



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

Project Address 6229 La Jolla Mesa Dr
San Diego, CA 92037

Project Type Discretionary Project

Instructions

The following issues require corrections to the documents submitted.

Site Development Plans PRJ-1056331.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00002 | Sheet CS1]

The property located at **6229 La Jolla Mesa Dr, APN 352-410-1000**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

<http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)

More information regarding this review process can be found in Information Bulletin 580:

http://www.sandiego.gov/development-services/pdf/industry/info_bulletin/ib580.pdf (Informational Only; No Response or Action Required)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

[Comment 00003 | Sheet CS1]

Staff cannot make a determination with the information provided. Please provide the following documents:

A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. Please contact ARCCBuildingRecords.FGG@sdcounty.ca.gov



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

Please submit the back page of the Assessor's Building Record, which should show a sketch map.

[Comment 00004 | Sheet CS1]

Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: **written description of the property including architectural style, materials, features, setting & related structures; Notice of Completion.**

Notice of Completion is typically provided as part of a chain of title search. This item can be obtained at the same location as the building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. If a Notice of Completion cannot be located, add the following note on the Building Record: "Notice of Completion cannot be located."

DSD-Planning Review

Angela Orias
AROrias@sandiego.gov
(619) 446-5384

[Comment 00050 | Sheet CS1]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager (DPM) 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.

[Comment 00051 | Sheet CS1]

Proposed Project Summary: The proposed project is for the demolition of an existing one-story single dwelling unit and to construct a new two-story single dwelling unit. Additional proposed work to include a new driveway, new retaining walls, a new pool and spa, and new landscaping/hardscaping.

[Comment 00052 | Sheet CS1]

The project site is located at 6229 La Jolla Mesa Drive (APN 352-410-1000) in a RS-1-2 zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP&LCP) area, in the Coastal Overlay Zone (Non-Appealable) and the Coastal Height Limit Overlay Zone. The site is in the Parking Impact (Coastal). The property sits on a 19,041-square foot (0.437-acre) site. It is in an area of the LJCP&LCP that is designated "Very Low Density Residential", which allow for 0-5 residential dwelling units per acre.

[Comment 00053 | Sheet CS1]

The following development permit is required at the indicated Process:

1. Coastal Development Permit (CDP) per SDMC 126.0704(a)(5) for demolition or removal of 50 percent or more of the exterior walls of the existing structure within the Coastal Overlay Zone.

The application for the CDP shall be decided in accordance with Process Two. The CDP may be approved or conditionally approved only if the decision maker makes the findings in SDMC 126.0708(a).

Provide draft findings for SDMC 126.0708(a).

[Comment 00054 | Sheet CS1]

Community Plan Analysis



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

LJCP&LCP, the proposal is consistent with the LJCP&LCP.

The LJCP&LCP states that community character should promote good design and visual harmony in transitions between new and existing structures. The proposal does promote good design and visual harmony between itself and the existing adjacent properties; however, providing more detailed information regarding elements such as specific colors and material brands would help ensure the avoidance of extreme and intrusive changes.

Bulk and scale are also a concern of the and this proposal is in general conformance of the bulk and scale of the adjacent properties. Further, the states that front and side yard facades that exceed one story should slope or step back. This proposal appears to slope and step back beyond the first-floor elevation, which allows for flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. In addition, sloping or stepping back should also be considered to ensure conformance to the angled building envelope plane requirements per SDMC 131.0444(e) and SDMC Table 143-03C and from preventing a wall effect in any of the required setbacks, in particular the southern elevation of the proposed structure.

The does not designate this site as having visual access or is identified as a physical access point.

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, President at (858) 459-9490.

[Comment 00055 | Sheet A101]

Maximum Paving/Hardscape: Provide percentage of paving and hardscape being proposed that proves conformance to SDMC 131.0447(a).

[Comment 00056 | Sheet A101]

Proposed Planter and Retaining Wall: The proposed planter and retaining wall in the rear setback does not have a given height on the Site Plan. Provide height in next submittal.

[Comment 00057 | Sheet A101]

Proposed Retaining Wall and Fence: The proposed retaining wall and fence on the northern side of the property is proposed at a maximum of 8-feet. Due to these structures being proposed at the property line, provide heights and type of fencing being proposed to ensure conformance to SDMC 142.0310(d).

