

February 24, 2021

Via email: marcos@matrixdesignstudio.com

Marcos Vanorden de Assis
Matrix Design Studio
P.O. Box 13384
La Jolla, CA 92039

Subject: Digital – Goldbaum ADU Assessment Letter; Project No. 681208
Flat Fee Project; La Jolla Community Planning Area

Dear Mr. Vanorden de Assis:

The Development Services Department has completed the first review of the project referenced above, and described as a Process 2 Coastal Development Permit to demolish an existing 489 square-foot detached garage to an existing two-story, 2,965-square-foot single family residence to construct a new detached 789-square-foot Accessory Dwelling Unit above a 666-square-foot garage at 5550 La Jolla Hermosa Avenue. The 0.18-acre site is in the RS-1-7 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Area Overlay Zone and the Transit Priority Area within the La Jolla Community Plan area and Council District 1. Development regulations are governed by Coastal Development Permit No. 2317534.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project. If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with you. Please notify me if you change your Point of Contact for the project.

I. REQUIRED APPROVALS/FINDINGS: The proposed project requires a Process 2 Coastal Development Permit (CDP). The decision to approve, conditionally approve, or deny the project will be made by the Development Services Department, and the decision is appealable to the Planning Commission. To recommend approval of your project, certain findings must be substantiated in the record. Findings for CDP approval include the following:

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;
2. The proposed coastal development will not adversely affect environmentally sensitive lands;
3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report (Enclosure 1).

1. The companion unit may not be sold or conveyed separately from the primary dwelling unit.
2. The companion unit shall not be used for a rental term of less than 30 consecutive days.

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

V. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 28 days to complete.

Municipal Code Section 126.0115 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: COVID-19 Update - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>. Please be prepared to provide the following:

- A. Plans and Reports: Provide the plans and reports as shown on the attached Submittal Requirements Report.
- B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter, if applicable.
- C. Project Account Status: This project qualifies as a flat-fee project, which covers public noticing, project review, environmental review, and public hearing.

San Diego County Clerk Fee: The San Diego County Clerk requires \$50 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

- D. CEQA Filing Fees: If an environmental document is needed, a California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Wildlife Fee (CDFG) filing fee or a CDFW "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site: <https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: R5NoEffect@dfg.ca.gov

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk"; or
- A check, payable to the "San Diego County Clerk" in the amount of \$2,404.75 (\$2,354.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,321 (\$3,271 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFW "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

If your project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA), a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

- E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Please forward to me a check payable to the "City Treasurer" in the amount of \$90.

- VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from the locally recognized community planning group. If you have not already done so, please contact Diane Keaton, Chair of the La Jolla Community Planning Association (CPA) at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a recommendation from the CPA. If you have already obtained a recommendation, please indicate how your project incorporates any input suggested by the CPA.

Development Services Department (DSD) Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at

<https://www.sandiego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or the reviewer. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.
- IX. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I can be reached at (619) 557-7941 or by e-mail at xdelvalle@sandiego.gov.

Sincerely,



Xavier Del Valle
Development Project Manager

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Marcos Vanorden de Assis

February 24, 2021

Enclosures:

1. First Cycle Issues Report
2. Submittal Requirements Report

cc: File

Dian Keaton, Chair, La Jolla Community Planning Association
Reviewing Staff (Assessment letter only)



L64A-003A

Project Information

Project Nbr: 681208 **Title:** Digital Goldbaum ADU
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 01/19/2021 Deemed Complete on 01/19/2021
Reviewing Discipline: PUD-Water & Sewer Dev **Cycle Distributed:** 01/19/2021
Reviewer: Itkin, Irina **Assigned:** 01/19/2021
(619) 446-5422 **Started:** 02/13/2021
iitkin@sandiego.gov **Review Due:** 02/17/2021
Hours of Review: 2.00 **Completed:** 02/17/2021 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/23/2021

- . The review due date was changed to 02/22/2021 from 02/22/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 168 reviews, 87.5% were on-time, and 59.1% were on projects at less than < 3 complete submittals.

Informational items:

Cleared? **Issue Num** **Issue Text**

- 1 Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended]
- 2 If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue) [Recommended]
- 3 All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

(New Issue) [Recommended]
- 4 All onsite water and sewer facilities will be private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

(New Issue) [Recommended]
- 5 No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities. (New Issue) [Recommended]
- 6 If you have any questions regarding water and sewer comments, please call Associate Engineer Irina Itkin at (619) 446-5422, or send E-mail at IItkin@sandiego.gov

(New Issue) [Recommended]

1st review, Cycle #2

Cleared? **Issue Num** **Issue Text**

- 7 1. These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions

(New Issue)
- 8 On site plan show and label all existing sewer and water utilities, include size, material and reference drawing on La Jolla Hermosa Avenue. (New Issue)
- 9 Show all existing water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 681208 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	If the existing water service need to be killed, show the proposed water services from the existing water main to the point of connection to the subject property. (New Issue)
<input type="checkbox"/>	11	Show the water meter and location of the backflow preventer. (New Issue)
<input type="checkbox"/>	12	Show all existing sewer laterals. Indicate that unused sewer laterals should be plug at property line (if applicable). (New Issue)
<input type="checkbox"/>	13	Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main. (New Issue)
<input type="checkbox"/>	14	Provide the water demand and the sewer flow generation for the proposed development. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/19/2021	Deemed Complete on 01/19/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 01/19/2021	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 01/21/2021	
	Started: 01/21/2021	
Hours of Review: 2.00	Review Due: 02/17/2021	
Next Review Method: Conditions	Completed: 02/17/2021	COMPLETED ON TIME
	Closed: 02/23/2021	

- . The review due date was changed to 02/22/2021 from 02/22/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 61 reviews, 52.5% were on-time, and 34.9% were on projects at less than < 3 complete submittals.

