



Cycle Issues DRAFT

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

L64A-003B

Project Information

Project Nbr: 692097 **Title:** Digital- Senn Way Residence
Project Mgr: Shepherd, Ollie (619) 236-5580 OShepherd@sandiego.gov



Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 01/17/2023	Deemed Complete on 01/17/2023
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 01/17/2023	
Reviewer: Osborn, Sara (619) 446-5276 Sosborn@sandiego.gov	Assigned: 01/18/2023	
	Started: 02/10/2023	
Hours of Review: 6.00	Review Due: 02/10/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/24/2023	
	Closed:	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Environmental (2 of which are new issues).

First Review - 7/19/2021

Hydrologic Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	EAS defers to LDR-Engineering as it relates to the property's drainage and water quality. This review discipline has open comments that must be addressed before EAS can make an environmental determination on the project. As such, the initial study timeline will be held in abeyance. (From Cycle 1)

Determination

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	The project has been identified as having impacts to BIOLOGICAL RESOURCES. All other reviewers must complete their reviews and clear issue areas before a draft MND be completed and submitted for public review. As such the initial study timeline will be held in abeyance. (From Cycle 1)

Second Review- 10/13/2021

Biological Letter Report

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	Please defer to Plan-MSCP on any comments regarding MHPA LUAG language. EAS will clear this issue area once all comments with their review have been cleared. (From Cycle 4)

Third Review - 5/16/2022

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	Comments on Biological Resources are provided in SOUL under separate cover to the DPM. In addition to the comments provided by EAS, please see comments from MSCP and Landscape. (From Cycle 6)
<input checked="" type="checkbox"/>	24	Please clarify, are there any walls taller than 20 feet and longer than 50 feet? If so, what treatments are being proposed? (From Cycle 6)
<input checked="" type="checkbox"/>	25	All other reviewers must complete their reviews and clear issue areas before a draft MND can be completed and submitted for public review. (From Cycle 6)

Fourth Review - 2/10/2023

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Comments on revised Biological Resources are provided in SOUL under separate cover to the DPM. In addition to the comments provided by EAS, please see comments from MSCP and Landscape. (New Issue)
<input type="checkbox"/>	27	All other reviewers must complete their reviews and clear issue areas before a draft MND can be completed and submitted for public review. (New Issue)





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L64A-003B

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 01/17/2023	Deemed Complete on 01/17/2023
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 01/17/2023	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 01/24/2023	
	Started: 02/09/2023	
Hours of Review: 2.00	Review Due: 02/07/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/15/2023	
	Closed:	

- . The review due date was changed to 02/10/2023 from 02/10/2023 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with LDR-Engineering Review (11 of which are new issues).

First Review Issues

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Please submit the recorded shared access agreement for the shared driveway.

(From Cycle 1)

Storm Water Study

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	36	BMP1 appears to be blocking portion of the vehicular access through the drive aisle to the site. Please clarify how vehicles access the site next to BMP1.

(From Cycle 1)

<input checked="" type="checkbox"/>	38	Project geotechnical engineer shall submit an Infiltration Feasibility Condition Letter that demonstrates that the DMA/DMA's infiltration condition. The Letter shall be stamped/signed by a licensed geotechnical engineer who prepared the letter. Letter shall contain at a minimum, the 10 discussion points stated in Section C.1.1 of the current Storm Water Standards including an exhibit that clearly labels the 4 design components.
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(From Cycle 1)

Second Review Issues

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	48	Following up with comment#22: Comment has not been addressed. Please submit the recorded shared/mutual access agreement for the shared driveway.

(From Cycle 4)

Storm Water Study

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	56	Following up with comment#34: DMA 5 cannot be considered as De Minimis since that it is over 250SF (Please refer to section 5.2.2. of the current storm water standards manual). (Continued)

(From Cycle 4)

<input type="checkbox"/>	59	Following up with comment#38: Comment has not been addressed and the requested letter was not attached within the storm water study. Please provide the requested infiltration feasibility condition letter including the 10 discussion points stated under C.1.1 and exhibit as previously requested.
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(From Cycle 4)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 692097 / Cycle: 7





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L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	65	Please provide HMP calculations and add discussions to clarify how project meets the HMP requirements.

