



L64A-003A

Project Information

Project Nbr: 696528 **Title:** Dig -Wrelton Drive CDP Amend
Project Mgr: Rogers, Will (619) 555-1234 rogersrw@sandiego.gov



Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 10/04/2022	Deemed Complete on 10/20/2022
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 10/20/2022	
Reviewer: Baker, Hani (619) 446-5273 HBaker@sandiego.gov	Assigned: 10/21/2022	
	Started: 11/10/2022	
Hours of Review: 2.00	Review Due: 11/10/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/14/2022	COMPLETED LATE
	Closed: 12/16/2022	

- . The review due date was changed to 11/16/2022 from 11/16/2022 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 LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 38 reviews, 15.8% were on-time, and 21.1% were on projects at less than < 3 complete submittals.

Project Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	1	Project proposes remodel and addition to existing 2,490 sf two-story residence and 525 SF one-story detached sunroom (PTS# 116313) to a 5,793 three-story residence and sunroom for a total GFA of 6,307sf located at 625 Wrelton Drive.
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Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. (From Cycle 2)

Zoning & Existing Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	2	The 12,487sf (0.29-acre) site is located in the RS-1-7 Zone, partially in Highly Sloped land with slopes higher than 25%, Geo Hazard 53, Coastal Height Limit Overlay Zone, Coastal Overlay (Appealable) Zone, Parking Impact (Coastal & Beach) Overlay Zone, Tranist Area Overlay Zone, Transit Priority Area and the First Public Roadway within the La Jolla Community Plan area. (From Cycle 2)
<input checked="" type="checkbox"/>	3	The 12,487sf lot (APN: 415-214-10-00) is currently developed with a 2,490 sf two-story single-unit residence, and a 2-car garage through prior CDP No 91-0400, and a detached 525 sf one-story non-habitable accessory structure, used as sunroom per PTS# 116313.

Premises has exhausted its CDP exemption through previous permit for modification and expansion.

Premises is subject to a code enforcement case CE-0512093 for Unpermitted Grading and calling for an Emergency grading permit and CDP.

(From Cycle 2)

Permit & Process

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	5	Process: Pursuant to SDMC 126.0707(b) a decision on an application for a City-issued Coastal Development Permit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506.
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The project site is located in a appealable area of the Coastal Overlay Zone and so the Coastal Development Permit for the proposed project would be processed as a Process Three Permit. (From Cycle 2)

<input checked="" type="checkbox"/>	6	Please provide last (most up to date) building permit and plan exhibit. (From Cycle 2)
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Development Regulations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 696528 / Cycle: 10





