



Cycle Issues

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

L64A-003A

Project Information

Project Nbr: 697834 **Title:** Digital Kamerman ADU
Project Mgr: Galvez III, Oscar (619) 533-3683 GalvezO@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 12/17/2021	Deemed Complete on 12/17/2021
Reviewing Discipline: Plan-Historic	Cycle Distributed: 12/17/2021	
Reviewer: Lin, Alvin (619) 446-5163 AMlin@sandiego.gov	Assigned: 12/17/2021	
	Started: 01/24/2022	
Hours of Review: 0.00	Review Due: 01/24/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/24/2022	COMPLETED ON TIME
	Closed: 01/31/2022	

- . The review due date was changed to 01/27/2022 from 01/27/2022 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Historic performed 93 reviews, 63.4% were on-time, and 84.0% were on projects at less than < 3 complete submittals.

1.21.22

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	1	
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The property located at 760 Van Nuys St, APN 415-081-0800, was previously reviewed on 02/15/2019 in accordance with SDMC Section 143.0212 under PTS 628542. During that review, the property was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 02/15/2019 review date unless new info is provided that speaks to the building's eligibility for designation. No new info has been provided and the property is not subject to Historic review at this time. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 12/17/2021	Deemed Complete on 12/17/2021
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 12/17/2021	
Reviewer: Aceves, Grecia (619) 446-5455 Gaceves@sandiego.gov	Assigned: 12/19/2021	
	Started: 01/24/2022	
Hours of Review: 5.00	Review Due: 01/24/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/24/2022	COMPLETED ON TIME
	Closed: 01/31/2022	

- . The review due date was changed to 01/27/2022 from 01/27/2022 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-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 32 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 78 reviews, 33.3% were on-time, and 47.9% were on projects at less than < 3 complete submittals.

Info

<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)

Project Info

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The proposed project is located at address 760 Van Nuys Street (APN#415-081-0800) Map No. 929 Lot No. 15 & 16 Block 03 Subdivision: Buena Vista Tract in Base Zone: RS-1-7 within the La Jolla Community Plan and Local Coastal Program. The 5,500 square foot (.12acre) site resides in the Coastal Height Limitation Overlay, Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay zone, Transit Area Overlay Zone, and Transit Priority Area. (New Issue)
<input type="checkbox"/>	3	The applicant proposes a new Coastal Development Permit (CDP) for a new detached 1,200 sqft 2-story ADU with an attached 2-car garage to an existing single-family residence within the La Jolla Community Plan base zone RS-1-7. (New Issue)

Permits/Actions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The proposed project will require the following development permits/ discretionary actions: Process 2 Coastal Development Permit (CDP) for the addition of a new 2-story detached Companion Unit (1,200sqft) to an existing single family residence in the Coastal Overlay Zone (Non-Appealable Area 2). (New Issue)
<input type="checkbox"/>	5	Findings for the Coastal Development Permit shall be required, pursuant to the Land Development Code, Sections §126.0708. (New Issue)
<input type="checkbox"/>	6	§126.0708 Findings for Coastal Development Permit Approval please review and include a response how the project meets each finding. (New Issue)
<input type="checkbox"/>	7	The Coastal Development Permit may be approved or conditionally approved only if the findings in SDMC 126.0708(a) are made. The decision may be appealed to the Planning Commission in accordance with SDMC 112.0504. [Info Only - No Response Required] (New Issue)

La Jolla Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	The La Jolla Community Plan designates the site and surrounding area as Very Low Density Residential (0-5 dwelling units/acre). The project proposes the construction of a new 2-story 1,200 square foot ADU with an attached 476 sqft 2-car garage on a 0.12-acre lot (5,500sqft). The project is consistent with the prescribed land use and density. (New Issue)
<input type="checkbox"/>	9	A recommendation in the La Jolla Community Plan says 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 (LJCP, 76.) (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 697834 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	A primary goal in the LJCP is to 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 (LJCP. 67) Does the structure present materials, color schemes as those in the surrounding community or existing single family residence? (New Issue)
<input type="checkbox"/>	11	A recommendation to promote community character with the LJCP includes "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. " (LJCP, 76) (Cont.) (New Issue)
<input type="checkbox"/>	12	The project follows the RS-1-7 base zone development regulations and does not exceed more than 30' as shown the elevations. The second level is setback from the alley and side yards not creating a wall effect. (New Issue)
<input type="checkbox"/>	13	Please include a response how the projects development complies with the goals, policies and objectives of the La Jolla community plan and local coastal program. (New Issue)
<input type="checkbox"/>	14	The project is not located in any View Corridors or Scenic Public views as shown within the Figures of the La Jolla Community Plan [Informational Only - No Action Required] (New Issue)

