

December 15, 2022

VIA EMAIL: shani@eosarc.com

Shani Sparks
EOS Architecture, Inc.
7542 Fay Avenue
La Jolla, CA 92037

Subject: Castellana Residence CDP SDP - Assessment Letter; Project No. 1062257; IO:
24009295

Dear Shani:

Your project is processing one or possibly more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the **first** review of the project as described below:

- To construct a three-story, 10,120-square-foot (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area. Note: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.
- **Process 2** - Coastal Development Permit (CDP) for all coastal development of a premises within the Coastal Overlay Zone per [SDMC Section 127.0702\(a\)](#).
- **Process 3** - Site Development Permit (SDP) may be required due to Environmentally Sensitive Lands (ESL) per [SDMC Section 126.0502\(a\)](#). This can be determined when a Slope Analysis is submitted.

Consolidation of Processing regulations ([SDMC Section 112.0103](#)) mandates that all actions be consolidated and processed at the highest decision level. At this time, the decision to approve, conditionally approve, or deny the project will be made by a Process 2 Staff Decision or Process 3 Hearing Officer, with appeal rights to the Planning Commission.

At a minimum, a formal recommendation to the Decision Maker will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation;
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines. All issues in the report must be addressed to move forward to a decision. The following significant issues have been identified:

- **DSD-Planning** requires that a Slope Analysis be provided in order to determine if Environmental Sensitive Lands in the form of Steep Hillides are present.
- **DSD-Geology** requires that an Addendum to the Geotechnical Investigation Report or updated letter be provided that specifically addresses the proposed development plans and the comments noted in the Project Issues Report.

TIMELINE: Your next review cycle should take approximately 20 business days. On average, discretionary approvals often range between 10-12 months to process.

RESUBMITTAL REQUIREMENTS: At this time, additional documents and information are required. Incomplete submittals cannot be accepted and will delay the review.

Note: [SDMC 126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or March 19, 2023. Closed projects cannot be "reactivated". Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the [DSD Online Permit Application Help Guide](#) for support or contact your Development Project Manager. Please keep track of any review comments that are marked as 'Conditions,' as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** - Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project

delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the following resources for instructions:

- DSD and Online Permit [Application Help Guide](#).
- DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
- For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
- **Draft Findings:** Please provide draft written findings in paragraph form referencing the Community Plan's goal and policies relevant to your project. Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution.
 - [SDMC 126.0708](#) Coastal Development Permit findings.
 - [SDMC 126.0505](#) Site Development Permit findings.
- **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association (CPA) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the La Jolla CPG via this [link](#) 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 (including the vote count) to me, copying the CPG chair on your email.

Development Services Department (DSD) Information Bulletin [IB-620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see [Community Planning Group Resources | Planning Department | City of San Diego Official Website](#).

FINANCIAL INFORMATION:

Deposit Account (IO: 24009295): Our most recent records show (as of 12/15/2022) that there is a balance of **\$12,007.07** in the deposit account for your project. However, please be advised that the

Page 4 of 4
Shani Sparks
December 15, 2022

cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

Please be advised that the [minimum required balance](#) of **\$8,000** must be maintained throughout the process. If you wish to make an additional payment towards the deposit account. Payments can be made either in-person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#). Payments can also be made electronically via the [Accela Citizen Access portal](#).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information, see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

I look forward to working with you and your team. I may be reached at lopezma@sandiego.gov or at 619-533-4701.

Sincerely,



Mark Lopez
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: Dianne Kane, Chair of the La Jolla Community Planning Association
Reviewing staff

