

Cycle Issues



8/5/21 7:04 am

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L64A-003A

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 693171 **Title:** Digi Coppel Remodel & Addition
Project Mgr: *System Managed, Project (619) 446-5000

DSDProjectInfo@sandiego.gov



Review Information

Cycle Type:	2 BDR-Planning (Submit)	Submitted:	07/12/2021	Deemed Complete on 07/15/2021
Reviewing Discipline:	BDR-Planning	Cycle Distributed:	07/15/2021	
Reviewer:	Baker, Hani (619) 446-5273	Assigned:	07/19/2021	
Hours of Review:	3.00	Started:	08/04/2021	
Next Review Method:	BDR-Planning (Submit)	Review Due:	08/05/2021	
		Completed:	08/05/2021	COMPLETED ON TIME
		Closed:	08/05/2021	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Submit).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with BDR-Planning (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month BDR-Planning performed 739 reviews, 57.4% were on-time, and 89.9% were on projects at less than < 3 complete submittals.

First Review 8/4/21

<u>Issue</u>		
<u>Cleared</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	<p>A proposal for addition of 200sf and remodel of existing 9,200 sf Coppel House has been reviewed in depth through Preliminary Reviews:</p> <p>PTS# 662318 Cycles 1 & 2, PTS# 664591 Cycles 1 & 2 and PTS# 655308 Cycles 1, 2 & 3 on December 2019.</p> <p>The information provided during a preliminary review is valid for one year from the date of the correspondence per Information Bulletin 513.</p> <p>This project proposes a total building area of 9,971 sf and an addition of 760-770 sf to the existing building. (New Issue)</p>
<input checked="" type="checkbox"/>	2	<p>The project is located in the LJSPD-SF Zone, on Lot 41 of Montero, Map 8447, on 8611 Ruelle Monte Carlo, in the La Jolla Community Plan, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone Non-Appealable Zone 2, Parking Impact Overlay Zone (Campus and Coastal). (New Issue)</p>
<input checked="" type="checkbox"/>	3	<p>The premises is developed with a 9,200 square feet single family dwelling including an attached 3-car garage. It was regulated as part of Planned Residential Development (PRD) #74 for 43 single family residential units on Lots 1-43 of Montero Map no 8447 of the La Jolla Shores Planned District. Pursuant to City Attorney Memorandum of Law dated December 8, 1977, Planned Residential Development No 74 is the only PRD within the coastal area, which was approved prior to the adoption of Proposition D, and which involves structures exceeding the 30-foot height limit. (New Issue)</p>
<input checked="" type="checkbox"/>	4	<p>Max Building Height: The allowed height of the La Jolla Shores Planned District Single Family Zone is 30 feet.</p> <p>Pursuant to SDMC 1510.0304 no building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet. (New Issue)</p>
<input checked="" type="checkbox"/>	5	<p>SDP: San Diego Municipal Code Section 1510.0201 requires a Site Development Permit (Process Three) for development within the La Jolla Shores Planned District area. However, per SDMC 1510.0201(d) applications for additions that are determined to be 'minor in scope' may be processed in accordance with Process One building permit approval.</p> <p>Additions that are determined to be minor in scope, are noted by review criteria (A) through (G) of City of San Diego - Information Bulletin 621 (Minor Additions within the La Jolla Shores Planned District). (New Issue)</p>
<input type="checkbox"/>	6	<p>If it is ultimately determined that this project is not minor, then a Site Development Permit will be required. (New Issue)</p>

For questions regarding the 'BDR-Planning' review, please call Hani Baker at (619) 446-5273. Project Nbr: 693171 / Cycle: 2



p2k v 02.03.38

DSD Reports 446-5000



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<u>Issue</u>		
<u>Cleared</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	City staff will use the following criteria in determining whether or not an addition is minor in scope: A. Size of the addition as a percentage of the total existing square-footage. Generally additions that increase floor area by 10 percent or less will be determined to be minor in scope, provided criteria (B) through (G) below are also satisfied. Additions that increase floor area by more than 10 percent may also be minor in scope, again depending on how criteria (B) through (G) below are met.
<input type="checkbox"/>	8	B. Visibility of proposed addition from adjacent public rights-of-way. (New Issue) B. Visibility of proposed addition from adjacent public rights-of-way. C. Increases in height from existing development on site. D. Reduction of existing building and structure setbacks, in conformance with SDMC Section 1510.0304(b). E. Increases in lot coverage from existing development on site. F. Impacts to public views from public rights-of-way and other public vantage points. G. Conformity with the policies and recommendations of the La Jolla Community Plan (e.g. Community Character, Visual Resources, etc.). (New Issue)
<input type="checkbox"/>	9	In order to perform this review to determine if the proposed project is still considered 'minor', staff recommends submittal of a paper copy of the building files submitted in this review. (New Issue)
<input type="checkbox"/>	10	This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact the City Planning and Community Investment Department at (619) 235-5208 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue)
<input type="checkbox"/>	11	After the La Jolla Shores Advisory Board has reviewed the project please contact this BDR-Planning reviewer for an appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue)
<input type="checkbox"/>	12	Schedule Inspection: Proposed demolition of between 40% & 50% will require a pre-demolition inspection prior to sign-off. Please contact the BDR Planning reviewer to schedule a site visit with the Supervising Building Inspector, BDR Planning staff Hani Baker, and a member of your development team. Please bring paper copies of the plan sheets. (New Issue)
<input type="checkbox"/>	13	CDP: If more than 50% of the exterior walls are to be demolished, a Coastal Development Permit will be required. (New Issue)

