



# Cycle Issues

L64A-003A

## Project Information

**Project Nbr:** 693412      **Title:** Digital - Bathey CDP  
**Project Mgr:** Del Valle, Xavier      (619) 557-7941      XDelValle@sandiego.gov



## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	<b>Assigned:</b> 05/13/2022	
	<b>Started:</b> 06/08/2022	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/08/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . 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-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Planning Review (4 of which are new issues).
- . Last month LDR-Planning Review performed 43 reviews, 32.6% were on-time, and 37.0% were on projects at less than < 3 complete submittals.

### 1st Rev 111021

#### Project Info

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Project proposes: 2, 2-story units; Unit 1 consisting of 1 MDU (405sf), 1 JADU (224sf), Retail Space (885sf), and garage (460sf); Unit 2 consisting of 1, 2-story MDU (584sf lvl 1 + 714sf lvl 2 = 1,298sf), 1 JADU (140sf), and garage (225sf) at 6825 La Jolla Blvd in the LJPD-4 and RM-1-1 zones of the La Jolla Community Plan area. Overlay zones include: Coastal Height Limitation, Coastal N-APP-2, Beach Parking Impact, Transit Area Overlay Zone, and Transit Priority Area. (From Cycle 2)

#### CDP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	A Coastal Development Permit (CDP) issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone SDMC 126.0702(a). A decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two with staff as the decision maker. The decision may be appealed to the Planning Commission in accordance with SDMC 112.0504. Please provide draft findings to support the approval of the project at resubmittal. (From Cycle 2)

#### Land Use Rev

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	LJ Community Plan designates the site as Commercial/Mixed Use and Neighborhood Commercial (p. 83), to include uses such as convenience stores, florists, restaurants, specialty stores and professional offices. [Info] (From Cycle 2)
<input checked="" type="checkbox"/>	4	LJPD-4 - Neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses. Development standards for this zone are intended to maintain the retail community serving and visitor serving uses, and encourage the development of some community serving offices, and residences. Residential development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The project conforms with its retail area, 2 MDU, and 2 JADU. [Info] (From Cycle 2)
<input type="checkbox"/>	5	LJ Community Plan includes Commercial Development recommendations that are applicable. Show conformance with recommendations a. - m. on pages 86-87. (From Cycle 2)

#### Zoning Rev

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Site Plan - Please label and dimension all setbacks. Note that the rear portion of the lot is in the RM-1-1 zone and will have the RM-1-1 rear setback of 15ft. (From Cycle 2)
<input type="checkbox"/>	7	Unit 2 - Proposed deck on top of garage may not encroach into the RYSB. (From Cycle 2)
<input type="checkbox"/>	8	Unit 2 - Proposed deck on the north side of the building may not encroach into the SYSB. (From Cycle 2)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 693412 / Cycle: 6





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Lot Area - Please verify the correct lot area in the Project and Zoning Info table on the Title Sheet/Site Plan. (From Cycle 2)
<input checked="" type="checkbox"/>	10	Refuse and Recyclable Materials Storage Regulations - Per 159.0407(a) A minimum of 32 square feet of on-site refuse collection area shall be provided on each lot or premises and shall not be located in any front or street side yard. Where an alley exists the refuse collection area shall be located off the alley (see Appendix B). (b) The refuse collection area shall be screened by a solid wall with a minimum height of 6 feet. A 6-foot high, solid masonry wall shall be constructed between any refuse container and any adjoining residentially zoned property. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Building Sections 1 and 2 - Sht A1.1 appears to show a different project. Please double-check. If they are correct, please clarify. (From Cycle 2)
<input type="checkbox"/>	12	More comments will follow in subsequent reviews when the requested corrections and information are provided at resubmittal. (From Cycle 2)

**Recheck**

**Zoning**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Plans are showing two Junior ADU's on a site. JADU's are limited to one JADU on a site with an existing or proposed single dwelling unit. Plans show two dwelling units, which a JADU would not be permitted. The project must be in compliance with the ADU and JADU regulations within the Coastal Overlay Zone as Ordinance O-21254 has not been certified by the Coastal Commission as part of the Local Coastal Program. A scope change will be required to show conformance to all applicable regulations within the Coastal Overlay Zone. (New Issue)
<input type="checkbox"/>	13	See Comments #7 and #8. Deck may not encroach into required setbacks. (New Issue)
<input type="checkbox"/>	15	Dwelling unit and Junior Unit in the rear is encroaching into the 15 foot rear yard setback. Remove encroachments from the rear yard setback. (New Issue)
<input type="checkbox"/>	16	Per SDMC 159.0103 Where not otherwise specified in the La Jolla Planned District, Chapter 13 Base Zone Regulations apply. Garage in the rear yard setback may not encroach and be attached to the dwelling unit per SDMC 131.0461(a)(12)(C). (New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Osborn, Sara (619) 446-5276 Sosborn@sandiego.gov	<b>Assigned:</b> 05/12/2022	
	<b>Started:</b> 07/14/2022	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 06/08/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 07/26/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . 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 9 outstanding review issues with LDR-Environmental (6 of which are new issues).
- . Last month LDR-Environmental performed 36 reviews, 44.4% were on-time, and 20.0% were on projects at less than < 3 complete submittals.

First Review 11.16.2021

<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 project is proposing a Coastal Development Permit to convert a 1-story residence on a 5, 554 SF lot at 6825 La Jolla Blvd into 2 residential units, 1 Junior ADU, and 664 SF of ground floor retail. The 0.13-acre site is in the La Jolla Planned District-4 and Coastal (Non-Appealable) Overlay Zone and Coastal Height Limit Overlay, Parking Impact Overlay Zones, and within the La Jolla Community Plan area and Council District 1. (From Cycle 2)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	EAS defers to LDR-Planning on General/Community Plan and Land Development Code requirements; refer to their individual comments for additional information and/or clarification. (From Cycle 2)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	EAS has reviewed the CAP Consistency Checklist submitted and is requesting revisions. The project information needs to be consistent with the project. Please verify the acreage. The Plans identify the site as 5,554 SF (.13 acres) and the CAP checklist identifies the site as .20 acres. The Project information also identifies only 2 residential units and does not include the junior ADU. (From Cycle 2)
<input type="checkbox"/>	7	The Plans list two retail units (490sf and 174sf), this totals 664sf of commercial. The CAP checklist identifies the commercial square footage is 885 SF. Step 1 text description indicates the site is zoned RM-1-1 and the Plans state the site is zoned as LJPD-4. Please correct. Also see Transportation and LDR Planning for additional comments on the CAP checklist. (From Cycle 2)

