

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, MARCH 18, 2014
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. FINAL REVIEW (PREVIOUSLY REVIEWED 08/20/2013)

Project Name:	ESLAMIAN RESIDENCE CDP	Permits:	CDP
	7350-7354 Fay Ave.	DPM:	Paul Godwin, (619) 446-5190
Project #:	PO# 297495		pgodwin@sandiego.gov
Zone:	RM-1-1	Applicant:	Sharok Eslamian, (858) 449-0501

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, N-App-2, CHLOZ, PIOZ-Coastal impact, RTPOZ, TAOZ, Geo Haz 52.

APPLICANT PRESENTATION 08/20/13: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.

DISCUSSION 08/20/13

A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.
- d) Colored landscape plan.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Erin from Alcorn & Benton Architects at erin@alcornbenton.com or 858-459-0805.

3. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	HERSCHEL RESIDENCES CDP/MW	Permits:	CDP, MW
	7452 Herschel Ave.	DPM:	Glen Gargas, (619) 446-5142
Project #:	343612		ggargas@san Diego.gov
Zone:	RM-3-7	Applicant:	Daniel Linn, 858-459-8108

Scope of Work:

Coastal Development Permit and Tentative Map (originally submitted as a Map Waiver) (Process 3) to demolish an existing residence and construct a two-unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 Herschel Ave. in the RM-3-7 Zone, Coastal Overlay (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Erin from Alcorn & Benton Architects at erin@alcornbenton.com or 858-459-0805.



THE CITY OF SAN DIEGO

February 18, 2014

Mr. Daniel Linn
Daniel Linn Architects
5732 Bellevue Avenue
La Jolla, CA 92037

Dear Mr. Linn:

Subject: Herschel Residences, Assessment Letter; Project No. 343612; Internal Account No. 24004144, La Jolla Community Plan area.

The Development Services Department has completed the initial review of the project referenced above, and described as:

Coastal Development Permit and Tentative Map (originally submitted as a Map Waiver) (Process 3) to demolish an existing residence and construct a two-unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 Herschel Ave. in the RM-3-7 Zone, Coastal Overlay (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and pending feedback from the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

Required approvals:

- o Process 3 - A Coastal Development Permit & Tentative Map (CDP & TM Process Three, Hearing Officer as decision-maker, appealable to Planning Commission) in accordance with SDMC Sections 126.0707 and 125.0430.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

Geologic Hazard Category 52 - The proposed development is located within Geological Hazard Category 52 defined as "Other Terrain" with level or sloping terrain, unfavorable geologic structure with low to moderate risk. Should the project include a Tentative Parcel Map, a Geotechnical Reconnaissance Report is required per the City of San Diego Significance Determination Thresholds and Information Bulletin 515 (Geotechnical Study Requirements). Geology will be added as a reviewing discipline for the next review cycle.

Tentative Map Required - Per Mapping Section, this project does not qualified as a Map Waiver because the project is located on the existing two lots. Either consolidate the existing lots into one parcel first and then process this project as a Map Waiver or change this project to Tentative Parcel Map. Please revise the map exhibit and /or the drawing index on the site plan accordingly.

Water Quality Study - The subject development is a standard BMPs project which requires the applicant to submit a water quality study report in accordance with the City's Storm Water Standards. The report shall include, but not be limited to how source control and site design have been incorporated to the project, selection and the responsible party for future maintenance and associated costs.

Overhead Utilities - There are existing overhead facilities in the abutting public right-of-way, which are required to be placed underground. If you believe you qualify for a waiver, submit a letter requesting a waiver in accordance with the Municipal Code, section 144.0242.

Driveway Length - Per the City's SDMC Section 142.0525 (d), a minimum 20-foot long driveway is required. Please revise the plan submittal to satisfy the subject requirement fronting each proposed garage door. With the redesign of the driveways, clearly dimension each driveway length on the plan submittal. Revise plan accordingly.

Driveway Width - Per the City's SDMC Table 142-05N the minimum required, and maximum allowed driveway widths for the proposed 2 dwelling unit development are 12 feet and 20 feet respectively. The 16-foot wide shared driveway is acceptable as shown.

Off Street Parking - Per the City's San Diego Municipal Code (SDMC) Table 142-05C the proposed development requires a minimum of 4 acceptable automobile parking spaces (at the parking ratios of 1.75 and 2.0 parking spaces per dwelling unit for the 2-bedroom and 3-bedroom units respectively). The 4 parking spaces shown in the plan submittal may be acceptable pending the revision of the proposed parking space dimensions. Please revise the Parking Requirement summary table on Sheet 1 of 1 of the plan submittal accordingly.

- III. STUDIES/REPORTS REQUIRED:** Additional Geology Information is needed in the form of a Geotechnical Reconnaissance Report and a Water Quality Study have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3). This requested report is included as a required submittal item.
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$8,553.56 billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, no additional deposit is needed at this time.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

V. TIMELINE:

A formal resubmittal is required. From a timeline stand point, the submittal and review of the requested items from LDR-Planning, LDR-Engineering, LDR-Transportation and LDR-Environmental are key. Until the requested Geology Information and Water Quality Study information has been provided, Environmental Analysis Section cannot make an environmental determination. The City also recommends that you receive a recommendation from the La Jolla

Community Planning Association prior to Development Service Department approval.

Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 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. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, 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.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

C. Account: No additional deposit will be needed at this time.

San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

D. CEQA Filing Fees: A California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the "Process for No Effect Determinations" on the California Department of Fish and Game web site, http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html (under the "No Effect Determinations" section), Submit the form via email to: R5NoEffect@dfg.ca.gov (NOTE) The mail server does not accept attachments over 10 MB.

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". -or-
- A check, payable to the "San Diego County Clerk" in the amount of \$2,231.25 (\$2,181.25 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,079.75 (\$3,029.75 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFW "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). Please forward to me a check payable to the "City Treasurer" in the amount of (to be determined closer to the public hearing date based on volume of documents in the project file).

