet L0.01.
7	Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with the La Jolla Community plan.	Two street trees are provided for every 30 linear feet of street frontage, please see planting plan on sheet L3.01.
8	Right-of-Way planting: Any proposed shrubs must have a mature height of less than 36". The mature height of the proposed Dwarf strawberry tree will grow taller than 36" Please provide an alternative shrub in the ROW area.	The planting plan has been revised to exclude any shrub growing taller than 36" in height within the ROW. Please see sheet L3.01.
9	Street Trees: Show all existing and proposed street tree locations on Public Improvement plans. For proposed trees, provide a minimum 5' x 8' (40sf) rectangle with an "X" through it to provide a centerline of trees. The purpose of showing the 40sf planting area and centerline is to ensure improvements provide sufficient growing area and separation from utilities.	No existing street trees. See Landscape Plans for new.
10	Provide the following note on the Plan: "All landscape and irrigation shall conform to 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."	The above note is now included on the planting plan. Please see sheet L3.01.
11	Provide the following note on the Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5' for residential streets < 25mph) Intersections (intersecting curb lines of two streets) - 25 feet	The above note is now included on the planting plan. Please see sheet L3.01.
12	Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."	The above note is now included on the planting plan. Please see sheet L3.01.
13	Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches per SDMC 142.0413(c), excluding slopes requiring revegetation per SDMC 142.0411."	The above note is now included on the planting plan. Please see sheet L3.01.

Project #:	687245	
Department:	LDR - Geology	
Attn.	Jacobe Washburn	
ID	2114057	
	CITY OF SAN DIEGO COMMENT	RESPONSE
1	Report of Preliminary Geotechnical Investigation, Proposed Goodman Residence and Pool, 1028 Muirlands Drive, La Holla, California, prepared by Geotechnical Exploration, Inc., dated may 18, 2021 (their job no. 21-13181) Development plans: Goodman Residence Coastal Development Permit, prepared by CFA Engineering, dated April 28, 2021.	<i>Note is for informational purposes only.</i>
2	Submit an addendum geotechnical report or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:	<i>See "Addendum to the Report of Preliminary Geotechnical Investigation and Response to the City of San Diego LDR Geology Comments" letter</i>
3	Please update the geologic/geotechnical map to include the geologic structure and the limits of recommended remedial grading.	<i>See "Addendum to the Report of Preliminary Geotechnical Investigation and Response to the City of San Diego LDR Geology Comments" letter</i>
4	The project's geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.	<i>See "Addendum to the Report of Preliminary Geotechnical Investigation and Response to the City of San Diego LDR Geology Comments" letter</i>
5	Note - Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer on requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required.	<i>Note is for informational purposes only.</i>

Project #:	687245		
Department:	Plan - Historic		
Attn.	Megan Bacik		
ID	2114058		

	CITY OF SAN DIEGO COMMENT	RESPONSE	CLEARED
1	1028 Muirlands drive is not designated. Staff reviews parcels over 45 years old.	<i>Note is for informational purposes only.</i>	Yes
2	Buildings reviewed and evaluated for eligibility	<i>Note is for informational purposes only.</i>	Yes
3	Refer to Bulletin 580	<i>Note is for informational purposes only.</i>	Yes
4	City Staff reviews documents and if they determine no potentially significant historic resource exists - parcel exempt	<i>Note is for informational purposes only.</i>	Yes
5	If City Staff determines potentially significant historical resources exists on site...	<i>Note is for informational purposes only.</i>	Yes
6	#5 continued...	<i>Note is for informational purposes only.</i>	Yes
7	Staff has reviewed photos, Assessor's Building Record, water and sewer records...	<i>Note is for informational purposes only.</i>	Yes
8	The proeprty does not meet local designation criteria...	<i>Note is for informational purposes only.</i>	Yes
9	Because the proeprty is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance.	<i>Note is for informational purposes only.</i>	Yes

Project #:	687245		
Department:	Plan - Public Facilities Planning		
Attn.	Colette Redon		
ID	2114059		