Historic Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Information needed: Please provide a Grading Table which includes existing and proposed grading contours, spot elevations and cut/fill and import/export quantities, plus the depths of cut and fill. (From Cycle 2)
<input checked="" type="checkbox"/>	9	Cultural Resources - Archaeology The project site is located within an area identified as highly sensitive for its potential for archaeological resources. The project should also identify, if there will be any excavation in native soils. (From Cycle 2)
<input checked="" type="checkbox"/>	10	Built Environment Historic Review was conducted on 7.7.20 and the property was determined to not meet local designation criteria and no historical research report is required at this time. (From Cycle 2)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Sara Osborn at (619) 446-5276. Project Nbr: 693412 / Cycle: 6





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- | <u>Cleared?</u>                     | <u>Issue Num</u> | <u>Issue Text</u>  |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 11               | 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. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Lipay Nation of Santa Isabel and the Jamul Indian Village for possible consultation on this project. (From Cycle 2) |
| <input checked="" type="checkbox"/> | 12               | (continued) Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (From Cycle 2)   |

**Hydrology/Drainage**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 13               | Please refer to LDR Engineering comments for further direction. Please provide EAS with any additional documentation/information requested by Engineering. EAS will coordinate with Engineering to determine what, if any, impacts would result with project implementation. (From Cycle 2) |

**Paleo Resources**

- | <u>Cleared?</u>                     | <u>Issue Num</u> | <u>Issue Text</u>  |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 14               | The project has been previously graded however the site could be potentially underlain with a high sensitive formation (Old alluvial deposits, Unit 6), which has the potential to contain important paleontological resources. Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and 10 feet deep for formations with a high sensitivity). Please provide a Site Grading Plan as mentioned previously with table. (From Cycle 2) |

**Water Quality**

- | <u>Cleared?</u>                     | <u>Issue Num</u> | <u>Issue Text</u>   |
|-------------------------------------|------------------|---|
| <input checked="" type="checkbox"/> | 15               | EAS defer to Engineering on storm water issues. Based on the Storm Water Applicability Checklist, the project has been identified as a Low Priority Standard Development Project; refer to Engineering's comments for further direction. EAS will coordinate with staff. (From Cycle 2) |

**Environmental Determination**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 16               | 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. (From Cycle 2) |

**Second Review**

- | <u>Cleared?</u>                     | <u>Issue Num</u> | <u>Issue Text</u>  |
|-------------------------------------|------------------|--|
| <input type="checkbox"/>            | 17               | There were no responses to comments for the Environmental review. In the next submittal, please provide response to comments. Please address outstanding comments from the first review. (New Issue)   |
| <input type="checkbox"/>            | 18               | Scope:<br>In order to have a complete scope of work, provide the existing square footage on site. The proposed project includes commercial retail, two residences and two junior ADUs. Please confirm the proposed structure's square footage is 5,150 sf. Please confirm that the commercial square feet is 664 sf. (New Issue)                                       |
| <input checked="" type="checkbox"/> | 19               | Paleontological Resources<br>Paleontological monitoring during grading activities is required if a project's earth movement quantity exceeds the Paleontological threshold. The plans indicate 10 CY of cut at a depth of 1 foot is proposed. This is below the City's threshold and the project will not require monitoring. EAS has no further comments. (New Issue) |
| <input checked="" type="checkbox"/> | 20               | Cultural Resources - Archaeology<br><br>The CHRIS search conducted by staff indicated no archeological sites are at this location. Based on the negative CHRIS search and limited scope of work in an area previously disturbed, staff is not recommending any mitigation or additional archeological evaluation. EAS has no further comments. (New Issue)             |
| <input type="checkbox"/>            | 21               | GHG<br>Please address previous comments from the first review. (New Issue)   |





# 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"/>	22	Environmental Determination EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental issues/impacts. EAS will make a formal determination once all comments by reviewers have been addressed.
		(New Issue)





L64A-003A

Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Neri, Daniel (619) 687-5967 Dneri@sandiego.gov	<b>Assigned:</b> 05/12/2022	
	<b>Started:</b> 06/01/2022	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/01/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Landscaping (3 of which are new issues).
- . Last month LDR-Landscaping performed 24 reviews, 45.8% were on-time, and 29.4% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2)

General

<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	Info Only - Site/Scope: 6825 La Jolla Blvd/ APN 351-360-3600/ Map 1729 Block C Lot 14 & 15/ LJPD-4 Base Zone (majority) & RM-1-1 Base Zone (rear)(Plus, Coastal)/ La Jolla Community Plan Area/ Yr Built: 1955.  First building proposed is an Existing 1-Story SDU to convert to 2-Story Mixed Use Development including 1st Floor: Retail Office Space fronting La Jolla Blvd and 2-Car Garage (accessible from Bonair Way), Laundry, and a Junior Companion Unit at the rear. 2nd Floor: Kitchen, Dining, (1) Deck (facing La Jolla Blvd, Bonair Way, and south), Powder Room, and Master Bedroom Unit.  (From Cycle 2)
<input checked="" type="checkbox"/>	3	Note: A roof deck also proposed at the center of the building. And overall height is 26'-11" per elevation provided.  Second building proposed is an Existing 1-Story 1-Car Garage and Storage to 2-Story Residential Unit (at the rear) including 1st Floor: 1-Car Garage (accessible from Bonair Way), Home Office, Laundry, 1 Bath, and 1 Master Bedroom. 2nd Floor: Kitchen, Great Room, Powder Room, Theater Room, and (2) Decks (facing Bonair Way and east). Note: Overall height is 23'-6.5" per elevation provided.  Proposed GFA Total: 4,863 SF  (From Cycle 2)
<input checked="" type="checkbox"/>	4	Landscape Development Plans: Applicant has provided an incomplete landscape development plan. Please see issue comments below. Thank you.  (From Cycle 2)

