



L64A-003A

Project Information

Project Nbr: 695749 **Title:** Digital-Hangartner Duplex CDP
Project Mgr: Galvez III, Oscar (619) 533-3683

GalvezO@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 09/23/2021	
Reviewer: Alaysa, kaylana (619) 446-5127 KAlaysa@sandiego.gov	Assigned: 09/29/2021	
	Started: 10/19/2021	
Hours of Review: 4.75	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/22/2021	COMPLETED LATE
	Closed: 11/12/2021	

- . The review due date was changed to 10/26/2021 from 10/26/2021 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 28 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 45 reviews, 55.6% were on-time, and 41.7% were on projects at less than < 3 complete submittals.

Cycle 2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	<p>Info Only - Site/Scope: 6253 Dowling Dr/ APN 351-602-1000/ Map 1993 Portion of Lot 3 La Jolla Gables/ RM-1-1 Base Zone (Surrounding Urban Development)(Coastal Overlay Zone)/ La Jolla Community Plan Area/ Original Yr Build: 1949 (Plus, Res. Bldg Record includes Garage and Garage Bath Additions).</p> <p>Request for CDP (Process 2) to convert an Existing 1-Story Single Dwelling Unit (SDU) into a New 4,258-sqft 2-Story Multiple Dwelling Unit (MDU) with attached tandem garages. Note: Scope includes non-permitted structures to be removed.</p> <p>(New Issue)</p>
<input type="checkbox"/>	2	<p>Info Only - La Jolla Community Plan: Under 'Elements of the Community Plan, 'Residential Land Use', providing landscaping of interior yards (See LDC Street Yard/Remaining Yard/Common Open Space & VUA Req's below) has helped to make MDU development more consistent with the character of La Jolla. In addition, in order to promote development compatible with the existing residential scale: (continued below)</p> <p>(New Issue)</p>
<input type="checkbox"/>	3	<p>The City should ensure that new residential development within La Jolla complies with the landscape and streetscape (See LDC Street Yard and Street Trees & Public Right-of-Way Req's below) guidelines that are identified in this element and in Appendix E of this plan.</p> <p>(New Issue)</p>
<input type="checkbox"/>	4	<p>Landscape Regs [142.0402] : Per 142.0410(a), addition to structures on developed properties where the percentage of GFA increase is 100% or greater, the development is subject to the full requirements for new development. Full landscape regulations requirements and applicability include LDC 142.0403-142.0405 Street Yard/ Remaining Yard,/ Common Open Space Planting Area and Plant Point Req's, 142.0406-142.0407 Vehicular Use Area Planting Area & Plant Point Req's, 142.0409 Street Tree and Public Right-of-Way Req's, and 142.0413 Water Conservation Req's. See further comments below.</p> <p>(New Issue)</p>
<input type="checkbox"/>	5	<p>Street Yard/ Remaining Yard/ Common Open Space - Yard Diagram [142.0403-142.0405]: Per 142.0404 Table 142-04C under 'MDU Residential Development', project requires Street Yard/Remaining Yard/Common Open Space Req's. Provide the 'Street Yard/ Remaining Yard/ Common Open Space - Yard Diagram' (NEW SHEET). Note: a) At least one-half of the required planting points shall be achieved with trees, (continued below)</p> <p>(New Issue)</p>