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

#	Comment Content	Reviewer	Group	Disposition	Cycle	Page	Sheet	Updated
1	<p>DEVELOPMENT IMPACT FEE (DIF):This development project may be subject to development impact fees during the building permit review process.Residential Component:Residential DIFThe current estimated La Jolla DIF rate for the mobility, library and fire component of the residential development is \$1,672 per single-dwelling unit.The current Citywide Park DIF for the residential component of the development is based on the square footage, location, and affordability level.Link to the Citywide Park DIF Calculator: https://www.sandiego.gov/sites/default/files/park-dif-clculator.xlsxREGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):RTCIP fees are required on residential development at Building Permit issuance.The current RTCIP Fee is \$3,130 per single-dwelling unit and \$2,505 per multi-dwelling unit.TIMING OF DIF PAYMENTS:The Regional Transportation Congestion Improvement Program (RTCIP) Fee is due at building permit issuance.All other Development Impact Fees are due no later than prior to requesting a final inspection per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.For all projects with a building permit application date prior to July 1st, 2022, and ready for building permit issuance in FY 2023, applicants will be given the opportunity to pay FY 22 fee rates if payment is made at building permit issuance. However, if applicant chooses to pay the fee at final inspection, any annual inflationary adjustments shall apply.Email impactfees@sandiego.gov to schedule a DIF payment.(INFORMATION ONLY)FEE SCHEDULE:Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).The current DIF Schedule can be accessed at: https://www.sandiego.gov/sites/default/files/feeschedule.pdfNOTICE:These comments are draft and subject to change until presented by the City's assigned Development project Manager in conjunction with the development 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 responses to the full Assessment Letter. The DSD Development project Manager can assist with further questions.</p>	Kevin Leo	PLFF	Closed	1ST	1	P1	14-Sep-22
2	<p>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.</p>	Hoss Florezabihi	ERVW	Open				10-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.	Hoss Florezabihi	ERVW	Open				10-Oct-22
4	The applicant did not sign the Storm Water Requirements Applicability Checklist. Submit a revised checklist on the next submittal.	Hoss Florezabihi	ERVW	Open				10-Oct-22
5	Based on current Current Storm Water Requirements Applicability Checklist (DS-560) This appears to be a "Standard Project " and subject to LID requirements .	Hoss Florezabihi	ERVW	Open				10-Oct-22
6	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.	Hoss Florezabihi	ERVW	Open				10-Oct-22
7	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf	Hoss Florezabihi	ERVW	Open				10-Oct-22
8	Revise the Conceptual Grading Plan, add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points as well as conveyance to public drainage system.	Hoss Florezabihi	ERVW	Open				10-Oct-22
9	Revise the grading plan and add sections for all propose retaining walls 9 including the driveway walls) showing existing and proposed grades, vertical height of cut/fill and height of the walls.	Hoss Florezabihi	ERVW	Open				10-Oct-22
10	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site.	Hoss Florezabihi	ERVW	Open				10-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

11	Drainage report must address how increase in runoff (proposed vs. existing condition) will be mitigated or whether the downstream conveyance system has the capacity to handle the increase.	Hoss Florezabihi	ERVW	Open				10-Oct-22
12	Please note regarding comment 6- 8 (above) if LDR-Planning identifies the site as “steep hillside “ , the answer to Item No. 4, Section E of DS-560 will be “YES“ and project will be a “Priority“ and subject to structural BMPs and hydromodification requirements.	Hoss Florezabihi	ERVW	Open				10-Oct-22
13	Please note Muni Code 142.0610(a) requires all public improvements and dedications be up to current City Standards prior to issuance of Building permit.	Hoss Florezabihi	ERVW	Open				10-Oct-22
14	Regarding previous comment revise Grading plan or add improvement plan to show all existing and proposed improvements adjacent to the site along with their corresponding dimensions and pull proposed retaining walls out of public ROW.	Hoss Florezabihi	ERVW	Open				10-Oct-22
15	Please note minimum curb to property line distance for Local/Residential Streets are 10'. To meet this requirements right of way dedication will be required.	Hoss Florezabihi	ERVW	Open				10-Oct-22
16	Existing records indicates there is a public alley on the east side (next to lot 43). Please show that on the plan and note minimum alley width requirements is 20' and alley dedication maybe required. Provide a copy of Map for review (reference material).	Hoss Florezabihi	ERVW	Open				10-Oct-22
17	On the Site and Grading Plan show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required.	Hoss Florezabihi	ERVW	Open				10-Oct-22
18	Show/add visibility triangles per 113-02 SS for proposed driveway .	Hoss Florezabihi	ERVW	Open				10-Oct-22
19	Please note further comments may arise once requested information are received.	Hoss Florezabihi	ERVW	Open				10-Oct-22
20	Please provide a detail written response to all comments regardless you agree or not and in case of disagreement express your reasoning.	Hoss Florezabihi	ERVW	Open				10-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

21	Project Scope: The project proposes a COASTAL DEVELOPMENT PERMIT and NEIGHBORHOOD DEVELOPMENT PERMIT to construct a 3-story, 9,820-square-foot residence located on Castellana Road, near Crespo Drive, on a vacant parcel (APN: 350-541-0600). The project would also construct associated site improvements (i.e. hardscape, landscaping, and retaining walls). The 0.27-acre site is in the RS-1-5 Base Zone, Coastal (Non-Appealable), and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan area. Council District 1.	Marlene Watanabe	ENVR	Open				13-Oct-22
22	GENERAL: 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.	Marlene Watanabe	ENVR	Open				13-Oct-22
23	RESUBMITTAL REQUIREMENTS: Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study.	Marlene Watanabe	ENVR	Open				13-Oct-22
24	ENVIRONMENTAL DETERMINATION: Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.	Marlene Watanabe	ENVR	Open				13-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