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Mr. Tony Crisafi, Chairperson of the La Jolla Community Planning Association, at (858) 456-7900 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

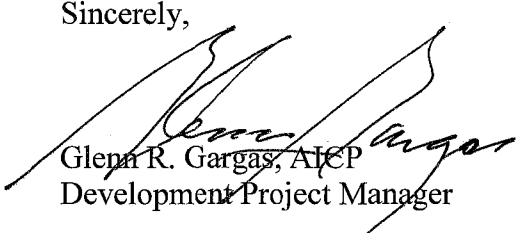
Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5142 or via e-mail at ggargas@sandiego.gov.

Sincerely,



Glenn R. Gargas, AICP
Development Project Manager

Enclosures:

1. Cycle No. 2 Issues Report
2. Required Findings
3. Submittal Requirements Report

Page 7
Mr. Daniel Linn
February 18, 2014

cc: File
Mr. Tony Crisafi, La Jolla Community Planning Association
Reviewing Staff (Assessment letter only)



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **343612** Title: Herschel Residences CDP/MW
Project Mgr: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 11/20/2013 Deemed Complete on 11/20/2013
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 11/20/2013
Reviewer: Gibbs, Antoinette **Assigned:** 11/21/2013
(619) 446-5475 **Started:** 12/20/2013
AGibbs@sandiego.gov **Review Due:** 02/06/2014
Hours of Review: 6.00 **Completed:** 02/14/2014 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/14/2014

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd 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 17 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 114 reviews, 60.5% were on-time, and 53.1% were on projects at less than < 3 complete submittals.

First Review Cycle

Zonina, Permits, Process, Scop

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located at 7452-54 Herschel Avenue a in the RM-3-7 Zone, the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), Coastal Overlay Zone (Non-appealable area two), Parking Impact (coastal) Overlay Zone (PIOZ), and Residential Tandem Parking Overlay Zone (RTPOZ), Transit Area Overlay Zone (TAOZ) of the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP). (New Issue)
<input type="checkbox"/>	2	The current project is going through a discretionary review process, during this time Staff has the responsibility to review the proposed project based on the current LDC, discretionary requirements, in effect at the time of submittal. Throughout this review process and any subsequent review processes, Staff may asked for additional information to assist in the review process. Please keep in mind a thorough review may NOT have been done on the submitted project because more information may be needed. Add'l issues and/or concerns may arise during the review process. (New Issue)
<input type="checkbox"/>	3	The project as proposed requires a Coastal Development Permit (Process 2, Staff level decision) for development in the COZ per SDMC Section 126.0704. (New Issue)

Development Regulations

Storage requirement in RM zone

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Per SDMC Section 131.0454 - In all RM zones, each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-ft horizontal dimension along one plan. This area needs to please clearly shown on the submitted plans. Please demonstrate compliance. (New Issue)

Community Plan

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	The subject property is located in an area identified as Medium High Residential (30-45 DU/AC). The density range is characterized by higher density condominiums and apartments and is implemented through the RM-3-7 zone. The project as proposed is consistent with LJCP Land Use designation. (New Issue)

Public Views

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The project site is not located in an Identified Public Vantage Point (See Figure 9). (New Issue)

Community Character

For questions regarding the 'LDR-Planning Review' review, please call Antoinette Gibbs at (619) 446-5475. Project Nbr: 343612 / Cycle: 2



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Issue
Cleared? Num Issue Text

- 7 In order to promote transitions in scale between new and older structures, create visual relief through and the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements (Pg. 90). (New Issue)
- 8 In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Prop D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-ft height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air (Pg. 90). (New Issue)
- 9 Staff has determined that applicant has provided the necessary slope/setbacks on both the side and front facades to meet the community character recommendation of the LJCP. (New Issue)

Energy Efficiency (Pa. 93)

Issue
Cleared? Num Issue Text

- 10 a. For all residential projects, consider the structures site design and solar orientation in order to maximize energy efficiency.
b. For all multi-family residential projects, make available information on energy efficient appliances and technology in its marketing materials and within its sales office.
(New Issue)
- 11 c. For all multi-family residential projects, either provide, or offer as an option, alternative energy technologies to be incorporated into the residences during construction. Identify the provision of, or option for, the alternative energy in the marketing materials. Will the project be providing any type of energy efficient options. (New Issue)

Draft CDP Finding

Issue
Cleared? Num Issue Text

- 12 Please provide documentation that supports the NDP findings in accordance with SDMC Section 126.0708(a). Please address in narrative form how the proposed project is meeting EACH of the findings.
(New Issue)

Draft Conditons

Issue
Cleared? Num Issue Text

- 13 There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. (New Issue)
- 14 No fewer than (xx) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the Exhibit "A". Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department. (New Issue)
- 15 The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit. (New Issue)
- 16 A topographical survey conforming to the provisions of the Municipal/Land Development Code may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the permittee. (New Issue)
- 17 Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment. (New Issue)
- 18 All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 11/20/2013 Deemed Complete on 11/20/2013
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 11/20/2013
Reviewer: Cooper, Scott **Assigned:** 12/06/2013
 (619) 446-5378 **Started:** 12/09/2013
 SJCooper@sandiego.gov **Review Due:** 01/14/2014
Hours of Review: 7.50 **Completed:** 01/07/2014 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/14/2014

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 95 reviews, 62.1% were on-time, and 53.3% were on projects at less than < 3 complete submittals.