LJCPA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	After the notice of application and first assessment letter has been distributed. The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Dianne Kane, Chair at (858) 459-9490 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations. (New Issue)

1st Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Companion Unit Requirements will be evaluated under the strikeout ordinance that remains active in the Coastal Overlay Zone. https://docs.sandiego.gov/municode_strikeout_ord/O-21254-SO.pdf [Informational Only] (New Issue)
<input type="checkbox"/>	17	Companion Unit means an accessory structure on a residential lot that provides independent living facilities for one or more persons, independent of the primary dwelling unit, which includes permanent provisions for living, sleeping, eating, cooking, and sanitation. The Companion Unit (1,200 sqft) and includes a full independent kitchen, living room, 2 1/2bath, and 3 bedrooms. The Companion Unit meets the definition within the SDMC. [Informational Only - No Action Required] (New Issue)
<input type="checkbox"/>	18	§141.0302 (a)(3) The gross floor area of the companion unit shall be included in the floor area ratio for the premises. The gross floor area for an attached companion unit shall not exceed 50 percent of the existing or proposed habitable dwelling unit. A maximum increase of 1,200 square feet is allowed for an attached or detached companion unit. Please provide dimensions to properly measure out the new Companion Unit (ADU). (New Issue)
<input type="checkbox"/>	19	141.0302(a)(6) A companion unit may encroach within the interior side and rear yard setbacks up to the property line subject to the following: (A) The structure shall not encroach more than a maximum of 30 feet in length; (B) A companion unit may be constructed above a permitted garage or non-habitable accessory structure. The proposed companion unit complies with the development setbacks on the premises.
<input type="checkbox"/>	20	Please provide setbacks and property lines on the elevations. (New Issue) The site is located within a Transit Priority Area & Transit Area Overlay Zone, and conforms to §141.0302 (a)(8) exemption. [Informational Only] (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 697834 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	§141.0302 (a)(9) One 24-inch box tree shall be planted in the required front yard of the premises or in the abutting parkway. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement. (New Issue)
<input type="checkbox"/>	22	(10) Within the Coastal Overlay Zone, companion units are subject to the provisions of Chapter 12, Article 6, Division 7.

Project is in for CDP Process 2 and complies with the above requirement.
[Informational Only - No Action Required] (New Issue)

2 Car Garage

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	§131.0443 Setback Requirements in Residential Zones(a)(2)(B) Where a rear yard abuts an alley, one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback. In no case shall a rear setback using this provision be less than 5 feet on the premises. See Diagram 131-04B.
<input type="checkbox"/>	24	Please present the required 21' distance on the plans. Also, provide the entire width of the alley. (New Issue) Include the parking dimensions on the floor plans of the garage. Per Table 142-05K Minimum Off-Street Parking Space Dimensions. (New Issue)

Gross Floor Area

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	The property is near the maximum floor area ratio (.59%). Please review Chapter 11 Rules and Measurement in regards to areas that would be calculated into the GFA. The ADU and additional accessory structures cannot exceed more than the maximum FAR on the premises. (New Issue)
<input type="checkbox"/>	26	Please note the project includes a new roof deck on the third level of the detached garage/ADU. Please call out the dimension of the deck. Include the sqft of the deck base on the following §113.0234(b)(5). "Roof Decks. Gross floor area includes roof decks when any portion of the deck's parapet, guardrail, wall, or fence (open or solid) enclosing the area exceeds an average of 42 inches in height, or exceeds 54 inches in height at any point." (New Issue)
<input type="checkbox"/>	27	All porches/balconies shall comply and provide 2 elevation points with 40% opening in accordance with §113.0234(b)(1). "Gross floor area includes roofed porches, entrances, exterior balconies, and patios when they project from the primary structure and are constructed and maintained with at least two elevations of the element that are less than 40 percent permanently open, as shown in Diagram 113-02N." (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	The companion unit may not be sold or conveyed separately from the primary dwelling unit. (New Issue)
<input type="checkbox"/>	29	The companion unit shall not be used for a rental term of less than 30 consecutive days. (New Issue)
<input type="checkbox"/>	30	A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee. (New Issue)
<input type="checkbox"/>	31	All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC. (New Issue)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	The CAP Checklist includes Strategy 3 as applicable, however, the project does not apply to the strategy. Please make corrections and include descriptions how the project actions meet the strategy. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 12/17/2021 Deemed Complete on 12/17/2021
Reviewing Discipline: LDR-Environmental Cycle Distributed: 12/17/2021
Reviewer: Dresser, Morgan Assigned: 12/20/2021
(619) 446-5404 Started: 01/28/2022
Mdresser@sandiego.gov Review Due: 01/27/2022
Hours of Review: 6.00 Completed: 01/31/2022 COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline) Closed: 01/31/2022