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	b) If plants and planting area are provided within a street yard or remaining yard to meet other requirements of this division, including vehicular use area and revegetation requirements, they may be used to satisfy the planting area and plant points required by Table 142-04C, and c) A point score in excess of that required for a yard area may be used to reduce the planting area required for that yard area at a rate of one square foot of area reduction for each excess point provided. The maximum planting area reduction allowed by this section is 25 percent of that total yard area required. (New Issue)
<input type="checkbox"/>	7	Street Yard/ Remaining Yard/ Common Open Space - Calcs [142.0403-142.0405]: Per 142.0405(b)(2), Residential development with four dwelling units or less shall be subject to a minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard. Fill-out, complete, and provide Landscape Calc Worksheet DS-6 Form onto the Street/Remaining/Common Open Space sheet (separate from VUA sheet). Link below: https://www.sandiego.gov/sites/default/files/ds006.pdf (New Issue)
<input type="checkbox"/>	8	Vehicular Use Area - Yard Diagram [142.0506-142.0407]: Per 142.0406 Table 142-04D under 'Less than 6,000-sqft', project requires 1) planting area of 40-sqft per tree, 2) req'd plant points within 'VUA - Inside Street Yard' and 'VUA - Outside Street Yard', and 3) 1 evergreen canopy tree species within 30-ft of each parking space at a minimum 24-inch box size container. Provide the 'VUA - Yard Diagram' (NEW SHEET). (New Issue)
<input type="checkbox"/>	9	Vehicular Use Area - Yard Diagram [142.0506-142.0407]: For a vehicular use area that is less than 6,000 square feet in size, the required plant points may be provided within 5 feet of the edge of the vehicular use area. Fill-out, complete, and provide Landscape Calc Worksheet DS-5 onto the VUA sheet (separate from Street/Remaining/Common Open Space sheet). Link below: https://www.sandiego.gov/sites/default/files/ds005.pdf (New Issue)
<input type="checkbox"/>	10	Note On Plant Calcs [142.0403]: Refer to 142.0403 Table 142-04B for Plant Point Schedule for which existing and proposed plant material and species count towards fulfilling all required plant points. In addition, for existing plant material - please provide tree caliper; furthermore, only existing trees with good condition should remain if desired. 'Existing Trees - No good condition to be removed' should be graphically represented. (New Issue)
<input type="checkbox"/>	11	Provide the following notes for Trees on the Planting Development Plan [142.0403]: "TREES: A) A minimum distance of 4 feet shall be provided between any canopy tree and building. B) A minimum root zone of 40 square feet in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements (continued below) (New Issue)
<input type="checkbox"/>	12	and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements. C) Tree root barriers or structural soil shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees. (New Issue)
<input type="checkbox"/>	13	Provide the following notes for Irrigation on Planting Development Plan [142.0403]: "IRRIGATION: A) All required plant material shall be irrigated with a permanent, below-grade irrigation system unless specified otherwise in this division. B) All required irrigation systems shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition. C) Irrigation systems shall meet the following design requirements: (continued below) (New Issue)
<input type="checkbox"/>	14	(i) No irrigation runoff or overspray shall cross property lines or paved areas; (ii) The water velocity in the irrigation system piping or supply pipes shall not exceed 5-ft per sec. downstream of the water meter; (iii) Irrigation systems shall be designed to minimize system maintenance requirement after installation. Above-ground irrigation system equipment exposed to potential damage shall be designed to be damage-resistant; and D) Automatic irrigation controllers utilizing evapotranspiration or soil moisture sensor data using non-volatile memory is required for irrigation scheduling. (New Issue)
<input type="checkbox"/>	15	Note: No formal irrigation plan is required at this time (only at time of building permit and prowl permit). (New Issue)





