

La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items): PRJ-1079574
- Address and APN(s): 2352 CALLE DEL ORO, LA JOLLA, CA, 92037
- Project contact name, phone, e-mail: TAYLOR EVANS @ WILL AND FOTSCH ARCHITECTS, 858-224-2486, PERMITS@WILLANDFOTSCH.COM
- Project description: COASTAL DEVELOPMENT TO DEMOLISH EXISTING SINGLE FAMILY RESIDENCE OF 2,877 SF AND CONSTRUCT A NEW SINGLE FAMILY RESIDENCE OF 7,804 SF WITH 488 SF ADU, 3 CAR GARAGE, POOL, SPA TO BE UNDER SEPARATE PERMIT.
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____

- In addition, provide the following:
 - lot size: 0.55 AC | 23,917 SF
 - existing structure square footage and FAR (if applicable): 2,877 SF | $2877/23917 = 0.12$ FAR
 - proposed square footage and FAR: 8,292 SF | $8292/23917 = 0.35$ FAR
 - existing and proposed setbacks on all sides: EXISTING - FRONT: 115'-6", SIDE 1: 7', SIDE 2: 7', REAR: 48'-8"
PROPOSED- FRONT: 49'-6", SIDE 1: 6'-7", SIDE 2: 4'-6", REAR: 29'-7"
 - height if greater than 1-story (above ground): Maximum Height 28'-5"

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½” X 11” format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure’s height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners’ Association
- The most recent Project Issues Report for the project from the Development Services Department

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board’s review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the “owner/applicant” and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
 City Planning Department
 619-236-6173