25	Land Use: EAS defers to LDR-Planning with regard to compatibility with land use and zoning regulations and policies. Please see the discipline's issues for further direction.	Marlene Watanabe	ENVR	Open				13-Oct-22
26	Aesthetics/ Visual: The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC). The project proposes to construct a 3-story residential structure on a vacant parcel within an existing residential neighborhood. The project site does not appear to be located along a view corridor per the La Jolla Community Plan. Please defer to LDR-Planning's review for any comments regarding height, setbacks, or community character comments.	Marlene Watanabe	ENVR	Open				13-Oct-22
27	Biological Resources: The project site is currently vacant and is surrounded by existing residential development. The project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area (MHPA) designated lands. Review of aerial and street level photography appear to show that the project site has been previously disturbed but contains vegetation. A Biological Survey Letter is required due to the undeveloped nature of the site. The report should capture impacts from all project components, including brush management. Please refer to Appendix II: Guidelines for Conducting Biology Surveys, of the City Biology Guidelines and the City's Significance Determination Thresholds under Biological Resources.	Marlene Watanabe	ENVR	Open				13-Oct-22
28	Geologic Conditions: A Geotechnical Investigation prepared by TerraPacific Consultants, Inc., dated May 26, 2022 was received for the proposed project. EAS defers to Geology on geologic issues and review of the Geological Investigation. Please address any comments made by LDR-Geology on the submitted report.	Marlene Watanabe	ENVR	Open				13-Oct-22
29	GHG: EAS has reviewed and the Climate Action Plan (CAP) Consistency Checklist submitted and is requesting revisions. Under Step 1: Land Use consistency, the project site does not appear to be within the La Jolla Shores PDO. Please identify the General Plan, Community Plan, and zoning designations on the site and describe how the proposed project is consistent. Please revise and resubmit. Please note, other reviewing disciplines (e.g. DSD-Planning, DSD-Transportation) may have additional edits/clarifications on the CAP Consistency Checklist.	Marlene Watanabe	ENVR	Open				13-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

30	Health & Safety: BMZ: The project site may be subject to brush management. EAS will defer to the Landscaping reviewer for analysis/conformance with Brush Management requirements.	Marlene Watanabe	ENVR	Open				13-Oct-22
31	Historical Resources (ARCHAEOLOGY): The project site is located in an area that is sensitive for the discovery of archaeological resources. Pursuant to the City's Land Development Code Historical Resources Guidelines, archaeological surveys are required when development is proposed on previously undeveloped parcels in areas that are sensitive for archaeological resources. EAS staff will require an archaeological survey to be conducted to determine the project's potential to significantly impact archaeological resources.	Marlene Watanabe	ENVR	Open				13-Oct-22
32	Historic Resources (BUILT ENVIRONMENT): The project site is vacant and does not contain any structures of 45 years. EAS has no further comments on this issue area.	Marlene Watanabe	ENVR	Open				13-Oct-22
33	Hydrology/Drainage: The proposed site is designated for Flood Zone X, which indicates an area of minimal flood hazard. For review technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.	Marlene Watanabe	ENVR	Open				13-Oct-22
34	Paleontological Resources: According to the Geotechnical Investigation, the subsurface exploration revealed that the site is mantled with fill soil to depths of 5.0 and 4.1 feet below ground surface (bgs) and Quaternary-aged native slope wash deposits (Qsw) to depths of up to 26 feet bgs, underlain by quaternary-aged Ancient Landslide Deposits originating from the Point Loma Formation. Fill soil is not sensitive for the discovery of paleontological resources, and slope wash deposits and landslide deposits have unknown sensitivity for the discovery of paleontological resources. Upon next submittal, please provide the total amount of grading and/or ground disturbance including unpermitted grading (import/export, amount of fill, and depth of cut from existing grade including all soil disturbance etc.) in a grading table proposed for the project on the project plans. Until this information is provided, EAS cannot address this issue area.	Marlene Watanabe	ENVR	Open				13-Oct-22
35	Tribal Cultural Resources (AB52): Please note, this project is subject to Tribal Consultation under AB 52.	Marlene Watanabe	ENVR	Open				13-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