(From Cycle 4)

3rd Review

SWQMP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	66	The hydromodification exhibit as submitted is not acceptable. Please clearly demonstrate how the stormwater run off get collected and discharged from the project site to the exempt water bodies. Please show harden conveyance system (storm drain system or curb & gutter). Please reference the asbuilt drawing number. (From Cycle 6)
<input checked="" type="checkbox"/>	67	Please revise the plans & reports to show multiple discharge outlet/location. (From Cycle 6)
<input checked="" type="checkbox"/>	68	It appeared that project proposed sheet flow over the driveway. This is not acceptable. Please revise the plans to propose private storm drain system. All the contribute flows needs to be undergrounded (In order to qualify for HMP exemption.) (From Cycle 6)
<input type="checkbox"/>	69	Issue # 38. Applicant stated that "A geotechnical letter of infiltration feasibility will be provided at ministerial review of building plan." This is not acceptable. Please submit the letter on next submittal. (From Cycle 6)
<input checked="" type="checkbox"/>	70	Additional comments will be provided pending receiving of the requested information. (From Cycle 6)

General

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	71	Please revise the plans to call out the pool to be constructed per separate permit. (From Cycle 6)
<input checked="" type="checkbox"/>	72	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed. (From Cycle 6)
<input checked="" type="checkbox"/>	74	New Issue (17720340) (New Issue)

4th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	73	The issue # 22 still need to be addressed. (Applicant still working with neighbors to finalize driveway agreement.) (New Issue)
<input type="checkbox"/>	75	Please note, a letter of permission from the adjacent properties owners is required for the proposed concrete brow ditch. (New Issue)
<input type="checkbox"/>	76	The project is not HMP exempt. Therefore, please remove the HMP exemption exhibit from the report. (New Issue)

Drainage Report (Eric Mosolgo)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	77	The comments below are specific to the peak flow analysis portion of the project Drainage Study. (New Issue)
<input type="checkbox"/>	78	Determine the pre-project hydrologic condition to each discharge location from the project site. Report the contributing drainage area and 100-year Rational Method peak flow to each discharge location. (New Issue)
<input type="checkbox"/>	79	Determine the post-project hydrologic condition to each discharge location from the project site. Report the contributing drainage area and 100-year unmitigated Rational Method peak flow to each discharge location. (New Issue)
<input type="checkbox"/>	80	For discharge locations in which the post-project unmitigated 100-year peak flow is greater than the pre-project 100-year peak flow, attenuation is required. (New Issue)
<input type="checkbox"/>	81	To simulate detention basin routing, the post-project 100-year peak flow must be transformed into a 6-hour detention basin inflow hydrograph. The procedure for developing a 6-hour Rational Method hydrograph is detailed in Chapter 6 of the County of San Diego Hydrology Manual. The Manual includes a detailed example of the process near the end of the Manual in Workbook B.5. (New Issue)
<input type="checkbox"/>	82	Using hydrograph simulation methods such as SWMM or HEC-HMS, the 100-year inflow hydrograph must be routed through the proposed detention basin using stage-storage and stage-discharge data specific to the proposed basin. (New Issue)
<input type="checkbox"/>	83	Details of the outflow hydrograph, including the 100-year routed peak flow and the resultant 100-year water surface elevation in the basin, must be demonstrated in the analysis. (New Issue)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 01/17/2023 Deemed Complete on 01/17/2023

Reviewing Discipline: Community Planning Group

Cycle Distributed: 01/17/2023

Reviewer: Shepherd, Ollie
(619) 236-5580

Assigned: 01/17/2023

OShepherd@sandiego.gov

Started: 01/17/2023

Review Due: 02/07/2023

Hours of Review: 4.00

Completed: 05/09/2023

Next Review Method: Submitted (Multi-Discipline)

Closed:

- . The review due date was changed to 02/10/2023 from 02/10/2023 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).