- 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 28 outstanding review issues with LDR-Environmental (all of which are new).
Last month LDR-Environmental performed 73 reviews, 65.8% were on-time, and 50.8% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) Jan 2022

Issue
Cleared? Num Issue Text

- 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)

Resubmittal Requirements

Issue
Cleared? Num Issue Text

- 2 Applicant written response to all of staff's comment are required with each resubmittal. In addition, any technical reports that require revisions must be provided in a strikeout underline (SOUL) WORD format and a PDF clean version. Not providing a SOUL format may delay the review of the technical study. (New Issue)

Environmental Determination

Issue
Cleared? Num Issue Text

- 3 Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. (New Issue)
4 Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS will make a determination as to the appropriate environmental document based on all reviewed and submitted information. (New Issue)

Project Scope

Issue
Cleared? Num Issue Text

- 5 A COASTAL DEVELOPMENT PERMIT to construct a two-story 1,200-square-foot detached accessory dwelling unit and an attached two car garage. In addition, various site improvements would also be constructed including associated hardscape and landscape. The 0.12-acre project site is located at 760 Van Nuys Street. The project site is designated residential and zoned RS-1-7 per the La Jolla Community Plan area. (New Issue)
6 The project site is also within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), and the Parking Impact Overlay Zone (Coastal Impact), the Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 15 and 16, Block 3, Map 929, Buena Vista Tract.) (New Issue)

Land Use

Issue
Cleared? Num Issue Text

- 7 General Plan /Community Plan/LDC - EAS defers to LDR Planning Review on Land Development Code, community plan issues and CAP Checklist Steps 1 and 2 as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning Reviewer.

Noise - The project must conform to the City of San Diego Municipal Code Noise and Abatement Control Ordinance §59.5.01 and the General Plan Noise Element. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Morgan Dresser at (619) 446-5404. Project Nbr: 697834 / Cycle: 2





L64A-003A

Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). The project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. No further comment is required. (New Issue)

Greenhouse Gas Emissions (GHG)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	EAS staff has reviewed the submitted Climate Action Plan (CAP) Consistency Checklist (Cycle 1). The following issues have been identified: <ol style="list-style-type: none"> Contact Information, Project No./Name: Please include the project number along with the project name. Project Information: The project site is located within a Transit Priority Area. Please revise. (New Issue)
<input type="checkbox"/>	10	3. Step 1 Land Use Consistency: Please provide an explanation of how the project is consistent with the existing General Plan and Community Plan land use and zoning designations in the box provided. <p>"The project proposed is consistent with the General Plan which identifies the site for XXXX; additionally, the project is consistent with the XXXX Community Plan which designates the site for XXXX. Lastly, the project is consistent with the requirements of the XXXX zone."</p> <p>Additionally, outline how the project is meeting the intent of the General Plan, community plan, and zone designations. (New Issue)</p>
<input type="checkbox"/>	11	4. Strategy 1 Energy & Water Efficient Buildings, No. 1, Cool/Green Roofs: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, "The project shall install ζ consistent with CAP Consistency Checklist requirements." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	12	5. Strategy 1 Energy & Water Efficient Buildings, No. 2, Plumbing Fixtures and Fittings: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, "The project shall install ζ consistent with CAP Consistency Checklist requirements." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	13	6. Strategy 3 - Bicycling, Walking, Transit & Land Use, No. 3, Electric Vehicle Charging: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A single-family residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	14	7. Strategy 3 - Bicycling, Walking, Transit & Land Use, No. 4, Bicycle Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	15	8. Strategy 3 - Bicycling, Walking, Transit & Land Use, No. 5, Shower Facilities: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	16	9. Strategy 3 - Bicycling, Walking, Transit & Land Use, No. 6, Designated Parking Spaces: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	17	10. Strategy 3 - Bicycling, Walking, Transit & Land Use, No. 7, Transportation Demand Management Program: State exactly why it is not mandatory for the project to comply and/or implement the requirements of this strategy within the response box. For example, "A residential project is proposed, therefore this strategy is not applicable." If the text cannot fit within the response box, state "Refer to attached response sheet." (New Issue)
<input type="checkbox"/>	18	Additional reviewers are also required to review the CAP checklist, including LDR - Planning Review and LDR-Transportation. EAS highly recommends the applicant coordinate with LDR Planning Review to ensure the checklist is responded to appropriately. Also, any Step 2 features that are required to be implemented by the project must be shown on the plans. The response in the CAP Consistency Checklist must also state what plan sheet these features are located. Until all issues have been resolved EAS cannot provide a sign-off on the CAP Checklist. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Morgan Dresser at (619) 446-5404. Project Nbr: 697834 / Cycle: 2