WILL & FOTSCH ARCHITECTS
1298 Prospect Street, Suite 2S, La Jolla CA 92037

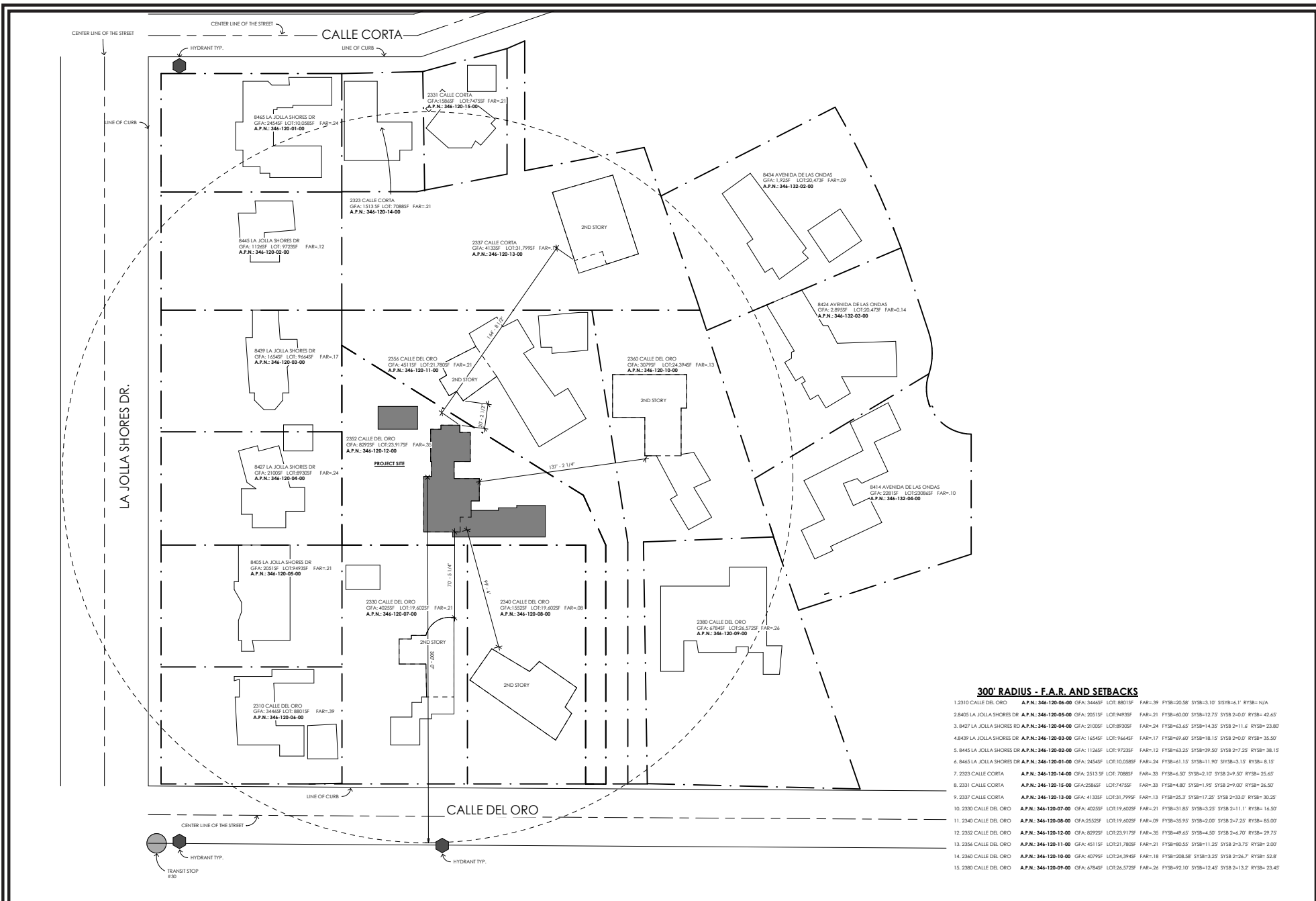
AERIAL VIEW OF EXISTING RESIDENCE





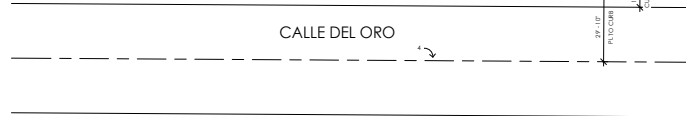
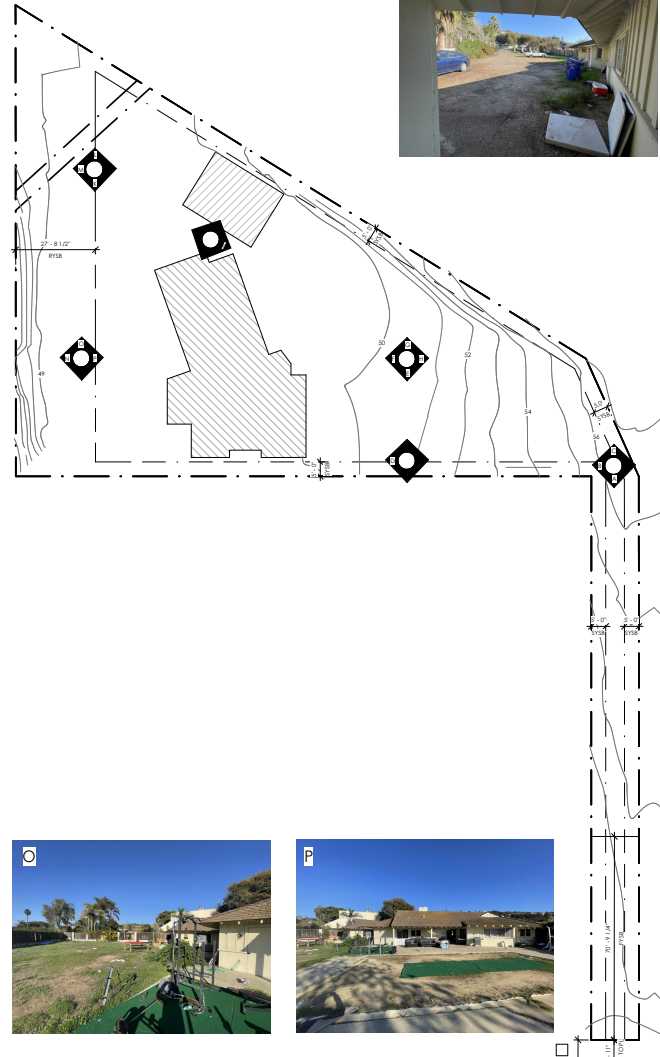
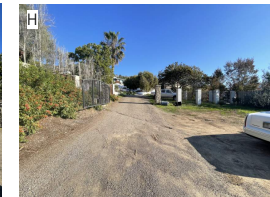
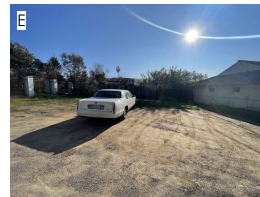
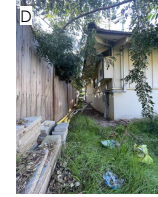
WILL & FOTSCH ARCHITECTS AERIAL VIEW WITH PROPOSED RESIDENCE
1298 Prospect Street, Suite 2S, La Jolla CA 92037







WILL & FOTSCH ARCHITECTS 300 FOOT RADIUS WITH 2ND STORY ADJACENCY
 1298 Prospect Street, Suite 2S, La Jolla CA 92037