Cycle Issues

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

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Landscape Square Footage: Complete and Provide the following within the Planting Development Plan for water conservation purposes - _____ Total SF of Premises _____ Total SF of Landscape Softscape _____ Total SF of Landscape Hardscape (New Issue)
<input type="checkbox"/>	17	Street Trees & Utilities: When proposing work in the right-of-way or where landscape plans are required, show all existing and proposed utilities on the site or in the adjacent right-of-way such as hydrants, vaults, transformers and poles, water services/meters and sewer mains/laterals/cleanouts. Reference existing City drawings numbers for existing improvements. If none, please note. (New Issue)
<input type="checkbox"/>	18	Street Trees - Qty: (2) Street Trees are required within the public right-of-way. Show all required street trees, existing and proposed utilities per Table 142-04E Minimum Tree Separation Distance located within the public right-of-way, including underground water, sewer, gas, overhead and underground electric and telephone cables on Planting Development Plan. (New Issue)
<input type="checkbox"/>	19	Street Trees- Species: Refer to La Jolla Community Plan Pg 128-129. Provide list of options per approved District #2 species (pg 128) which can be selected later during building permit or prowl permit. (New Issue)
<input type="checkbox"/>	20	Street Tree - La Jolla Community Plan: Provide the La Jolla Community Street Tree Plan - General Nots on the Planting Development Plan (pg 131). (New Issue)
<input type="checkbox"/>	21	Provide the following as a note on Planting 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)
<input type="checkbox"/>	22	Legend: Provide the following information in the legend on Planting Development Plan: A) Symbol for all proposed plant materials. B) Botanical names and common names (Provide more than two selections under each symbol.) C) Quantities of plant material and on center spacing for ground covers. D) Container sizes of each symbol. E) Mature height/spread of trees and shrubs. F) Form and function of each plant symbol, such as broad headed canopy shade tree, vertical evergreen screening shrubs 30" min., etc. G) Symbols for existing plant material to remain. (New Issue)
<input type="checkbox"/>	23	Existing Trees & Shrubs: Show all existing trees (two-inch caliper or greater) and shrubs to remain. Identify trees and shrubs with a dashed symbol; define limits of drip lines, and label height and spread on Planting Development Plan. (New Issue)
<input type="checkbox"/>	24	MAWA/ETWU [142.0413]: Provide MAWA/ETWU calcs once approval of planting areas, planting points, and street trees have been finalized. (New Issue)
<input type="checkbox"/>	25	Mulch [142.0413]: Provide the following as a note on the Planting Development Plan - "Mulch Requirements. All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches." (New Issue)
<input type="checkbox"/>	26	Occupancy & Use [142.0413]: Provide on the Planting Development Plan - "Irrigation Audit: An applicant subject MAWA Water Budget is required to conduct and submit to the City an irrigation audit consistent with Section 2.7 Landscape Standards of the LDM. (1) All irrigation audits shall be conducted by a professional authorized by the State to perform this work. (2) The irrigation audit shall certify that all plant material, irrigation systems, and landscape features have been installed and operate as approved by the City; and shall be submitted to the City prior to occupancy & use. (New Issue)





Cycle Issues

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	<p>NET TREE GAIN: Provide the following table on the plans. This information is used to track progress with the City of San Diego's Climate Action Plan initiative to increase canopy coverage.</p> <p>ON-SITE NET TREE GAIN QTY: Existing Canopy Trees - Removed Canopy Trees - Proposed Canopy Trees -</p> <p>ADJACENT RIGHT-OF-WAY NET TREE GAIN QTY: Existing Canopy Trees - Removed Canopy Trees - Proposed Canopy Trees - **Removal of existing street trees requires written justification and approval by City Staff.**</p>
<input type="checkbox"/>	28	<p>(New Issue)</p> <p>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.</p> <p>(New Issue)</p>





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: Plan-Public Facilities Planning	Cycle Distributed: 09/23/2021	
Reviewer: Redon, Colette (619) 533-3685 Credon@sandiego.gov	Assigned: 09/23/2021	
	Started: 10/06/2021	
Hours of Review: 1.00	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/06/2021	COMPLETED ON TIME
	Closed: 11/12/2021	

- . The review due date was changed to 10/26/2021 from 10/26/2021 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Public Facilities Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Public Facilities Planning performed 88 reviews, 42.0% were on-time, and 92.5% were on projects at less than < 3 complete submittals.

10/6/2021

Discretionary & Prelim Reviews

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	<p>DEVELOPMENT IMPACT FEE (DIF) - RESIDENTIAL COMPONENT: Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The current estimated La Jolla DIF rate for residential development is \$5,944 per single-dwelling unit.</p> <p>Applicant may request a deferral of Development Impact Fees (DIF). (New Issue)</p>
<input checked="" type="checkbox"/>	2	<p>REGIONAL TRANSPORTATION CONGRESSION IMPROVEMENT PROGRAM (RTCIP): RTCIP fees are required on residential development at Building Permit issuance.</p> <p>The current RTCIP Fee is \$3,069 per single-dwelling unit and \$2,456 per multi-dwelling unit.</p> <p>On-site covenant restricted affordable units may be exempt from the RTCIP. (New Issue)</p>
<input checked="" type="checkbox"/>	3	<p>CURRENT FEE SCHEDULE: This project is subject to the Development Impact Fee (DIF) schedule and rate in effect at Building Permit issuance. Please note, updates to the DIF schedule may occur subject to Council approval, and the DIF rate is subject to an annual automatic increase at the beginning of each new fiscal year (July 1st).</p> <p>The current DIF Schedule can be accessed at https://www.sandiego.gov/sites/default/files/feeschedule.pdf</p> <p>(Information Only) (New Issue)</p>
<input checked="" type="checkbox"/>	4	<p>NOTICE: 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 responses to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)</p>
<input checked="" type="checkbox"/>	5	<p>FEE DEFERRAL AGREEMENTS (FDA): An applicant may defer the Development Impact Fee (DIF) and/or Housing Impact Fee (HIF) associated with this project by entering into a FDA per SDMC Section 142.0640. A FDA can allow fees to be deferred up-to two years from the effective date of the agreement or until a final inspection is requested, whichever occurs earlier.</p> <p>For further details about the Fee Deferral Program, please visit https://www.sandiego.gov/planning/facilities-planning/fees/deferral-program.</p> <p>(New Issue)</p>
<input checked="" type="checkbox"/>	6	<p>CREDIT FOR DEMOLITION: Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please upload a copy of the Demolition Application and Questionnaire or Residential/Commercial Building Record in Accela. (New Issue)</p>



