



Cycle Issues DRAFT

11/8/21 12:27 pm

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

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L64A-003B

Project Information

Project Nbr: 696234 **Title:** Digital-Olivetvas Residence CDP
Project Mgr: Shepherd, Ollie (619) 236-5580 OShepherd@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/08/2021	Deemed Complete on 09/08/2021
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 09/08/2021	
Reviewer: Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov	Assigned: 09/08/2021	
	Started: 10/06/2021	
Hours of Review: 4.00	Review Due: 10/06/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/06/2021	
	Closed:	

- . The review due date was changed to 10/11/2021 from 10/11/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Landscaping (all of which are new).

📁 1st Review - 10/6/2021

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Electronic Resubmittal Required: Resubmit revised plans through Accela and include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: anavagato@sandiego.gov or call (619) 446-5197. See the following link for additional information and resources pertaining to Landscape review: https://www.sandiego.gov/development-services/permits-inspections/landscape-plan-review
		(New Issue)
<input type="checkbox"/>	2	Scope: New single-family residence, located in base zone RS-1-7, within the La Jolla Community Planning Area. Development is subject to the requirements for street trees, Per Table 142-04A. [Info Only - No Response Required]
		(New Issue)
<input type="checkbox"/>	3	Street Trees- Proposed: The development at hand is subject to the requirements for street trees. 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. Therefore, 1 street tree is required along Olivetas Ave and 3 street trees are required along Fern Glen. Proposed street trees must be consistent with La Jolla Community Plan (LJCP), Residential Street Tree District #1, and be of canopy form. Please revise species list for conformance with the LJCP.
		(New Issue)
<input type="checkbox"/>	4	Street Tree Locations: Please locate street trees on the outside of the existing fence, where feasible. The function of street trees is to serve as a community resources as well as to cast shade over pavement for the purpose of reducing urban heat gain.
		(New Issue)
<input type="checkbox"/>	5	Street Tree Locations - Civil Sheets: Please show the location of the street trees on the Civil sheet consistently with the Landscape sheets. Currently the street tree symbols are shown in different locations from the street trees. The center of the "X" in the symbol identifies the center of the tree trunk.
		(New Issue)
<input type="checkbox"/>	6	Utilities: Show existing/proposed water, sewer, and gas laterals serving property directly on the Landscape Development Plan in order to demonstrate conformance with SDMC Minimum Tree Separation Distance Table 142-04E. The location should be consistent with the Civil Plans.
		(New Issue)
<input type="checkbox"/>	7	Proposed Site Wall: Landscape Plans include a proposed 3' site wall along the property line (Per Schedule, #6-03, Sheet L2.01). Please include this proposed wall on both the civil and architectural site sheets.
		(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 696234 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Proposed Site Tree: Plan propose an Olea Europaea on site directly adjacent to the proposed site wall. It is recommended that this tree be located a bit further from the wall to prevent future damages to both the wall and tree. (New Issue)
<input type="checkbox"/>	9	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 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."
<input type="checkbox"/>	10	(New Issue) Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."
<input type="checkbox"/>	11	(New Issue) Tree Maintenance Note: Provide the following note on the Landscape Plan: "All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted."
		(New Issue)





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

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/08/2021	Deemed Complete on 09/08/2021
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 09/08/2021	
Reviewer: Valera, Pedro (619) 446-5382 PValera@sandiego.gov	Assigned: 09/09/2021	
	Started: 09/20/2021	
Hours of Review: 0.50	Review Due: 10/06/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/20/2021	
	Closed:	

- . The review due date was changed to 10/11/2021 from 10/11/2021 per agreement with customer.
- . The reviewer has requested more documents be submitted.

📁 09/20/20

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Transportation Development does not review single family residential development. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 696234 / Cycle: 2





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/08/2021 Deemed Complete on 09/08/2021
Reviewing Discipline: PUD-Water & Sewer Dev Cycle Distributed: 09/08/2021
Reviewer: Jimenez, Meryl Assigned: 09/13/2021
(619) 446-5098 Started: 10/06/2021
MBJimenez@sandiego.gov Review Due: 10/06/2021
Hours of Review: 2.00 Completed: 10/06/2021
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 10/11/2021 from 10/11/2021 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 8 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

Informational Items

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 6 rows of issues related to water and sewer capacity, plumbing code, and tree/shrub installation.

