



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

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**Project Address** 2349 Rue Adriane  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** Pamela Magnus  
pamela@architectsmagnus.com  
6192937240

**Instructions**

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

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Other

**Community Planning Group**

John Norris  
JNorris@sandiego.gov  
619-687-5988

**[ Comment 00069 | Page | Closed ]**

Applicant advises, they will be scheduling the LJCPA review in early 2026.

**DSD-Engineering Review**

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

**[ Comment 00001 | Page | Open ]**

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

**[ Comment 00002 | Page | Open ]**

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 00003 | Page | Open ]**

Please note all public improvements (including curb, gutter, sidewalk, curb ramps, etc.) and dedications must be up to current city standard prior to the issuance of any building permit as required per SDMC 142.0610 (a) (information



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comment).

**[ Comment 00004 | Page | Open ]**

Please note all private improvements within ROW require Encroachments Maintenance and Removal Agreement (EMRA) which is subject to City Engineer approval (information comment).

**[ Comment 00005 | Page | Open ]**

(Information comment) CIP Projects: Please check the City's CIP project map viewer using the following link:

<https://www.sandiego.gov/cip/projectinfo>

**[ Comment 00006 | Page | Open ]**

If the project has a recorded Encroachments Maintenance and Removal Agreement (EMRA), please submit a copy for review. Please note Encroachments Maintenance and Removal Agreement (EMRA) is subject to City Engineer approval.

**[ Comment 00007 | Page | Open ]**

Please note that prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**[ Comment 00008 | Page | Open ]**

Please provide an impervious areas table to include the following:

- a- Total Disturbance Area
- b- Existing amount of impervious area
- c- Proposed/replaced amount of impervious area
- d- Existing amount of pervious area
- e- Proposed amount of pervious area
- f- Total impervious area
- g- Impervious % increase

Sheet (A100) shows the impervious area table, but it is not complete. Please update the impervious area table to include all the required information.

**[ Comment 00009 | Page | Open ]**

DS-560: Please include the PRJ# on the submitted DS-560, as the submitted DS-560 does not include the PRJ# in the required field for project number.

**[ Comment 00010 | Page | Open ]**

According to City of San Diego records, the project site is located within the Environmentally Sensitive Area (ESA). Therefore, please revise the submitted DS-560, as the answer to Part E, #7 is 'Yes'.

**[ Comment 00011 | Page | Open ]**



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DS-560: Please revise the submitted DS-560, as the answer to Part F, #4 is Yes.

**[ Comment 00012 | Page | Open ]**

Based on the scope of work. The project appears to be a priority project which requires BMP's. The applicant shall submit a Storm Water Quality Management Plan (SWQMP) consistent with the City of San Diego's Storm Water Standards.

**[ Comment 00013 | Page | Open ]**

Required elements of a SWQMP are provided in Appendix A of this manual. Details supporting all decisions made in accordance with Chapter 4 requirements shall be documented in the SWQMP. The specific process is outlined in the required Submittal Template in Appendix A of the revised Storm Water Standards.

**[ Comment 00014 | Page | Open ]**

Please add drainage patterns arrows to the submitted site and grading plans. Please add the drainage patterns arrows to the legends list.

**[ Comment 00015 | Page | Open ]**

Please submit a preliminary drainage study to determine the existing and proposed drainage flows and velocities and provide design recommendations on the anticipated storm drain facilities including mitigation measures for any increases in flows and velocities at all discharge points, in accordance with the current City of San Diego Drainage Design Manual.

**[ Comment 00016 | Page | Open ]**

Per the City of San Diego Records, the project is within the ASBS Watershed (information comment).

**[ Comment 00017 | Page | Open ]**

ASBS Watershed: Please add a note to the site and grading plans that states, "the project is located in the ASBS watershed".

**[ Comment 00018 | Page | Open ]**

ASBS Watershed: Please add a note to the site and grading plans that states, "Since the project is located in ASBS watershed no dry weather flows is allowed including over irrigation".

**[ Comment 00019 | Page | Open ]**

Site Plan: Please include permit types (SDP and CDP) and permit numbers on the cover sheet (G100) of the submitted plans.

Permit Type: CDP

Permit Number: PMT-3383782

Permit Type: SDP

Permit number: PMT-3383783

**[ Comment 00020 | Page | Open ]**



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Sheet C1: Please include the width of the driveway on the civil sheet. Please note that the width of the driveway must match on the civil and architectural plans.

**[ Comment 00021 | Page | Open ]**

Driveway: Please note that the driveways should be separated by 3 feet from the side property line to accommodate the standard driveway apron.

**[ Comment 00022 | Page | Open ]**

Driveway: Please refer to SDMC Section 142.0560(j) and Table 142-05M for driveway width requirements (information comment).

**[ Comment 00023 | Page | Open ]**

Visibility triangle: Please revise the submitted plans to show the visibility triangle. 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. Please refer to San Diego Municipal Code Diagram 113-02SS for more information about measuring visibility area. Please note that the visibility triangles should be measured from the proposed property line after the dedication.

**[ Comment 00024 | Page | Open ]**

Dedication: Based on the community plan and street classification, Rue Adriane is an unclassified local street; therefore, a minimum 12-foot parkway with a non-contiguous sidewalk is required per the current City Standard.

**[ Comment 00025 | Page | Open ]**

Please note that, based on the provided information, the project may require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602 grading permit regulation (information comment).

**[ Comment 00026 | Page | Open ]**

Please provide Grading Data Table to add the following information:

Max cut depth under building footprint \_\_\_\_ ft

Max cut depth outside building footprint \_\_\_\_ ft

Max fill depth under building footprint \_\_\_\_ ft

Max fill depth outside building footprint \_\_\_\_ ft

**[ Comment 00027 | Page | Open ]**

On the building sections, please call out the height of fill and cut.