1st Review (Jan '14)

Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Coastal Development Permit to demolish an existing 1-story, single family residence and construct a 2-story, 2,324 s.f. residence with a basement including a garage. The project is located at 5527 Chelsea Avenue. The land use designation for the project site is Very Low Density Residential per the community plan. Furthermore, the project site is located within the RS-1-7 zone, Coastal Zone (non-appealable), Coastal Height Zone, Transit Overlay Zone, Residential Tandem Parking Zone, and the Coastal Parking Impact Zone within the La Jolla Community Plan. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	- -INFORMATIONAL ONLY NO RESPONSE NEEDED- - The project site is an existing developed site within an urbanized residential area. Review of aerial and street level photography appears to show that onsite landscaping in non-native and the project site does not contain any sensitive biological resources on site. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required. (New Issue)

Historical Resources (Built En)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	- -INFORMATIONAL ONLY NO RESPONSE NEEDED- - Historical Resources staff previously determined that the property / structures are not individually designated resources and are not located within a designated historic district. Furthermore, the property does not meet designation criteria as a significant resource under any criteria. EAS has no further comments on this issue. All pertinent information will be included within the appropriate environmental document. (New Issue)

Historical Resources (Archv)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	- -INFORMATIONAL ONLY NO RESPONSE NEEDED- - The project site is located in an area considered to be highly sensitive for Historical Resources. Due to the sensitivity of the area, a California Historic Resources Information System (CHRIS) record search was conducted to determine presence or absence of potential resources within the project site by qualified archaeological City staff on December 23, 2013. It was determined that that the project would not require any further archaeological evaluation. (New Issue)

Paleontological Resources

For questions regarding the 'LDR-Environmental' review, please call Scott Cooper at (619) 446-5378. Project Nbr: 343612 / Cycle: 2



L64A-003A

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	--INFORMATIONAL ONLY NO RESPONSE NEEDED--

The proposed project site is underlain by the Alluvium Formation which is assigned a low potential for fossil resources. Therefore, monitoring is not required. EAS has no further comment on this issue.
(New Issue)

Visual Effects and Neighborhood

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The La Jolla Community Plan recommends maintaining the existing 30-foot height limit of the single dwelling unit zones and Proposition D in order to address transition between the bulk and scale of new and older developments in residential areas. The project could result in a neighborhood character impact due an inconsistency with surrounding development pattern. Please refer to comments provided by LDR- Planning Review for further direction. EAS will coordinate with LDR- Planning Review on this issue. (New Issue)

Transportation/Circulation

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	EAS defers to LDR Transportation on circulation and/or parking issues. Transportation review has issued to the size of the parking spaces as well as the width and length of the driveway. Please refer to comments provided by LDR Transportation for further direction. (New Issue)

Water Quality

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Engineering Review is requesting that a Water Quality Study be submitted. Please refer to comments provided by Engineering Review for further direction. Additionally, please provide EAS with a copy of the technical study. (New Issue)

Geologic Conditions

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The proposed development is located within Geological Hazard Category 52 defined as "Other Terrain" with level or sloping terrain, unfavorable geologic structure with low to moderate risk. Should the project include a Tentative Parcel Map, a Geotechnical Reconnaissance Report is required per the City of San Diego Significance Determination Thresholds and Information Bulletin 515 (Geotechnical Study Requirements). (New Issue)
<input type="checkbox"/>	10	LDR-Geology should be included in the next review cycle. Please provide a copy of the report to EAS with the next submittal. (New Issue)

Environmental Determination

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	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. (New Issue)
<input type="checkbox"/>	12	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. (New Issue)



L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 11/20/2013 Deemed Complete on 11/20/2013
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 11/20/2013
Reviewer: Bakier, Zakaria **Assigned:** 11/20/2013
 (619) 557-7982 **Started:** 12/16/2013
 Zbakier@sandiego.gov **Review Due:** 01/13/2014
Hours of Review: 6.00 **Completed:** 01/06/2014 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/14/2014

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd 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 14 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 71 reviews, 78.9% were on-time, and 47.6% were on projects at less than < 3 complete submittals.

EngineeringFirst

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Per Mapping Section, this project does not qualified as a Map Waiver because the project is located on the existing two lots. Either consolidate the existing lots into one parcel first and then process this project as a Map Waiver or change this project to Tentative Parcel Map. Please revise the map exhibit and /or the drawing index on the site plan accordingly. (New Issue)
<input type="checkbox"/>	2	The subject development is a standard BMPs project which requires the applicant to submit a water quality study report in accordance with the City's Storm Water Standards. The report shall include, but not be limited to how source control and site design have been incorporated to the project, selection and the responsible party for future maintenance and associated costs. (New Issue)
<input type="checkbox"/>	3	The report will also need to address water quality, by describing the type of pollutants which will be generated during post construction, the pollutants to be captured and treated by the proposed BMPs and the quality of the resultant discharge. The Storm Water Standards are available online at www.sandiego.gov/development/services/news/pdf/stormwatermanual.pdf Engineering Review has the template for the Water Quality Study. If needed, please contact the reviewer for the template. (New Issue)
<input type="checkbox"/>	4	Driveways shall have a minimum distance of 20 feet between the garage and the back of sidewalk to provide parking for standard size vehicles without encroaching into the sidewalk area. The distance may be reduced to 18 feet with roll-up garage doors. Revise all plans accordingly. (New Issue)
<input type="checkbox"/>	5	Please revise the site plan, sheet T, to show the sight visibility triangles adjacent to the proposed driveway on Herschel Avenue. No structure, tree, scrubs, etc.. taller than 3 feet in height shall be located within these triangles. (New Issue)
<input type="checkbox"/>	6	For visibility areas at the intersection of a street and driveway, one side of the triangle extends from the intersection of the street and the driveway for 10 feet along the property line. The second side extends from the intersection of the street and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two. (New Issue)
<input type="checkbox"/>	7	On all applicable plans, please rotate the plan view to have the north arrow pointing up to be consistent with the tentative parcel map exhibit. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Zakaria Bakier at (619) 557-7982. Project Nbr: 343612 / Cycle: 2