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 09/23/2021	
Reviewer: Valera, Pedro (619) 446-5382 PValera@sandiego.gov	Assigned: 09/29/2021	
	Started: 10/20/2021	
Hours of Review: 3.50	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/20/2021	COMPLETED ON TIME
	Closed: 11/12/2021	

- . The review due date was changed to 10/26/2021 from 10/26/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . Last month LDR-Transportation Dev performed 50 reviews, 58.0% were on-time, and 38.9% were on projects at less than < 3 complete submittals.

1st Review - 10/20/21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" 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 checked="" type="checkbox"/>	2	Scope: LA JOLLA (Process 2) Coastal Development Permit to convert existing one-story single-family into a two-story duplex with attached tandem garages, located at 6253 Dowling Drive. The 0.13-acre site is in the RM-1-1 Zone, and Coastal (NApp) Overlay Zone, Parking Impact Overlay Zone (Coastal), Transit Area Overlay Zone and 2035 Transit Priority Area within the La Jolla Community Plan area. Council District 1. (New Issue)
<input checked="" type="checkbox"/>	3	Trip Generation: The expected daily trip generation for the project is 9 ADT with 1 AM (0 in, 1 out) peak hour trip and 1 PM (1 in, 0 out) peak hour trip. This is based on a rate of 9 daily trips/dwelling unit for the 1 additional single-family dwelling unit. A Local Mobility Analysis will not be required. (New Issue)
<input checked="" type="checkbox"/>	4	VMT Information: This project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. A VMT Analysis will not be required. (New Issue)
<input type="checkbox"/>	5	Public Improvements: Please revise plans as necessary to show existing and proposed public improvements, with cross section of Dowling Drive frontage, including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, parking lane and width, and sidewalk location and width. (New Issue)
<input type="checkbox"/>	6	Drafting: Please label property line, curb line and roadway centerline. (New Issue)
<input type="checkbox"/>	7	Pedestrian Circulation: Please show accessible pedestrian routes to each unit's entrance from the public streets. (New Issue)
<input type="checkbox"/>	8	Driveway: Sheet A-1 calls out an existing driveway to be replaced. Please revise to show existing driveway width and also show dimensions as necessary for proposed driveway to comply with driveway requirements per SDMC Section 142.0560(j). (New Issue)
<input type="checkbox"/>	9	Visibility Triangles: Please show visibility triangles at all proposed project driveways inward from the property line per SDMC Section 113.0273 (b)(3). (New Issue)
<input type="checkbox"/>	10	Parking Table: Please provide a parking table to show existing and proposed type and amount of land uses, the minimum parking ratios required per code, the minimum number of parking spaces required per code, the existing parking provided and the proposed parking provided. (New Issue)
<input type="checkbox"/>	11	Garage Door: Please revise Sheet A-3 to label the width of the garage door openings. (New Issue)
<input type="checkbox"/>	12	Transit: Please indicate walking distance in feet to nearest bus stop on site plan. (New Issue)
<input type="checkbox"/>	13	CAP Checklist: Please revise CAP Checklist Strategy 3, Item 3 to select N/A and provide description in text box for all N/A selections in Strategy 3, Items 3 through 7. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 695749 / Cycle: 2

Cycle Issues



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

11/12/21 4:05 pm

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 09/23/2021	
Reviewer: Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned: 09/23/2021	
	Started: 10/19/2021	
Hours of Review: 4.00	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/21/2021	COMPLETED ON TIME
	Closed: 11/12/2021	

- . The review due date was changed to 10/26/2021 from 10/26/2021 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 3 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 180 reviews, 85.6% were on-time, and 58.1% were on projects at less than < 3 complete submittals.