**[ Comment 00028 | Page | Open ]**

Retaining wall: Please provide a profile section for the proposed retaining wall.

**[ Comment 00029 | Page | Open ]**

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



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[ [Comment 00030](#) | [Page](#) | [Open](#) ]

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

[ [Comment 00031](#) | [Page](#) | [Open](#) ]

Please note that further comments may arise once the requested documents/information are provided (information comment).

**DSD-Geology**

Kreg Mills  
KMills@sandiego.gov  
(619) 446-5295

[ [Comment 00049](#) | [Page](#) | [Open](#) ]

Please note, storm water requirements for the proposed conceptual development will be evaluated by DSD-Engineering review. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the City's current Storm Water Standards. Check with your DSD-Engineering reviewer for requirements. If necessary, DSD-Engineering may request a DSD-Geology review of the storm water infiltration evaluation.

The applicant should please note that the available information provided by the project's geotechnical consultant is not sufficient to allow a reliable assessment of the level of risk and extent of hazards to which this property and the proposed improvements constructed thereon may be subject because of potential geologic hazards. Therefore, a "Notice of Geologic and Geotechnical Conditions" will need to be recorded against the property prior to approval of the entitlement application. The applicant should contact the Geology Section for a draft of the Notice. The Geology Section will need the full name of the owner(s), APN, street address, and full legal description of the subject site to complete the draft document.

**Geotechnical Document Submittal Instructions for the Applicant:**

Please note, the addendum/update letter requested in this DSD-Geology review must be uploaded with the "*Geotechnical Investigation Report Addendum*" PDF file option only. Please note, geotechnical documents must be uploaded correctly to be accepted as record documents.

[ [Comment 00050](#) | [Page](#) | [Open](#) ]

The project's geotechnical consultant must submit a geotechnical addendum or update letter for the purpose of an environmental review that references the proposed development plans and specifically addresses the following:

[ [Comment 00051](#) | [Page](#) | [Open](#) ]

Indicate if the proposed building clearance to the ascending slope (height >65ft) meets the current CBC 1808.71 and Figure 1808.71 or, if applicable, provide an alternate recommended clearance per CBC 1818.7.5 to provide protection from slope drainage, erosion, and shallow failures.

[ [Comment 00052](#) | [Page](#) | [Open](#) ]

The project's geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion. Please note, the slope stability



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calculations must be included.

[ [Comment 00053](#) | [Page](#) | [Open](#) ]

The submitted report indicates the sediments across the exploration transects are pre-Holocene. Clarify how the age of the sediments (QIs) was determined to be pre-Holocene and how the data rules out Holocene-active faulting beneath the site.

[ [Comment 00054](#) | [Page](#) | [Open](#) ]

Considering the fault investigation only encountered Quaternary age landslide deposits (QIs), clarify how the data demonstrates the absence of potentially active faults.

[ [Comment 00055](#) | [Page](#) | [Open](#) ]

The conclusions section of the submitted report implies "we do not expect that the planned development, if properly designed and constructed, will destabilize or result in the settlement of adjacent structures or property." However, the report also implies "development on ancient landslides involves some inherent risks which are often impractical to eliminate completely. Examples include the risk of initiating a slope failure during construction of the planned below grade excavation. Such construction failures could extend into the neighboring developed areas and result in structural distress." Please clarify whether the proposed development will destabilize or result in settlement of adjacent property or the right of way or initiate a slope failure of existing slopes.

[ [Comment 00056](#) | [Page](#) | [Open](#) ]

The submitted report recommends that once development plans have been prepared, an updated report should be prepared. Indicate if any updates should be provided at this time.

### DSD-Planning Review

Alexis Hartley  
alhartley@sandiego.gov

[ [Comment 00070](#) | [Page](#) | [Open](#) ]

These comments are drafts 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.

[ [Comment 00071](#) | [Page](#) | [Open](#) ]

Coastal Development Permit and Site Development Permit Site Development Permit (Process 3) to demolish the existing Single Dwelling Unit and attached garage and propose a new Single Dwelling Unit and subterranean garage on a 17,797 square foot lot. The 0.40 -acre site is in the LJSPD-SF, within the La Jolla Community Plan area.

A Site Development Permit (Process 3) is required as the site is located within the La Jolla Shores PDO and proposed actions are considered development per SDMC 1510.0201(a).

A Coastal Development Permit (Process 2) is required per SDMC 126.0704(a)(5)

Staff would like to note that the Coastal Development Permit and Site Development permit will be consolidated and



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reviewed as a Process 3 Per SDMC 112.0103

Existing Overlays Include Coastal Overlay Zone (N-APP-2), Coastal Height Limit Overlay Zone, Multiple Species Conservation Plan (MSCP), Sensitive Vegetation, Potential Steep Hillside, Very High fire hazard Severity Zone, within the La Jolla Community Plan and La Jolla Shores PDO (LJSPD-SF).

**[ Comment 00072 | Page | Open ]**

Findings for the Coastal Development Permit shall be required according to the Land Development Code, Sections §126.0708(a)

§126.0708(a) Findings for Coastal Development Permit Approval

(1) The proposed coastal development will not encroach upon any existing physical accessway 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;

(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.

(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.

Findings for all Site Development Permits shall be required according to the Land Development Code Section 126.0505(a)

(1) The proposed development will not adversely affect the applicable land use plan; Please provide a response to findings.

(2) The proposed development will not be detrimental to the public health, safety, and welfare; and

(3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.



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Please provide a response to CDP and SDP findings.

**[ Comment 00073 | Page | Open ]**

The La Jolla Shores Planned District Ordinance SDMC 1510.0304 designates the site and surrounding area as a Single Family Zone. The La Jolla community plan outlines this area as Low Density Residential (0-5 dwelling units/acre). The scope of work consists of demolishing the existing SDU and attached garage and proposes a new SDU and subterranean garage. The project is consistent with the prescribed land use and density.

