



L64A-003A

## Project Information

**Project Nbr:** 690811      **Title:** Digital Carvalho De Mendonca  
**Project Mgr:** Del Valle, Xavier      (619) 557-7941      XDelValle@sandiego.gov



## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Mancía, Marlene (619) 446-5174 MMancia@sandiego.gov	<b>Assigned:</b> 01/07/2022	
	<b>Started:</b> 02/08/2022	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 01/26/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 02/10/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/14/2022	

- . The review due date was changed to 01/31/2022 from 01/31/2022 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Reviewer Error/Omission.
- . We request a 3rd 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 9 outstanding review issues with LDR-Planning Review (4 of which are new issues).
- . Last month LDR-Planning Review performed 79 reviews, 38.0% were on-time, and 53.4% were on projects at less than < 3 complete submittals.

## Standard Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <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. (From Cycle 2) |
|--------------------------|---|--|

## Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 2 | The subject premises is located at 6208 Avenida Cresta (APN 357-012-10-00), is within RS-1-5, La Jolla Community Plan Area, Coastal Height Limit, CST-APP, TAOZ, and TPA.<br><br>(From Cycle 2)  |
| <input type="checkbox"/> | 3 | Scope: Coastal Development Permit to demolish the existing residence and portion of garage to construct a new two story, single-family residence with attached garage, balcony and patio for a total gross square footage of 7,497. (From Cycle 2) |

## Permit/ Actions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |   |
|--------------------------|---|---|
| <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) 126.0704 (a)(2) & (5). (From Cycle 2) |
| <input type="checkbox"/> | 5 | A decision on an application for a City-issued Coastal Development Permit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three. (From Cycle 2)     |
| <input type="checkbox"/> | 6 | Findings for the Coastal Development Permit shall be required, pursuant to the Land Development Code, Sections §126.0708 (From Cycle 2)   |

## 1st Review 9/9/21

### Land Use Plan Analysis

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 7 | 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.<br><br>"However, in many areas, residential diversity is emphasized more than a uniform theme or development pattern." (From Cycle 2) |
| <input checked="" type="checkbox"/> | 8 | 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. (From Cycle 2)  |

For questions regarding the 'LDR-Planning Review' review, please call Marlene Mancía at (619) 446-5174. Project Nbr: 690811 / Cycle: 9





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	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. (From Cycle 2)
<input checked="" type="checkbox"/>	10	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."  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. (From Cycle 2)
<input checked="" type="checkbox"/>	11	The LJCP&LCP does not designate this site as having visual access or is identified as a public access point. (From Cycle 2)
<input checked="" type="checkbox"/>	12	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.
<input type="checkbox"/>	26	Please provide CPG determination to Planner. (From Cycle 2) Community Planning Committee Distribution Form indicates the Community Group voted to deny. Please clarify if the project will be presented again or move forward. (New Issue)

**Development Plan Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	Proposed balcony above existing garage to remain is not an allowed encroachment.  Per 131.0461(a)(10) Unroofed structures: An unroofed portion of a structure not in excess of 3 feet above proposed grade, with an open safety railing not exceeding 42 inches in height, is permitted within a required side or rear yard.  Therefore, the proposed roof deck (balcony) does not comply with 131.0461 (a)(10) as unroofed structures are not allowed to encroach into front yard setbacks. (From Cycle 2)
<input checked="" type="checkbox"/>	14	Proposed trellises at main (1st) and 2nd level.  Proposed trellises encroaching into front setback are subject to section 131.0461(a)(2).  Trellis at main (1st) level may be encroaching further than permitted by 131.0461(a)(2)(C). Provide setback line on roof plan, sheet A2.5, for clarification. Provide measurements to prove compliance.  131.0461(a)(2)(C): The projection may extend a maximum of 6 feet into the required yard or 50 percent of the width of the required yard, whichever is less.  Cont'd  (From Cycle 2)
<input checked="" type="checkbox"/>	15	Trellis 2nd level.  Per 131.0461(a)(2)(A) The height shall not exceed the height of the roof eave or the sill plate of the second floor, whichever is lower.  Demonstrate compliance. (From Cycle 2)
<input checked="" type="checkbox"/>	16	131.0461(a)(2): (A) The height shall not exceed the height of the roof eave or the sill plate of the second floor, whichever is lower; (B) The projection shall be at least 50 percent open in plan view; (C) The projection may extend a maximum of 6 feet into the required yard or 50 percent of the width of the required yard, whichever is less; (D) The projection shall not be closer than 2 feet, 6 inches to the property line;
<input checked="" type="checkbox"/>	17	Cont'd (From Cycle 2) (E) There shall be a minimum 6-foot, 8-inch clearance between proposed grade and the lowest horizontal portion of the projection, not including the supports, as described in Section 131.0461(a)(2)(F), below; and (F) Diagonal supports from the building wall, such as knee braces, extending within a 45-degree angle from the building wall to the horizontal portion of the projection are permitted, provided that the horizontal and vertical components of the supports do not exceed 3 feet. There shall be a minimum spacing of 6 feet between supports. (From Cycle 2)
<input checked="" type="checkbox"/>	18	Provide elevation for Datum at highest grade. (From Cycle 2)