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	2	All on-site water and sewer facilities are 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)
<input checked="" type="checkbox"/>	3	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	4	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)
<input checked="" type="checkbox"/>	5	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). All BFPDs are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public right-of-way and in-line with the public water service line. (New Issue)
<input checked="" type="checkbox"/>	6	Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris. (New Issue)
<input checked="" type="checkbox"/>	7	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input checked="" type="checkbox"/>	8	Information for water and sewer utilities can be obtained from the records office by visiting: https://www.sandiego.gov/development-services/records or emailing DSDRCD@sandiego.gov. (New Issue)
<input checked="" type="checkbox"/>	9	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov. (New Issue)

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	<p>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.</p> <p>(New Issue)</p>
<input type="checkbox"/>	11	<p>The initial submittal is too general in nature, with regard to showing the existing and proposed water and sewer facilities, to provide definitive water and sewer review comments. A utility plan is required, and the following are required as part of any development or building permit submittal:</p> <p>Show and call out all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets).</p> <p>(New Issue)</p>
<input type="checkbox"/>	12	<p>Please show all existing water service(s) from the water main's point of connection to the project site, and label as TO BE KILLED AT THE MAIN or TO RETAIN.</p> <p>Please show all existing sewer lateral(s) from the sewer main's point of connection to the project site, and label as TO BE ABANDONED AT THE PROPERTY LINE or TO RETAIN.</p> <p>FYI, water and sewer services may not be located within a driveway. Services need to be located 3ft (minimum) from edge of driveway flare.</p> <p>(New Issue)</p>





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 09/23/2021	
Reviewer: Mancía, Marlene (619) 446-5174 MMancia@sandiego.gov	Assigned: 09/23/2021	
	Started: 11/03/2021	
Hours of Review: 5.00	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/10/2021	COMPLETED LATE
	Closed: 11/12/2021	

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- . The reviewer has requested more documents be submitted.
- . Your project still has 23 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 90 reviews, 38.9% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

1st Review 11/10/21

Standard Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<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>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The subject premises is located at 6253 Dowling Dr (APN 351-602-10-00), it is within La Jolla Community Plan Area, RM-1-1, Coastal Height Limit, N-APP-2, TAOZ, TPA, and Residential Tandem Parking Overlay Zone. (New Issue)
<input type="checkbox"/>	3	Scope: Coastal Development Permit to convert existing one story residence into a 4,258 square foot two-story duplex with attached tandem garages. (New Issue)

Permits/ Actions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The following development permit is required for the proposal at the indicated Process: Coastal Development Permit per San Diego Municipality Code (SDMC) 126.0702 (a) and 126.0704 (a)(5). (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>Issue Num</u>	<u>Issue Text</u>
<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: Please provide further details to elevation sheet describing proposed color palette and exterior material 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)