This is not an identified view corridor per Figure 9 of the La Jolla community plan.

**[ Comment 00074 | Page | Open ]**

After the notice of application and first assessment letter has been distributed. The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Harry Bubbins, Chair at (858) 459-9490 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations.

**[ Comment 00075 | Page | Open ]**

If you haven't already done so, please contact Melissa Garcia MAGarcia@sandiego.gov to schedule your project for a presentation to the La Jolla Shores Advisory Board at their next available meeting. This is required per SDMC 1510.0201(d) 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 as part of your next submittal.

**[ Comment 00076 | Page | Open ]**

Please update the scope of work to reflect the proposed wall length.

**[ Comment 00077 | Page | Open ]**

Per biology report, please call out the boundary of sensitive biology on site plan and brush management plan.

**[ Comment 00078 | Page | Open ]**

Please ensure proposed roof and exterior finishes are consistent with SDMC 1510.0301(c). Roof and some proposed building materials appear to be inconsistent with SDMC 1510.0301(c)(1) and (2).

**[ Comment 00079 | Page | Open ]**

Please delineate the distance from the proposed spa and terrace to side property line.

**[ Comment 00080 | Page | Open ]**

Include proposed side yard setbacks of the unit within all La Jolla Shores surveys.

**[ Comment 00081 | Page | Open ]**

Planning will coordinate with landscape reviewer to approve brush management zones.

**[ Comment 00082 | Page | Open ]**



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**DRAFT CONDITION:** Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement, in accordance with the requirements of the San Diego Municipal Code, Section 143.0142, against title to the affected premises and executed in favor of the City. The Covenant of Easement shall contain a description of the premises affected by the permit with a description of the development area and the Environmentally Sensitive Lands that shall be preserved.

**LDR-Environmental**

Stephanie Kellogg  
SKellogg@sandiego.gov  
619-533-3190

[ [Comment 00057](#) | [Page](#) | [Open](#) ]

**Aesthetics:** EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. EAS will coordinate with Planning Review staff. No further information is needed at this time.

[ [Comment 00058](#) | [Page](#) | [Open](#) ]

**Biological Resources:** EAS staff is reviewing the submitted Biological Letter Survey Report, and will forward comments to the consultant and project applicant. Please include the revised report in your next submittal. Any technical report requiring revisions must be submitted in a WORD ~~strikeout~~/underline (SOUL) format and a PDF clean version. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit in a SOUL format or complete revisions may delay the review of the technical study.

[ [Comment 00059](#) | [Page](#) | [Closed](#) ]

**INFORMATION ONLY - Cultural Resources/Archaeology (Archaeological Resources):** The City's Historic Resource Guidelines (2022) require archaeological surveys when development is proposed on previously undeveloped parcels, when a known resource is identified on site or within a one-mile radius, when a previous survey is more than five years old if the potential for resources exists, or based on a site visit by a qualified consultant or knowledgeable City staff. City staff performed a California Historical Resources Information System (CHRIS search) and no known archaeological sites are mapped within the project site, and the site has also been heavily disturbed. The proposed project would be unlikely to impact archaeological resources. EAS has no further comment at this time.

[ [Comment 00060](#) | [Page](#) | [Closed](#) ]

**INFORMATION ONLY - Cultural Resources/Archaeology (Built Environment):** SDMC Section 143.0212 directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. EAS defers to LDR-Plan Historic on historical resource determination.

The project site underwent historic review on December 2, 2025. Based on this review Plan Historic staff has determined that the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Therefore, no historical research report is required at this time and the project as proposed has no potential to impact any unique or non-unique historical resources.

Please refer to previous Plan Historic comments for further reference. No additional information is required at this time.



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[ [Comment 00061](#) | [Page](#) | [Open](#) ]

**Geology:** EAS defers to LDR Geology on this issue. Geology have requested further information, please refer to previous comments for further reference. No further comment is required at this time.

[ [Comment 00062](#) | [Page](#) | [Closed](#) ]

**INFORMATION ONLY – Hazards:** A records search identified that no hazardous materials sites pursuant to Government Code section 65962.5 exist onsite or within 1,000 feet of the proposed development. No additional information is required at this time.

The project site is located within the San Diego International Airport (SAN) Airport Land Use Compatibility Plan (ALUCP), within the Overflight Area Boundary. Within this overlay any person who offers residential property for sale or lease to disclose the proximity of the airport to the property purchaser or lessee. The project is not within the airport noise contours or safety contours.

[ [Comment 00063](#) | [Page](#) | [Open](#) ]

**Hydrology/Water Quality:** EAS defers to LDR-Engineering with regards to hydrology and water quality; please see the discipline's comments for further direction. EAS will coordinate with Engineering staff to determine if the project would result in potential hydrology and/or water quality impacts. EAS has no further comment at this time.

[ [Comment 00064](#) | [Page](#) | [Open](#) ]

**Paleontological Resources:** According to the "Geologic Map of the San Diego 30' x 60' Quadrangle, California" (Kennedy and Tan, 2008), the project site is underlain with landslide deposits from the Holocene and Pleistocene. The provided geotechnical report suggests that the Landslide Deposits could contain Ardath Shale Formation. This is assigned a high potential for fossil resources. Paleontological resources monitoring is required under San Diego Municipal Code section 142.0151 if project grading involves 1,000 cubic yards or greater, and 10 feet or greater in depth, in a high resource potential geologic deposit/formation/rock unit. Please clarify the maximum cut depth and maximum fill depth on the project plans. Engineering review has also requested more information regarding the maximum cut and fill depth. Please see Engineering comments for further information.

[ [Comment 00065](#) | [Page](#) | [Open](#) ]

**Land Use/Planning:** EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. At the time of this review, Planning Review staff comments are outstanding. EAS will coordinate with Planning staff. No further information is required at this time.