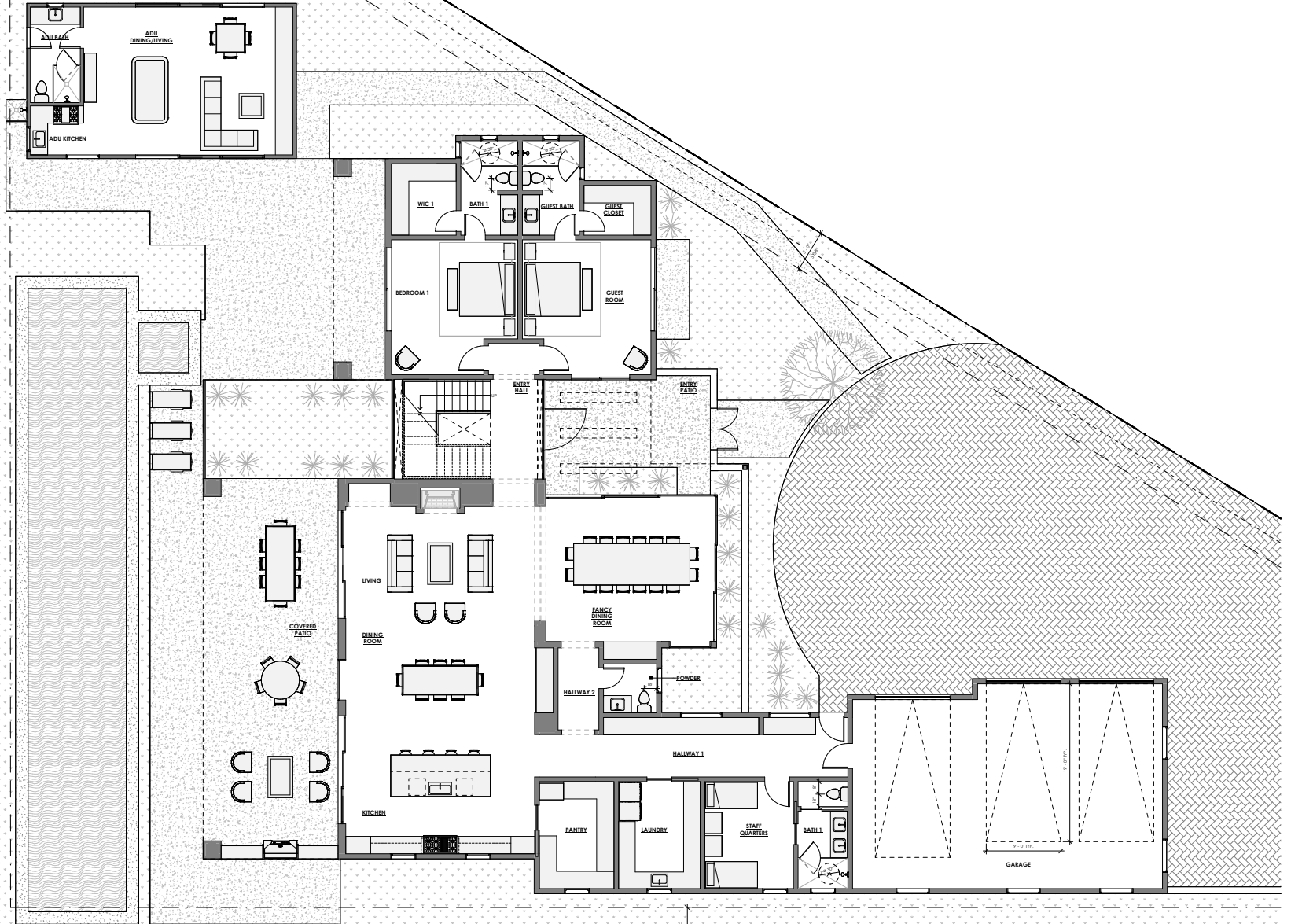




 SDO&E VAULT
  TELCO PEDESTAL
 AT&T VAULT

1 PHOTO SURVEY SITE PLAN
 SCALE = 1/16" = 1'-0"

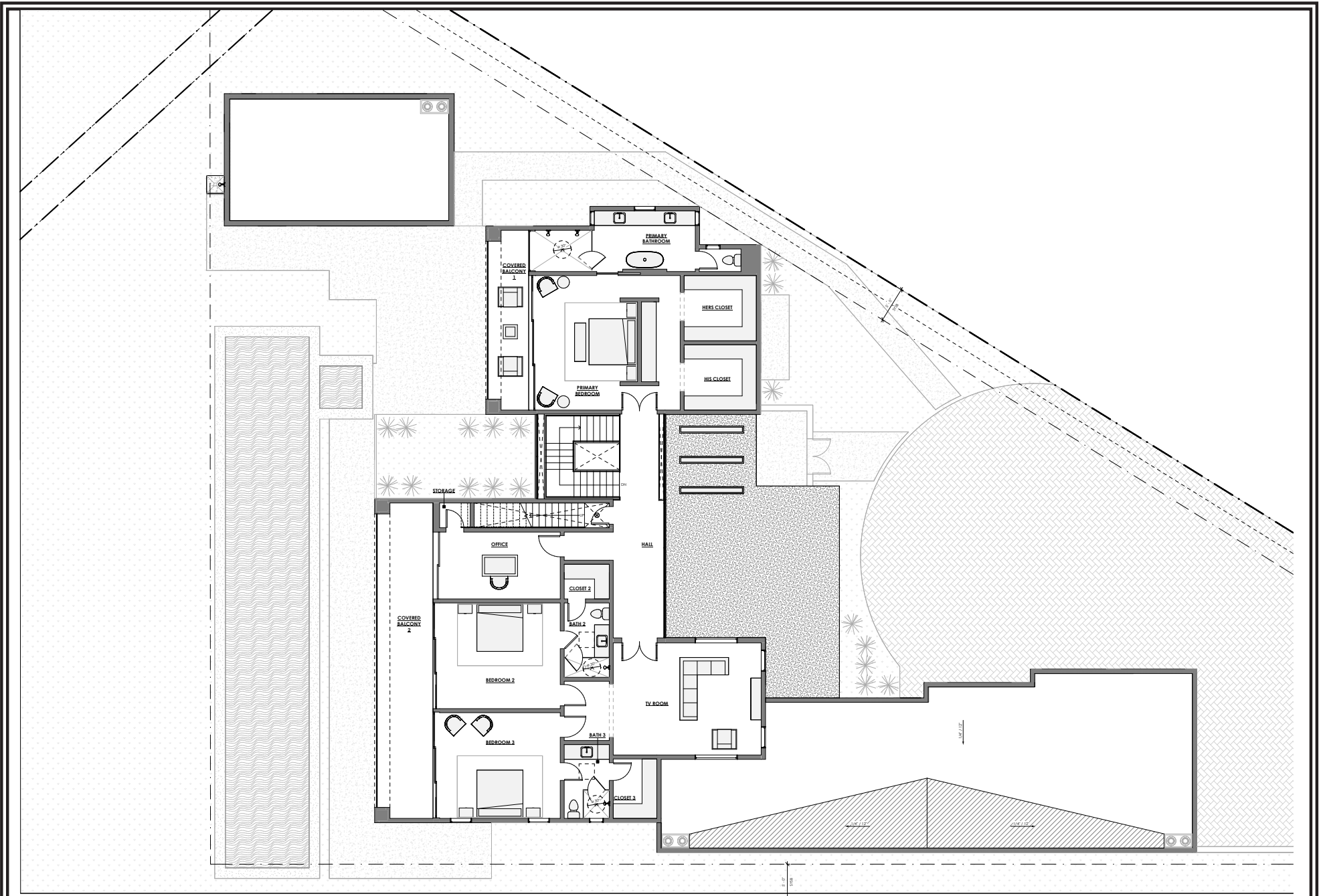




WILL & FOTSCH ARCHITECTS
 1298 Prospect Street, Suite 2S, La Jolla CA 92037