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Please revise site plan, sheet T, to show the existing and proposed grading contours. In addition, please show the correct elevations in the benchmark section. Intersection of Pearl Street and Girard Avenue is 119.046 MSL. (New Issue)
<input type="checkbox"/>	9	Please revise the map exhibit to include the followings: Please include the following approval number: . (this number will be provided on a later day). (New Issue)
<input type="checkbox"/>	10	The existing private overhead power lines serving the project in the abutting public right-of-way are required to be placed underground. There will be a condition for this requirement. (New Issue)
<input type="checkbox"/>	11	Per the City of San Diego Drainage Design Manual, minimum easement width for a 18 to 35 inch storm drain pipe shall be 10 feet. Please revise the site plan and map exhibit to show and call out the dedication of a 2 feet on each side of the existing easement to provide a 10 feet wide easement, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	12	Please show the benchmarks per city of San Diego vertical control book. Intersection of Pearl Street and Girard Avenue is 119.046 MSL. (New Issue)
<input type="checkbox"/>	13	Revise the Development Summary and Notes, to replace note #6 with the following: "This is a map of a condominium project as defined in Section 1350 et. seq. of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act. The total number of residential units is 2". (New Issue)
<input type="checkbox"/>	14	Remove note #7 of the Development Summary and Notes because this project does not qualify for the Map Waiver. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 11/20/2013 Deemed Complete on 11/20/2013
Reviewing Discipline: Community Planning Group **Cycle Distributed:** 11/20/2013
Reviewer: Gargas, Glenn **Assigned:** 11/20/2013
(619) 446-5142 **Started:** 11/20/2013
ggargas@sandiego.gov **Review Due:** 12/20/2013
Hours of Review: 0.30 **Completed:** 11/20/2013 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/14/2014

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd 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 1 outstanding review issues with Community Planning Group (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Community Planning Group performed 66 reviews, 51.5% were on-time, and 47.0% were on projects at less than < 3 complete submittals.

La Jolla - Nov. 2013

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue) [Recommended]





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/20/2013	Deemed Complete on 11/20/2013
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 11/20/2013	
Reviewer: Robles, Jeff (619) 446-5225 jwrobles@sandiego.gov	Assigned: 11/21/2013	
	Started: 12/16/2013	
Hours of Review: 4.50	Review Due: 12/20/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/31/2013	COMPLETED LATE
	Closed: 02/14/2014	

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd complete submittal for LDR-Landscaping 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-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 53 reviews, 66.0% were on-time, and 53.2% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) Dec. 13

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	142.0413 Water Conservation (a) Landscape Area. For the purposes of Section 142.0413, landscape area means the entire premises, less the area of building footprints, non-irrigated portions of parking lots, driveways, hardscapes, and private non-common areas. Please demonstrate on plan that common area landscaping is less than 1,000 square feet. (New Issue)
<input type="checkbox"/>	2	Driveway opening comment from LDR-Engineering , Issue No. 4 may require landscape adjustments. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan. (New Issue)
<input type="checkbox"/>	4	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection. (New Issue)
<input type="checkbox"/>	5	Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. (New Issue)
<input type="checkbox"/>	6	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. (New Issue)
<input type="checkbox"/>	7	All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. (New Issue)
<input type="checkbox"/>	8	Street Trees existing on private property shall be indicated separately on the Landscape Construction Plan. (New Issue)
<input type="checkbox"/>	9	Non-biodegradable root barriers shall be installed between all new Street Trees placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees. (New Issue)
<input type="checkbox"/>	10	Landscape Construction Plan shall conform to the Land Development Manual: Landscape Standards, the Land Development Code: Landscape Regulations and any conditions imposed by the Decisionmaker. (New Issue)



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/20/2013	Deemed Complete on 11/20/2013
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 11/20/2013	
Reviewer: Arcillas, Antonio (619) 687-5951 aarcillas@sandiego.gov	Assigned: 11/21/2013	
	Started: 12/06/2013	
Hours of Review: 5.50	Review Due: 12/06/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/10/2013	COMPLETED LATE
	Closed: 02/14/2014	

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 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 12 outstanding review issues with LDR-Map Check (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Map Check performed 95 reviews, 58.9% were on-time, and 76.1% were on projects at less than < 3 complete submittals.

TPM Exhibit

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please add the following to the title block sheet: I.O. = 24004144 P.T.S. No. = 343612 L.C. = 246-1685 CCS83 = 1886-6245 (New Issue)
<input type="checkbox"/>	2	Please change the title to read, "Tentative Parcel Map Exhibit". (New Issue)
<input type="checkbox"/>	3	Dimension the width of the alley. (New Issue)
<input type="checkbox"/>	4	Change the depth of the property to 80.00 ft as described in the legal description. (New Issue)
<input type="checkbox"/>	5	Add a Benchmark Statement; Benchmark must be from City Vertical Control Book. (New Issue)
<input type="checkbox"/>	6	Mapping Note: A Parcel Map shall be filed at the County Recorder's office prior the expiration of the Tentative Parcel Map, if approved. A detailed Procedure of Survey must be shown in the Parcel Map with all property corners marked with durable survey monuments. (New Issue)
<input type="checkbox"/>	7	See additional comments on redlined check print. Please return check print with next submittal. (New Issue)

TPM Draft Condition

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Prior to the expiration of the Tentative Parcel Map, if approved, a Parcel Map to consolidate and subdivide the property into two residential condominium units shall be recorded in the office of the County Recorder of San Diego County. (New Issue)
<input type="checkbox"/>	9	Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. (New Issue)
<input type="checkbox"/>	10	All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to Section 8801 through 8819 of the California Public Resources Code. (New Issue)
<input type="checkbox"/>	11	The Parcel Map shall: a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations. (New Issue)



L64A-003A

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	(continued)

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 11/20/2013 Deemed Complete on 11/20/2013
Reviewing Discipline: Housing Commission **Cycle Distributed:** 11/20/2013
Reviewer: Gargas, Glenn **Assigned:** 11/20/2013
(619) 446-5142 **Started:** 11/20/2013
ggargas@sandiego.gov **Review Due:** 02/04/2014
Hours of Review: 0.60 **Completed:** 01/28/2014 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/14/2014

- . The review due date was changed to 02/06/2014 from 01/02/2014 per agreement with customer.
- . We request a 2nd complete submittal for Housing Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.
- . Last month Housing Commission performed 13 reviews, 38.5% were on-time, and 76.9% were on projects at less than < 3 complete submittals.