LDC Regs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	Info Only: LJPD-4 under 159.0301(c)(f) This zone includes neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses. This area, unlike the other zones, is automobile oriented because of its location along major streets. Development standards for this zone are intended to maintain the retail community serving and visitor serving uses, and encourage the development of some community serving offices, and residences.  (From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 693412 / Cycle: 6





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Info Only: Under 159.0304 for Previously Conforming Uses - Land Development Code Chapter 12, Article 7, Division 1 (General Review Procedures for Previously Conforming Premises and Uses) applies except that expansion or enlargement of previously conforming uses is not permitted. Any change in building facade materials or colors shall conform to the provisions of the La Jolla Planned District. Note: For purposes of Landscaping Review's, due to project proposing an expansion or enlargement of previously conforming uses, Landscaping Review will not consider project as Previously Conforming.  (From Cycle 2)
<input checked="" type="checkbox"/>	7	Property Development Regs - Yard Setbacks: Under LDC 159.0307(b) premises requires the following setbacks 1) Front - no requirement, 2) Street Side Yard - no requirement. Note: No further issues for Front and Street Side Yard. (continued below)  (From Cycle 2)
<input checked="" type="checkbox"/>	8	3) Interior Side Yards - None required, except that a 4-ft side yard shall be provided if any portion of the side lot line abuts residentially zoned property. Such side yard shall be increased seven feet for any building height above 20 feet. Note: No further issues for Interior Side Yard at south as zone is LJPD-4 Base Zone. (continued below)  (From Cycle 2)
<input checked="" type="checkbox"/>	9	4) Rear Yards - None required, except that a 15-foot rear yard shall be provided if any portion of the rear lot line abuts residentially zoned property. Such rear yard shall be increased three feet for any building height above 20 feet. ***Note: Due to proposed building height above 20-ft and rear lot line abutting residentially zoned property Landscaping defers to Planning to confirm a 18-ft RY Setback is not required for proposed project.*** (continued below)  (From Cycle 2)
<input checked="" type="checkbox"/>	10	5) All Zones - A minimum 16-foot street front setback, measured from the curb to the building is required. This is a separate requirement that must be met in addition to the front yard requirement. Note: 16-ft has been met from curb to the front 1st Floor Veranda/2nd Floor Deck outline. No further issues on this comment.  (From Cycle 2)
<input type="checkbox"/>	11	Include the following as a note: "La Jolla Planned District 4 - Landscape Area: Landscape area is defined as an area made up of landscape areas such as pedestrian paved areas; man-made sculptural elements such as fountains or sculpture; and vegetated areas containing groundcover, vines, shrubs, trees and/or potted plants. All such areas shall be opened to the sky."  (From Cycle 2)
<input checked="" type="checkbox"/>	12	Landscape Requirements - Options: Please refer to link for Landscape Requirements for project. <a href="https://docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art09_AppendixB.pdf">https://docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art09_AppendixB.pdf</a>  (From Cycle 2)
<input type="checkbox"/>	13	Please provide a 'Proposed Landscape Scope' description which summarizes which required landscaping option applicant chooses to use on the Landscape Cover Sheet.  (From Cycle 2)
<input type="checkbox"/>	14	Landscape Requirements per LJPD-4 - Diagram: Provide a separate 'Landscape Diagram Plan(s)' which 1) graphically identifies the proposed landscaping areas used to meet the landscaping area requirements, and 2) label/call-out or provide a data table which provides the percentage of landscaping to the total lot area.  (From Cycle 2)
<input checked="" type="checkbox"/>	15	Landscape Requirements per LJPD-4 - Types: On all Landscape plans including diagram, hardscape plan, and planting plan please be sure to label/call-out the types of landscape areas i.e. plaza, patio, courtyard, mall, balcony, glass, and loading/refuse collection area.  (From Cycle 2)
<input checked="" type="checkbox"/>	16	Note: Plans shall adequately provide landscaping (including the size and species of existing and proposed landscaping, on-site and on that adjacent public right-of-way) and on surface or paved areas (existing and proposed, on-site and on the adjacent public right-of-way). In addition, accessory buildings, courtyards, fences/walls, setbacks, outdoor lighting, pedestrian areas, street furniture per LDC 159.020.  (From Cycle 2)
<input checked="" type="checkbox"/>	17	Landscape Requirements per LJPD-4 - Parking: Ensure to provide landscape screening for any parking spaces visible from the public right-of-way. Landscape screening may be with densely foliated, evergreen species that achieve a minimum height of 30 inches within 2 years of installation over at least 80 percent of the length of the required planting area. The screening may also be achieved through a combination of plant material with the use of berms, solid fencing, or walls.  (From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 693412 / Cycle: 6





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Note: The depth of the planting area should be no less than 3-ft in dimension and proposed planting should not be susceptible to a parked-car overhang.

(From Cycle 2)

<input checked="" type="checkbox"/>	19	New Issue (17400670) (From Cycle 2)
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**Additional LDC Regs**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	Water Meter: All new development with a landscape area equal to 500 square feet or greater, please refer to 142.0413 (e) Water Meters for determination of type of water meters required for project at hand. Include the requirement as a note on landscape plans. Note: A formal irrigation plan and details is not required at this time.

(From Cycle 2)

<input checked="" type="checkbox"/>	21	Irrigation Audit: Include the following on the landscape plans - "Irrigation Audit. An applicant subject to the requirement for a MAWA Water Budget is required to conduct and submit to the City an irrigation audit consistent with Section 2.7 of the Landscape Stds of the LDM. All irrigation audits to be by a professional authorized by the State. The irrigation audit shall certify that all plant material, irrigation systems, and landscape features have been installed and operate as approved by the City; and shall be submitted to the City prior to occupancy & use."
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(From Cycle 2)

<input checked="" type="checkbox"/>	22	MAWA/ETWU: Please provide the following as a note of acknowledgement on the landscape plans - "All new development with a landscape area of 500 square feet or greater shall be subject to a Maximum Applied Water Allowance (MAWA) Water Budget, except as provided in Section 142.0413(h)." Note: At this time Staff will require MAWA/ETWU calculations at time of Bldg Permit typically.
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(From Cycle 2)

<input checked="" type="checkbox"/>	23	Planting Plan: Please refer to link section 11.1.2 through 11.1.9 for submittal requirements.
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[https://www.sandiego.gov/sites/default/files/dsdpsm\\_sec\\_04.pdf#page=5](https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf#page=5)