PROPOSED MAIN LEVEL PLAN

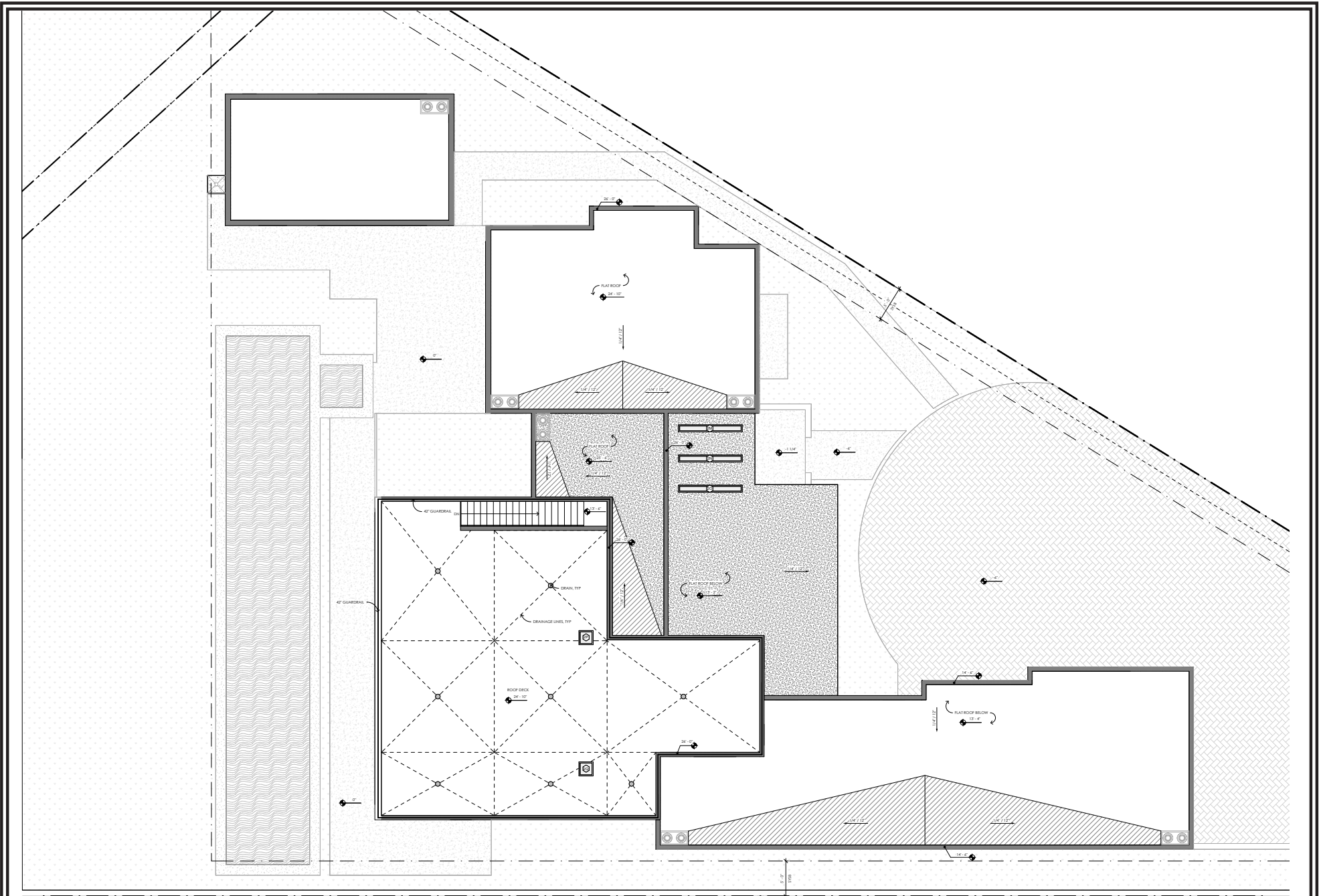




WILL & FOTSCH ARCHITECTS
 1298 Prospect Street, Suite 2S, La Jolla CA 92037

PROPOSED UPPER LEVEL PLAN

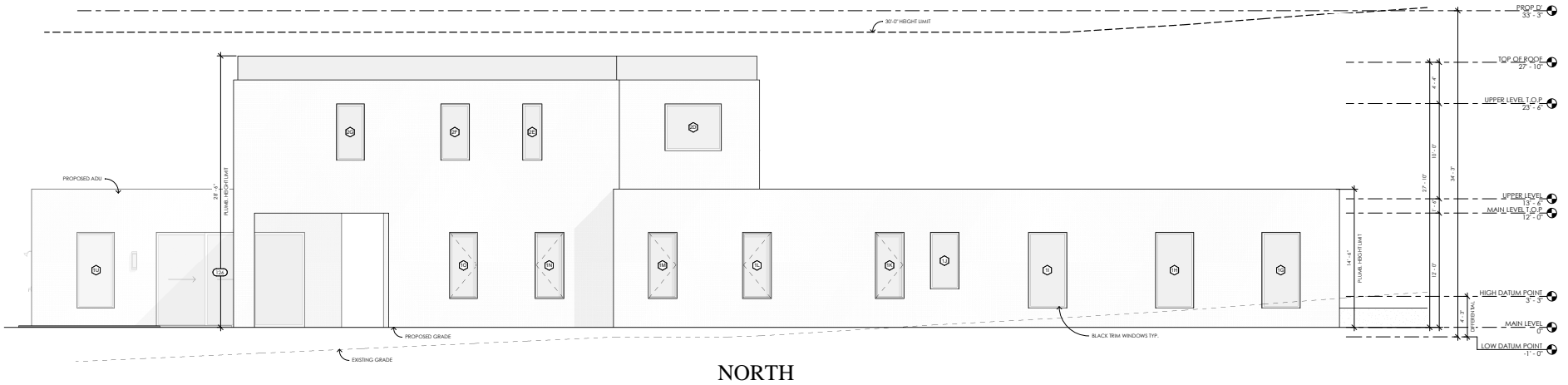
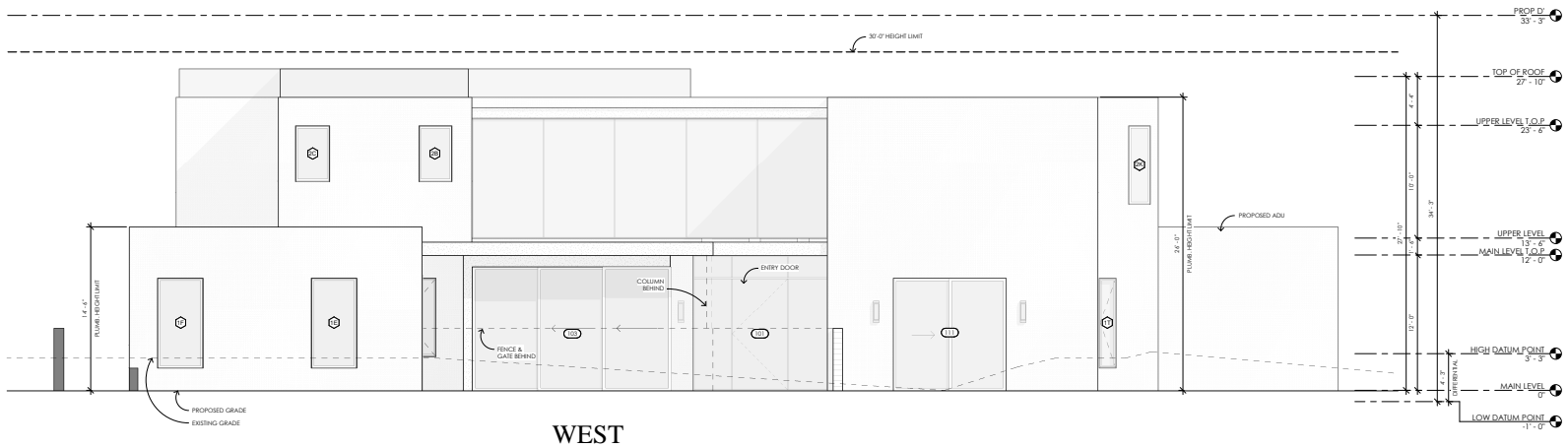


