



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

Project Address 8011 La Jolla Shores Dr
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 00026 | 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. 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

Hoss Florezabihi
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[Comment 00047 | Page]

Permit Conditions :

1. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private improvements such as Landscaping/irrigations in the Paseo Dorado Right-of-Way.



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[Comment 00048 | Page]

Conditions continued :

2. 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.

DSD-Environmental

Courtney Holowach
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[Comment 00016 | Page]

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

[Comment 00022 | Page]

LAND USE: EAS defers to LDR-Planning with regard to compatibility with land use and zoning regulations and policies, including the Local Coastal Plan. Please see the discipline's issues for further direction.

[Comment 00025 | Page]

CEQA DETERMINATION: EAS review of CEQA compliance for the project will remain in extended environmental initial study status. The project processing timeline requirements under CEQA will be held in abeyance until the issues of all reviewers are adequately addressed.

[Comment 00053 | Page]

CEQA Determination: At the time of this review there are outstanding discipline issues that must be addressed prior to EAS making a determination.

[Comment 00058 | Page]

ENVIRONMENTAL DETERMINATION: At the time of this review LDR-Planning and LDR-Landscaping have outstanding issues that need to be addressed. Until all discipline issues are resolved EAS cannot make a determination.



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Rey Rebolledo
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[Comment 00060 | Sheet L1]

Draft Permit Conditions:

Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. (see below for continuation of condition)

Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

DSD-Planning Review

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[Comment 00030 | Sheet A001]

Information

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[Comment 00035 | Sheet A001]

LJCPA



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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 00036 | Sheet A001]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine if this project is consistent with the requirements of the planned district (SDMC 1510.0201(d)).

Please contact Senior Planner Melissa Garcia to be placed on a future agenda of the La Jolla Shores Advisory Board.

Melissa Garcia
Senior Planner
Planning Department
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[Comment 00057 | Sheet A001]

Before planning staff can determination, please provide your recommendation from La Jolla Shores Advisory Board and the La Jolla Community Group. Please note this is only a recommendation, not a recommendation of approval.

In addition, planning staff must review the SDP findings before fully completing this discretionary review.