(From Cycle 2)

<input checked="" type="checkbox"/>	24	NET TREE GAIN: Provide the following table on the Planting Plan. This information is used to track progress with the City of San Diego's Climate Action Plan initiative to increase canopy coverage.
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ON-SITE NET TREE GAIN QTY:

- Existing Canopy Trees -
- Removed Canopy Trees -
- Proposed Canopy Trees -

ADJACENT RIGHT-OF-WAY NET TREE GAIN QTY:

- Existing Canopy Trees -
- Removed Canopy Trees -
- Proposed Canopy Trees -

\*\*Removal of existing street trees requires written justification and approval by City Staff.\*\*

(From Cycle 2)

**LJ Community Plan**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	Info Only: Improve the entryways into La Jolla with landscaping that does not obstruct identified public views and signs. Install median landscaping on such major streets as Ardath Road, La Jolla Mesa Drive, Soledad Mountain Road and La Jolla Boulevard, where feasible, in accordance with safe engineering practices.

(From Cycle 2)

<input checked="" type="checkbox"/>	26	Info Only: Provide promenade improvements such as street furniture, kiosks, planters, directional signs, sculptures and fountains that are consistent with the character of the commercial area.
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(From Cycle 2)

<input checked="" type="checkbox"/>	27	Info Only: The use of facade articulation, the placement of driveways underground or along the alleyway for vehicular access rather than from the street, as well as landscaping of interior yards, has helped to make multiple dwelling unit development more consistent with the character of La Jolla.
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(From Cycle 2)







L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	28	Info Only: Provide landscaping to add texture to blank walls, soften edges and provide a sense of pedestrian scale. Incorporate open areas such as plazas, courtyards, tables or bench areas with shade trees or overhead trellises into the design of new commercial projects. Provide pedestrian paths and activity areas with benches, tables and decorative sidewalk treatment. (continued below)
		(From Cycle 2)
<input checked="" type="checkbox"/>	29	Enhance large, unbroken open areas of concrete with pattern paving or landscaping in order to break up monotonous areas. Decorative paving should also be used to identify safe crossing areas for pedestrians at major street intersections. Further landscape recommendations for commercial retail development see La Jolla Community Plan Pg 86-87, & 89, 128-131.
		(From Cycle 2)
<input checked="" type="checkbox"/>	30	Additional comments to follow once Landscape Development Package has adequate information. Thank you.
		(From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Elevation Labels (Sht. A2.1, A2.2): Please correct the labels for the elevations. For example, the North elevation at Bonair is labeled as East Elevation. The west elevation at La Jolla Bl is labeled as North Elevation. The South Elevation is not labeled, and the East elevation is labeled as the South Elevation. (New Issue)
<input type="checkbox"/>	32	Water Line/Tree Conflict: The plans show a tree over the Water Laterals from the meter into the site. This conflict is not allowed. The center of tree must maintain a 5-ft distance from underground water utility. Please correct. (New Issue)
<input type="checkbox"/>	33	Landscape Calculations Table (Sht. L-1): The table list the project as being at Pearl Street and La Jolla Boulevard. The project site is actually at La Jolla Boulevard and Bonair. Please correct. (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Florezabihi, Hoss (619) 446-5348 florezabih@sandiego.gov	<b>Assigned:</b> 05/16/2022	
	<b>Started:</b> 06/03/2022	
<b>Hours of Review:</b> 5.00	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/03/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . 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-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with LDR-Engineering Review (10 of which are new issues).
- . Last month LDR-Engineering Review performed 36 reviews, 30.6% were on-time, and 25.9% were on projects at less than < 3 complete submittals.

## First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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 Coastal Development Permit Plans.
		(From Cycle 2)
<input checked="" type="checkbox"/>	2	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"/>	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 current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.
		(From Cycle 2)
<input checked="" type="checkbox"/>	4	Please submit the current DS-560 form dated 09/21/21. A copy of the form can be downloaded from: <a href="https://www.sandiego.gov/sites/default/files/ds560.pdf">https://www.sandiego.gov/sites/default/files/ds560.pdf</a>
		(From Cycle 2)
<input checked="" type="checkbox"/>	5	Please submit completed Forms I-4 and Form I-5 that address 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: <a href="https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf">https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf</a>
		(From Cycle 2)





# 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>
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<input checked="" type="checkbox"/>	6	<p>Please add an impervious table including the following information (add "ZERO" for all zero values):</p> <p>a. Total Disturbance Area: _____</p> <p>b. Existing amount of impervious area: _____</p> <p>c. Proposed amount of impervious area: _____</p> <p>d. Amount of replaced impervious area: _____</p> <p>e. Existing amount of pervious area: _____</p> <p>f. Proposed amount of pervious area: _____</p> <p>g. Total Impervious Area: _____</p> <p>h. Impervious % Increase: _____</p> <p>NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, pools, pool decks, etc.</p>
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(From Cycle 2)

<input checked="" type="checkbox"/>	7	<p>Please provide a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill under and outside the building footprint as shown below (add "ZERO" for all zero values):</p> <p>Cut Quantities: _____ cyd</p> <p>Fill Quantities: _____ cyd</p> <p>Import/Export: _____ cyd</p> <p>Max cut depth under building footprint: _____ ft</p> <p>Max cut depth outside building footprint: _____ ft</p> <p>Max fill depth under building footprint: _____ ft</p> <p>Max fill depth outside building footprint: _____ ft</p> <p>** If the quantity is ZERO, add that value to the required Data Table</p>
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(From Cycle 2)

<input type="checkbox"/>	8	<p>Please show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: No roof, deck or balcony drains are proposed for this project.</p>
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(From Cycle 2)

<input checked="" type="checkbox"/>	9	<p>Please show and identify the existing sidewalk underdrain(s) and show the drainage pattern/arrows on the site plan.</p>
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(From Cycle 2)

<input checked="" type="checkbox"/>	10	<p>Please submit a drainage letter addressing the existing and proposed storm water runoff and discharge locations for the project site. Clarify if project is increasing runoff per the proposed development and provide a summary table of the existing and proposed Q, C, A &amp; V.</p>
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(From Cycle 2)