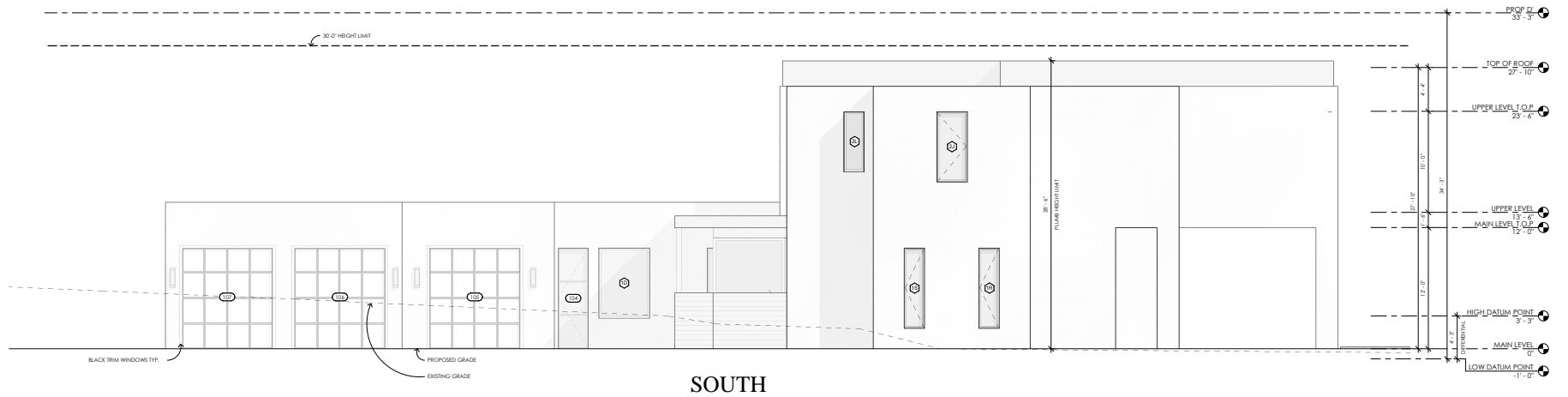


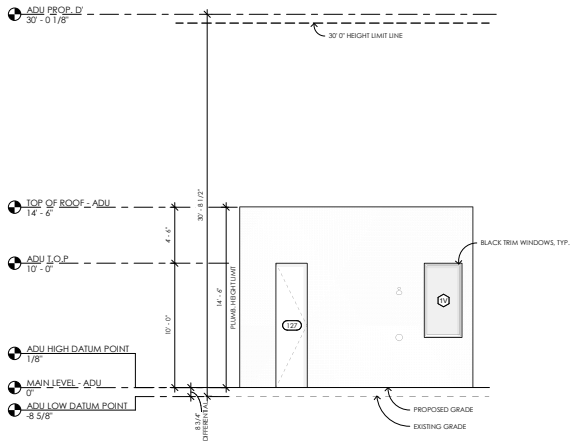
WILL & FOTSCH ARCHITECTS
 1298 Prospect Street, Suite 2S, La Jolla CA 92037