Jan. 2014

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	1	The following affordable housing condition applies to this project:
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Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying to the City of San Diego the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

Tina Kessler, SD Housing Commission (619) 578-7569.
(New Issue)



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 11/20/2013 Deemed Complete on 11/20/2013
Reviewing Discipline: Plan-Facilities Financing **Cycle Distributed:** 11/20/2013
Reviewer: Burgess, Victoria **Assigned:** 11/22/2013
 (619) 533-3684 **Started:** 11/26/2013
 vburgess@sandiego.gov **Review Due:** 12/20/2013
Hours of Review: 0.50 **Completed:** 11/26/2013 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 02/14/2014

- . The review due date was changed to 02/06/2014 from 01/02/2014 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Facilities Financing performed 91 reviews, 95.6% were on-time, and 98.9% were on projects at less than < 3 complete submittals.

Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development. The currently adopted La Jolla DIF rate for residential development is \$5,047 per single-family unit and/or \$5,047 per multifamily unit. Rates provided are subject to annual change on July 1 or updates to a Community Public Facilities Financing Plan (PFFP). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	City RTCIP Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. RTCIP Fee is \$2,573 per sfu and/or \$2,059 per mfu. Rates subject to change annually July 1. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issuance. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	Fees are subject to increase at the beginning of each new fiscal year (July 1), and/or upon Council approval of an update to the Public Facilities Financing Plan, and/or upon a change in project scope. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	Two weeks prior to building permit issuance, email the following documentation to Facilities Financing in order to be considered for impact fee credit for demolition of building(s) on the site: (1) A copy of a completed Demolition/Removal Permit and (2) the Residential (619-236-3771) or Commercial-Industrial (858-505-6262) Building Record from the San Diego County Assessor's Office, which is released to the owner only. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	The Impact Fee Schedule outlines the fees which the Facilities Financing Section of the City collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees are paid at the Development Services Center (1222 1st Ave., 3rd Floor). The schedule can be accessed on the City web site at: http://www.sandiego.gov/facilitiesfinancing/pdf/feeschedule.pdf (New Issue) [Recommended]



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/20/2013	Deemed Complete on 11/20/2013
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 11/20/2013	
Reviewer: Jauregui, Rudy (619) 557-7985 rjauregui@sandiego.gov	Assigned: 11/20/2013	
	Started: 12/20/2013	
Hours of Review: 5.00	Review Due: 01/10/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/03/2014	COMPLETED ON TIME
	Closed: 02/14/2014	

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd 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 10 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 44 reviews, 86.4% were on-time, and 42.4% were on projects at less than < 3 complete submittals.

24004144 - CDP/MW - 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 1 | <p>General Comment:</p> <p>The proposed project is to demolish an existing single family residence and construct a two-unit, three-story condominium building on a 3,200 sq. ft. site; located at 7452 Herschel Ave. Project site is in a RM-3-7 zone of the La Jolla Community Plan area, Coastal Overlay (non-app 2), Coastal Height Limit, Parking Impact Overlay - Coastal, Residential Tandem Parking Overlay, and Transit Area Overlay Zones.</p> |
| <p>(New Issue)</p> | | |
| <input type="checkbox"/> | 2 | <p>Trip Generation:</p> <p>The estimated trip generation for the proposed two residential dwelling units proposed is not expected to adversely affect the surrounding roadway system. A transportation impact analysis will not be required.</p> |
| <p>(New Issue)</p> | | |
| <input type="checkbox"/> | 3 | <p>Parking (within the TAOZ):</p> <p>Per the City's San Diego Municipal Code (SDMC) Table 142-05C the proposed development requires a minimum of 4 acceptable automobile parking spaces (at the parking ratios of 1.75 and 2.0 parking spaces per dwelling unit for the 2-bedroom and 3-bedroom units respectively. The 4 parking spaces shown in the plan submittal may be acceptable pending the revision of the proposed parking space dimensions. Please revise the Parking Requirement summary table on Sheet 1 of 1 of the plan submittal accordingly.</p> |
| <p>(New Issue)</p> | | |
| <input type="checkbox"/> | 4 | <p>Parking Space Dimensions:</p> <p>Per the City's SDMC Table 142-05K the minimum required interior parking space dimensions for the tandem parking space garages shown are 9.5 feet in width by 37 feet in length. It does not appear that the proposed tandem two-car garages are satisfying the minimum required interior parking space dimensions. The length dimension shown on Sheet A1 of 36 feet is deficient in length by 1-foot. Please revise the plan submittal accordingly to provide adequate interior parking space dimensions, i.e. a minimum of 37 feet in length.</p> |
| <p>(New Issue)</p> | | |
| <input type="checkbox"/> | 5 | <p>Driveway Width (within PIOZ-Coastal; NOT within PIOZ-Beach; lot width <50 feet; 2 du):</p> <p>Per the City's SDMC Table 142-05N the minimum required, and maximum allowed driveway widths for the proposed 2 dwelling unit development are 12 feet and 20 feet respectively. The 16-foot wide shared driveway is acceptable as shown.</p> |
| <p>(New Issue)</p> | | |

For questions regarding the 'LDR-Transportation Dev' review, please call Rudy Jauregui at (619) 557-7985. Project Nbr: 343612 / Cycle: 2