<input checked="" type="checkbox"/>	11	<p>The current curb to P/L distance on La Jolla Boulevard is shown to be 3'-6". Please show and call out additional dedication on La Jolla Boulevard and show the new property line on the plans.</p>
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(From Cycle 2)

<input checked="" type="checkbox"/>	12	<p>Please show and identify the existing landscape, fence/retaining wall and pavers on the Site Plan and clarify if they are encroaching in Bonair Way and/or the newly dedicated right of way on La Jolla Boulevard. (Continued)</p>
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(From Cycle 2)

<input type="checkbox"/>	13	<p>Also, please provide detailed cross sections for La Jolla Boulevard and Bonair Way. Additional comments may follow upon response.</p>
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(From Cycle 2)

<input type="checkbox"/>	14	<p>Please show and call out reconstruction of damaged pavement per current city standards in Bonair Way, full width along entire frontage.</p>
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(From Cycle 2)





# 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 checked="" type="checkbox"/>	15	Please show and call out reconstruction of damaged sidewalk panels per current city standards on La Jolla Boulevard.  (From Cycle 2)
<input checked="" type="checkbox"/>	16	Please show and identify the visibility area triangle, per San Diego Municipal Code Diagram 113-02SS, at the site's corner. (Continued)  (From Cycle 2)
<input checked="" type="checkbox"/>	17	Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.  (From Cycle 2)
<input checked="" type="checkbox"/>	18	Please show the top and bottom elevations of the existing fence/retaining wall on the plans and make sure project complies with the visibility note.  (From Cycle 2)
<input checked="" type="checkbox"/>	19	Please submit a title report on the next review cycle.  (From Cycle 2)
<input checked="" type="checkbox"/>	20	Per reference drawings 1277-D and 27216-17-D, there is an existing sewer pipe and easement crossing the site. Please clarify if that sewer pipe has been abandoned and the sewer easement has been vacated and submit any recorded documents for proof.  (From Cycle 2)
<input checked="" type="checkbox"/>	21	If there are no recorded documents showing that the existing sewer pipe has been abandoned and that the easement has been vacated, please remove the note from the sheet AS1.1 that states that there is no proposed or existing easement on site, and add a note that states: No permanent structures are allowed within city easements. (Continued)  (From Cycle 2)
<input checked="" type="checkbox"/>	22	If there are no recorded documents showing that the existing sewer pipe has been abandoned and that the easement has been vacated, please show how project is rerouting the existing sewer pipe and call out for easement vacation or revise the building design accordingly.  (From Cycle 2)

## INFO

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Development Permit Conditions will be determined on the next submittal when all requested information is provided.  (From Cycle 2)
<input type="checkbox"/>	24	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.  (From Cycle 2)
<input type="checkbox"/>	25	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleh at NAbdelmottal@sandiego.gov  (From Cycle 2)

## 2nd Review- 06/03/22

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 693412 / Cycle: 6





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Please note unchecked comments of previous review are still standing and needs to be addressed. (New Issue)
<input type="checkbox"/>	27	Please note Municipal Code 142.0610(a) requires all public improvements and dedications be up to current City Standards prior to issuance of building permit. (New Issue)
<input type="checkbox"/>	28	Regarding comment # 11 of previous review required right of way dedication will be according to street classification and based on City of San Diego's Street Design Manual. Please refer to LDR- Transportation's comment and show it on the site plan. (New Issue)
<input type="checkbox"/>	29	Please provide a detailed dimensioned cross section for La Jolla Blvd and Bonair Way and show dedicated right of way on the former.(second request ) (New Issue)
<input type="checkbox"/>	30	Circling back to comment # 14 , concrete alley pavement must be full width ( PL. to PL ) , show it accordingly. (New Issue)
<input type="checkbox"/>	31	Please note SDG&E must review/approve proposed plan due to existing recorded restriction/easement. Please inform the intake to route a copy for their review. (New Issue)
<input type="checkbox"/>	32	Revise Site Plan AS1.1 and show corner visibility triangle based on dedicated right of way and new property line. (New Issue)
<input type="checkbox"/>	33	Revise the Site Plan Sheet A1. Add a note that states: 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)
<input type="checkbox"/>	34	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	35	Please provide a detailed written response to all comments regardless you agree or not and in case of disagreement express your reasoning . (New Issue)





L64A-003A

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Valera, Pedro (619) 446-5382 PValera@sandiego.gov	<b>Assigned:</b> 05/12/2022	
	<b>Started:</b> 06/02/2022	
<b>Hours of Review:</b> 7.00	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/02/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 20 outstanding review issues with LDR-Transportation Dev (20 of which are new issues).
- . Last month LDR-Transportation Dev performed 27 reviews, 55.6% were on-time, and 35.3% were on projects at less than < 3 complete submittals.