PROPOSED ROOF PLAN

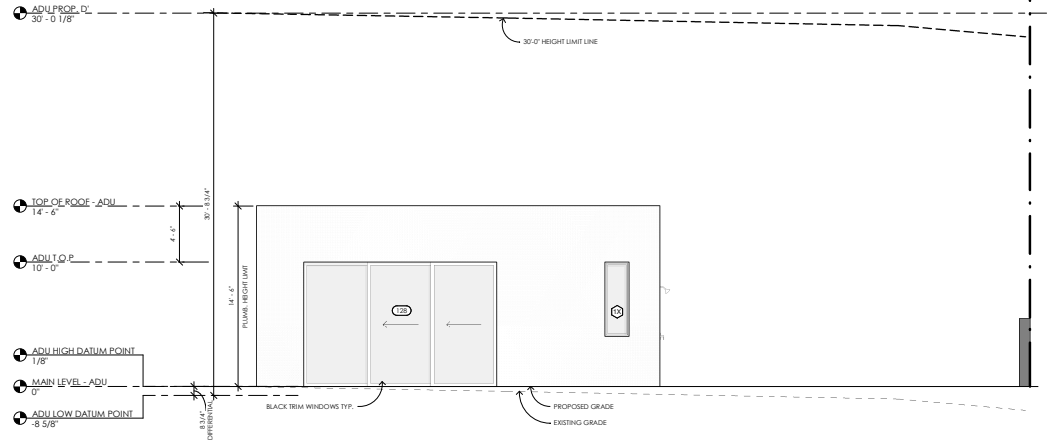




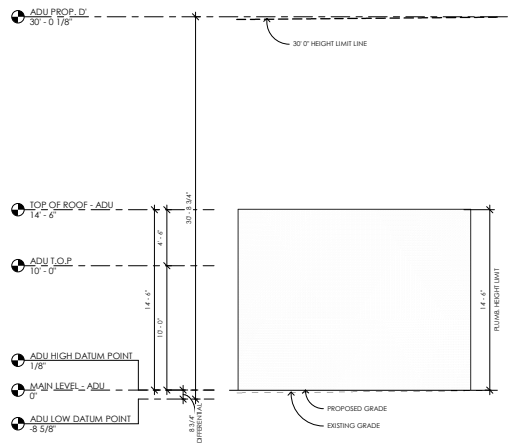




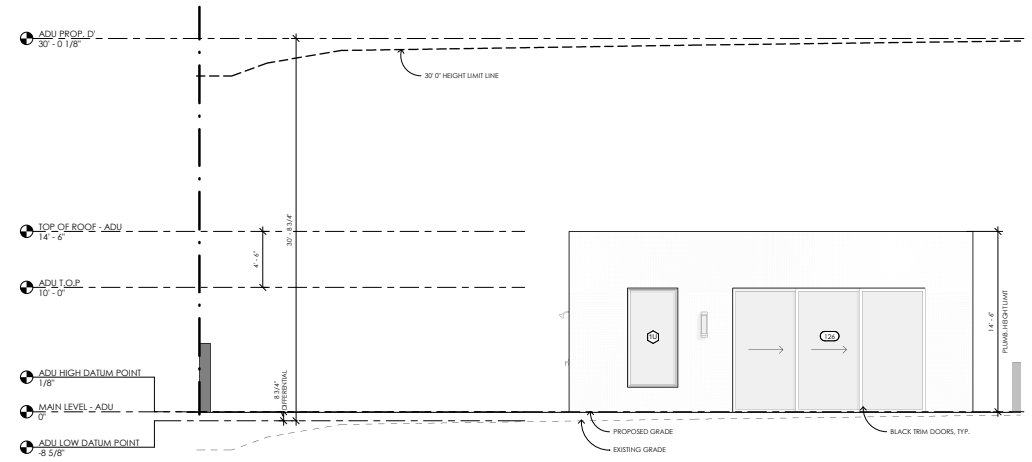
EAST



SOUTH



WEST



NORTH



WILL & FOTSCH ARCHITECTS
1298 Prospect Street, Suite 2S, La Jolla CA 92037

RENDERINGS



January 22, 2024

Via email: permits@willandfotsch.com

Will and Fotsch
1298 Prospect Street, Suite 2S
San Diego, CA 92037

Subject: 2352 Calle del Oro SDP & CDP Assessment Letter; Project No. PRJ-1079574
Internal Order No. 24009455.

Dear Will and Fotsch:

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

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

- To demolish an existing 2,877 square-foot single-family residence and construct a new 2-story 7,804 square-foot single-dwelling residence, a 488 square-foot accessory dwelling unit (ADU), and a 3-car garage located at 2352 Calle del Oro (0.55 acre-site) within the La Jolla Shores Planned District - SF (Single-Family) Zone, Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (Coastal Impact), and Complete Communities Mobility Choices Zone 4 (CCMC-Mobility Zone 4) within the La Jolla Community Plan Council District 1.
- Process 2 – Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0702(a) for the proposed development within the Coastal Overlay Zone.
- Process 3 – Site Development Permit (SDP) pursuant to SDMC Section 1210.0201 for additions within the La Jolla Shores Planned District.

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

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

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

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

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision; however, I have identified the following significant issues that are critical for your project:

LDR-Engineering:

- Multiple comments are **2nd and 3rd requests**. Please be sure to completely and accurately respond via 'applicant response to issues', and include requested documents.

LDR-Planning:

- **3rd requests** to address issues from the first review cycle.

LDR-Transportation:

- Calle del Oro is a 2-Lane Collector per La Jolla Community Plan. A minimum parkway of 12-foot with non-contiguous sidewalk is required per current City standards (**3rd Request**).

LDR-Landscape:

- Landscape plans were not included in this 3rd resubmittal. Please provide landscape plans with the next resubmittal. Outstanding comments still apply.

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or **April 22, 2024**. Closed projects cannot be "reactivated". Once closed, the applicant shall be required to submit a new development permit application with

required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
 - **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. **See [SDMC Section 126.0707\(a\)\(1-3\)](#) for the Coastal Development Permit findings, and [SDMC 126.0505\(a\)\(1-3\)](#) for the Site Development Permit findings. Please provide a draft of the findings in your resubmittal.**

- **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the La Jolla CPG via this [link](#) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me, copying the CPG chair on your email.

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

FINANCIAL INFORMATION:

- Please pay the attached invoice prior to resubmitting your project. Invoices can be paid in person at 1222 First Avenue on the Third Floor by scheduling an appointment using the following [link](https://www.sandiego.gov/development-services/virtual-appointments) <https://www.sandiego.gov/development-services/virtual-appointments>, or on the [Accela Citizen Access portal](#). Please notify me when the invoice has been paid, as the system will not alert me.
- Our most recent records show that there is a balance of **\$6,848.26** in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Please contact me for assistance in receiving your statement for billing inquiries.

Please be advised that the [minimum required balance](#) for [each approval type](#) must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: **DSD Attn: Jose Bautista, MS-501**, 1222 First Avenue, San Diego CA 92101.

Please include your project number: PRJ-1079574 in the memo section of the check.

- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.
- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

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

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

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

I look forward to working with you and your team. I may be reached at (619) 557-7983 or JBautista@sandiego.gov.

Sincerely,



Jose Bautista
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File
Harry Bubbins, Chair of the La Jolla Planning Group
Review Staff



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

Project Address 2352 Calle Del Oro
San Diego, CA 92037

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Other

Community Planning Group

Jose Bautista
jabautista@sandiego.gov

[Comment 00075 | Page]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Group at (858) 459-9490 or by email at info@lajollacpg.org to schedule your project for a presentation before the group at their next available meeting. Please be advised the project site is within the La Jolla Shores Planned District. You will need to obtain a recommendation from both the La Jolla Shores Planned District Advisory Board and from the La Jolla Planning Association (CPG).

If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Jose Bautista, Development Project Manager via email at JABautista@sandiego.gov.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Anwer Ibriheem
Albriheem@sandiego.gov
619-533-7445

[Comment 00121 | Page]

The Engineering Review Section has reviewed the subject development and have the following comments that needs to be addressed. Upon the resubmittal, we will complete our review.



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

[Comment 00122 | Page] **ACKNOWLEDGED**

All unchecked items from previous reviews are still standing and need to be addressed

[Comment 00123 | Page] **ACKNOWLEDGED**

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the new Storm Water Development Regulations (information comment).

[Comment 00124 | Page]

ADDRESSED

Per the provided form DS-560 project is a standard development project. Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

[Comment 00125 | Page]

ADDRESSED

A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: <https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>

[Comment 00126 | Page]

ADDRESSED

Follow up comment #16 from previous review, please provide a copy of the mutual access agreement for the shared driveway (second request). In the applicant responses to the issues, the applicant stated "acknowledged" for the comment #16. However, a copy of the mutual access agreement for the shared driveway was not part of the submittal on Accela.

[Comment 00127 | Page]

ADDRESSED

Follow up comment #18, the comment was partially addressed. Please show the visibility triangle on site and grading plans. Please add dimensions for the visibility triangles. please show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height.

[Comment 00128 | Page] **ACKNOWLEDGED**

This completes the Engineering Review of this submittal. Additional comments may be recommended pending further review or any redesign of this project.