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	<p>Driveway Length:</p> <p>Per the City's SDMC Section 142.0525 (d), a minimum 20-foot long driveway is required. Please revise the plan submittal to satisfy the subject requirement fronting each proposed garage door. With the redesign of the driveways, clearly dimension each driveway length on the plan submittal. Revise plan accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	7	<p>Minor Correction:</p> <p>On Sheet A2 of the plan submittal, please revise the "BATH 2" label with the correct "BED 2" label.</p> <p>(New Issue)</p>
<input type="checkbox"/>	8	<p>Visibility Triangles:</p> <p>No fences/shrubs taller than 36 inches in height are permitted in the visibility areas of the proposed driveway and street intersection. Revise the site plan to show visibility triangles at each corner of the proposed driveways and clearly note on the plans that no walls higher than 36 inches will be proposed in the visibility areas. Also, provide top and bottom elevations of any proposed fences/shrubs in those areas. Refer to the SDMC Section 113.0273 for measuring visibility area. Revise plan submittal accordingly.</p> <p>(New Issue)</p>
<input type="checkbox"/>	9	<p>Parking Calculation (within TAOZ):</p> <p>Automobile: 3-BDR: 1 du x 2.0 spaces/du = 2 automobile parking spaces 2-BDR: 1 du x 1.75 spaces/du = 1.75 => 2 automobile parking spaces</p> <p>Motorcycle: 2 du x 0.1 spaces/du = 0.2 => 0 motorcycle parking spaces</p> <p>(New Issue)</p>
<input type="checkbox"/>	10	<p>Additional comments and conditions may be provided pending formal submittal, further review or redesign of this project.</p> <p>(New Issue)</p>





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/20/2013	Deemed Complete on 11/20/2013
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 11/20/2013	
Reviewer: Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	Assigned: 11/20/2013	
	Started: 11/21/2013	
Hours of Review: 4.00	Review Due: 12/20/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/06/2014	COMPLETED LATE
	Closed: 02/14/2014	

- . The review due date was changed to 02/06/2014 from 01/02/2014 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 2nd 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 4 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month PUD-Water & Sewer Dev performed 110 reviews, 96.4% were on-time, and 77.6% were on projects at less than < 3 complete submittals.

New Issue Group (1819863)

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with the criteria established in the most current versions of the City's Water and Sewer Facility Design Guidelines, regulations, standards and practices pertaining thereto. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	All public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Public Utilities Department Director and the City Engineer. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	All public water services serving the site (including domestic, irrigation, and fire) now require a private above ground back flow prevention device (BFPD). These private BFPDs are typically located just outside the public ROW in-line with the water service. The Public Utilities Department no longer permits BFPDs to be located below grade or within a structure. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	All private water and sewer facilities within a public ROW or public easement must be designed and constructed in accordance with the current California Uniform Plumbing Code and labeled on the plans as "Private [facility description] - see EMRA# [number issued]". (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	The City does not warrant existing public sewer laterals to be suitable for reuse. Prior to reuse, an existing public sewer lateral must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of all debris, and properly connected to a public sewer main. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	If an existing water service and/or sewer lateral is determined to be unsuitable for reuse, the applicant will be required to kill the existing water service at the main and/or abandon the existing sewer lateral at the property line. All new water services, water meters, and sewer laterals should be located outside of any driveway or vehicular use area. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	7	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended]

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 343612 / Cycle: 2



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	The Owner/Permittee will be required to file CC&Rs, written to the satisfaction of the Public Utilities Department Director, to ensure the future operation and maintenance of all private water and sewer facilities that serve more than a single condominium unit or lot.
		(New Issue) [Recommended]
<input checked="" type="checkbox"/>	9	No trees or shrubs exceeding three feet in height at maturity are permitted within five feet (5') of any public water facilities or ten feet (10') of any public sewer facilities.
		(New Issue) [Recommended]
<input checked="" type="checkbox"/>	10	Please direct any questions you may have regarding the information, comments or conditions contained in this review to Jay Purdy via email at jpurdy@sanidiego.gov .
		(New Issue) [Recommended]

1st Review Comments:

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	On the site plan, please locate and label the centerline and width of all public ROWs and easements which lie on or adjacent to the property associated with the review.
		(New Issue)
<input type="checkbox"/>	12	On the site plan, within those portions of the public ROWs and/or easements which lie on or adjacent to the property under review, please locate and label all existing and proposed public and private water and sewer facilities.
		(New Issue)
<input type="checkbox"/>	13	Please ensure that labels for existing public water and sewer mains include the construction reference drawing number, pipe diameter, and pipe material. For a new sewer lateral connection into an existing sewer main, please indicate the invert elevation at the tie-in point on the site plan.
		(New Issue)
<input type="checkbox"/>	14	For each existing water service and/or sewer lateral shown on the site plan, please indicate whether you are planning to kill, abandon, or reuse the facility.
		(New Issue)

SUBJECT: REQUIRED FINDINGS

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and**
- 2. The proposed coastal development will not adversely affect environmentally sensitive lands; and**
- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and**
- 4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

Tentative Map - Section 125.0440

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).**
- 2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).**
- 3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).**
- 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish**

or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

9. Each of the tenants of the proposed condominium project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).

10. The project has been conditioned that the Subdivider will give each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).

11. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).

12. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.

Submittal Requirements



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

2/17/14 1:49 pm

Page 1 of 1

L64A-001

Project Information

Project Nbr: **343612** Title: Herschel Residences CDP/MW
Project Mgr: Gargas, Glenn (619)446-5142 ggargas@sandiego.gov



Review Cycle Information

Review Cycle: 6 Submitted (Multi-Discipline)

Opened: 02/17/2014 1:44 pm
Due:

Submitted:
Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Water Quality Study	3	Water Quality Study	3
Development Plans	9	Landscape Development Plans	9
Geotechnical Reports	3	Geological Reconnaissance Report	3
Development Plans	9	Tentative Map	9
Development Plans	9	Site Development Plans	9



THE CITY OF SAN DIEGO

May 20, 2013

Sent Via Email to: lajollahomes@yahoo.com

Sharok Eslamian
1167 Avenida Amantea
La Jolla, CA 92037

Dear Mr. Eslamian:

Subject: Eslamian Residence; First Assessment Letter; Project No. 297495;
Account No. 24003285; La Jolla Community Plan

The Development Services Department has completed the first of the project referenced above, and described as:

- Coastal Development Permit (Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, three story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. **REQUIRED APPROVALS/FINDINGS** - Your project as currently proposed requires the processing of a Coastal Development Permit. This is a Process Two decision and would be made by City staff. In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.
 - LDR-Planning – Please provide a copy of the current Zoning Violation letter for the project site.
 - LDR-Environmental – More information regarding Historical Resources and Water Quality is required in order for an environmental determination to be made.
 - LDR-Engineering – A Water Quality Study will be required for this project. Please provide the grading, elevation, utility and parking information requested.
 - LDR-Landscaping – Please provide the calculations and additional information requested.
 - Historic Review – Based on comments received by LDR-Environmental staff, your project was routed to the Historic Review Section for their consideration. Their review will be done towards the end of May and their comments will be forwarded to you under separate cover when available.
- III. **STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).
- IV. **PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$2,500 remaining in your deposit account. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 18 business days to complete.