### 1st Review - 11/17/21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Proposed Uses (Residential): Sheet AS1.1 proposes 140 sf ADU at the first level of Unit 2. Sheet A1.1 First Level Floor Plan does not show this ADU. Please revise as necessary to clarify the correct number of proposed residential units. (From Cycle 2)
<input checked="" type="checkbox"/>	4	Proposes Uses (Commercial): Per LDR-Planning Issues 3 & 5, please clarify the type of commercial retail or commercial office uses proposed for the commercial tenant spaces to apply the appropriate trip generation. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Local Mobility Analysis: When the above clarifying information regarding the proposed uses is provided, a Local Mobility Analysis may not be required if the project is expected to generate less than 500 daily trips and is consistent with the La Jolla Community Plan. (From Cycle 2)
<input checked="" type="checkbox"/>	6	VMT Information: When the above clarifying information regarding the proposed uses is provided, the project may be presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. A VMT Analysis will not be required. (From Cycle 2)
<input type="checkbox"/>	7	Public Improvements: Please revise Sheet AS1.1 to clearly show and dimension all existing and proposed public improvements with roadway cross sections of La Jolla Boulevard and Bonair Way, including centerline to curb line distance, travel lane configuration and width, parking lane width, and sidewalk location and width. (From Cycle 2)
<input type="checkbox"/>	8	La Jolla Boulevard: Sheet AS1.1 shows a 3.5 ft curb to property line distance along La Jolla Boulevard. La Jolla Boulevard is classified in the La Jolla Community Plan as a Two-Lane Collector with two-way left-turn lane. The project should dedicate right-of-way and provide sidewalk improvements along the La Jolla Boulevard frontage for a minimum parkway width of 14 ft with 8 ft wide non-contiguous sidewalk (per SDMC 159.0405(e)(2)) and offsite transition. (From Cycle 2)
<input checked="" type="checkbox"/>	9	Accessible Path of Travel: Sheet AS1.1 labels an accessible path of travel that conflicts with vehicle travel on Bonair Way. Please revise to provide a clear pedestrian path to commercial building entrances that does not conflict with vehicles. (From Cycle 2)
<input type="checkbox"/>	10	Parking Table: Please revise Sheet AS1.1 parking calculations to also provide the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the proposed commercial parking provided for: automobiles, short-term bicycle, long-term bicycle, and motorcycle spaces. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Automobile Parking (Residential): Sheet AS1.1 proposes a minimum parking ratio of 1.25 spaces/DU for the project. Per SDMC Table 142-05C footnote 1, for development qualifying for both a reduced parking ratio (transit area overlay zone) and an increased ratio (parking impact area), the project shall use the Basic parking ratio. Therefore, the project is required to provide a minimum of 1.5 spaces/DU, or 3 spaces. The proposed 3 spaces are adequate. Please revise Sheet As1.1 to state the correct minimum parking requirement. (From Cycle 2)
<input checked="" type="checkbox"/>	12	Residential Parking Layout: Sheet AS1.1 provides parking space dimensions. Please revise to also show width dimension for parking space in Unit 2 garage. (From Cycle 2)
<input checked="" type="checkbox"/>	13	Automobile Parking (Commercial): Sheet AS1.1 states that 1 commercial parking space is required. However, per LDR-Planning Issue 3, restaurant uses are permitted in this zone. If restaurant uses are proposed for the commercial space, please revise to use a minimum parking ratio of 4.3 spaces/1,000 sf per SDMC Table 142-05F. (From Cycle 2)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 693412 / Cycle: 6





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Short-Term Bicycle Parking: Please provide the minimum required short-term bicycle parking spaces per SDMC Section 142.0530(e)(1)(A) and CAP Checklist Strategy 3, Item 4. Please show and call out all proposed short-term bicycle parking spaces on the plans per SDMC Section 142.0530(e)(1)(B). (From Cycle 2)
<input checked="" type="checkbox"/>	16	Long-Term Bicycle Parking: If the commercial component of the project will have more than 10 full-time employees, please provide the minimum required long-term bicycle parking spaces per SDMC Section 142.0530(e)(2)(A) and CAP Checklist Strategy 3, Item 4. Please show and call out all proposed long-term bicycle parking spaces on the plans per SDMC Section 142.0530(e)(2)(B). (From Cycle 2)
<input checked="" type="checkbox"/>	17	Motorcycle Parking: The project is required to provide a minimum of 2 commercial motorcycle spaces per SDMC Table 142-05C. Please show and call out all proposed motorcycle parking spaces on the plans with dimensions per SDMC Section 142.0560(f). (From Cycle 2)
<input checked="" type="checkbox"/>	18	Transit: Please indicate walking distance in feet to nearest bus stop on site plan. (From Cycle 2)
<input checked="" type="checkbox"/>	19	Garage Opening: Please revise Sheet A1.1 to provide the garage opening width dimensions. (From Cycle 2)
<input checked="" type="checkbox"/>	20	CAP Consistency Checklist: Please provide a CAP Consistency Checklist to satisfy all Strategy 3 items and provide a description in the text boxes. (From Cycle 2)

**2nd Review - 06/02/22**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	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. (Information Only - No Action Required) (New Issue) [Recommended]
<input checked="" type="checkbox"/>	22	Scope Clarification: Per applicant response to Issues 3 & 4, plans have been revised to propose 2 multi-family DUs with 3 garage parking spaces, 2 ADUs and 664 sf of commercial office space with 1 off-street surface parking space and 1 on-street accessible space. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	23	Trip Generation: The expected daily trip generation for the project is 62 ADT with 7 AM (5 in, 2 out) peak hour trips and 8 PM (3 in, 5 out) peak hour trips. This is based on a rate of 6 daily trips/dwelling unit for the 2 multifamily DUs and 2 ADUs for Multiple Dwelling Units (Over 20 dwelling units/acre) and logarithmic equation for the 664 sf of commercial office. A Local Mobility Analysis will not be required. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	24	VMT Information: Per previous Issue 6, the project may be presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. A VMT Analysis will not be required. (New Issue) [Recommended]
<input type="checkbox"/>	25	Public Improvements - La Jolla Blvd: Per applicant response to Issue 7, Sheet AS1.1 has been revised to show existing 54 ft curb to curb dimension for La Jolla Blvd north of Bonair Wy. However, this dimension does not appear to extend to project frontage curb line. Topo and Improvement Plan has also been revised to show existing 51.5 ft curb to curb dimension within 65 ft ROW. Please revise plans and cross section as necessary to show dimensions for existing and proposed public improvements from centerline to property line along project frontage, including for parking lane width. (2nd req) (New Issue)
<input type="checkbox"/>	26	Cross Section - La Jolla Blvd: Topo and Improvement Plan states that La Jolla Blvd project frontage varies. Please provide multiple cross sections to demonstrate how ROW varies and provide ranges for varying widths. Please also callout the location of the roadway cross sections being shown. (New Issue)
<input type="checkbox"/>	27	La Jolla Blvd/Tyrian St Dedication: Per response to Issue 8, applicant proposes 6.5 ft wide dedication along La Jolla Blvd frontage for a 10 ft wide parkway with existing 5.5 ft wide contiguous sidewalk to remain and additional dedication for a 14 ft parkway at a later time. However, Sheet AS1.1 proposes a 4.5 ft wide dedication for 8 ft wide parkway and proposed 8 ft wide sidewalk. As the project frontage is within the Tyrian St northern terminus, which functions as a local street that would require a minimum parkway width of 10 ft, please dedicate ROW and provide sidewalk improvements along (New Issue)
<input type="checkbox"/>	28	La Jolla Blvd/Tyrian St Dedication (continued): the La Jolla Blvd/Tyrian St frontage for a minimum parkway width of 10 ft per Street Design Manual and 8 ft wide sidewalk clear path per SDMC 159.0405(e)(2), with offsite transition. (2nd request) (New Issue)
<input type="checkbox"/>	29	La Jolla Blvd/Tyrian St - Sidewalk: Per response to Issue 8, Sheet AS1.1 shows an existing 3.5 ft wide contiguous sidewalk and proposes 8 ft wide sidewalk. Topo and Improvement Plan shows an existing 5.5 ft wide contiguous sidewalk to remain. Please revise plans as necessary, including cross sections, to clearly show the existing and proposed public improvements along the La Jolla Blvd frontage. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Pedro Valera at (619) 446-5382. Project Nbr: 693412 / Cycle: 6