1st Review Comments

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 8 rows of review comments regarding water main size, service location, and easements.

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Meryl Jimenez at (619) 446-5098. Project Nbr: 696234 / Cycle: 2





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/08/2021	Deemed Complete on 09/08/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 09/08/2021	
Reviewer: Mancía, Marlene (619) 446-5174 MMancia@sandiego.gov	Assigned: 09/08/2021	
	Started: 10/14/2021	
Hours of Review: 3.00	Review Due: 10/06/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/18/2021	
	Closed:	

- . The review due date was changed to 10/11/2021 from 10/11/2021 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 19 outstanding review issues with LDR-Planning Review (all of which are new).

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)

Permit/ Actions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The following development permit is required for the proposal Coastal Development Permit per San Diego Municipality Code (SDMC) 126.0704 (a)(5). (New Issue)
<input type="checkbox"/>	3	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"/>	4	Findings for the Coastal Development Permit shall be required, pursuant to the Land Development Code, Sections §126.0708. (New Issue)

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The subject premises is located at 7104 Olivetas Ave (APN 351-141-20-00), it is within, RS-1-7, La Jolla Community Plan Area, N-APP-2, PIOZ-Coastal/ Beach-Impact, TAOZ, and TPA. (New Issue)
<input type="checkbox"/>	6	Scope: Coastal Development Permit for demolition of existing residence and construction of a new 3,983 s.f. two-story single family residence. (New Issue)

1st review 10/18/21

Land Use Plan Analysis

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Informational La Jolla Community Plan Analysis: The LJCP&LCP states the character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. (New Issue)
<input type="checkbox"/>	8	Informational The LJCP&LCP emphasizes 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. (New Issue)
<input type="checkbox"/>	9	Action required Please provide further details to elevation sheet describing proposed color and exterior material (identify on plans) to determine if community character will be maintained and design promotes harmony within the visual relationships and transitions between new and older structures. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Marlene Mancía at (619) 446-5174. Project Nbr: 696234 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Informational

Per the Community Plan "In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements."

<input type="checkbox"/>	11	Informational
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To comply with the Community Plan's requirement to create visual relief the development has been proposed with terraces, off-setting planes, and variations within the front yard setback. (New Issue)

<input type="checkbox"/>	12	Action required
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The LJCP&LCP does not designate this site as having visual access or is identified as a public access point. (New Issue)

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. (New Issue)

Development Plan Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Update setbacks.

The lots width is approximately 66', therefore:

Side setback: $66' \times 0.08 = 5.28'$
 Street side setback: $66' \times 0.10 = 6.6'$

Rear setback.

It is the reviewers opinion section 131.0443(a)(2) does not apply to this lot as the depth of the lot should be determined as indicated in section 113.0243(a) "Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line."

The lot depth is approximately 105', therefore the lot shall observe section 113.0243(b) and provide a 13' RYSB. (New Issue)

<input type="checkbox"/>	14	North property line appears to be incorrect, property line measures approximately 105'. (New Issue)
<input type="checkbox"/>	15	Provide distance from the back of the sidewalk to the furthest point of the driveway.

"Driveways that serve as direct access to off-street parking spaces and that traverse a sidewalk or curb shall be at least 20 feet long measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk" (New Issue)

<input type="checkbox"/>	16	Trash enclosure is not an allowed front yard encroachment. Please push enclosure outside of front yard setback. Provide wall height measurements. (New Issue)
<input type="checkbox"/>	17	Provide height measurement for stone veneer wall, keynote 9.10 indicated on sheet A200.

Please be advised "Fences located outside of required yards, other than those listed in Section 142.0310(e)(2), shall not exceed 10 feet in height in open space, agricultural, and residential zones"

<input type="checkbox"/>	18	Hardscape:
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131.0447 (a) The required front yard shall be limited to a maximum of 60 percent paving and hardscape.