[Comment 00129 | Page] **ACKNOWLEDGED**

Please provide a detailed written response to all comments regardless you agree or not and in case of disagreement express your reasoning.

Tecla Levy
TLEVY@sandiego.gov

[Comment 00016 | Page]

ADDRESSED

The proposed driveway adjacent to the existing shared driveway does not meet the driveway location and width requirements per City of San Diego Standard Drawing SDG-164. The project shall continue to use the existing shared driveway. Provide a copy of a driveway access easement and maintenance agreement for the existing shared driveway.



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

7/6/2023- 2nd review: This is a follow-up comment to previous comment 00016: Provide a copy of a driveway access easement and maintenance agreement for the existing shared driveway.

[Comment 00018 | Page]

Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS. Plot the visibility area triangles at driveway location, per San Diego Municipal Code Diagram 113-02SS on the site plan. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

ADDRESSED

7/6/2023 (2nd review)- The applicant' response to previous comment 00018 states that the private drive is off of Calle Del Oro and is not associated with this project. The private drive is the project's access therefore is associated with this project. Please comply with the previous comment 00018.
(2nd request).

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

ADDRESSED

[Comment 00130 | Page]

The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and must review the current development plans and details to verify that their recommendations have been adequately implemented. Please indicate if additional analysis and/ or recommendations are required.

DSD-Planning Review

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

[Comment 00113 | Page]

3rd Planning Review:

Please provide a written response addressing each of the following issues from the first cycle :



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

ADDRESSED

Per 113.0103, an ADU shall provide complete living facilities including provisions for cooking. The current ADU kitchen includes a sink and stove top. Please revise the plans and scope to a "pool house" or add a refrigerator.

Please contact the La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board for a recommendation on your project. Please provide these comments to the City.

[Comment 00114 | Page] **ACKNOWLEDGED**

Please contact the La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board for a recommendation on your project. Please provide these comments to the City.

DSD-Transportation Development

Maryann Soriano
MSoriano@sandiego.gov
619-446-5376

[Comment 00055 | Page]

ADDRESSED

Dedication & Improvements (Calle Del Oro):

The existing functional and ultimate classification of Calle Del Oro is a 2-Lane Collector per La Jolla Community Plan. A minimum parkway of 12 ft with non-contiguous sidewalk is required per current City standards. Please show dedication and improvement on the plans.

[Comment 00062 | Page]

ADDRESSED

Visibility Triangles:

Per Issue #8 in the previous review, no fences/shrubs higher than 36 inches in height are permitted in the visibility areas of the proposed driveways and street intersections. Revise the site plan to show visibility triangles with dimensions at each corner of the street intersection and clearly note on the plans that no objects higher than 36 inches will be proposed in the visibility areas. Refer to the Land Development Code section 113.0273 for measuring visibility area.

[Comment 00085 | Page]

ADDRESSED

Dedication & Improvements (Calle Del Oro):

Per response to Issue 55, the applicant states project does not propose improvements at Calle Del Oro. However, this does not address the comment. The project is required to provide a 12 ft wide parkway per current City standards and should explain why no sidewalk is proposed. Please show dedication on the plans. (2nd Request)

[Comment 00086 | Page]

ADDRESSED

Pedestrian Routes:

Following up on Issue 56, per SDMC Section 143.0310(c)(1), identified pedestrian access shall be provided from all building entrances to the public right-of-way. Please show pedestrian routes on the site plan. (2nd Request)

[Comment 00088 | Page]



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

ADDRESSED

Visibility Triangles:

Following up on Issue 62, 10 ft by 10 ft visibility triangles should be shown at the proposed driveway for the project on Calle Del Oro. Please clearly note on the plans that no objects higher than 36 inches will be proposed in the visibility areas. (2nd Request).

[Comment 00118 | Page]

ADDRESSED

Frontage (Calle Del Oro):

Per response to Issue 55 & 85, the applicant states dedication is called out on Sheet C-2. However, the plans did not show any dedication on Calle Del Oro to provide the 12 ft wide parkway. In addition, Sheet A001 shows a 10'- 11" curb to property line distance whereas Calle De Oro cross-section on Sheet C-2 shows 9.22 ft wide parkway. Please revise and correct this discrepancy and show dedication to achieve a 12 ft parkway on Calle Del Oro. (3rd Request)

[Comment 00119 | Page]

ADDRESSED

Pedestrian Routes:

Per response to Issue 86, the applicant states to see site plan showing pedestrian access. However, the pedestrian access is not shown on Sheet A001 Site Plan. Please label and show the pedestrian access from the public right of way to the project's entrance (both to the front door of the proposed single family house and to the ADU). Sheet C-2 should show a paved walkway on the west side of the 20 ft access road from Calle Del Oro to the project site. (3rd Request)

[Comment 00120 | Page]

ADDRESSED

Visibility Triangles:

Following up on Issue 62, visibility triangles are labelled but not correctly shown on Sheet A001; please dimension with 10 ft by 10 ft and show the visibility triangles at the private drive drawn inward from the property line per SDMC Section 113.0273(b)(3) and Diagram 113-02SS. (3rd Request)

LDR-Environmental

Marissa Mariscal
mmariscal@sandiego.gov

[Comment 00104 | Page] **ACKNOWLEDGED**

Project Scope

The following scope is based on the Plans prepared by Will & Fotsch Architects, dated November, 13, 2023:

A request for a COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT for the demolition of an existing one-story single-family residence and to construct a two-story, 7,804 square feet single-family residence with a 3-car garage, and a 488 square feet accessory dwelling unit. The project would also include frontage improvements consisting of reconstruction and widening of a shared existing driveway and development of a minimum parkway of 12 feet with non-contiguous sidewalk. The 0.55 acre project site is located at 2352 Calle Del Oro in the Single Family (SF) zone of the La Jolla Shores Planned District. Additionally, the project site is within the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone (CHLOZ), and Parking Impact Overlay Zone (Coastal). Council District 1. (LEGAL DESCRIPTION: All that portion of Lot 1297 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, According to the Map Made by James Pascoe in 1870, a Copy of which said Map was Filed in the Office of the Recorder of Said San Diego County, November 14, 1921 and Is known as Miscellaneous Map No. 36 as



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

Described in Grante Deed Recorded on March 04, 2022 as Doc-2022-0097192. ASSESSOR'S PARCEL NUMBER: 346-120-1200). [Informational Item]

At this time the project is still under City Staff review and the project scope may change. Please be aware that the environmental review and environmental determination may change in response to any project changes and/or new information.