# 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"/>	30	Drafting - La Jolla Blvd: Please revise Sheet AS1.1 to modify 12 ft wide "vehicle turning lane" callout to "two-way left-turn lane". (New Issue)
<input type="checkbox"/>	31	Parking Ratios: Per response to Issues 10 & 11, applicant states that parking ratios are shown on Sheet AS1.1. However, this has not been completed. Please revise Sheet AS1.1 parking calculations to state the minimum parking ratios required per code for each type of parking. (2nd request) (New Issue)
<input type="checkbox"/>	32	Automobile Parking (Commercial Office): Sheet AS1.1 states that 1 commercial parking space is required. However, per scope change to only propose commercial office, the minimum required parking ratio is 2.9 spaces/1,000 sf per SDMC Table 142-05G, or 2 spaces. The proposed 1 off-street commercial space and 1 accessible on-street space are adequate to satisfy this requirement. Please revise Sheet AS1.1 parking calculations to state this. (New Issue)
<input type="checkbox"/>	33	On-street Accessible Parking Space: AS1.1 proposes 1 accessible on-street parking space with 9 ft x 21 ft dimensions. Per email correspondence with applicant on 03/17/22, please revise parking space length to satisfy the minimum 24 ft requirement per SDM-117. Please also callout/note on the plans that the space will be constructed per City Standard Drawings (i.e. blue painted curb and identification sign). (2nd request) (New Issue)
<input type="checkbox"/>	34	Short-Term Bicycle Parking (Commercial Office): Sheet AS1.1 states that 1 nonresidential short-term bike space is required and 2 spaces are proposed. CAP Checklist Strategy 3, Item 4 states that 2 short-term bike spaces are proposed in public ROW. However, per previous Issue 15 and SDMC Section 142.0530(e)(1)(A), a minimum of 2 nonresidential short-term spaces are required and per Strategy 3, Item 4, more than the minimum of 2 are required (i.e. 3 spaces). Please revise plans and CAP Checklist to state the correct number of nonresidential short-term bike spaces required and proposed, and show (New Issue)
<input type="checkbox"/>	35	Short-Term Bicycle Parking (Commercial Office, continued): and call out all proposed short-term bicycle parking spaces on site, not in public ROW, per SDMC Section 142.0530(e)(1)(B). (2nd request) (New Issue)
<input type="checkbox"/>	36	Long-Term Bicycle Parking (Commercial Office): Sheet AS1.1 states that 1 nonresidential long-term bike space is required and 2 spaces are proposed. As CAP Checklist Strategy 3, Item 5 states that the project will not accommodate over 10 employees (per previous Issue 16), long-term bicycle parking spaces are not required per SDMC Section 142.0530(e)(2)(A). Please revise plans and CAP Checklist Strategy 3, Item 4 as necessary to remove nonresidential long-term space requirement. (New Issue)
<input type="checkbox"/>	37	Motorcycle Parking (Residential): This comment supersedes previous Issue 17. Sheet AS1.1 lists 1 minimum required residential motorcycle space with 1 space proposed. However, the project is not required to provide residential motorcycle spaces per SDMC Table 142-05C (0.1*2=0.2). Please revise to remove this requirement. (New Issue)
<input type="checkbox"/>	38	Motorcycle Parking (Commercial Office): This comment also supersedes previous Issue 17. Per response to Issue 17, applicant states that 2 nonresidential motorcycle spaces are proposed. However, Sheet AS1.1 lists 1 minimum required nonresidential motorcycle space with 1 space proposed. Please revise to state the correct minimum of 2 motorcycle spaces for the proposed commercial office, per SDMC Section 142.0530(g). The proposed motorcycle space dimensions are adequate. (New Issue)
<input type="checkbox"/>	39	CAP Consistency Checklist - EV Charging: Please revise CAP Consistency Checklist Strategy 3, Item 3 to select N/A and state that the project is required to provide fewer than 10 parking spaces. (New Issue)
<input type="checkbox"/>	40	CAP Consistency Checklist - Designated Parking Spaces: Please revise CAP Consistency Checklist Strategy 3, Item 6 to select Yes and state that the project is required to provide 0 designated parking spaces when required to provide 0-9 nonresidential spaces. (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> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov	<b>Assigned:</b> 06/20/2022	
	<b>Started:</b> 06/20/2022	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/20/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 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 4 outstanding review issues with Community Planning Group (3 of which are new issues).
- . Last month Community Planning Group performed 22 reviews, 36.4% were on-time, and 22.7% were on projects at less than < 3 complete submittals.

### 11-09-21

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	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. (New Issue)
<input type="checkbox"/>	7	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. (New Issue)
<input type="checkbox"/>	8	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> (New Issue)

### La Jolla Community Plan Area

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count. (From Cycle 2)





L64A-003A

Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	<b>Assigned:</b> 05/16/2022	
	<b>Started:</b> 06/20/2022	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/26/2022	<b>COMPLETED LATE</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . 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 PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with PUD-Water & Sewer Dev (6 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 73 reviews, 80.8% were on-time, and 51.5% were on projects at less than < 3 complete submittals.

1st Review; Cycle 2:

Actionable Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	The submitted documents do not contain enough detail regarding the development's proposed use of public water & sewer facilities to facilitate a complete review by PUD. Each submittal must include enough information to establish the manner and the degree of utilization for both the existing and proposed versions of development.

(From Cycle 2)

2nd Review; Cycle 6:

Actionable Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Please provide a Sewer Planning Study indicating how the private sewer lateral service connections utilizing the existing active public sewer main will be accommodated prior to the public main being abandoned and its associated easement vacated.