[Comment 00058 | Sheet A101]

Side Setbacks: This proposal appears to use Footnote 2 of SDMC Table 131-04D, which should be noted on the Site Plan for the establishment of new side setbacks.

[Comment 00059 | Sheet A102]

Angled Building Envelope: Provide angled building envelope measurements on applicable Sections and Elevations. Refer to SDMC Diagram 131-04L for guidance.

[Comment 00060 | Sheet CS1]

Zoning: The Title Sheet lists the site as R-S-1-2. This should be changed to RS-1-2.

Planning-Facilities Financing

Paola Boylan
pmboylan@sandiego.gov
619-533-3683



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

[Comment 00001 | Sheet CS1]

DEVELOPMENT IMPACT FEE (DIF):

This development project may be subject to development impact fees during the building permit review process.

The current estimated La Jolla DIF rate for residential component of the development is \$5,944 per single-dwelling unit.

REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

RTCIP fees are required on residential development at Building Permit issuance.

The current RTCIP Fee is \$3,069 per single-dwelling unit.

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.

TIMING OF DIF PAYMENTS:

The Regional Transportation Congestion Improvement Program (RTCIP) Fee is due at Building Permit Issuance.

All other Development Impact Fees are due no later than prior to requesting a final inspection per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at: <https://www.sandiego.gov/sites/default/files/feeschedule.pdf>

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Other

Community Planning Group

Xavier Del Valle
XDelValle@sandiego.gov
(619) 557-7941

[Comment 00047 | Page]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.



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

[Comment 00048 | Page]

If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager.

[Comment 00049 | Page]

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 (From Cycle).

[Comment 00061 | Page]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

[Comment 00062 | Page]

If you have not already done so, please contact Diane Kane, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Development Project Manager.

[Comment 00063 | Page]

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 (

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00025 | Page]

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[Comment 00026 | Page]

The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed. Upon resubmittal, we will complete our review of the Coastal Development Permit plans.



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

[Comment 00027 | Page]

Revise the Site Plan or add a Conceptual Grading Plans. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill (for outside the building footprint). Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.

[Comment 00028 | Page]

Please revise the Site Plan, to add a note: "Project located within the ASBS area, Owner(s)/applicant(s) will be responsible to comply with all rules and regulation accordingly."

[Comment 00029 | Page]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project is subject to those regulations.

[Comment 00030 | Page]

Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.

[Comment 00031 | Page]

On the Site Plan, please provide the existing and proposed total impervious area, disturbance area. (This will determine whether the project is Standard or Priority Development Project)

[Comment 00032 | Page]

If the project is a Standard Development Project, then I-4 & I-5 forms will be required.

[Comment 00033 | Page]

If the project is a Priority Development Project, then SWQMP and drainage report will be required.

[Comment 00034 | Page]

Please visit the link below for additional information

https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf

[Comment 00035 | Page]

1. The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction.

[Comment 00036 | Page]

Please revise the Site plan, to call out the closure of non-utilized driveway, with current City Standard curb & gutter, adjacent to the site on La Jolla Mesa Drive.

[Comment 00037 | Page]



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

Please revise the Site plan, to call out the proposed driveway shall be constructed per current City Standard.

[Comment 00038 | Page]

Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00039 | Page]

Please revise the Site plan, to propose a standard curb outlet, D-25 or sidewalk underdrains, D-27. The proposed non-standard curb outlet with catch basin are not acceptable.

[Comment 00040 | Page]

Please revise the Site plan, to remove the proposed stone wall in the ROW. (Only flat work will be acceptable with an EMRA, subject to the City Engineer's approval.)

[Comment 00041 | Page]

Please note, an Encroachment Maintenance Removal Agreement will be condition of approval for the decorative pavement, curb outlet, landscape and irrigation in La Jolla Mesa Drive 's right-of-way, subject to the City Engineer's approval.

[Comment 00042 | Page]

Please revise sheet A102, to show the proposed grade line, section D-D.

[Comment 00043 | Page]

Please provide Benchmark information, per San Diego Vertical Control book.

[Comment 00044 | Page]

Please provide the finish floor elevation for the proposed structure.

