



## Project Information

Project Nbr: **677297** Title: Digital-Residences 800 Coast  
Project Mgr: Rom, Catherine (619) 446-5277 crom@sandiego.gov



## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/14/2022	Deemed Complete on 06/14/2022
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 06/14/2022	
<b>Reviewer:</b> Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	<b>Assigned:</b> 06/20/2022	
	<b>Started:</b> 07/07/2022	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 07/11/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/07/2022	
	<b>Closed:</b>	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Environmental (1 of which are new issues).

### Dec 2020

#### Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (From Cycle 4)

#### Cultural Resources (Built Envi

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The proposed project involves designated historic resources. EAS defers to Plan Historic on determination of historic resources and any necessary potential mitigation for these resources. (From Cycle 4)

#### Water Quality/Hydrology

No outstanding Issues

#### Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	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. (From Cycle 4)

### May 2021

#### Cultural Resources (Archaeology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Qualified City staff has performed a CHRIS search and no archaeological sites are nearby the project site. However, the proposed project is in an area highly sensitive for archaeological resources. Based upon the location and amount of grading proposed Archaeological monitoring will be required. (From Cycle 6)

#### Cultural Resources (Built Envir

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	The proposed project will have impacts to Cultural Resources (Built Environment). EAS defers to Plan Historic on determination of historic resources and any necessary potential mitigation for these resources. EAS will coordinate with Plan Historic. (From Cycle 6)

#### Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Uncleared Comments from previous review remain. (From Cycle 6)





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	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. (From Cycle 6)

**October 2021**

**Cultural Resources (Arcaheolog)**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	Archaeologic and Native American monitoring will be required. (From Cycle 7)

**Cultural Resources (Built Envi)**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	The proposed project will have impacts to Cultural Resources (Built Environment). EAS defers to Plan Historic on determination of historic resources and any necessary potential mitigation for these resources. EAS will coordinate with Plan Historic. (From Cycle 7)

**Environmental Determination**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	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. (From Cycle 7)

**March 2022**

**Environmental Determination**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	There are outstanding discipline comments that need to be addressed prior to EAS making an environmental determination. However, based upon potential impacts to Cultural Resources (Environment and Built Environment), at a minimum and a Mitigated Negative Declaration will be prepared. (From Cycle 8)
<input type="checkbox"/>	26	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. (From Cycle 8)

**July 2022**

**Environmental Determination**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	At the time of this review there are outstanding discipline comments that need to be addressed prior to EAS making an environmental determination. However, based upon potential impacts to Cultural Resources (Environment and Built Environment), at a minimum and a Mitigated Negative Declaration will be prepared. (New Issue)





## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/14/2022	Deemed Complete on 06/14/2022
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 06/14/2022	
<b>Reviewer:</b> Florezabihi, Hoss (619) 446-5348 florezabih@sandiego.gov	<b>Assigned:</b> 06/14/2022	<b>Started:</b> 08/18/2022
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 07/06/2022	<b>Completed:</b> 08/18/2022
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b>	

- . The review due date was changed to 07/11/2022 from 07/11/2022 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Engineering Review (13 of which are new issues).

### 2nd Review- 05/19/21

No outstanding Issues

### Review - 04/14/22

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	Please note this project will be conditioned to obtain Encroachment Maintenance and Removal Agreement (EMRA ) for all private and non standard improvements within public right of way. (From Cycle 8)

### Review - 08/18/2022

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	Please list Neighborhood Development Approval # 2584745 along with the other approval associated with this project on plan set. (New Issue)
<input type="checkbox"/>	38	Please provide a call out to identify 5' strip along lot 9,10 and 11 ( proposed lot 1 ) on Grading and TM sheets. (New Issue)

### Permit Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	The Coastal Development Permit and Site Development Permit and Neighborhood Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.2491349 . (New Issue)
<input type="checkbox"/>	40	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of three driveways per current City standards, along Coast Boulevard South as shown on Exhibit A, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	41	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for non standard driveways , street trees and landscaping/irrigation along South Coast Blvd frontage . (New Issue)
<input type="checkbox"/>	42	The project proposes to export 4340 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book") and Regional Supplement Amendments adopted by Regional Standards Committee.  (New Issue)
<input type="checkbox"/>	43	The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer. (New Issue)
<input type="checkbox"/>	44	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. (New Issue)

### TM Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	45	The Tentative Map shall comply with the conditions of Coastal Development Permit No. 2491344 , Site Development Permit No. 2491348 and Neighborhood Development Permit No. 2584745 . (New Issue)
<input type="checkbox"/>	46	Prior to the issuance of any building permit, the Subdivider 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. (New Issue)