Municipal Code Section 126.0114 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. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, 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.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Tony Crisafi, Chairperson of the La Jolla Community Planning Association, at (858) 456-7900 or info@lajollacpa.org, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5190 or via e-mail at pgodwin@sandiego.gov.

Sincerely,

Paul Godwin

Paul Godwin
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Required Findings
3. Submittal Requirements Report

cc: File
Tony Crisafi, Chair, La Jolla Community Planning Association: info@lajollacpa.org
Reviewing Staff (Assessment letter only)
Lesley Henegar, Planner, Long Range Planning: LHenegar@sandiego.gov.



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

L64A-003A

Project Information

Project Nbr: 297495 **Title:** Eslamian Residence CDP
Project Mgr: Godwin, Paul (619) 446-5190 pgodwin@sandiego.gov



Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 03/07/2013	Deemed Complete on 04/03/2013
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/03/2013	
Reviewer: Chou, Peter (619) 446-5384 pchou@sandiego.gov	Assigned: 04/03/2013	
	Started: 04/04/2013	
Hours of Review: 7.00	Review Due: 05/01/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/03/2013	COMPLETED LATE
	Closed: 05/20/2013	

- . The review due date was changed to 05/06/2013 from 05/06/2013 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 2nd 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 (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 124 reviews, 56.5% were on-time, and 57.7% were on projects at less than < 3 complete submittals.

5-3-13 Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is located in the RM-1-1 Zone of the La Jolla Community Planning area. The property is also within the Coastal Overlay Zone area (non-appealable area). The proposed project would require a Process Two Coastal Development Permit. (New Issue)
<input checked="" type="checkbox"/>	2	The property is designated for Low Medium Residential Use (9-15 DU/Acre) in the Land Use Map of the La Jolla Community Plan. The proposed two residential units on the 7,000 SF lot is consistent with the land use designation of the Community Plan. (New Issue)
<input type="checkbox"/>	3	The property is with current zoning and building violations. Provide City's violation letter for reference about the zoning and building issues regarding the property. (New Issue)
<input checked="" type="checkbox"/>	4	The proposed new building located at the rear portion of the lot complies with the development regulations of the RM-1-1 Zone regarding density, FAR, setback and maximum structure height. (New Issue)
<input type="checkbox"/>	5	In the Scope of Work (Sheet 1), the indication of 2354 Fay Avenue should be changed to 7354 Fay Avenue to reflect the correct address of the front unit. (New Issue)
<input type="checkbox"/>	6	The existing non-permitted addition to the front unit will require a new building permit to ensure code compliance. (New Issue)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 03/07/2013	Deemed Complete on 04/03/2013
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 04/03/2013	
Reviewer: De Freitas, Natalie (619) 446-5187 Ndefreitas@sandiego.gov	Assigned: 04/15/2013	
	Started: 05/06/2013	
Hours of Review: 2.50	Review Due: 05/06/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/06/2013	COMPLETED ON TIME
	Closed: 05/20/2013	

- . 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-Environmental 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-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 83 reviews, 39.8% were on-time, and 55.7% were on projects at less than < 3 complete submittals.

Extended Initial Study

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

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | The Environmental Analysis Section (EAS) of the Advanced Planning and Engineering Division has reviewed the referenced project and has determined that additional information is required for Historical Resources (Architecture) and Water Quality. |
|--------------------------|---|--|

Until the above issues have been addressed, the CEQA determination cannot be made and the environmental processing time line will be held in abeyance. (New Issue)

Historical Resources - Archite

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

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 2 | The submitted plans indicate that the structures on site are over 45 years of age and are to be demolished. Based upon the City of San Diego Historical Guidelines, buildings or structures over 45 years of age may be defined as significant resources. Therefore, the demolition of the structures may result in a significant impact to historical resources. LDR Plan Historic Staff will be included in the next review and will make the determination to the significance of the structures. (New Issue) |
|--------------------------|---|--|

Water Quality

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

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 3 | LDR Engineering is requesting the preparation of a Water Quality Study. Please submit a second copy of this Study to EAS for concurrent review with Engineering staff. The results of the Study will be used to determine if the project would result in significant impacts to water quality. (New Issue) |
|--------------------------|---|--|





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 03/07/2013	Deemed Complete on 04/03/2013
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/03/2013	
Reviewer: Bui, Thomas (619) 446-5458 tbui@sandiego.gov	Assigned: 04/03/2013	
	Started: 04/30/2013	
Hours of Review: 4.00	Review Due: 05/01/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/30/2013	COMPLETED ON TIME
	Closed: 05/20/2013	

- . The review due date was changed to 05/06/2013 from 05/06/2013 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 2nd 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 11 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 67 reviews, 92.5% were on-time, and 53.2% were on projects at less than < 3 complete submittals.