[ [Comment 00066](#) | [Page](#) | [Closed](#) ]

**INFORMATION ONLY – Noise:** The project is designated as residential in the La Jolla Community Plan; as well as the City's General Plan. According to the General Plan Noise Element, Table NE-3, Single Dwelling Unit Residential, interior noise should not exceed 45 dB, while exterior noise would be compatible at noise levels below 60 dB, and conditionally compatible at noise levels below 65 dB. Anything in excess of 65 dB for exterior noise is unacceptable. The proposed development would be compatible and is not anticipated exacerbate or increase noise levels beyond what is allowed. Noise generated by residential uses would also need to comply with the sound level limits set for by the City of San Diego Municipal Code Noise and Abatement Control Ordinance Section 59.5.0401.

The applicant will be required to comply with Section 59.5.0404 of the San Diego Municipal Code to prevent short-term construction noise impacts. No additional information required.



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[ [Comment 00067](#) | [Page](#) | [Open](#) ]

**Wildfire:** The project is located in a Very High Fire Severity Zone. The project would be conditioned to comply with the City's Brush Management Plan. EAS will coordinate with Landscape Review staff.

[ [Comment 00068](#) | [Page](#) | [Open](#) ]

**Environmental Determination:** A CEQA determination cannot be made until all issues have been addressed. Until the requested information has been provided, staff is not able to complete the environmental review for the project, and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the need of new and/or technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

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Site Development Plans PRJ-1145966.pdf

**DSD-Geology**

Kreg Mills  
KMills@sandiego.gov  
(619) 446-5295

[ [Comment 00046](#) | [Sheet G100](#) | [Open](#) ]

The project is also located in GHC 21 which is characterized by confirmed, known, or highly suspected landslides and potential slope instability.

[ [Comment 00047](#) | [Sheet G100](#) | [Open](#) ]

Add a text box on the title page of the development plans that includes the following information:

Notice of Geologic and Geotechnical Condition  
Document No. \_\_\_\_\_ Date Recorded \_\_\_\_\_

*Please note, once the Notice of Geotechnical and Geotechnical Conditions is recorded, the text box on the plans must be updated with the appropriate information.*

[ [Comment 00048](#) | [Sheet C.1](#) | [Open](#) ]

Currently the plans propose a non-conforming slope (1.5H:1V) in the front yard area. Per San Diego Municipal Code §142.0133 (c), cut and fill slopes greater than 8 feet in height shall not exceed a gradient of 50 percent (2H:1V). Revise the plans to meet the City's slope gradient requirements.

**DSD-Historic**



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Audrey Rains  
arains@sandiego.gov  
619-533-4528

[ Comment 00045 | Sheet G100 | Closed ]

- The property located at **2349 Rue Adriane, APN352-324-0400**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required)
- During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: <http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)
- More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf> (Informational Only; No Response or Action Required)
- If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required)
- If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...)
- (...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required)
- Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; chain of title; and listing of occupants; as well as any available historic photographs; and Sanborn maps. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination:
- The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)
- Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required)

**DSD-Landscape Review**

Rey Rebolledo  
RRebolledo@sandiego.gov  
619-446-5140



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[ **Comment 00033** | **Sheet L-1** | **Open** ]

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

[ **Comment 00034** | **Sheet L-1** | **Open** ]

Site Info and Scope

Coastal Development Permit and Site Development Permit to demolish a one-story dwelling of 2,046 square feet with an attached garage of 593 square feet, and construct a two-story single dwelling unit of 3749 square feet over basement with a 3-car garage of 901 square feet, and associated site improvements include retaining walls, located at 2349 Rue Adriane. The 0.41-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. (Information Only)

[ **Comment 00035** | **Sheet L-1** | **Open** ]

Show the limits of the Sensitive Vegetation boundary and ensure that the proposed crushed rock is not within that area.

[ **Comment 00036** | **Sheet L-1** | **Open** ]

Complete the Alternate Compliance Note verbiage.

[ **Comment 00037** | **Sheet L-1** | **Open** ]

Rock Mulch within the ROW is not permitted. Please select use an organic type of material for mulch selection.

[ **Comment 00038** | **Sheet L-3** | **Open** ]

Please fill out Table 142-04H on the Brush Management Notes under "Provided Width".

[ **Comment 00039** | **Sheet L-3** | **Open** ]

For note number 4, under the "Brush Management Maintenance Notes", please fill out the responsibility section with "Owner".

[ **Comment 00040** | **Sheet L-3** | **Open** ]

Provide the following note on the Brush Management Plan: "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

Provide the following note per FPB Policy B-08-1: "Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

Provide the following note: "All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition."

**Adjacent Properties – Include the following note:** 'Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor –



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

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Brush/Weed Complaint line at: (619) 533-4444."

### Fire-Plan Review

Nathaniel Boyle  
natebu@sandiego.gov  
619-533-4481

[ [Comment 00032](#) | [Sheet A100](#) | [Open](#) ]

#### Hose Pull:

The hose pull measurement shall begin 10 feet from the curb to account for parked cars and other potential obstructions. However, if the curb is designated as a fire lane, the measurement shall start from the edge of the curb on the project side of the road.