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Identify area in side yard setback next to garage on west side illustrated on sheet A2.3
<input checked="" type="checkbox"/>	20	(From Cycle 2) 6" site wall identified along west property line on sheet A2.3 extends into front yard setback.  142.0310 (c)(1) Solid Fences (A) Solid fences located on the front or street side property line shall not exceed 3 feet in height (B) The height of a solid fence located in a required yard may increase as the fence is placed farther from the front or street side property line. No portion of the fence shall exceed the height established by a line drawn beginning at a point 3 feet above grade at the property line and ending at a point 6 feet above grade at the setback line.
<input checked="" type="checkbox"/>	21	Cont'd (From Cycle 2) Additionally, per 142.0310 (b) Fences in visibility areas shall not exceed 3 feet in height (From Cycle 2)
<input checked="" type="checkbox"/>	22	Identify the height of walls around pool equipment illustrated on sheet A2.2.  Please be aware "fences located in required side yards and required rear yards are permitted up to 9 feet in height. Any portion of the fence above 6 feet in height shall be an open fence." 142.0310(d).
<input checked="" type="checkbox"/>	23	(From Cycle 2) Include pool equipment area in section C on sheet A4.2 for clarification.  For clarification identify structures within west and east side setback illustrated in south elevation, sheet A3.2.  If stairs are proposed along west property line clarify if on grade as noted along east property line. (From Cycle 2)
<input type="checkbox"/>	27	NEW  On sheet A2.3 and A2.4 at the northwest corner a sort of column is encroaching into FYSB.  Reviewer did not find any encroachment allowance per 131.0461. Please demonstrate compliance or clarify.
<input checked="" type="checkbox"/>	28	Illustrated as 2' 6" on sheet A2.3 and 4' 2" on sheet A2.4. (New Issue) Note: Roof eaves encroaching - allowed to encroach per 131.0461(a)(1).  "These projections and encroachments are not permitted in the required yards within view corridors that are designated by land use plans in the Coastal Overlay Zone". Site not designated a view corridors by land use plans. (New Issue)

**Final Comments**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	24	To facilitate next review please provide a response letter along with updated plans. (From Cycle 2)
<input checked="" type="checkbox"/>	25	Additional comments may follow new information. (From Cycle 2)
<input type="checkbox"/>	29	To facilitate next review please provide a response letter along with updated plans.  Additional comments may follow new information. (New Issue)





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## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Szymanski, Jeffrey (619) 446-5324 Jszymanski@sandiego.gov	<b>Assigned:</b> 01/04/2022	
	<b>Started:</b> 01/31/2022	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 01/31/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 01/31/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 02/14/2022	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Environmental (1 of which are new issues).
- . Last month LDR-Environmental performed 66 reviews, 62.1% were on-time, and 45.2% were on projects at less than < 3 complete submittals.

### EAS Review 9/2/2021

<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 Visual Quality and Water Quality. Until the above 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. (From Cycle 2)

### Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Please see comments from LDR-Engineering regarding Storm Water requirements. In addition, PUD Water and Sewer will be a required reviewer in the next submittal. (From Cycle 2)

### Visual Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	In accordance with the City's CEQA Significance Determination Thresholds projects that block views to a significant visual resource could result in a significant impact. The project proposes a second story which could impede views to the ocean. Please see comments from LDR-Planning in regards to the La Jolla Community Plan and view requirements. (From Cycle 2)
<input checked="" type="checkbox"/>	4	New Issue (17243827) (From Cycle 2)

### Tribal Cultural Resources, AB

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	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. (From Cycle 2)

### EAS Review 1/31/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Please see comments from LDR-Planning the CEQA determination can not be made until all issues have been addressed. (New Issue)





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Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Vera, Karen (619) 541-4348 Kvera@sandiego.gov	<b>Assigned:</b> 01/05/2022	
	<b>Started:</b> 01/26/2022	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 01/26/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 01/27/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/14/2022	

- . The review due date was changed to 01/31/2022 from 01/31/2022 per agreement with customer.
- . We request a 3rd 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 7 outstanding review issues with LDR-Engineering Review (7 of which are new issues).
- . Last month LDR-Engineering Review performed 61 reviews, 75.4% were on-time, and 48.1% were on projects at less than < 3 complete submittals.