(b) Within the required street yard, paving and hardscape shall be limited to:

- (1) A driveway with direct vehicular access to required off-street parking spaces located outside of the required setback in accordance with Section 142.0521;
- (2) A walkway to facilitate pedestrian access to the dwelling unit; and
- (3) Any decorative paving or hardscape that is not designed

Please add note to plans. (New Issue)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	To facilitate next review please provide a response letter along with updated plans.
		Additional comments may follow new information. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/08/2021 Deemed Complete on 09/08/2021
Reviewing Discipline: LDR-Environmental Cycle Distributed: 09/08/2021
Reviewer: Holowach, Courtney Assigned: 09/09/2021
(619) 446-5187 Started: 09/13/2021
Cholowach@sandiego.gov Review Due: 10/11/2021
Hours of Review: 3.00 Completed: 10/11/2021
Next Review Method: Submitted (Multi-Discipline) Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 6 outstanding review issues with LDR-Environmental (all of which are new).

October 2021

DISCLAIMER

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 1 These comments are draft and subject to change until presented by the City's assigned Development Project Manager...

Extended Initial Study

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 2 Additional information is required before an environmental review can be completed. The issues identified below...

Biological Resources

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [x] 3 The proposed project is not mapped as having sensitive biological resources. No impacts anticipated to occur.

Cultural Resources (Built Envi)

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [x] 4 The proposed project went under Plan Historic review in July 2020 (PTS 667335). Based on this review staff found the proposed project would not impact the built environment.

Cultural Resources (Archaeolog)

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [x] 5 Based upon the location and limited scope of work the proposed project is not anticipated to impact archaeological resources.

Cultural Resources (Paleo)

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [x] 6 The proposed project does not rise to the level of significance for impacts to paleontological resources.

Hydrology/Water Quality

Table with 3 columns: Cleared?, Issue Num, Issue Text. Row 1: [] 7 EAS defers to LDR-Engineering on this issue area.

Land Use

Table with 3 columns: Cleared?, Issue Num, Issue Text. Header row only.

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 696234 / Cycle: 2





L64A-003B

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	EAS defers to LDR-Planning on this issue area. EAS will coordinate with LDR-Planning for compliance with applicable land use plans. (New Issue)

GHG

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Please revise the CAP Checklist to include an explanation as to how the proposed project complies with the applicable land use and zoning. (New Issue)

Environmental Determination

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Until the requested information is recieved the environmental reveiw timeline will be held in abeyance. (New Issue)





L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 09/08/2021 Deemed Complete on 09/08/2021
Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 09/08/2021
Reviewer: Florezabihi, Hoss Assigned: 09/14/2021
(619) 446-5348 Started: 10/06/2021
florezabihh@sandiego.gov Review Due: 10/06/2021
Hours of Review: 6.00 Completed: 10/06/2021
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 10/11/2021 from 10/11/2021 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 14 outstanding review issues with LDR-Engineering Review (all of which are new).

1st Review - 10/06/21

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 14 rows of review issues with checkboxes and detailed text descriptions.

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 696234 / Cycle: 2





Cycle Issues DRAFT

THE CITY OF SAN DIEGO
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L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Please provide a detail written response to all comments regardless if you agree or not and in case of disagreement express your reasoning. (New Issue)





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THE CITY OF SAN DIEGO
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L64A-003B

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 09/08/2021	Deemed Complete on 09/08/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 09/08/2021	
Reviewer: Vo, Denise (619) 446-5212 Vod@sandiego.gov	Assigned: 10/06/2021	
	Started: 11/01/2021	
Hours of Review: 0.50	Review Due: 10/06/2021	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/01/2021	
	Closed:	

- . The review due date was changed to 10/11/2021 from 10/11/2021 per agreement with customer.
- . The reviewer has requested more documents be submitted.

LA JOLLA

<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	If you have not already done so, please contact Diane Kane, Chairperson of the La Jolla Community Planning Group 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 Ollie Shepherd (New Issue)
<input checked="" 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)