CODE - CFC 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

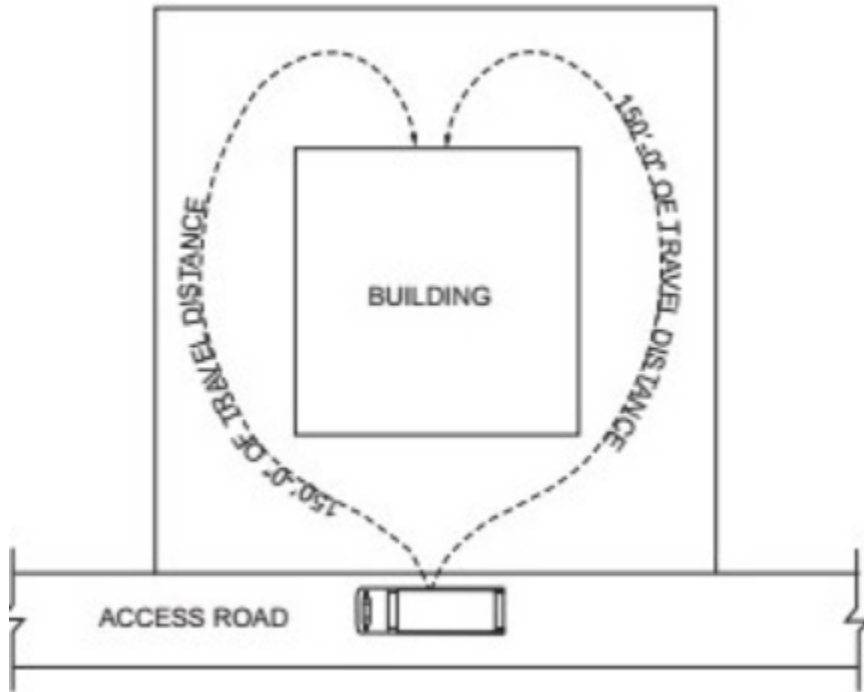
COMMENT - All portions of the exterior perimeter of new buildings shall be within 150' (non-sprinklered) or 200' (sprinklered) of a fire access road. Show hose pull on plans.

Refer to San Diego FPB Policy A-14-1, Fire Access Roadways, CFC Section 503. And Appendix D of the 2019 CFC.



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[ Comment 00041 | Sheet A100 | Open ]

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact the Fire Plan Reviewer by email with any questions or clarification.

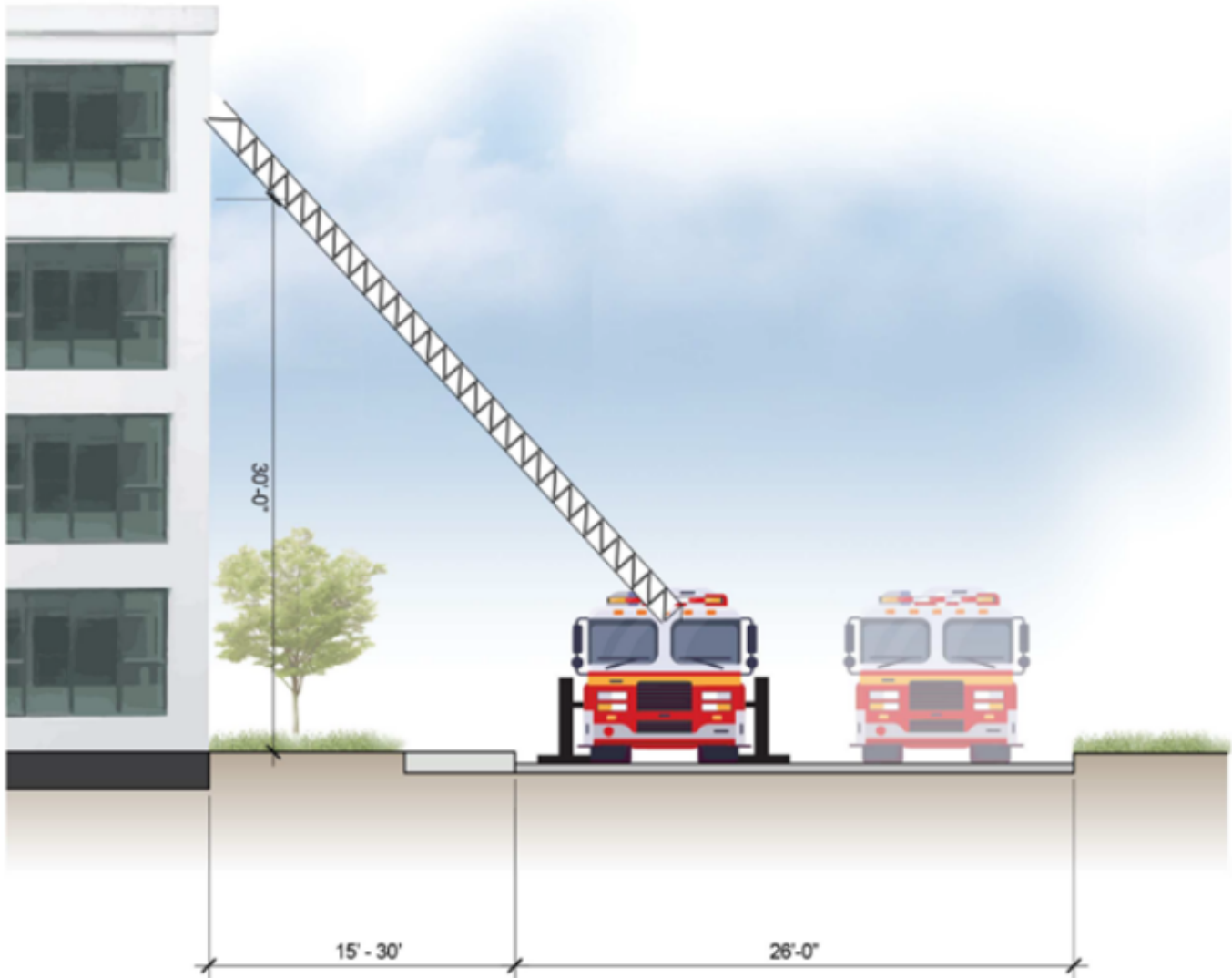
[ Comment 00042 | Sheet A100 | Open ]

**Aerial fire access:**

Aerial fire access road(s) adjacent to buildings that are greater than 30 feet in height from the grade plane shall have a minimum width of 26 feet. The proximal edge of Aerial fire access shall be a minimum of 15-30 feet from the building facade(s) and/or plumb line of eave(s). Aerial access shall be provided along one entire long side(s) of the building(s). Show ALL proposed locations where aerial access is being provided. (See FPB Policy A-14-1)



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[ Comment 00043 | Sheet A100 | Open ]

**Brush Management Plan:**

Brush Management Plan per Landscape and Fire requirements, as the project is in VHFSZ. Show mitigation applied to the structure as a note on the Brush Management Plan. Refer to Landscape comments for information on the Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space before Landscape sign-off. See FPB Policy B-18-01 [https://www.sandiego.gov/sites/default/files/f-18-1.policy\\_0.pdf](https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf).