First Review

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is a coastal development permit to construct a companion unit with an attached garage. (New Issue)
<input checked="" type="checkbox"/>	2	The project site is located at 5550 La Jolla Hermosa Ave within the La Jolla Community Plan. The site is zoned RS-1-7 with overlay zones including Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable area 2), Transit Area Overlay Zone and Transit Priority Area. Development regulations are governed by Coastal Development Permit 2317534. (New Issue)
<input checked="" type="checkbox"/>	3	The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired development patterns in existing neighborhoods while accommodating the need for future growth. (New Issue)
<input checked="" type="checkbox"/>	4	The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" 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. The decision may be appealed to the Planning Commission. (New Issue)
<input checked="" type="checkbox"/>	6	An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings that are applicable to the proposed development. (New Issue)
<input checked="" type="checkbox"/>	7	(1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; (2) The proposed coastal development will not adversely affect environmentally sensitive lands; and (New Issue)
<input checked="" type="checkbox"/>	8	(3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. (4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. (New Issue)
<input checked="" type="checkbox"/>	9	Provide Draft Findings at resubmittal. (New Issue)

Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 681208 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	La Jolla Residential Goal Promote the development of a variety of housing types and styles in La Jolla. Proposed companion unit achieves this goal by providing another housing type on a previously developed lot.
		-Information Only- (New Issue)
<input checked="" type="checkbox"/>	11	La Jolla Residential Goal Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Proposed companion unit and garage must comply with the applicable development regulations, which staff believes the development is in conformance.
		-Information Only- (New Issue)
<input checked="" type="checkbox"/>	12	La Jolla Residential Policy #1 Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density.
		The site is built out to the maximum density, and the proposed companion unit is not considered density.
		-Information Only- (New Issue)
<input checked="" type="checkbox"/>	13	La Jolla Residential recommendations mainly consist of ensuring that bulk and scale is controlled. The base zone and companion unit regulations are the controls for bulk and scale. The proposed project is consistent with the base zone and companion unit regulations, which acknowledge the community plan policies and recommendations.
		-Information Only- (New Issue)
<input checked="" type="checkbox"/>	14	Recommendation 2de In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.
		Cont'd (New Issue)
<input checked="" type="checkbox"/>	15	Proposed second story companion unit may encroach into the side yard setbacks up to 30 feet in length. The project does not step back on the second floor, however staff does not believe that the step back is needed at this time as the project stays within one side of the property towards the rear and does not propose a structure that in exceed the allowable gross floor area.
		-Information Only- (New Issue)
<input checked="" type="checkbox"/>	16	Present this project to the La Jolla Community Planning Group. Provide comments, concerns, and/or recommendations upon resubmittal. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	The companion unit may not be sold or conveyed separately from the primary dwelling unit. (New Issue)
<input type="checkbox"/>	18	The companion unit shall not be used for a rental term of less than 30 consecutive days. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/19/2021	Deemed Complete on 01/19/2021
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 01/19/2021	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymski@sandiego.gov	Assigned: 01/19/2021	
	Started: 02/22/2021	
Hours of Review: 1.00	Review Due: 02/22/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/22/2021	COMPLETED ON TIME
	Closed: 02/23/2021	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 68 reviews, 72.1% were on-time, and 40.6% were on projects at less than < 3 complete submittals.

EAS Review 2/22/2021

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project appears to qualify for a CEQA exemption. However, please address comments from Engineering staff. All comments must be addressed before the CEQA determination is made. (New Issue)
<input checked="" type="checkbox"/>	2	EAS has reviewed and accepted the Climate Action Plan (CAP) Consistency Checklist ; based on the evaluation, the project will be consistent with the applicable CAP strategies and actions outlined in Step 2 of the CAP Consistency Checklist. To ensure project compliance of the strategies the CAP Consistency Checklist will be made part of Exhibit A and a condition of approval. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/19/2021	Deemed Complete on 01/19/2021
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 01/19/2021	
Reviewer: Vera, Karen (619) 541-4348 Kvera@sandiego.gov	Assigned: 01/20/2021	
	Started: 02/04/2021	
Hours of Review: 6.00	Review Due: 02/17/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/08/2021	COMPLETED ON TIME
	Closed: 02/23/2021	

- . The review due date was changed to 02/22/2021 from 02/22/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 57 reviews, 86.0% were on-time, and 31.4% were on projects at less than < 3 complete submittals.

1st Review - 02/08/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)
<input type="checkbox"/>	2	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans. (New Issue)
<input type="checkbox"/>	3	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (New Issue)
<input type="checkbox"/>	4	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf (New Issue)
<input type="checkbox"/>	5	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project. (New Issue)
<input type="checkbox"/>	6	Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. (New Issue)
<input type="checkbox"/>	7	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. (New Issue)
<input type="checkbox"/>	8	SDMC section 143.0142(f) states: Any increase in runoff resulting from the development of the site shall be directed into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 681208 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Please show and callout how site drainage conveys to the public storm drain system. (New Issue)
<input type="checkbox"/>	10	Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	11	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	12	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)
<input type="checkbox"/>	13	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Karen Vera at 619 446-5331. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/19/2021	Deemed Complete on 01/19/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 01/19/2021	
Reviewer: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	Assigned: 02/23/2021	
	Started: 02/23/2021	
Hours of Review: 0.50	Review Due: 02/17/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/23/2021	COMPLETED LATE
	Closed: 02/23/2021	

- . The review due date was changed to 02/22/2021 from 02/22/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 44 reviews, 45.5% were on-time, and 23.8% were on projects at less than < 3 complete submittals.

First Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input type="checkbox"/>	2	If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Development Project Manager. (New Issue)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (New Issue)