La J CPG & LaJ Shores PD Adv B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	The proposed project is located within the L Jolla Community Planning Area. The Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact Diane Keaton, Chair of the La Jolla Community Planning Association at (858) 459-9490 or by email at info@lajollacpa. 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 (New Issue)
<input checked="" type="checkbox"/>	7	meeting which includes the vote count to the Development Project Manager. 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 (From Cycle 1) (New Issue)
<input type="checkbox"/>	8	In addition, projects within La Jolla Shores requires a recommendation from the La Jolla Shores Planned District Advisory Board (LJSPBAB). Please contact Senior Planner Marlon Pangilinan at (619) 235-5293 or by email at MPangilinan@sandiego.gov to schedule your project before the LJSPBAB, which meets on a monthly basis. Presentation materials should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. (From Cycle 1) (New Issue)

LJCPG Recommendation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	December 03, 2021 La Jolla CPG Vote: Yes: 17; No: 0; Abstain: 1 Suzanne Weissman, Secretary, LJCPA Januray 17, 2023 La Jolla Shores Planned District Advisory Board (LJSPBAB). Vote/ Comments still Pending from Senior Planner Marlon Pangilinan. Applicant to represent to the (LJSPBAB). (New Issue)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 01/17/2023	Deemed Complete on 01/17/2023
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 01/17/2023	
Reviewer: Rios, Kris (619) 446-5430 KRios@sandiego.gov	Assigned: 01/18/2023	
	Started: 03/10/2023	
Hours of Review: 3.00	Review Due: 02/07/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/28/2023	
	Closed:	

- . The review due date was changed to 02/10/2023 from 02/10/2023 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Landscaping (1 of which are new issues).

1st Review: 7/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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. (From Cycle 1)

Landscape

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Site Development Features - Land Development Manual: Project Submittal Requirements, Section 4. Please provide consistency between the landscape drawings, architectural, and civil sheets by providing the same scale and labeling of all development features such as retaining walls, existing trees and shrubs to remain, pool, basketball court, contoured slopes and gradients, streets, setbacks, property line, MHPA and MSCP area boundaries, open space, easements., etc. Please see link below for your use/reference. https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf (From Cycle 1)
<input checked="" type="checkbox"/>	17	Landscape Site Context, MHPA Boundary- Clearly delineate MHPA area boundaries, this includes current conditions and proposed. Ensure consistency throughout all landscape drawings and plan-set. (From Cycle 1)

2nd Review: 10/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	37	Please address remaining comments from previous review cycle. Contact reviewer to coordinate a meeting, should you have any questions or require guidance establishing Brush Management Zones. (From Cycle 4)
<input checked="" type="checkbox"/>	41	Landscape Plan, Context. Please address the following: - Sheet L-1 - Omit note stating retaining walls and swimming pool to be approved under a separate permit - Sheet L-1 - Place City notes directly on planting sheet - Revise Maintenance note (under city notes) and input "OWNER" - Brush Management notes shall be directly on BM template - Detail 11 on sheet L-1 shall cross-reference sheet number where enlarged site-plan can be found (TYP) - Sheet L-1 contains a copy of a Certification of Landscape design - input missing address specifying projects location (CON'T BELOW) (From Cycle 4)
<input checked="" type="checkbox"/>	42	- Remove linear style planting note/details on sheet L-2 (From Cycle 4)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	43	Landscape Area Diagram [§ 1510.0304(h)] - La Jolla Shores Planned District requires a minimum of 30% of the total parcel to be landscaped. Please provide a landscape area diagram (separate from planting plan) which quantifies the site's landscape areas, planting areas, and hardscape areas. Distinguish between planting and hardscape areas and provide square footages of each area verifying requirement has been met. Note hardscape areas will not contribute to this requirement. (From Cycle 4)
<input checked="" type="checkbox"/>	44	La Jolla Shores Ordinance note, provide the following directly on planting plan (verbatim): "All areas of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual as stipulated within the La Jolla Shores Planned District Ordinance, SDMC §1510.0304(h)(1)." (From Cycle 4)
<input checked="" type="checkbox"/>	45	Bio-Filtration, Media Depth - It appears planting will be used within the basins. Clearly label and show locations of all basins (consistent with civil sheets) on planting plan. Media depth shall be a minimum depth of 24-inches in order to meet horticultural requirements for plant material. **Revise detail/section on grading sheet, C-300 from 18-in to 24-inches and provide a detail/cross-section on planting plan. 18-inches will not suffice as that depth is used for filtering soil medium to drop out heavy metal pollutants and not sustain plant material. (From Cycle 4)
<input checked="" type="checkbox"/>	46	Synthetic / Artificial Turf - A substantial portion of the project site is covered with artificial turf, primarily made of non-renewable resources, and exacerbates the heat island effect rather than off-setting it. Synthetic turf may emit toxins, including potential toxic runoff, and decreases biodiversity along the City's coastal canyons. In keeping with the City of San Diego's Climate Action Plan initiative for moderating heat retention, limit/minimize the use of synthetic turf. Permeable surfaces will suffice. (From Cycle 4)
<input checked="" type="checkbox"/>	47	Existing Easements - Label and show all existing (and/or new) easements onsite (consistent with C-100). Civil sheets callout various existing easements onsite, including 2 SDG&E easements along driveway and southern portion of the property. (From Cycle 4)
<input checked="" type="checkbox"/>	48	Landscape Site Plan, MHPA - Identify MHPA (Multiple Species Conservation Program) vegetation to the south and southeast. Include this information on brush management template. (From Cycle 4)
<input checked="" type="checkbox"/>	49	Context, MSCP - Identify MSCP vegetation locate to the west, south, & southeast as "Diegan Coastal Sage Scrub and Chaparral." Include this information on brush management template. (From Cycle 4)