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	FAR MAX Floor Area Ratio of an 12,000 sf to 13,000 sf lot in the RS-1-7 Zone is 0.52 per Table 131-04J Maximum Floor Area Ratio in RS-1-7 Zone. Max FAR is $12,487 \text{ sf} \times 0.52 = 6,493.2 \text{ sf} > 6,307$ proposed Correct FAR on cover sheet. (From Cycle 2)
<input checked="" type="checkbox"/>	28	FAR Revised to .52 FAR and updated the allowed square footage: F.A.R. .52 X 12,487 SQ. FT.= ALLOWED: 6,493.2 SQ. FT. PROPOSED: 6,232 SQ. FT. G.F.A. EXISTING: 3,532 SQ. FT. PROPOSED: 5,832 SQ. F (2nd floor has been revised due to being over the setback. Overall FAR was reduced by 75 sq. ft. Also, deck #3 was reduced.) (From Cycle 8)
<input checked="" type="checkbox"/>	8	SETBACKS: Property lines are not clearly noted. Please provide property lines clearly noted on plans with a distinctive line type including dimensions. (From Cycle 2)
<input checked="" type="checkbox"/>	33	Setback & Step backs Please demonstrate setback lines on the second story plan, demonstrating no further encroachment into the setback. Please show step backs from the 4' setback. (From Cycle 8)
<input checked="" type="checkbox"/>	34	Third floor penthouse is stepping back 4' from the 4' setback. Second floor addition is broken down into various planes to reduce bulk. (New Issue)
<input checked="" type="checkbox"/>	9	HEIGHT: Per SDMC Height - Notwithstanding the definition of height in Land Development Code Section 113.0103, the term height means the vertical distance between any point on any structure & the preexisting grade. Height - Notwithstanding the definition of height in Land Development Code Section 113.0103, the term height means the vertical distance between any point on any structure & the lowest of preexisting grade or finished grade, directly below it per Appendix B. Please show dimensions on elevation and sections sheets. Provide overall height and grade level elevation. (From Cycle 2)
<input checked="" type="checkbox"/>	10	Angled Building Envelope: Please demonstrate required angled building envelope per SDMC Section 131.0444(b) on proposed elevations. (From Cycle 2)
<input checked="" type="checkbox"/>	11	GFA Provide total square footage of existing structures on site and total square footage of proposed. (From Cycle 2)
<input checked="" type="checkbox"/>	12	Site Plan Provide existing Site Plan in addition to the proposed site plan provided. (From Cycle 2)
<input checked="" type="checkbox"/>	13	Please note title of each plan such as "proposed second floor" and the like. (From Cycle 2)
<input checked="" type="checkbox"/>	14	Kitchen Sheets L3 & L4 demonstrate 2 kitchens, remove one kitchen or resolve discrepancy. (From Cycle 2)
<input checked="" type="checkbox"/>	15	Lot coverage: Provide required lot coverage per Section 131.0445(a).
<input type="checkbox"/>	16	Is the proposal expanding the existing building footprints on site? (From Cycle 2) Paving and Hardscape Please provide paving and hardscape in the front yard setbacks required per SDMC 131.0447. (From Cycle 2)
<input type="checkbox"/>	31	Paving & Hardscape follow up: please provide percentage of hardscape in the front yard setback required per SDMC 131.0447. (From Cycle 8)
<input checked="" type="checkbox"/>	17	Accessory Building: Please provide existing floor plan of accessory non-habitable building per 131.0448(b). (From Cycle 2)





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Maximum Third Story Dimensions in the RS Zones In the RS-1-7 zone, the following shall apply per SDMC 131.0460: (a) The width of the third story is limited to 70% of the width of the lot. (b) The depth of the third story is limited to 50% of the depth of the lot or 100% of the maximum width dimension, whichever is greater. Please provide width and depth percentages of the proposed third floor. (From Cycle 2)
<input checked="" type="checkbox"/>	29	Third story dimension: Penthouse area is less than 10% of the overall roof area (second floor). (From Cycle 8)
<input checked="" type="checkbox"/>	19	Parking: parking is determined through SDMC 159.0404. LDR Planning defers to LDR Transportation for required parking. (From Cycle 2)
<input checked="" type="checkbox"/>	30	Parking correction: an existing 2 car garage is complying. (From Cycle 8)

La Jolla Community Plan

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	Identified Public Vantage Points: Premises is located in the Tourmaline Surfing Park intermittent or partial vista and a Public Vantage Point 90 degree View Cone. Public views are protected in the setbacks of corner lots per figure 9 of the La Jolla Community Plan. Premises is not a corner lot. (From Cycle 2)
<input checked="" type="checkbox"/>	22	Physical Access to coast: Premises is close to Tourmaline Park access point per figure 6 of the LJCP. (From Cycle 2)
<input checked="" type="checkbox"/>	24	Community Character Bulk & Scale: In order to maintain and enhance the existing neighborhood character and ambiance, & to promote good design and visual harmony in the transitions between new and existing structures in bulk and scale - with regard to surrounding structures or land form conditions as viewed from the public right-of-way. To promote transitions in scale between new and older structures, create visual relief through use of diagonal or off-setting planes, building articulation, roofline treatment & front yard setback. Please show how development conforms. (From Cycle 2)
<input checked="" type="checkbox"/>	25	Step Back: Structures with front & side yard facades that exceed one story should slope or step back additional stories, up to the 30' height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. Multi story development: For large lots in single dwelling unit areas, apply development regulations that will limit the perceived bulk & scale differences relative to surrounding lots. Apply a sliding scale for floor area ratios that will decrease building scale as the lot size increases. Please show compliance. (From Cycle 2)
<input checked="" type="checkbox"/>	32	24 & 25 Requirements: Project is proposing a full second story over the existing footprint, please demonstrate required step backs and break down of bulk on the 2nd story. (From Cycle 8)
<input checked="" type="checkbox"/>	35	The first and second floors are existing and proposing additional GFA. The third floor (which is a roof deck and a bathroom) is stepping back 4' from the setback , decks reduce the bulk N. FIRST FLOOR AREA 2,159 SQ.FT. E. Attached GARAGE AREA (E) 505 SQ.FT. N. 1ST FLOOR CVRD. PATIO AREA 491 SQ.FT. Total 1st floor 3,155 sf N. SECOND FLOOR AREA 3,053 SQ.FT. N. MASTER DECK AREA 144 SQ.FT. N. DECK #1 56 SQ.FT. #2 225 SQ.FT, #3 40 SQ.FT. N. PENTHOUSE AREA 115 SQ.FT. N. ROOF DECK AREA 1,031 SQ.FT. 3,155 1st floor > 3,053 sf 2nd floor >115 sf 3rd floor (New Issue)

Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 696528 / Cycle: 10





Cycle Issues

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	Regular Coastal Development Permit conditions apply. (From Cycle 2)
<input type="checkbox"/>	27	CAP consistency check: Proposed project may be consistent with the existing General Plan and Community Plan land use and zoning designations after all issues are cleared. (From Cycle 2)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 10/04/2022	Deemed Complete on 10/20/2022
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/20/2022	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 10/21/2022	
	Started: 11/14/2022	
Hours of Review: 1.00	Review Due: 11/16/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/14/2022	COMPLETED ON TIME
	Closed: 12/16/2022	

- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Environmental performed 32 reviews, 40.6% were on-time, and 18.5% were on projects at less than < 3 complete submittals.

May 2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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. (From Cycle 2)
<input checked="" type="checkbox"/>	2	PROJECT DESCRIPTION: Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area. (From Cycle 2)
<input checked="" type="checkbox"/>	8	HISTORICAL RESOURCES-ARCHAE: No impacts to archaeological resources are anticipated. (From Cycle 2)
<input checked="" type="checkbox"/>	9	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. (From Cycle 2)
<input checked="" type="checkbox"/>	10	NOISE: The project is not anticipated to result in a significant increase in existing ambient noise levels. No noise report is required. (From Cycle 2)
<input checked="" type="checkbox"/>	11	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. (From Cycle 2)
<input checked="" type="checkbox"/>	12	PUBLIC UTILITIES: The project does not exceed the City's threshold for direct or cumulative impacts on solid waste facilities. (From Cycle 2)
<input checked="" type="checkbox"/>	14	VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER: The project would not result in a substantial obstruction of any views, alteration of land form, or emission of light/glare. 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. (From Cycle 2)
<input checked="" type="checkbox"/>	15	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. (From Cycle 2)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. (New Issue)
<input checked="" type="checkbox"/>	17	This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the NORA represents the official environmental determination date. (New Issue)





L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline) Submitted: 10/04/2022 Deemed Complete on 10/20/2022
Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 10/20/2022
Reviewer: Florezabihi, Hoss Assigned: 10/25/2022
(619) 446-5348 Started: 12/08/2022
florezabih@sandiego.gov Review Due: 11/10/2022
Hours of Review: 5.00 Completed: 12/09/2022 COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline) Closed: 12/16/2022

- The review due date was changed to 11/16/2022 from 11/16/2022 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 10 outstanding review issues with LDR-Engineering Review (6 of which are new issues).
Last month LDR-Engineering Review performed 27 reviews, 25.9% were on-time, and 15.0% were on projects at less than < 3 complete submittals.

1st Review comments - 05/04/22

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 12 rows of review comments with checkboxes and detailed text.