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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	Development shall comply with requirements indicated on table 131-04G of section 131.0431(e).
<input type="checkbox"/>	12	Demonstrate compliance to section 131.0444(e), 131.0454, 131.0455(a), 131.0464, and 142.0805. (New Issue) 131.0444(e): "The maximum structure height requirements for the RM-1-1, RM-1-2, and RM-1-3 zones are stated in Table 131-04G. The angled building envelope plane requirements apply as follows: (1) At the front setback line, the height of the building envelope above 19 feet at the minimum setback and 24 feet at the standard setback, is established by a 45-degree angled building envelope plan sloping inward to the maximum permitted 30-foot structure height limit, as shown in Diagram 131-04M. (New Issue) (2) At the side setback line, the height of the building envelope above 24 feet in height is established by a 45-degree building envelope plane sloping inward to the maximum permitted 30-foot structure height."
<input type="checkbox"/>	13	Provide angled building envelope measurements to elevation plans. (New Issue)
<input type="checkbox"/>	14	131.0454: "In all RM zones, each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane."
<input type="checkbox"/>	15	Demonstrate compliance. (New Issue) 131.0455(a): "In the RM-1-1, RM-1-2, and RM-1-3 zones, at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required yard areas, but shall be no closer than 9 feet to the front or rear property lines, and no closer than 4 feet to the side property lines. See Diagram 131-04R."
<input type="checkbox"/>	16	Demonstrate compliance. (New Issue) 131.0464(d) Supplemental Requirements for Residential Zones: "(1) For lots with a width of 60 feet or less, not more than two 10-foot-wide garage doors or garage entries or a single 16-foot-wide garage door or entry on the building facade is permitted, except when that door accesses underground parking. For each additional 25 feet of street frontage, an additional 10 feet maximum width garage door or garage entry is permitted. (2) not applicable (New Issue) (3) Within the front facade on all floors above the first floor, a transparent glass window or windows with an aggregate area of at least 20 square feet shall be provided for each dwelling unit that faces the street."
<input type="checkbox"/>	17	Demonstrate compliance, add notes to plans as needed. (New Issue)
<input type="checkbox"/>	18	142.0805: "Refuse and recyclable materials storage shall be provided for the following types of development as indicated in Table 142-08A: (a) New residential development projects involving two or more dwelling units" Table 142-08(A): New residential development involving two or more dwelling units subject to Sections 142.0810 and 142.0820" (New Issue)
<input type="checkbox"/>	19	Dimension parking spaces. See table 142-05K section 142.0560 for minimum off-street parking space dimensions. (New Issue)
<input type="checkbox"/>	20	Update rear yard setback to 15' (New Issue)

Cycle Issues



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

11/12/21 4:05 pm

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Portion of structure is extending into the front yard setback, see sheet A-1. Please push out of setback or comply with fence regulations see section 142.0310. (New Issue)
<input type="checkbox"/>	22	To facilitate next review please provide a response letter along with updated plans. (New Issue)
<input type="checkbox"/>	23	Additional comments may follow new informations. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 09/23/2021	
Reviewer: Szymanski, Jeffrey (619) 446-5324 jszymanski@sandiego.gov	Assigned: 09/27/2021	
	Started: 10/26/2021	
Hours of Review: 2.00	Review Due: 10/26/2021	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/26/2021	
	Closed: 11/12/2021	

- 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 3 outstanding review issues with LDR-Environmental (all of which are new).
- Last month LDR-Environmental performed 80 reviews, 70.0% were on-time, and 37.1% were on projects at less than < 3 complete submittals.

EAS Review 10/26/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required for GHG. Until all issues have been addressed, the CEQA determination can not be made and the environmental processing time line will be held in abeyance and the project will be placed in Extended Initial Study.

Please note that the project is currently being reviewed by Plan Historic staff and LDR-Planning. The result of those review could affect the future CEQA Determination. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The project site contains existing development within an urbanized area. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The project would be required to comply with both federal and state MBTA regulations. EAS has no further comments on this issue. (New Issue)

Historical Resources (Archaeol)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The project is located within the City's Historical Sensitivity map. However, an archaeological data base search was conducted and no archaeological sites are located within the project's boundaries. Based upon the negative data base search, limited scope of work and previously disturbed nature of the property impacts to historical resources are not anticipated and mitigation is not required. (New Issue)

AB 52 Tribal Cultural Resource

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will sent to local California Tribes once the CEQA determination is made. (New Issue)

GHG, CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	EAS has reviewed the CAP checklist and can provide the following comments. The text boxes under Step 1 and 2 must be filled in with a response. The response will answer how each question was answered. (New Issue)



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 09/23/2021	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gov	Assigned: 09/24/2021	
	Started: 10/21/2021	
Hours of Review: 5.00	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/21/2021	COMPLETED ON TIME
	Closed: 11/12/2021	

- . The review due date was changed to 10/26/2021 from 10/26/2021 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 29 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 61 reviews, 82.0% were on-time, and 34.8% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	4	Please fill and submit 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)
<input type="checkbox"/>	5	Per the provided DS-560 Form and scope of work, 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
		(New Issue)