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	47	The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	48	The project shall comply with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. (New Issue)

**TM Findings**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	49	Whereas the map proposes the subdivision of a 0.445 acre site into one (1) lot for a 9 unit residential condominium. (New Issue)





## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/14/2022	Deemed Complete on 06/14/2022
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 06/14/2022	
<b>Reviewer:</b> Dowling, Chet (619) 446-5393 cdowling@sandiego.gov	<b>Assigned:</b> 06/15/2022	<b>Started:</b> 07/05/2022
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 07/06/2022	<b>Completed:</b> 07/05/2022
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b>	

- . The review due date was changed to 07/11/2022 from 07/11/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Map Check (None of which are new)

## Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Prior to the expiration of the tentative map, if approved, a Final Map to consolidate and subdivide the properties into nine (9) residential condominium units shall be recorded at the San Diego County Recorder's Office. (From Cycle 7)
<input type="checkbox"/>	17	Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.  If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map. (From Cycle 7)
<input type="checkbox"/>	18	The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.  All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes. (From Cycle 7)
<input type="checkbox"/>	19	All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code. (From Cycle 7)
<input type="checkbox"/>	20	The Final Map shall: <ul style="list-style-type: none"> <li>a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations. (From Cycle 7)</li> </ul>
<input type="checkbox"/>	21	(continued) <ul style="list-style-type: none"> <li>b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map. (From Cycle 7)</li> </ul>





## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/14/2022	Deemed Complete on 06/14/2022
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 06/14/2022	
<b>Reviewer:</b> Valera, Pedro (619) 446-5382 PValera@sandiego.gov	<b>Assigned:</b> 06/16/2022	
	<b>Started:</b> 07/05/2022	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 07/06/2022	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 07/05/2022	
	<b>Closed:</b>	

- . The review due date was changed to 07/11/2022 from 07/11/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Transportation Dev (2 of which are new issues).

### 2nd Review - 05/10/21

No outstanding Issues

### 3rd Review - 10/20/21

No outstanding Issues

### 4th Review - 03/15/22

No outstanding Issues

### Draft Conditions - 07/05/22

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	47	All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC. (New Issue) [Recommended]
<input type="checkbox"/>	48	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of three driveways per current City standards, along Coast Boulevard South as shown on Exhibit A, satisfactory to the City Engineer. (New Issue) [Recommended]





## Review Information

<b>Cycle Type:</b> 9 Submitted (Multi-Discipline)	<b>Submitted:</b> 06/14/2022	Deemed Complete on 06/14/2022
<b>Reviewing Discipline:</b> Plan-Historic	<b>Cycle Distributed:</b> 06/14/2022	
<b>Reviewer:</b> Segur, Suzanne (619) 236-6139 SSegur@sandiego.gov	<b>Assigned:</b> 06/14/2022	<b>Started:</b>
<b>Hours of Review:</b> 0.00	<b>Review Due:</b> 07/06/2022	<b>Completed:</b>
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Closed:</b>	

- . The review due date was changed to 07/11/2022 from 07/11/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with Plan-Historic (None of which are new)

### 10.28.21

#### Findings

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The applicant has submitted draft findings for the relocation of a designated historic resource. The findings will need to be substantiated by an Alternatives Study, specifically Finding 1. Finding 2 should be revised to include the HABS Documentation, Treatment and Monitoring plans as was to preserve the structure's historic significance. (From Cycle 7)

### 5.6.22

#### Development Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	The project was reviewed by the Design Assistance Subcommittee on 12/1/21. During review of the project, the boardmembers and members of the public expressed concern over the use of cobble on the garage of 827 Coast. Please remove this feature from the plans and replace with an appropriate, more simplistic, material. (From Cycle 8)

#### Findings

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	Issue #22 from the previous cycle has not been adequately addressed. (From Cycle 8)
<input type="checkbox"/>	26	The alternatives were vetted at the 12/1/22 DAS meeting. Please include a description of each of the alternatives in Finding. Include the number of residential units proposed in each scenario.  The applicant should also include the alternative added by DAS, the "no project" alternative where the project includes rehabilitating the existing structures on site. (From Cycle 8)
<input type="checkbox"/>	27	At DAS the applicant expressed that the proposed project was the only feasible alternative because it provides the most units with ocean views and will yield the largest profit. This claim MUST BE SUBSTANTIATED by an economic analysis in order to make Finding 1. (From Cycle 8)

#### Treatment Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Please remove cobble from garage of 827 Coast per comments above. (From Cycle 8)