1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The subject development is a standard BMPs project which requires the applicant to submit a water quality study report in accordance with the City's Storm Water Standards. The report shall include, but not be limited to how source control and site design have been incorporated to the project, selection and the responsible party for future maintenance and associated costs. (New Issue)
<input type="checkbox"/>	2	The report will also need to address water quality, by describing the type of pollutants which will be generated during post construction, the pollutants to be captured and treated by the proposed BMPs and the quality of the resultant discharge. The Storm Water Standards are available online at www.sandiego.gov/development/services/news/pdf/stormwatermanual.pdf (New Issue)
<input type="checkbox"/>	3	Engineering Reviewer has the template for the Water Quality Study. If needed, please contact the reviewer for the template. (New Issue)
<input type="checkbox"/>	4	Please revise the legal description on the site plan, sheet 1, to call out the name of the subdivision and the correct map number. (Lot 21 of Block 1, J.G. Burne's Addition to La Jolla Park, Map No. 1307.) (New Issue)
<input type="checkbox"/>	5	Please revise the site plan, sheet 1, to include the following benchmark: Fay Avenue and Genter Street, NEBP, elevation: 151.05 M.S.L. (New Issue)
<input type="checkbox"/>	6	Please revise the site plan, sheet 1, to include the legal descriptions for the adjacent properties. (New Issue)
<input type="checkbox"/>	7	Please revise the site plan, sheet 1, to remove the reference of proposed driveway adjacent to the alley. (New Issue)
<input type="checkbox"/>	8	Please revise the site plan, sheet 1, to show the existing water main in Fay Avenue and the existing sewer main located within the adjacent alley. In addition, please clearly show the existing and/or proposed water service(s) and sewer lateral(s). (New Issue)
<input type="checkbox"/>	9	The existing driveway on Fay Street shall lead to the legal parking space(s) which is outside of the front yard setback. Please either show the parking space(s) outside of the setback or show the closure of the existing driveway on Fay Avenue with City standard curb, gutter and sidewalk. (New Issue)
<input type="checkbox"/>	10	Please revise the site plan, sheet 1, to show the existing and proposed grading contours, finished pad elevation, earthwork quantities, maximum height of cut/fill slope. In addition, please identify the source of the topographic information. (New Issue)
<input type="checkbox"/>	11	Please revise the first floor plan for unit #7350, on sheet 2, to show the dimension of the parking spaces in the garages. No door shall swing into the parking spaces area. (New Issue)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 03/07/2013	Deemed Complete on 04/03/2013
Reviewing Discipline: Community Planning Group	Cycle Distributed: 04/03/2013	
Reviewer: Godwin, Paul (619) 446-5190 pgodwin@sandiego.gov	Assigned: 05/02/2013	
	Started: 05/02/2013	
Hours of Review: 0.00	Review Due: 05/01/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/02/2013	COMPLETED LATE
	Closed: 05/20/2013	

- . The review due date was changed to 05/06/2013 from 05/06/2013 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 2nd 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 1 outstanding review issues with Community Planning Group (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Community Planning Group performed 62 reviews, 58.1% were on-time, and 55.7% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 03/07/2013	Deemed Complete on 04/03/2013
Reviewing Discipline: Park & Rec	Cycle Distributed: 04/03/2013	
Reviewer: Harkness, Jeff (619) 533-6595 Jharkness@sandiego.gov	Assigned: 04/09/2013	
	Started: 04/23/2013	
Hours of Review: 0.50	Review Due: 05/01/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/23/2013	COMPLETED ON TIME
	Closed: 05/20/2013	

- . The review due date was changed to 05/06/2013 from 05/06/2013 per agreement with customer.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 23 reviews, 78.3% were on-time, and 90.9% were on projects at less than < 3 complete submittals.

Review 5-6-13

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	There are no population-based park, open space, or Maintenance Assessment District (MAD) issues associated with this Coastal Development Permit. (New Issue)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 03/07/2013 Deemed Complete on 04/03/2013
Reviewing Discipline: LDR-Landscaping **Cycle Distributed:** 04/03/2013
Reviewer: Robles, Jeff **Assigned:** 04/03/2013
(619) 446-5225 **Started:** 05/02/2013
jwrobles@sandiego.gov **Review Due:** 05/01/2013
Hours of Review: 4.50 **Completed:** 05/15/2013 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 05/20/2013

- . The review due date was changed to 05/06/2013 from 05/06/2013 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 2nd complete submittal for LDR-Landscaping 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-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 42 reviews, 52.4% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

1st Review (Cycle 6) May 13

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Please provide sheet index on Sheet 1 (New Issue)
<input type="checkbox"/>	2	Revise landscape calculations and VUA, Street Yard areas. See corrections on sheet 7 of 11. (New Issue)
<input type="checkbox"/>	3	Street Trees: Identify Street Trees separately in Legend. Indicate type of existing palms. Indicate Brown Trunk Height. Street Trees can not be used to calculate plant points or be used for yard calculations. (New Issue)
<input type="checkbox"/>	4	Provide 1 24-inch box canopy Street Tree for every 30 feet of street frontage. If palms are used the minimum height is 10 Brown Trunk Height, not caliper. If palms are used provide palm every 20 feet. Show palms or canopy Street Trees on Sheet 7 of 11. Street Trees are not used for any ca (New Issue)
<input type="checkbox"/>	5	Provide one palm with a minimum 10-foot Brown Trunk Height, BTH off the alley. See Sheet 7 (New Issue)
<input type="checkbox"/>	6	Provide 1 24-inch box tree near the end of the driveway on Fay Ave. See Sheet 7. (New Issue)
<input type="checkbox"/>	7	Delete portion of the Note regarding brush management. See Sheet 7. (New Issue)
<input type="checkbox"/>	8	The Calculation Worksheet indicates single structure on a single lot. There are or will be two structures on a single lot. Revise appropriate calculations and requirements. (New Issue)
<input type="checkbox"/>	9	Please post the Water Efficient Landscape Worksheet onto a separate sheet. (New Issue)
<input type="checkbox"/>	10	Choose Street Trees from the Approved Street Tree List, Appendix G. Found at the link listed below. http://docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art09_AppendixG.pdf (New Issue)

Draft Conditions

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	11	Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree that is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5. (New Issue)
<input type="checkbox"/>	12	In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan. (New Issue)
<input type="checkbox"/>	13	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection. (New Issue)
<input type="checkbox"/>	14	Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. (New Issue)
<input type="checkbox"/>	15	A No Fee Street Tree Application shall be provided with construction documents (New Issue)
<input type="checkbox"/>	16	Prior to occupancy an irrigation audit is required. (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Jeff Robles at (619) 446-5225. Project Nbr: 297495 / Cycle: 6