[Comment 00045 | Page]

Please call out the pool to be constructed per separate permit.

[Comment 00046 | Page]

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.

LDR-Environmental

Rhonda Benally
RBenally@sandiego.gov
(619) 446-5468

[Comment 00005 | Page]



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

Scope of Work (INFORMATION ONLY, NO ACTION REQUIRED)

The project proposes a Coastal Development Permit (CDP) to demolish an existing one-story, 3,183 square-foot single family residence with attached garage and construct a new two-story, single-family residence with attached 2-car garage and a one-car garage with maids room above for a total of 8,220 square-feet, on a 0.437-acre site. The project also proposes new retaining walls, pool and spa.

[Comment 00006 | Page]

The project is located at 6229 La Jolla Mesa Drive (APN 352-410-1000) in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zones, and Parking Impact Overlay Zone (Coastal Impact).

[Comment 00007 | Page]

Project Issues:

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) is not able to make a determination at this time pending submittal of additional information and resolution of the other reviewing disciplines' (DSD-Planning, DSD-Engineering, and DSD-Historic) issues.

[Comment 00008 | Page]

INFORMATIONAL:

In order to stay in compliance with construction best practices on job sites, we need to emphasize the following requirement:

Owners and Contractors: Please see the new COVID 19 requirements for all construction sites for everyone's safety.

Non-compliance can result in failed inspections or stop work orders for job locations.

https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf

[Comment 00009 | Page]

DISCRETIONARY PROJECTS:

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[Comment 00010 | Page]

AB 52 Notification (Tribal Cultural Resources):

Based on the information provided in this submittal it looks like the project proposes some ground disturbance. Excavation information was not provided in this submittal please provide the total amount of excavation proposed for the entire project. Please note the project may require AB 52 Notification to Tribal Representatives.

[Comment 00011 | Page]

Grading/Excavation/Paleontology:

According to the PTS map layer this project is underlain by Very Old Paralac Deposits which is moderately sensitive for paleontological resources. Excavation/grading information was not provided in this submittal. Please clarify the total amount of excavation proposed for the entire project, including the maximum depth of cut on the project plans. Until this information is received EAS cannot address paleontological resources.



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

[Comment 00012 | Page]

Historical Resources (Archaeology):

EAS will consult with qualified City staff if further archaeological analysis is required on this project.

[Comment 00013 | Page]

Historical (Architectural):

The project is in review with the City's Plan-Historic staff (PHS). Refer to the PHS for additional information. Until this issue has been addressed to the satisfaction of PHS this issue cannot be cleared.

[Comment 00014 | Page]

Greenhouse Gas (GHG) Emissions:

EAS received a CAP Checklist (dated June 2017) in this submittal, and the checklist requires the following revisions;

[Comment 00015 | Page]

Page 3: Add the assigned City PRJ No. 1056331 in the application information.

[Comment 00016 | Page]

Page 3: Add the city, state and zip code to the address.

[Comment 00017 | Page]

Page 3, question no. 4, Project Description: Also state the square footage of the proposed two-story single-family residence with attached garage, and a 1-car garage. Also state what improvements and features are proposed with this project.

[Comment 00018 | Page]

Step 1, Land Use Consistency: There is no response in this section. This question is marked "yes." Provide a statement that addresses Item A.

[Comment 00019 | Page]

Step 2, question nos. 1 through 7: There is no response to any of the questions. Provide a response to each of the questions. If the question is "not applicable" then provide a statement to explain why the question is not applicable to the project.

[Comment 00020 | Page]

Submit the revised checklist to the project manager in the next submittal.

[Comment 00021 | Page]

Other

Please note additional environmental issues may arise as the review progresses. Should the project be redesigned or changed in project scope then EAS would need to review the project.

[Comment 00022 | Page]

Biological Resources:



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

Based on the information submitted the project is located in residential neighborhood and surrounded by residential development. The site has no sensitive biological resources. EAS will not request a biology report for this project.

[**Comment 00023** | Page]

Noise

Construction Noise:

If the project involves construction then the applicant will be required to comply with Section 59.5.0404 of the San Diego Municipal Code for construction noise.

[**Comment 00024** | Page]

Land Use/Noise:

Refer to LDR-Planning for consistency with the General Plan.