"1. A new water meter/ service and sewer line is proposed. The existing sewer easement line is to be abandoned. Video of the sewer line not in use can be provided." - Please email a link to the video.

(New Issue)

<input type="checkbox"/>	14	On the Site Plan, within that portion of any public or private water or sewer easement (including public ROWs) which lie on the property under review (or, contiguous to the property under review if the easement is private and was recorded on the adjacent property's title in favor of the property under review), please locate and label all existing and proposed water and sewer facilities and associated appurtenances both PUBLIC and PRIVATE (e.g. PUBLIC WATER MAIN, PUBLIC WATER METER, PRIVATE BACKFLOW PREVENTER, PRIVATE FIRE MAIN, PRIVATE FIRE HYDRANT, PUBLIC SEWER MAIN, PRIVATE SEWER MAIN, PRIV (New Issue)
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<input type="checkbox"/>	15	On the Site Plan, please locate & label all existing water services as: EXISTING WATER SERVICE TO BE KILLED AT THE MAIN, EXISTING WATER SERVICE TO BE RETAINED, EXISTING WATER SERVICE TO BE REMOVED, OR, EXISTING WATER SERVICE TO BE PRIVATIZED, and;
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On the Site Plan, please locate all existing sewer services and label as:  
EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE, EXISTING SEWER LATERAL TO BE RETAINED, EXISTING SEWER LATERAL TO BE REMOVED, OR EXISTING SEWER LATERAL TO BE PRIVATIZED.

(New Issue)

<input type="checkbox"/>	16	On the Site Plan, within the public ROW, please label any existing sewer lateral located within 10' of either a proposed water service* or an existing/ proposed tree, or within 3' of an existing or proposed driveway as: TO BE ABANDONED AT THE PROPERTY LINE. *Note: An exception allows the horizontal edge-to-edge to be reduced to 5' providing that at any given perpendicular distance from the property line into the public ROW: the bottom elevation of the water pipe is at least 1' higher than the top of the sewer pipe and the minimum pavement slope from the water pipe to the sewer pipe is 2%.
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(New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 693412 / Cycle: 6





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Private water & sewer mains and service laterals which lay across more than one lot are not permitted unless no other reasonable alternative exists. For those that already exist, or which are being proposed, please locate and label the pipeline On the Site Plan & TM within a private utility easement of reasonable width (normally 6' min. for sewer, 4' for water) and provide a note on both the Title Sheet and Site Plan which clearly indicates which authority will be used for its design (Uniform Plumbing Code or City of San Diego Facility Design Guidelines).  (New Issue)
<input type="checkbox"/>	18	If the project will be proposing private sewer service laterals across lot lines, please clearly locate and label both the private sewer service laterals the associated private sewer easements (e.g. PROPOSED PRIVATE SEWER SERVICE LATERAL FOR PARCEL #2, and 6' WIDE PRIVATE SEWER EASEMENT ON PARCEL #1 IN FAVOR OF PARCEL #2).  Notes: The minimum width required for the entire length of any proposed private sewer easement is equal to the maximum depth of cover required plus one foot (1').  The minimum slope required for any private sewer lateral is 2%.  (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> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> Fire-Plan Review	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Larson, Willard (619) 323-6108 WTLARSON@sandiego.gov	<b>Assigned:</b> 06/03/2022	
	<b>Started:</b> 06/03/2022	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 06/03/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/03/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/18/2022	

- . The review due date was changed to 06/10/2022 from 06/10/2022 per agreement with customer.
- . We request a 3rd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 20 reviews, 65.0% were on-time, and 58.3% were on projects at less than < 3 complete submittals.

### Fire 1

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Provide Fire Access Plan per Engineering Scale 20, 30, 40, 50, 60. (From Cycle 2)
<input checked="" type="checkbox"/>	2	Show required hose pulls to all portions of the exterior of the building/buildings. Around new additions. (From Cycle 2)
<input checked="" type="checkbox"/>	3	Show all existing fire hydrants within 600' on the fire access plan. Must reach all portions of the exterior of the building/buildings, within a 300' radius. SD Ordinance 17927 (From Cycle 2)

### Fire-6/3/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Issues from previous cycle confirmed and cleared. No further issues from Fire-Plan Review. (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> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 05/12/2022	Deemed Complete on 05/12/2022
<b>Reviewing Discipline:</b> LDR-Map Check	<b>Cycle Distributed:</b> 05/12/2022	
<b>Reviewer:</b> Najeeb, Anna (619) 446-5308 ANajeeb@sandiego.gov	<b>Assigned:</b> 05/13/2022	
	<b>Started:</b> 06/02/2022	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 06/10/2022	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 06/08/2022	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 08/18/2022	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Map Check on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Map Check (all of which are new).
- . Last month LDR-Map Check performed 34 reviews, 73.5% were on-time, and 41.9% were on projects at less than < 3 complete submittals.

### 📁 1st review 6/8/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | <p>Show/plot all existing easements as listed in the title report. Make sure the type of easement, recording information and grantee are also indicated to determine whether the easement is granted for private or public use.</p> <p>Clearly identify and show the limits of all public easements on the exhibit that are being proposed to be vacated. If no limits are provided please state if it is a blanket Easement.</p> <p>Clearly label and show the limits of all public easements on the exhibit that are being proposed to be dedicated or granted.</p>                              |
| <input type="checkbox"/> | 2 | <p>(New Issue)</p> <p>Please add a Basis of Bearings (BoB) Statement on sheet 1. If possible, use the underlying map for the basis of bearings. The link below (page 32 et seq) is the City's Mapping &amp; Land Title Document Preparation Manual that discusses the requirements for basis of bearings and the various standard statements for BoB.</p> <p><a href="https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf">https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf</a> (New Issue)</p> |
| <input type="checkbox"/> | 3 | Plans must be stamped by a Licensed Land Surveyor or a Civil Engineer authorized to practice land surveying (Section 8726 of the Business and Professions Code). (New Issue)   |
| <input type="checkbox"/> | 4 | <p>Please add to the Title sheet of the Coastal development permit plan the following approval numbers.</p> <p>CDP NO. 2573646<br/>Easement Vacation: 2592608 (New Issue)</p>  |