L64A-003A

Issue
Cleared? **Num** **Issue Text**
 19 The project site is surrounded by existing residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, MHPA designated lands. All pertinent information will be included within the appropriate environmental document. No further comment is required. (New Issue)

Geologic Conditions

Issue
Cleared? **Num** **Issue Text**
 20 The project lies within Geologic Hazard Category 52 (Other Terrain - other level areas, gently sloping to steep terrain, favorable geologic structure, low risk). Per Information Bulletin 515, Geotechnical Study Requirements, a geotechnical investigation report is not required. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Health and Safety (Hazmat)

Issue
Cleared? **Num** **Issue Text**
 21 Staff accessed Geotracker and Envirostor databases and reviewed the Cortese list. Based on the searches conducted, the project site does not contain any contaminated sites on or adjacent to the site. Furthermore, the project site was not identified on the DTCS Cortese List. All pertinent information will be included within the appropriate environmental document. No further comment is required. (New Issue)

Historical Resources

Archaeology

Issue
Cleared? **Num** **Issue Text**
 22 The project site is located in the low sensitivity area of the City's Historical Resources Sensitivity Map. The project site has been legally graded. No additional archaeological evaluation is recommended based upon the project location, site photographs, scope of work, and previously disturbed nature of the site. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Built Environment

Issue
Cleared? **Num** **Issue Text**
 23 The site and associated structures were reviewed for potential historical resources by Plan Historic staff. Based on the review conducted, the property/structures located at 760 Van Nuys Street are not individually designated resource and are not located within a designated historic district. Furthermore, the properties do not meet designation criteria as a significant resource under any adopted Historical Resources Board Criteria. EAS has no further comments on this issue. (New Issue)

Hydrology/Drainage

Issue
Cleared? **Num** **Issue Text**
 24 EAS defers to Engineering Review on hydrology/drainage issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)

Water Quality

Issue
Cleared? **Num** **Issue Text**
 25 EAS defers to Engineering Review on water quality issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)

Paleontological Resources

Issue
Cleared? **Num** **Issue Text**
 26 According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain Old Paralac Deposits, which are assigned a high sensitivity rating for paleontological resources. (New Issue)
 27 Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	At this time, grading quantities were not provided. Upon next submittal, please provide the total amount of grading and/or disturbance (import/export, amount of fill, and depth of cut from existing grade etc.) in a grading table as required as part of project submittal requirements. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) Submitted: 12/17/2021 Deemed Complete on 12/17/2021
Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 12/17/2021
Reviewer: Abdelmottaleb, Noha Assigned: 12/20/2021
(619) 685-1347 Started: 01/24/2022
Nabdelmottal@sandiego.go Review Due: 01/24/2022
Hours of Review: 5.00 Completed: 01/24/2022 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 01/31/2022

- The review due date was changed to 01/27/2022 from 01/27/2022 per agreement with customer.
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Last month LDR-Engineering Review performed 71 reviews, 83.1% were on-time, and 52.8% were on projects at less than < 3 complete submittals.

First Review Issues

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 4 rows of review issues with checkboxes and detailed text.