📁 1st Review - 08/30/2021

<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.  (From Cycle 2)
<input checked="" type="checkbox"/>	2	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Development Permit Plans.  (From Cycle 2)
<input checked="" 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 new Storm Water Development Regulations.  (From Cycle 2)
<input checked="" type="checkbox"/>	4	The revised Storm Water Standards are available online at: <a href="https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018">https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018</a>  (From Cycle 2)
<input checked="" type="checkbox"/>	5	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.  (From Cycle 2)
<input checked="" type="checkbox"/>	6	Based on the information provided, project will be conditioned for a Grading Permit.  (From Cycle 2)
<input checked="" type="checkbox"/>	7	Please submit a title report to review all existing easements on site. Please show and call out all existing and proposed easements on site. Applicant will be required to upgrade all easements on site to current City of San Diego Standards.  (From Cycle 2)
<input checked="" type="checkbox"/>	8	Regarding previous comment, please contact your DPM to add PUD-Water and Sewer to the next review. Project site has an existing sewer main and easement on the southern portion of site. Please refer to PUD-Water and Sewer for more information.  (From Cycle 2)
<input checked="" type="checkbox"/>	9	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.  (From Cycle 2)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 690811 / Cycle: 9





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- | <u>Cleared?</u>                     | <u>Issue Num</u> | <u>Issue Text</u>  |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 10               | Provide a dimensioned cross section view of the retaining walls adjacent to the property lines.<br>a. Note: all proposed private improvements must be within the property perimeter (including footings) or obtain a letter of permission from the adjacent property owners.<br><br>(From Cycle 2) |
| <input checked="" type="checkbox"/> | 11               | Regarding previous comment: LDR-Engineering noted retaining wall callout "per separate permit". If this permit has already been approved, please call out approved permit number and PTS on plans.<br><br>(From Cycle 2)   |
| <input checked="" type="checkbox"/> | 12               | Development Permit Conditions will be determined on the next submittal when all requested information is provided.<br><br>(From Cycle 2)   |
| <input checked="" type="checkbox"/> | 13               | 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.<br><br>(From Cycle 2)        |
| <input checked="" type="checkbox"/> | 14               | 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 email Karen Vera at kvera@sandiego.gov.<br><br>(From Cycle 2)   |

**Conditions**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 15               | Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new City Standard 12' driveway, adjacent to site on Avenida Cresta, satisfactory to the City Engineer.<br><br>(New Issue)   |
| <input type="checkbox"/> | 16               | 16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of existing driveway with City standard curb, gutter and sidewalk, adjacent to the site on Avenida Cresta, satisfactory to the City Engineer.<br><br>(New Issue)                         |
| <input type="checkbox"/> | 17               | Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.<br><br>(New Issue) |
| <input type="checkbox"/> | 18               | The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.<br><br>(New Issue)  |
| <input type="checkbox"/> | 19               | Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing and proposed landscape, irrigation, street trees and curb outlet in the Avenida Cresta Right-of-Way.<br><br>(New Issue)            |
| <input type="checkbox"/> | 20               | Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.<br><br>(New Issue)         |
| <input type="checkbox"/> | 21               | Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.<br><br>(New Issue)               |





# Cycle Issues

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

L64A-003A

## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	<b>Assigned:</b> 02/14/2022	
	<b>Started:</b> 02/14/2022	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 01/26/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 02/14/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/14/2022	

- . The review due date was changed to 01/31/2022 from 01/31/2022 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 3rd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group (None of which are new)
- . Last month Community Planning Group performed 50 reviews, 48.0% were on-time, and 57.1% were on projects at less than < 3 complete submittals.