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please add an impervious table including the following information (add "ZERO" for all zero values): a. Total Disturbance Area: _____ b. Existing amount of impervious area: _____ c. Proposed amount of impervious area: _____ d. Amount of replaced impervious area: _____ e. Existing amount of pervious area: _____ f. Proposed amount of pervious area: _____ g. Total Impervious Area: _____ h. Impervious % Increase: _____ NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, pools, pool decks, etc.
<input type="checkbox"/>	7	(New Issue) Please identify all landscape areas on the Site Plan, and show how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs.
<input type="checkbox"/>	8	(New Issue) Please 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.
<input type="checkbox"/>	9	(New Issue) Please submit a preliminary drainage study or a drainage letter discussing the existing and proposed storm water run-off and discharge locations for the project site. Clarify if project is increasing runoff per the proposed development and provide a summary table of the existing and proposed Q, C, A & V.
<input type="checkbox"/>	10	(New Issue) Please provide a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill under and outside the building footprint as shown below (add "ZERO" for all zero values): Cut Quantities: _____ cyd Fill Quantities: _____ cyd Import/Export: _____ cyd Max cut depth under building footprint: _____ ft Max cut depth outside building footprint: _____ ft Max fill depth under building footprint: _____ ft Max fill depth outside building footprint: _____ ft ** If the quantity is ZERO, add that value to the required Data Table
<input type="checkbox"/>	11	(New Issue) Please revise the call out for driveway replacement on sheet A-1 to state "reconstruct existing driveway per current city standards" and show the driveway's sidewalk transitions on the plan.
<input type="checkbox"/>	12	(New Issue) Please add the width of the proposed driveway on the plan and show the driveway's slopes within the public right of way as well as within private property.
<input type="checkbox"/>	13	(New Issue) Please call out relocation of existing water meter outside of new driveway.
<input type="checkbox"/>	14	(New Issue) Please show the distance between the driveway's flare and relocated water meter, as well as distance to adjacent property line. Please note that the minimum required distance is 3ft.
<input type="checkbox"/>	15	(New Issue) 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)



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	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"/>	17	Please show and call out reconstruction of damaged/unaligned sidewalk panels per current city standards.
		(New Issue)
<input type="checkbox"/>	18	Please show all private encroachments within the public right of way on the Site Plan and submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for the encroaching private walkway, landscape and irrigation. (Continued)
		(New Issue)
<input type="checkbox"/>	19	If private walkway and/or landscape and irrigation are to be removed, please add a note on the plan.
		(New Issue)
<input type="checkbox"/>	20	Please show and call out relocation of existing mailboxes outside of the public right of way and add the following note on the Site Plan: Mailbox support and location shall adhere to current USPS Standards with local postmaster approval.
		(New Issue)
<input type="checkbox"/>	21	Please provide a cross section for the proposed fence and its foundation adjacent to the property line and add a note that states: The proposed fence and its foundations are not encroaching into the public right of way.
		(New Issue)
<input type="checkbox"/>	22	Please show the existing water and sewer mains and laterals that serve the site per reference drawings#26112-7-D and 26112-22-D, and clarify on the plans if project is proposing any new pipes.
		(New Issue)
<input type="checkbox"/>	23	If there are no public easements on site, please add a note on the Site Plan stating that there are no public easement on site.
		(New Issue)
<input type="checkbox"/>	24	Please add the adjacent lot numbers on the Site Plan, and identify all Right of Ways/streets on both sides on property.
		(New Issue)
<input type="checkbox"/>	25	Please add the source, date and MSL datum of the required topography.
		(New Issue)
<input type="checkbox"/>	26	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"/>	27	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	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.
<input type="checkbox"/>	29	(New Issue) 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)





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: 09/23/2021	Deemed Complete on 09/23/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 09/23/2021	
Reviewer: Galvez III, Oscar (619) 533-3683 GalvezO@sandiego.gov	Assigned: 10/08/2021	
	Started: 10/20/2021	
Hours of Review: 0.50	Review Due: 10/21/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/20/2021	COMPLETED ON TIME
	Closed: 11/12/2021	

- . The review due date was changed to 10/26/2021 from 10/26/2021 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 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 44 reviews, 38.6% were on-time, and 43.2% were on projects at less than < 3 complete submittals.

10-20-21

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: https://www.sandiego.gov/sites/default/files/dsdib620.pdf 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)
<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 [NAME] 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: https://www.sandiego.gov/planning/community/contacts (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)