Cycle Issues

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

L64A-003A

- | Cleared? | Issue Num | Issue Text |
|--------------------------|-----------|---|
| <input type="checkbox"/> | 5 | 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"/> | 6 | (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"/> | 7 | (New Issue)
Please identify all landscape areas on the site plan. |
| <input type="checkbox"/> | 8 | (New Issue)
Please remove the storm water quality notes and construction BMPs from the site plan as they will be reviewed on the ministerial phase of the project. |
| <input type="checkbox"/> | 9 | (New Issue)
Add the source, date and MSL datum of the required topography. |
| <input type="checkbox"/> | 10 | (New Issue)
Add a Bench Mark per the City of San Diego Vertical Control Book. Include the elevation and required MSL Datum. |
| <input type="checkbox"/> | 11 | (New Issue)
Please add the adjacent property's Lot Numbers. |
| <input type="checkbox"/> | 12 | (New Issue)
Please show all existing water and sewer mains and laterals that serve the site and clarify on the plans if project is proposing any new pipes. |
| <input type="checkbox"/> | 13 | (New Issue)
Please show and identify the existing landscape, retaining wall, stairs and fence, and identify any encroachments in the public right of way. |
| <input type="checkbox"/> | 14 | (New Issue)
Please submit a copy of the recorded EMRA (Encroachment Maintenance and Removal Agreement) for all encroachments (if applicable). Additional comments may follow upon response. |
| <input type="checkbox"/> | 15 | (New Issue)
The existing driveway along Van Nuys Street does not meet current accessibility standards. Please revise plans to call out reconstruction of existing driveway per current city standards. Please note that all driveway's width shall comply with the SDMC table 142-05M/N. |
| <input type="checkbox"/> | 16 | (New Issue)
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"/> | 17 | 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"/> | 18 | Per SDMC Section 142.0521(d) the driveway curb cut shall be located a minimum of 3 ft from the nearest property line [and any other obstruction including light posts, water meters, etc) to accommodate a standard driveway apron. The applicant will be required to show and call out the required distance. Revise design accordingly. |
| | | (New Issue) |
| <input type="checkbox"/> | 19 | Per the city records and site plan, the adjacent alley is only 15ft wide and does not meet the minimum required 20ft width. Please show and call out additional 2.5ft right of way dedication to achieve the minimum 10ft distance from property line to the centerline of the alley. |
| | | (New Issue) |
| <input type="checkbox"/> | 20 | Per SDMC 1513.0403 (a)(1): "Where off-street parking access is perpendicular to an alley or street, it shall be a minimum of 21 feet measured from the opposite edge of the right-of-way. This 21-foot distance may be reduced one foot for each 6-inch increase in parking space width but shall not be less than 18 feet." Please demonstrate on the Site Plan the required 21' backup distance from the garage to the alley's edge across from the subject property or show and call out the required increase in parking width on the ground floor plan to reduce the backup distance per the SDMC. |

(New Issue)

INFO

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 21 | Development Permit Conditions will be determined on the next submittal when all requested information is provided. |
| | | (New Issue) |
| <input type="checkbox"/> | 22 | 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"/> | 23 | 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 Abdeltmottaleb at NAbdeltmottaleb@sanidiego.gov |
| | | (New Issue) |
| <input type="checkbox"/> | 24 | Please note that reviews are limited to three total for flat fee projects. If project is not completed by the 3rd review, it will be assessed by an hourly rate on additional reviews. |

(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 12/17/2021	Deemed Complete on 12/17/2021
Reviewing Discipline: Community Planning Group	Cycle Distributed: 12/17/2021	
Reviewer: Galvez III, Oscar (619) 533-3683 GalvezO@sandiego.gov	Assigned: 12/20/2021	
	Started: 01/24/2022	
Hours of Review: 0.50	Review Due: 01/24/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/24/2022	COMPLETED ON TIME
	Closed: 01/31/2022	

- . The review due date was changed to 01/27/2022 from 01/27/2022 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 39 reviews, 48.7% were on-time, and 59.0% were on projects at less than < 3 complete submittals.

01-24-22

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 La Jolla 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)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 12/17/2021	Deemed Complete on 12/17/2021
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 12/17/2021	
Reviewer: Itkin, Irina (619) 446-5422 iitkin@sandiego.gov	Assigned: 12/20/2021	
	Started: 01/24/2022	
Hours of Review: 2.00	Review Due: 01/24/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/24/2022	COMPLETED ON TIME
	Closed: 01/31/2022	

- . The review due date was changed to 01/27/2022 from 01/27/2022 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 7 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 105 reviews, 85.7% were on-time, and 59.1% 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) [Recommended]
<input checked="" type="checkbox"/>	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]
<input checked="" type="checkbox"/>	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]
<input checked="" type="checkbox"/>	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]
<input checked="" type="checkbox"/>	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]
<input checked="" type="checkbox"/>	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, 01-24

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	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"/>	8	On site plan, sheet A-1, show and label the existing sewer and water utilities, include size, material and reference drawings. There is an existing 8" PVC sewer main on the Alley, adjacent to the north site of the property, per 26036-5-D improvement drawing number. There is an existing 8" PVC water main on the Van Nuys Street per 26442-8-D improvement drawing number. (New Issue)
<input type="checkbox"/>	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)
<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	If the existing sewer lateral need to be plugged at property line, show the proposed sewer lateral from the subject property to the point of connection to the existing sewer main (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 697834 / Cycle: 2