## First Cycle Issues

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





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Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	<b>Assigned:</b> 01/05/2022	
	<b>Started:</b> 01/21/2022	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 01/26/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 01/21/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 02/14/2022	

- . The review due date was changed to 01/31/2022 from 01/31/2022 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 8 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 123 reviews, 90.2% were on-time, and 47.1% 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	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>
<input type="checkbox"/>	9	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"/>	10	Sheet C-2, the existing sewer easement is at substandard conditions. Please dedicate additional sewer easement per 3.2.2 (Easement Width) of the City's Sewer Design Guide. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Gary Nguyen at (619) 446-5454. Project Nbr: 690811 / Cycle: 9







# Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Please call out the existing water meter on the drawing. (New Issue)
<input type="checkbox"/>	12	Construction Note No. 3, state a backflow or a passive purge style fire sprinkler will be required for the upgraded water service. (New Issue)
<input type="checkbox"/>	13	Construction Note No. 18, revise note to indicate private site wall. (New Issue)
<input type="checkbox"/>	14	Construction Note No. 19 label sewer lateral as private and whether to remain or abandon at the property line. (New Issue)
<input type="checkbox"/>	15	Landscape Plan, show location of the existing water service on the drawing. (New Issue)
<input type="checkbox"/>	16	Site Plan, Note 7. Please verify and revise as needed. (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Chorak, Jill (619) 446-5183 JChorak@sandiego.gov	<b>Assigned:</b> 01/05/2022	
	<b>Started:</b> 01/20/2022	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 01/26/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 01/28/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/14/2022	

- . The review due date was changed to 01/31/2022 from 01/31/2022 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 36 reviews, 58.3% were on-time, and 40.6% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: jchorak@sandiego.gov or call 619-466-5183. Refer to the following link for DSD's user guide on electronic submittals: <a href="https://www.sandiego.gov/sites/default/files/opensds-user-guide-pts-projects.pdf">https://www.sandiego.gov/sites/default/files/opensds-user-guide-pts-projects.pdf</a> (New Issue)
<input type="checkbox"/>	2	Project Scope: Process 3 Coastal Development Permit to demolish an existing residence and portion of a garage and construct a new two-story, single-family residence with an attached garage, balcony and patio located within the La Jolla Community Plan area. (New Issue)
<input type="checkbox"/>	3	Landscape Plan: Staff appreciates the applicant providing a landscape plan with this submittal. (New Issue)
<input type="checkbox"/>	4	Street Trees and Right-of-Way Requirements: There is an existing street tree, a Washingtonia robusta located on-site. This is an approved street tree per the La Jolla Community Plan Residential Street Tree Districts - Tree Selection Guide. This site is located within Street Tree District 1. Ensure that trees located within the public right-of-way meet this requirement. (New Issue)
<input type="checkbox"/>	5	Irrigation: Identify proposed method of irrigation for the required street trees. If utilizing an existing irrigation system, provide a note stating trees to be irrigated using existing irrigation. (New Issue)
<input type="checkbox"/>	6	Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees." (New Issue)
<input type="checkbox"/>	7	Provide the following note on the Landscape Plan: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b). (New Issue)
<input type="checkbox"/>	8	Provide the following note on the Landscape Plan: "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per SDMC 142.0411." (New Issue)
<input type="checkbox"/>	9	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)
<input type="checkbox"/>	10	Landscape staff reserves the right to provide additional comments upon receipt of the required plans and pending further review of any redesign and/or comments from other reviewing disciplines. These comments are not exclusive. (New Issue)
<input type="checkbox"/>	11	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)

For questions regarding the 'LDR-Landscaping' review, please call Jill Chorak at (619) 446-5183. Project Nbr: 690811 / Cycle: 9





L64A-003A

Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 01/04/2022	Deemed Complete on 01/04/2022
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 01/04/2022	
<b>Reviewer:</b> Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	<b>Assigned:</b> 01/04/2022	
	<b>Started:</b> 02/01/2022	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 01/26/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 02/01/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 02/14/2022	

- . The review due date was changed to 01/31/2022 from 01/31/2022 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Geology performed 38 reviews, 84.2% were on-time, and 62.9% were on projects at less than < 3 complete submittals.

0690811-9 (2/1/2022)

INFORMATION:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	REFERENCES (information only):  Report of Preliminary Geotechnical Investigation, Carvalho De Mendonca Residence, 6208 Avenida Cresta, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated January 20, 2021 (their job no. 19-12521)  Development Plans for Carvalho De Mendonca Residence, 6208 Avenida Cresta, La Jolla, California 92037, prepared by Architect Mark D. Lyon, Inc., dated November 10, 2021 (their project no. 1925); Civil Sheets prepared by Christensen Engineering & Surveying, dated July 7, 2021
<input checked="" type="checkbox"/>	2	(New Issue) REVIEW COMMENTS:  The Geology Section has reviewed the referenced geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed development.  (New Issue)