\*Additions and remodels that are exempt from the requirements of Chapter 7A of the CBC and R327 CRC that do not provide the full 100 ft. of defensible space must comply with Chapter 7A CBC/R337 CRC which includes the following as



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applies: (This pertains to the addition/remodel, not the existing building.)

Add note to Brush Management Plan and revise plan sheets accordingly based on CBC 7A/CRC 337 requirements below:

1. Class A roof with fire stops at all openings.
1. Skylights tempered.
1. Spark Arrestor
1. Roof Attic vents prohibited in locations where embers are most likely to accumulate including eaves and overhang areas.
1. Protected eaves.
1. Windows dual glazed/single temper. Vinyl windows must have welded corners, metal reinforcement & meet window industry standards.
1. Gutters must be designed to prevent accumulation of debris.
1. Non-combustible exterior doors or solid wood at least 1 3/8 thick.
1. Attachments and projections such as patios, fences and patio covers must be ignition resistant.
1. Foundation vents are prohibited to be in locations where embers are most likely to accumulate.
1. Underfloor area must be enclosed as required for exterior walls.
1. Exterior walls shall be made with non-combustible wall surfaces such as stucco, fiber- cement siding, & masonry. Combustible wall covering, such as wood siding must have under-layment of 1/2 inch fire rated sheathing butted or taped and mudded.
1. Vent openings shall be fully covered with metal wire mesh. The dimension of the openings shall be a minimum of 1/16\* inch and shall not exceed 1/8" inch. The material used shall be corrosion resistant.
1. Garage door fire resistant requirements

\*New buildings required to comply with chapter 7A/R3327 requirements that do not meet the 100 ft of defensible space must provide additional mitigation. The mitigation depends on the site conditions, denseness of the brush and amount of Zone 1 and Zone 2 provided. Some options that may be considered are:

1. 6' firewall on the brush side of this structure/structures.
1. Dual glazed/dual tempered windows.
1. Fire breaks.
1. Attic or additional sprinklers.
1. Increase the fire resistance rating of walls/walls.
1. Technical report (as described in section VA).
1. Brush management easement from abutting private property.

Provide Alternative Compliance measures specific to the project directly on the Brush Management Plan and revise applicable plan sheets.



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Add a note on the Brush Management plan stating that this project shall adhere to the CBC Chapter 7A and CRC R3327 requirements.

Brush Management Zone 1 typically extends 35 feet out from the habitable structure towards flammable vegetation, and **occurs on the level portion of a property.**

[ Comment 00044 | Sheet A100 | Open ]

**Minimum Defensible Space:**

\*Per FPB Policy B-18-01 and Fire Code Official discretion, a minimum of 10' Zone 1 defensible space is required on all projects located in VHFSZ. Fire will confirm Zone dimensions on Brush Management Plan in next submittal.

\*(Information Only) Reduced brush zones are not allowed per request of the customer. Projects must comply with landscape reviews' determination of how much Zone 1 in Zone 2 can be provided per landscape.

\*Mitigation for projects reduced to 10 feet Zone 1 require a 6' block wall on the entire brush side or provide a technical report

(Information Only) Please review FPB Policy B-18-01 [https://www.sandiego.gov/sites/default/files/f-18-1.policy\\_0.pdf](https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf) for specific mitigation and minimum defensible space information.

Firefighter access to areas adjacent to brush shall be provided either by a clear 4-foot-wide path or via a firefighter-accessible gate. Indicate on the Brush Management Plan how access is provided.

Date April 6, 2026  
Project Chewing Residence  
2349 Rue Adriane  
PRJ-1145966

PROJECT ISSUES REPORT RESPONSES  
(presented in one response list in order received)

Community Planning Group  
John Norris  
JNorris@sandiego.gov  
619-687-5988

COMMENT #	RESPONSE	REFERENCE
69	We have reached out to the LJCPA to schedule a presentation to the LJSPRC.	

DSD-Engineering  
Anwer Ibrheem  
Albriheem@sandiego.gov  
619-533-7445

COMMENT #	RESPONSE	REFERENCE
1	No response required	
2	Information comment	
3	Information comment	
4	Information comment	
5	Information comment	
6	No existing EMRAs present on this project	
7	No response required	
8	Impervious values present on civil sheet	C1
9	PRJ# added to DS-560	
10	Located in ESA buffer zone but drains outside and away from ESA. Project does not qualify.	

11	See response 10	
12	See response 10	
13	See response 10	
14	Drainage pattern arrows added	C1, A100
15	Drainage study provided	
16	Information comment	
17	Note added	C1, A100
18	Note added	C1, A100
19	Permit type information added	G100
20	Width provided	C1
21	Separation provided	C1
22	Information comment	C1
23	Visibility triangles provided	C1
24	Dedication noted	C1
25	Information comment	
26	Grading values provided on civil sheet	C1
27	Added to sections	A300
28	Profile section added	A301
29	No response required	
30	No response required	
31	Information comment	

DSD-Geology  
Kreg Mills  
KMills@sandiego.gov  
(619) 446-5295

COMMENT #	RESPONSE	REFERENCE
46	Info only	
47	Info added	G100
48	The non-conforming slope in front yard area is the existing condition to remain. Proposed altered sloped areas conform.	C1
49	The draft notice has been requested via 3/17/26 email.	
50	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	
51	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	
52	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	
53	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	
54	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	
55	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	
56	See response on Geocon's letter RESPONSE TO CITY OF SAN DIEGO REVIEW COMMENTS dated March 17, 2026.	