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 696528 / Cycle: 10





L64A-003A

Issue
Cleared? Num Issue Text

- 13 Please provide a detail written response to all comments regardless you agree or not and in case of disagreement express your reasoning. (From Cycle 2)

2nd Review - 12/09/20

Issue
Cleared? Num Issue Text

- 14 Please note unchecked comments of previous review are still standing and needs to be addressed. (New Issue)
- 15 Circling Back to comment #10 of previous review, provide a call out on Site and Grading plans to R&R sidewalk along Wrelton Drive. (New Issue)

Draft Conditions

Issue
Cleared? Num Issue Text

- 16 Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to reconstruct existing sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Wrelton Drive.

(New Issue)
- 17 Prior to the issuance of any building permits the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping /hardscaping in the Wrelton Drive public Right-of-Way. (New Issue)
- 18 Prior to the issuance of any building permit the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. (New Issue)
- 19 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)





L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 10/04/2022	Deemed Complete on 10/20/2022
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/20/2022	
Reviewer: Rogers, Will (619) 555-1234 rogersrw@sandiego.gov	Assigned: 10/25/2022	
	Started: 10/25/2022	
Hours of Review: 0.50	Review Due: 11/10/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/25/2022	COMPLETED ON TIME
	Closed: 12/16/2022	

- . The review due date was changed to 11/16/2022 from 11/16/2022 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 2 outstanding review issues with Community Planning Group (2 of which are new issues).
- . Last month Community Planning Group performed 17 reviews, 41.2% were on-time, and .0% were on projects at less than < 3 complete submittals.

05-06-22

La Jolla Community Plan Area

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	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)

New Issue Group (4543379)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	New Issue (17679057) (New Issue)
<input type="checkbox"/>	6	Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. You may contact Diane Kane, President of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa.org or dkane002@san.r.rr.com to inquire about the community planning group meeting dates, times, and location for community review of this project. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 10 Submitted (Multi-Discipline)	Submitted: 10/04/2022	Deemed Complete on 10/20/2022
Reviewing Discipline: Park & Rec	Cycle Distributed: 10/20/2022	
Reviewer: Scoggins, Shannon (619) 236-6894 Sscoggins@sandiego.gov	Assigned: 11/02/2022	
	Started: 12/16/2022	
Hours of Review: 1.00	Review Due: 11/10/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/16/2022	COMPLETED LATE
	Closed: 12/16/2022	

- . The review due date was changed to 11/16/2022 from 11/16/2022 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 Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with Park & Rec (5 of which are new issues).
- . Last month Park & Rec performed 8 reviews, .0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

5-23-22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site is adjacent to City fee-owned parkland and cannot encumber the City with any brush management impacts from the proposed development. (From Cycle 2)
<input checked="" type="checkbox"/>	2	There can be no temporary or permanent construction impacts to adjacent City fee-owned parkland. The project will need to be constructed without any access onto City property. (From Cycle 2)
<input checked="" type="checkbox"/>	3	There can be no private easements, or encroachments on the adjacent City fee-owned parkland. (From Cycle 2)
<input checked="" type="checkbox"/>	4	There can be no remedial grading sub-surface infrastructure (including footings) on City fee-owned parkland. (From Cycle 2)
<input checked="" type="checkbox"/>	5	There can also be no overspray or irrigation runoff onto adjacent City fee-owned parkland. (From Cycle 2)
<input checked="" type="checkbox"/>	6	Remove any proposed improvements (planting, fencing) shown on the plans that is located on the adjacent City fee-owned parkland. (From Cycle 2)

DRAFT Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The Owner/Permittee shall ensure that there are no temporary or permanent construction impacts to adjacent City fee-owned parkland. (New Issue)
<input type="checkbox"/>	8	The Owner/Permittee shall ensure that there no private easements, or encroachments on the adjacent City fee-owned parkland. (New Issue)
<input type="checkbox"/>	9	The Owner/Permittee shall ensure that there is no remedial grading sub-surface infrastructure (including footings) on City fee-owned parkland. (New Issue)
<input type="checkbox"/>	10	The Owner/Permittee shall ensure that there is no overspray or irrigation runoff onto adjacent City fee-owned parkland. (New Issue)
<input type="checkbox"/>	11	The Owner/Permittee shall ensure Parks and Recreation Department review and approval of grading plans prior to permit issuance. (New Issue)