36	Water Quality: EAS defers to Engineering on storm water issues. Please refer to Engineering's comments for further direction.	Marlene Watanabe	ENVR	Open				13-Oct-22
37	Wildfire: The project site is located in a Very High Fire Severity Zone. Please provide information on fire resistant building materials that will be used to construct the proposed project. As noted above, EAS will defer to the Landscaping reviewer for analysis/conformance with Brush Management requirements.	Marlene Watanabe	ENVR	Open				13-Oct-22
38	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:	Kreg Mills	GEOL	Open				20-Oct-22
39	Indicate if the current design will allow for adequate clearance from the proposed structure to the ascending slope as required per the current building code (CBC 1808.7.1). If necessary, provide an alternate recommended clearance or recommend design modifications.	Kreg Mills	GEOL	Open				20-Oct-22
40	Provide an explicit opinion whether or not a "potentially active" fault trace passes beneath the proposed development.	Kreg Mills	GEOL	Open				20-Oct-22
41	Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.	Kreg Mills	GEOL	Open				20-Oct-22
42	Provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.	Kreg Mills	GEOL	Open				20-Oct-22
43	Provide a statement as to whether or not the site is suitable for the intended use.	Kreg Mills	GEOL	Open				20-Oct-22
44	Please note, the requested addendum/update letter must be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only. Please note, to avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.	Kreg Mills	GEOL	Open				20-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

45	Please note, storm water requirements for the proposed conceptual development will be evaluated by DSD-Engineering review. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the City's current Storm Water Standards. Check with your DSD-Engineering reviewer for requirements. If necessary, DSD-Engineering may request an DSD-Geology review of the storm water infiltration evaluation.	Kreg Mills	GEOL	Open					20-Oct-22
46	The following 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 updated outside the full 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.	Rey Rebolledo	LDSC	Open	1ST	16	L-1		27-Oct-22
47	Brush Management: Project is completely surrounded by single-dwelling unit type development. Further than 100 Feet from highly flammable, native/naturalized vegetation. Exempt from Brush Management, 142.0412. Please remove any notes/references referring to Brush Management.	Rey Rebolledo	LDSC	Open	1ST	16	L-1		27-Oct-22
48	Maximum Paving and Hardscape in RS Zones, [131.0447]: Per Table 131-04D the maximum allowable hardscape in the front yard is 60%. Per 131.0447 please demonstrate on the plans that the front yard does not exceed the allowable maximum.	Rey Rebolledo	LDSC	Open	1ST	17	L-2		27-Oct-22
49	Paving/Hardscape: Provide a diagram and graphically define the 'street yard area'. In addition, graphically define the 'proposed paving and hardscape square foot areas' within the street yard area. Note: Street Yard AREA is between the fronting property line towards the edge of the proposed home.	Rey Rebolledo	LDSC	Open	1ST	17	L-2		27-Oct-22
50	Provide the following on the plans: MAXIMUM PAVING AND HARDCAPE IN RS ZONES _____ Street Yard Area SF _____ Proposed Paving and Hardscape Area SF _____ % of Total Street Yard Area (60% Max)	Rey Rebolledo	LDSC	Open	1ST	17	L-2		27-Oct-22
51	Please show the property line on all landscaping plans.	Rey Rebolledo	LDSC	Open	1ST	17	L-2		27-Oct-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

52	<p>Street trees shall be planted between the curb and abutting property line calculated at the rate of one 24-inch box canopy form tree for every 30 feet of linear street frontage, excluding curb cuts and required clearances for designated bus stops. Where site conditions do not allow the installation of the street trees required by SDMC 142.0409 in the parkway, trees may be located on the private property within 10 feet of the property line along that street frontage. Please demonstrate on the plans how this requirement is being met.</p>	Rey Rebolledo	LDSC	Open	1ST	17	L-2	27-Oct-22
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PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

53	<p>Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."Provide the following note on the Landscape Plan:MINIMUM TREE SEPARATION DISTANCETraffic signals / stop signs - 20 feetUnderground utility lines - 5 feet (10' for sewer)Above ground utility structures - 10 feetDriveway (entries) - 10 feetIntersections (intersecting curb lines of two streets) - 25 feetProvide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by ___owner___. Landscape and irrigation areas in the public right-of-way shall be maintained by ___owner___. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches per SDMC 142.0413(c), excluding slopes requiring revegetation per SDMC 142.0411."Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(6)."Provide the following note on the Landscape Plan: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).Provide the following note on the Landscape Plan: "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(11)."Provide the following note on the Landscape Plan: "All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning per SDMC 142.0403(b)(8). Topping of trees is not permitted."</p>	Rey Rebolledo	LDSC	Open	1ST	17	L-2	27-Oct-22
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PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