DSD-Planning

Alexis Hartley

alhartley@sandiego.gov

COMMENT #	RESPONSE	REFERENCE
70	No response required	
71	No response required	
72	<p>126.0708(a) Findings for Coastal Development Permit Approval</p> <p>(1) The project site at 2349 Rue Adriane is not identified in the La Jolla Community Plan as a public access way and does not encroach upon any existing or proposed physical accessways to the coast as identified in Figure 6 of the La Jolla Community Plan. Since the Project and associated improvements will be located completely within private property, there will be no encroachments upon any existing or proposed public physical accessways to the Pacific Ocean.</p> <p>The property does not encroach upon any views from view corridors, intermittent or partial vistas, or scenic overlooks per Figure 9 of the La Jolla Community Plan. The nearest identified public vantage points are scenic overlooks at portions of Via Capri and Rue Adriane at Hillside Drive, but the project site is not visible from the scenic overlook areas due to the terrain.</p> <p>Therefore, the proposed coastal development will not encroach upon any existing physical accessway 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.</p> <p>(2) The project site at 2349 Rue Adriane is located on a fully developed street. The property has been previously graded and developed for a single-family home as part of a previous subdivision. Though the property is in ESL overlay zones MSCP (Chaparalle), Sensitive Vegetation (PSV/SV) and Steep Hillisides (Potential), the proposed development area is limited</p>	

	<p>to the previously graded areas of the site. Per the Biology Report by Athena Consulting dated March 6, 2026, "The Project, including Brush Management Zone 1, has been intentionally limited to the existing developed area. It would not result in significant impacts to sensitive biological resources or ESL and no mitigation is required." Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.</p> <p>In addition, the proposed project is in conformance with Clean Water Act (CWA) Compliance per the Drainage Study by Coffey Engineering on March 30, 2026, that states "The proposed project is exempt from permitting under Federal Clean Water Act section 401 or 404 because it does not directly discharge into navigable waters of the United States."</p> <p>(3)</p> <p>The project site at 2349 Rue Adriane is 0.40 acres. The Community Plan outlines this area as Very Low Density Residential (0-5 DU/AC). The density range is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The scope of work consists of demolishing the existing single-family residence and attached garage and proposes a new single-family residence and subterranean garage. The project is consistent with the prescribed land use and density.</p> <p>The Community Plan recommendations for Community Character include site elements to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony. The project addresses bulk and scale by aligning the top of the proposed house to be consistent with the top of the existing house and the top of adjacent homes on both sides of the property. The main living floor is at a grade consistent ay, which was previously built at a hazardous slope and covered a substantial portion of the front property. The terraces step back at each level, further creating visual relief as they follow the hillside so that each floor is a single story above the adjacent grade.</p>	
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	<p>The project addresses minimum side yard setbacks by conforming to the La Jolla Shores Planned District Ordinance (LJSPDO) pursuant to SDMC section 1510.0304(b)(4) with the proposed setback values in general conformity with those in the vicinity as shown in the 300-foot vicinity survey. The project also respects a minimum side setback of 10' as defined in the original subdivision. The front and rear setbacks are previously established and maintained.</p> <p>The project adheres to the residential density regulations of the Community Plan and does not interfere with any of the elements of the Local Coastal Program. The project implements Residential Land Use goals and recommendations for Community Character. Therefore, 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.</p> <p>(4) The project site at 2349 Rue Adriane is not located between the nearest public road and the sea or shoreline of any body of water within the Coastal Overlay Zone. The project site is not located in an area identified for public recreation, nor will the proposed project impact existing public recreation areas. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.</p> <p>Findings for all Site Development Permits shall be required according to the Land Development Code Section 126.0505(a)</p> <p>(1) The project site at 2349 Rue Adriane in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan. The scope of work consists of demolishing the existing single-family residence and attached garage and proposes a new single-family residence and subterranean garage, which is consistent with the prescribed land use designation.</p>	
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	<p>The Project complies with the Community Plan's "Community Character" recommendations within the Residential Land Use Element, which are implemented by the La Jolla Shores Planned District's Single Family Zone regulations. These recommendations aim to "maintain and enhance the existing neighborhood character ambience [and] promote good design and visual harmony in the transitions between new and existing structures." The architectural form proposes terraces for "inside-outside" Southern California living. The terraces step back along the hillside to minimize bulk and scale and minimize multi-story volumes above grade. Primary materials are stucco walls with composite wood trellises and accent walls. The color palette is white, warm grey, and wood tones. Black planters and trim provide an accent color. The proposed development will observe setbacks in general conformity with those in the vicinity. Therefore, the proposed development will not adversely affect the applicable land use plan.</p> <p>(2)</p> <p>The proposed project at 2349 Rue Adriane includes the demolition of the existing single-family residence and attached garage and proposes a new single-family residence and subterranean garage. The project scope is limited to the existing developed area. A Geotechnical Investigation Report was prepared by Geocon on January 7, 2026, and gives recommendations for the project's foundation design to provide the level of life-safety suitable for the life of the project. In addition, a corresponding letter on March 17, 2026, in response to City of San Diego review comments, states that "We do not expect that the proposed development will destabilize or result in settlement of adjacent properties or the right of way if construction is performed in accordance with our plans and properly designed and constructed. The existing slope in the rear of the property is not within the limits of the proposed improvements and should not be impacted by construction."</p> <p>The project is conditioned that all public improvements (including curb, gutter, sidewalk, curb ramps, etc.) and dedications must be up to current city standard prior to the issuance of any building permit. The project will be required to obtain a building permit with BMPs proposed to ensure site</p>	
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	<p>drainage and run-off are directed to the right-of-way, further facilitating the public health, safety, and welfare. The plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable development regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.</p> <p>(3) The project site at 2349 Rue Adriane is within an established single-family residential neighborhood in the La Jolla Shores Planned District's Single Family Zone. The proposed project includes the demolition of the existing single-family residence and attached garage and proposes a new single-family residence and subterranean garage. The project scope is limited to the existing developed area. There are no public view corridors, vantage points, or physical access routes from the project site. In addition, the project complies with all the development standards required by the La Jolla Shores Plan District Single Family Zone, including height, density, building setbacks, lot coverage, and parking. No deviations or variances are required. Therefore, the project will comply with the regulations of the Land Development Code.</p>	
73	No response required	
74	We have reached out to the LJCPA to schedule a presentation to the LJSRPC.	
75	We have reached out to Melissa Garcia to schedule a presentation to the LJSAB.	
76	We revised the Scope of Work to match the assessment letter wording, which includes retaining walls without wall lengths. The wall lengths are on the site plan, but let me know if you need it added to G100.	G100
77	Boundary added	A100, L-1
78	Materials have been revised for consistency.	A202
79	Distance added	A100
80	Proposed setbacks added	G200