[Comment 00105 | Page] **ACKNOWLEDGED**

Land Use

[OPEN]

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues and CAP Checklist Steps 1 and 2 as applicable; refer to their comments for further information and/or clarification.

[Comment 00106 | Page] **ACKNOWLEDGED**

Transportation

EAS defers to Engineering Review and Transportation Review regarding transportation improvements required. All necessary improvements must be shown on the plans and addressed in the environmental review. Refer to their comments for further information and/or clarification.

[Comment 00107 | Page] **ACKNOWLEDGED**

Geologic Conditions

EAS has received Report of Preliminary Geotechnical Investigation, Proposed Michan Residence, prepared by Geotechnical Exploration, Inc., dated September 28, 2022. EAS defers to Geology Review regarding geologic conditions; refer to Geology Review comments for additional information and/or clarification.

[Comment 00108 | Page] **ACKNOWLEDGED**

Greenhouse Gas Emissions (GHG)

[OPEN]

EAS staff has reviewed the submitted Climate Action Plan (CAP) Consistency Checklist (N **ADDRESSED** following issues have been identified:

1. Update project description under Project Information to be consistent with current project submittal, which indicates that a sport court is no longer included in the project.
1. Remove Step 3 information, which seems to reference a different project.

[Comment 00110 | Page] **ACKNOWLEDGED**

Hydrology/Drainage

EAS defers to Engineering Review on water quality issues; refer to Engineering Review comments for additional information and/or clarification.

[Comment 00111 | Page] **ACKNOWLEDGED**

Tribal Cultural Resources



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

[OPEN]

This project may be subject to Tribal Consultation under AB 52. If needed, EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[Comment 00112 | Page] **ACKNOWLEDGED**

Water Quality

[OPEN]

EAS defers to Engineering Review on water quality issues; refer to Engineering Review comments for additional information and/or clarification

[Site Development Plans PRJ-1079574.pdf](#)

DSD-Landscape Review

Clare Gamelin
CGamelin@sandiego.gov
(619) 446-5228

ADDRESSED

[Comment 00067 | Sheet A001]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[Comment 00068 | Sheet A001] **ACKNOWLEDGED**

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

ADDRESSED

[Comment 00070 | Sheet A001]

Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits.

[Comment 00071 | Sheet A001]



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

ADDRESSED

Net Canopy Tree Gain: Include a line of information on plans that states the net increase in the NUMBER of canopy trees associated with the project – including canopy trees to be removed & canopy trees proposed on site and in the right-of-way. This information is used to track progress with the City of San Diego’s Climate Action Plan initiative to increase canopy coverage.

[Comment 00100 | Sheet A001] **ACKNOWLEDGED**

Issues from the previous review which have not been fully addressed have not been cleared in this report, and are restated and clarified herein.

[Comment 00101 | Sheet A001]

Comment 70 (2nd request)

ADDRESSED

Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits.

ADDRESSED

[Comment 00102 | Sheet A001]

Comment 71: (2nd request) Please provide existing trees to be protected in place and that will be removed on site and right-of-way.

ADDRESSED

[Comment 00131 | Sheet P3]

Landscape Plans: As per email from applicant on 11/13/23 no landscape plans would be included in this review cycle. landscape staff will close this cycle in Accela so applicant can upload revised set of plans that address landscape issues.

DSD-Water and Sewer

Jay Purdy
JPurdy@sandiego.gov
(619) 446-5456

[Comment 00076 | Sheet A001] **ACKNOWLEDGED**

PUD Permit Conditions:

Prior to any Certificate of Occupancy being issued, all proposed water and sewer facilities within the public ROW and/or public easement (as detailed on the Project’s City approved Exhibit 'A' or within the Project’s PUD approved Water and Sewer Studies) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.



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

Prior to any Certificate of Occupancy being issued, ALL EXISTING AND PROPOSED PUBLIC WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).

Prior to any Certificate of Occupancy being issued, any existing water service shown on Exhibit 'A' as TO BE RETAINED, which is subsequently determined to be inadequately sized, requires that the applicant obtain a permit for & construct the following: kill the existing water service line at the main, and install a new water service in a location acceptable to both the Public Utilities Director and City Engineer. Note: To ensure acceptability, the new service to main connection should be at least 30" from any prior water service line connection, 5' from any driveway, and 10' from any active sewer lateral.

Prior to any Certificate of Occupancy being issued, the applicant must produce a written statement signed by a CA licensed plumber which states that they have performed an internal video inspection of the sewer lateral to be reused and found it to be free of all debris, in good material condition, properly sloped, properly connected to the public sewer main, and serviceable within the public ROW via an appropriate cleanout. If the lateral does not meet these requirements, it must be repaired and re-inspected, or abandoned/removed and replaced via a separate permit.

Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and sewer facilities which are due to the activities associated with this project shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.

Prior to any Certificate of Occupancy being issued, any private improvement within the public ROW fronting the development or within a public easement inside the development which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping*, enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the property's title includes a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location. Prior to any Certificate of Occupancy being issued, any trees or shrubs exceeding three feet in height at maturity have been installed or remain within ten feet of any public sewer facilities or within five feet of any public water facilities must be removed unless the property's title includes a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.

Required Submittal

PRJ-1079574



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

Project Address: 2352 Calle Del Oro, San Diego, CA 92037

Project Type: Discretionary Project

Primary Contact:
permits@willandfotsch.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

- | | |
|--|--------------------------------|
| Applicant Response to Issues | DSD-Engineering Review |
| Applicant Response to Issues | DSD-Environmental |
| Applicant Response to Issues | DSD-Planning Review |
| Applicant Response to Issues | DSD-Transportation Development |
| Climate Action Plan Consistency Checklist | DSD-Environmental |
| Community Planning Group Recommendation | Community Planning Group |
| Geotechnical Investigation Report Addendum | DSD-Geology |
| Site Development Plans | DSD-Environmental |
| Site Development Plans | DSD-Landscape Review |
| Site Development Plans | DSD-Transportation Development |