54	<p>The proposed project is located within the La Jolla Community Plan Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact Dianne Kane, the Chairperson of the La Jolla Community Planning Group at info@lajollacpa.org or (858)459-9490 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 via email to the assigned Project Manager. Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), 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 https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf</p>	Mark Lopez	CMPG	Open				06-Dec-22
55	<p>The project is for a new single-family residence on a vacant lot. The proposed residence is a 3-story, 10,120-square-foot structure which will be set into the existing hillside. The project site is located within the RS-1-5 Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (non-appealable area 1), within the La Jolla Community Plan area of the City of San Diego. The project requires a Coastal Development Permit Pursuant to San Diego Municipal Code Section 126.0707 and shall be processed as a Process 2. The project site is located within the La Jolla Community Plan Area. It is not within an area identified as a Scenic Overlook or Vista. The Community Plan identifies this area for Single-Family development. The proposed project conforms to the La Jolla Community Plan Area.</p>	Philip Lizzi	PLAN	Closed				12-Dec-22
56	<p>Planning has reviewed the Climate Action Plan Checklist. This project is located within the La Jolla Community Plan area not the La Jolla Shores. Please correct.</p>	Philip Lizzi	PLAN	Open				12-Dec-22

PRJ-1062257 - Castellana Residence CDP/SDP - First Review Cycle Issues

57	The project applied for a Coastal Development Permit and a Site Development Permit. With the information provided Planning cannot determine if a Site Development Permit (SDP) is required. As stated in the previous comment the project is not located in the La Jolla Shores Planning area and so does not require a Site Development Permit for that reason. That leaves only Environmentally Sensitive Lands (ESL) as a reason for requiring an SDP. ESL can be in the form of Steep Hillides defined as follows: "Steep hillides means all lands that have a slope with a natural gradient of 25 percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet." Based on the Soils report provided it is unclear if the project meets the criteria for Steep Hillides. The slope differential appears to be less than 50 feet and the slope gradient was not provided. Please provide a Slope Analysis to demonstrate if the project site contains Steep Hillides.	Philip Lizzi	PLAN	Open				12-Dec-22
58	ESL can also be in the form of Sensitive Biological Resources. Planning has reviewed aerial photographs and photographs provided by the applicant and has coordinated with Environmental Review and has determined the project does not contain ESL in the form of Sensitive Biological Resources.	Philip Lizzi	PLAN	Closed				12-Dec-22
59	The proposed project is meeting the requirements of the Floor Area Ratio and the setbacks.	Philip Lizzi	PLAN	Closed				12-Dec-22
60	Please provide a response to comments and explanation why the structure is not meeting the Plumb Line Height on the west elevation. Is the Plumb Line Height demonstrating a different point on the structure?	Philip Lizzi	PLAN	Open				12-Dec-22
61	Please provide all three height measurements on the north elevation. Plumb line, Coastal Height Limit and Overall Height Limit.	Philip Lizzi	PLAN	Open				12-Dec-22
62	The proposed project appears to meet all other height requirements on the remaining sections and elevations. As a note the project is entitled to the maximum 10 foot grade differential for Overall Height and Coastal Height limits. Please see San Diego Municipal Code Section 113.0270.	Philip Lizzi	PLAN	Closed				12-Dec-22

Submittal Requirements Report

Document	Status	Requested By	Comments
Site Development Plans	Required	Multiple Reviewing Disciplines	
Map Reference Material	Required	DSD-Engineering Review	
Applicant Response to Issues	Required	Multiple Reviewing Disciplines	Please also include: SWQMP Forms I-4, I-5; Slope Analysis
Climate Action Plan Consistency Checklist	Required	Multiple Reviewing Disciplines	
Biology Survey Report - Letter	Required	DSD-Environmental	
Archaeological Report	Required	DSD-Environmental	
Geotechnical Investigation Report Addendum	Required	DSD-Geology	
Drainage Study	Required	DSD-Engineering Review	
Storm Water Req. Applicability Checklist (DS-560)	Required	DSD-Engineering Review	
Draft Findings	Required	DSD-Planning Review	