81	No response required	
82	No response required	

DSD-Environmental  
Stephanie Kellogg  
SKellogg@sandiego.gov  
619-533-3190

COMMENT #	RESPONSE	REFERENCE
57	No response Required	
58	Comments on the biology letter were reviewed and addressed. The revised document is included in both a Word SOUL version and complete PDF, as requested.	
59	Information only	
60	Information only	
61	No response required	
62	Information only	
63	No response required	
64	Added to sections	A300
65	No response required	
66	Information only	
67	No response required	
68	No response required	

DSD-Historic  
Audrey Rains  
arains@sandiego.gov  
619-533-4528

COMMENT #	RESPONSE	REFERENCE
45	Info Only, No response Required	

DSD-Landscape

Rey Rebolledo  
RRebolledo@sandiego.gov  
619-446-5140

COMMENT #	RESPONSE	REFERENCE
33	No response required	-
34	No response required (Information Only)	-
35	Sensitive Vegetation Boundary shown	L-1
36	Alternate Compliance Note added	L-1
37	Rock mulch was removed and landscaping added	L-1
38	Brush Mgt. Zone Table completed	L-3
39	Note: 4 filled out with "Owner"	L-3
40	4 notes added	L-3

DSD-Fire  
Nathaniel Boyle  
natebu@sandiego.gov  
619-533-4481

COMMENT #	RESPONSE	REFERENCE
32	Hose pull shown on site plan	A100
41	No response required	
42	Aerial access shown on site plan	A100
43	Brush management shown	A100, L1-L3
44	Block wall at 10' and 4' paths shown on site plan	A100

Date May 15, 2026  
Project Chewning Residence  
2349 Rue Adriane  
PRJ-1145966

La Jolla Shores Advisory Board additional requested information

REQUEST	RESPONSE
DSD Cycle Issue comments and Project Issues Report	<p>Provided, along with our submitted responses.</p> <p>Note that in our responses, we stated that "We have reached out to the LJCPA to schedule a presentation to the LJSPRC." Since then, we have received approval from both the LJSPRC and LJCPA.</p>
Complete Plan Set	<p>Provided, including building/site plans including Grading Plan (sheet C.1) and Landscape Plan w/ LJSPDO Landscape Requirements calculations (sheet L-2)</p>
More detail regarding "Sensitive Vegetation" at rear of lot	<p>The boundary of "sensitive vegetation" is shown on the site plan (A100) to correspond with the Biology Report prepared by Athena Consulting. There is no work proposed within that area.</p> <p>Per the Biology Report Summary:  <i>"The proposed project (Project) would replace an existing residence with a new residence under a Coastal Development Permit, Site Development Permit, and La Jolla Shores Planned District Permit. The 0.4-acre property (Site) supports the existing residence, hardscape, and landscaping, and has a cliff-like steep hillside supporting native vegetation on the southern edge. Based on review of available records and a biological survey, the Site contains only one sensitive biological resource: 0.1 acre of Diegan coastal sage scrub habitat. The Diegan coastal sage scrub is an Environmentally Sensitive Area and Environmentally Sensitive Land. The rear yard cliff, even where it has non-native vegetation, is Environmentally Sensitive land due to its steepness. No sensitive species were found, and no sensitive species have high potential to occur on the Site. The Site is not adjacent to the hardline preserve. The Project, including Brush Management Zone 1, has been intentionally</i></p>

	<i>limited to the existing developed area. It would not result in significant impacts to sensitive biological resources or ESL and no mitigation is required."</i>
More detail regarding "Easement" area	The 2' wide existing utility easement at the property line is shown per the site survey. No work is proposed within the easement area.
More detail regarding "Dedication" area	The "Dedication" area is shown on the site plan per Cycle Issues comment 24: <i>"Dedication: Based on the community plan and street classification, Rue Adriane is an unclassified local street; therefore, a minimum 12-foot parkway with a non-contiguous sidewalk is required per the current City Standard."</i>
More detail regarding "Proposed Retaining Wall"	There are proposed retaining walls along the side yard site stairs for Fire Dept. access. There is a proposed retaining wall to support grade at the main outdoor terrace of the house. There are also proposed 6' tall retaining walls at the rear yard, which are provided for brush management and as a mitigation measure for defensible space per Cycle Issues comments 43 and 44.