	CITY OF SAN DIEGO COMMENT	RESPONSE	CLEARED
1	Development Impact Fees (DIF) are required at building permit issuance.	<i>Note is for informational purposes only.</i>	Yes
2	RTCIP Fees are required at building permit issuance.	<i>Note is for informational purposes only.</i>	Yes
3	The impact Fee Schedule outlines fees....	<i>Note is for informational purposes only.</i>	Yes
4	NOTICE - These comments are draft and subject to change....	<i>Note is for informational purposes only.</i>	Yes

Goodman Residence
Coastal Development Permit Review - Corrections response
(Issues addressed per civil plans, sheets C-1 thru C-7)

LDR-Engineering:

3. Information only, no response required.
4. Information only, no response required.
5. Information only, no response required.
6. Note added to sheet C-1, C-3.
7. Grading data table updated.
8. Information only, no response required.
10. Storm drain system is designed to retain and infiltrate a 10-year storm and detain a 100-year storm for flows in excess of existing conditions.
11. All outfall Q100 cfs values added to hydrology exhibit.
12. Added a discussion to the Scope of Work section (Section 1)
13. Existing 6' sewer easement in rear of property shown.
14. We have emailed the development project manager requesting that they add a PUD-water and sewer cycle.
15. We have emailed records in order to obtain the plans that will show this information. We are still waiting on their response.
16. Added public improvement callouts and a section on sht C-1 that lists the proposed public improvements.
17. Added proposed 6" curb to site plan.
18. Driveway will be constructed per city standards but with a modified grade-break (a hold harmless agreement will be used).
19. Driveway will be constructed with a modified grade-break and will use a hold harmless agreement.
21. An EMRA will be processed for the proposed planter walls in the right-of-way.
22. No existing EMRAs on the site.
23. Note added to sheet C-1.
24. Note added to sheet C-1.
25. WPCP forms and plan sheet have been removed from this submittal.
27. Here you go.

LDR-Geology:

5. Information only, no response required.

LDR-Landscaping:

3. Note added to sheet C-3.
4. Note added to sheet C-3.
5. Added a hydroseed mixture section to sheet C-6
9. Added 5'x8' rectangles to proposed trees.



Submittal Review Response

GOODMAN RESIDENCE

LDR – Landscaping (Review 7/8/2021)

To:
City of San Diego
Clare Gamelin
619-446-5228

For:
Goodman Residence
1028 Muirlands Dr.
La Jolla, CA, 92037

Landscape Plan Revisions per issue items

Issue No:

- Existing Torrey Pines: Two mature existing Torrey Pine trees are located North of the rear yard. Please note these tree species of pines are endangered. Staff strongly encourages the preservation of these trees. Please note on plans if trees will be removed or protected in place. (New Issue)

The two existing Torrey Pine trees will be removed. Please see Demolition plan on sheet L0.01.

- Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with the La Jolla Community plan. (New Issue)

Two street trees are provided for every 30 linear feet of street frontage, please see planting plan on sheet L3.01.

- Right-of-Way planting: Any proposed shrubs must have a mature height of less than 36". The mature height of the proposed Dwarf strawberry tree will grow taller than 36" Please provide an alternative shrub in the ROW area. (New Issue)

The planting plan has been revised to exclude any shrub growing taller than 36" in height within the ROW. Please see sheet L3.01.

- Provide the following note on the Plan: "All landscape and irrigation shall conform to 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)

The above note is now included on the planting plan. Please see sheet L3.01.

- Provide the following note on the Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5' for residential streets < 25mph) Intersections (intersecting curb lines of two streets) - 25 feet (New Issue)

The above note is now included on the planting plan. Please see sheet L3.01.

- Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (New Issue)

The above note is now included on the planting plan. Please see sheet L3.01.

13. Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches per SDMC 142.0413 (c), excluding slopes requiring revegetation per SDMC 142.0411."

The above note is now included on the planting plan. Please see sheet L3.01.



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