



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

Project Address 5268 La Jolla
San Diego, CA 92037

Project Type Discretionary Project

Instructions

The following issues require corrections to the documents submitted.

Other

Coastal Commission

Robert Rogers
rogersrw@sandiego.gov

[Comment 00017 | Page]

On 7/14/22, Draft development plans were sent to the Coastal Commission at SandiegoCoast@coastal.ca.gov. Please consider reaching out to the Coastal Commission and send their comments to me at rogersrw@sandiego.gov

Community Planning Group

Robert Rogers
rogersrw@sandiego.gov

[Comment 00016 | Page]

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.

If you have not already done so, please contact the chairperson to schedule your project for presentation before the group at their next available meeting: <https://www.sandiego.gov/planning/community-plans/cpg/contacts>

If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me at rogersrw@sandiego.gov

DSD-Engineering Review



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

Tariq Hasani
THASANI@sandiego.gov

[Comment 00019 | Page]

Please submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. A copy of the forms I-4 and I-5 can be downloaded from:

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

[Comment 00020 | Page]

Provide a note on the Site Plan indicating all damaged portions of sidewalk shall be reconstructed to current City Standards.

[Comment 00021 | Page]

Please show and identify all existing private encroachments in the City's Right-of-Way.

[Comment 00022 | Page]

Conditions -

Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of damaged sidewalk, adjacent to the site on La Jolla Boulevard, satisfactory to the City Engineer.

[Comment 00023 | Page]

Conditions -

Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the private rocks, landscape lights, trees & irrigation within the La Jolla Boulevard right-of-way, satisfactory to the City Engineer.

[Comment 00024 | Page]

Conditions -

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 San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

[Comment 00025 | Page]

Conditions -

Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

DSD-Environmental

Courtney Holowach
Cholowach@sandiego.gov

[Comment 00001 | Page]



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

INFORMATION: 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.

[Comment 00002 | Page]

BIOLOGICAL RESOURCES: There are no sensitive biological resources on site (MHPA, sensitive vegetation communities, or listed species). The site is in an urban neighborhood and has been previously developed. No biological study will be required, and the project would not impact sensitive biological resources.

[Comment 00003 | Page]

GREENHOUSE GAS EMISSIONS: The significance threshold for greenhouse gas (GHG) emissions is consistency with the City of San Diego Climate Action Plan adopted in 2016 (CAP) as demonstrated per the Climate Action Plan Checklist.

Revisions to checklist are required.

Please provide an explanation for Strategy 3, questions 3 and 4.

For clarity, please also remove the references to VetPowered - CAP Consistency Checklist on each page.

[Comment 00004 | Page]

HEALTH AND SAFETY: EAS completed a search on the State Water Board GeoTracker, and did not find any known contamination sources (cleanup sites, underground storage tanks, hazardous waste sites, or land disposal sites).

[Comment 00005 | Page]

HISTORICAL RESOURCES-BUILT ENV: EAS defers to Plan-Historic with respect to historical resources. Please refer to their comments. EAS will coordinate with Plan-Historic as the review progresses.

[Comment 00006 | Page]

HISTORICAL RESOURCES-ARCHAE: The proposed project is located in a potentially sensitive area for archaeological resources. However, this project is an interior remodel that proposes no ground disturbance.

[Comment 00007 | Page]

HYDROLOGY AND WATER QUALITY: EAS defers to LDR-Engineering with regards to hydrology and water quality; please see the discipline's issues for further direction.



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

[Comment 00008 | Page]

LAND USE: EAS defers to LDR-Planning with regard to compatibility with land use and zoning regulations and policies, including the Local Coastal Plan. Please see the discipline's issues for further direction.

[Comment 00009 | Page]

PALEONTOLOGICAL RESOURCES: The proposed project is grading 7 cubic yards to a depth of 2 feet. This does not reach the level of significance for paleontological resources.

[Comment 00010 | Page]

PUBLIC SERVICES AND FACILITIES: The project is not anticipated to exceed the significance thresholds for police and fire services, parks, schools, or libraries. The additions proposed would not result in additional significant demand that would require construction or alteration of public services or facilities.

[Comment 00011 | Page]

PUBLIC UTILITIES: EAS defers to PUD-Water and Sewer regarding water and sewer utilities; please see the discipline's issues for further direction.

[Comment 00012 | Page]

PUBLIC UTILITIES: The proposed project would include 1,163 square feet of construction which does not exceed the City's threshold for direct or cumulative impacts on solid waste facilities.

[Comment 00013 | Page]

TRANSPORTATION: The proposed project is a residential project that is considered a small project with less than 300 ADT and can be presumed less than significant for VMT.

[Comment 00014 | Page]

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER: EAS defers to LDR Planning and Landscape disciplines with respect to development features and neighborhood character, including conformance with zoning and the community plan. Please see the disciplines' issues for further direction.

[Comment 00015 | Page]

CEQA DETERMINATION: EAS review of CEQA compliance for the project will remain in extended environmental initial study status. The project processing timeline requirements under CEQA will be held in abeyance until the issues of all reviewers are adequately addressed.



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

Site Development Plans PRJ-1061390.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00018 | Sheet A-1.1]

The property located at **5268 La Jolla Bl**, APN **415-061-0500**, was previously reviewed on 5/9/2021 in accordance with SDMC Section 143.0212 under **PTS 684466**. During that review, the property was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 5/9/2021 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.

DSD-Planning Review

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[Comment 00026 | Sheet A-1.1]

1. The proposed project is located within: Base Zone RS-1-7, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable & Non Appealable Area 2), First Public Roadway, Parking Impact Overlay Zone (Beach & Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and the La Jolla Community Plan. The site is also within 300 feet of the beach. [Info Only – No Response Required]
2. The proposed project scope includes: addition to an existing single dwelling unit. [Info Only – No Response Required]
3. Pursuant to SDMC 126.0702(a), the proposed development within the Coastal Overlay Zone shall require a Coastal Development Permit (CDP). [Info Only – No response required]
4. Pursuant to SDMC 126.0707(b), the CDP in the appealable area of the Coastal Overlay zone shall be made in accordance with Process Three. [Info Only – No response required]
5. Please provide a written narrative addressing the required findings found in 126.0708.
 - **Development**
 - **6. Parking is not allowed in the front setback. Please remove the illustrated parking space from the setback**
 - **7. Please dimension the fence height. Per 142.0310(c)(1)(A), "solid fences located on the front or street side property line shall not exceed 3 feet in height except as provided in Section 142.0310(c)(1)(C)".**
 - **8. Parking: Please illustrate and dimension each parking space.**

Community Plan

9. The project site is designated for low density residential (5-9 dwelling units per acre) (LJCP, Figure 1, pg. 3). The project includes one single dwelling unit on one lot totaling approximately 6,900 sf (~0.16 ac) in lot area. The project results in a density of approximately 6 dwelling units per acre. The project implements the prescribed density. [Information Only - No Response Required]

10. The site is not identified as a public vantage point (Figure 9, pg. 35-36). [Info Only – No Response Required]



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

11. One goal of the La Jolla Community Plan 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.” The proposed addition appears to do this especially through the use of articulation. [Info Only – No Response Required]

12. Please contact the La Jolla Community Planning Association for a recommendation on your project. Please provide these comments to the City.