3rd Review: 5/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	55	Brush Management Zones - Proposed project consists of varying brush management Zone dimensions. Staff is requesting to coordinate with designer to help delineate zones. Please contact reviewer, email is provided within the City's Project Tracking System comment sheet. (From Cycle 6)
<input checked="" type="checkbox"/>	56	Structures in Zone Two - [§142.0412(h)(2)] Several drawings are showing the proposed basketball court encroaching into Zone Two. No structures shall be construction in Zone Two per 142.0412(h)(2). (From Cycle 6)
<input type="checkbox"/>	57	Bio Report, Brush Management Zones - [§142.0412(b)(2) & 142.0412(h)(2)] Brush management Zone Two is the area between Zone One and any area of native naturalized vegetation. No structures shall be constructed in Zone Two. Sheet AS 100 of the Biological Report show structures in Zone Two. Zone One shall be measured from proposed building to top/toe of slope at retaining wall. Zones have varying ranges in dimensions. Please contact reviewer for further guidance. (From Cycle 6)
<input checked="" type="checkbox"/>	58	Multiple-Habitat Planning Area (MHPA) Encroachment - Drawings are showing proposed driveway entry gate encroaching into MHPA. In addition, it appears ornamental landscape planting and development is encroaching into MHPA boundary. Please adjust driveway and show a clear delineation between the development footprint and planting outside MHPA. (From Cycle 6)

For questions regarding the 'LDR-Landscaping' review, please call Kris Rios at (619) 446-5430. Project Nbr: 692097 / Cycle: 7





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L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	59	Invasive Species - Per CAL-IPC, proposed grass, 'Festuca arundinacea' is categorized as in invasive species. Please propose a native grass/groundcover. (From Cycle 6)
<input checked="" type="checkbox"/>	60	(Second Request) Please remove "Linear Style Planting" sheet from sht. L-4 and planting details from planting plans. Construction details shall be provided during the building phase of project. (From Cycle 6)
<input checked="" type="checkbox"/>	61	Please omit sht. L-7 from plan-set. Irrigation details are not required at the development phase. (From Cycle 6)
<input checked="" type="checkbox"/>	62	Site Context - (sht. AS 102) Please revise "New Development Area" callout. Note is not legible. (From Cycle 6)

📁 4th Review:2/2023

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	63	Brush Management - Brush Management Zone One dimensions vary. It appears hatch patterns delineating Zone One are outside of MHPA, however, detail #17 ("Brush Management Boundary Line") should not be within MHPA. Zone One is considered development footprint, Zone One should be measured from habitable structure towards top and toe of slope (proposed retaining wall(s)). Zone One is not accurately dimensioned to the north. Staff to coordinate with applicant. (New Issue)





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 01/17/2023	Deemed Complete on 01/17/2023
Reviewing Discipline: LDR-Geology	Cycle Distributed: 01/17/2023	
Reviewer: Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	Assigned: 01/17/2023	
	Started: 02/21/2023	
Hours of Review: 1.00	Review Due: 02/07/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/24/2023	
	Closed:	

- . The review due date was changed to 02/10/2023 from 02/10/2023 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Geology (1 of which are new issues).

0692097-1 (7/12/2021)

REVIEW COMMENTS:

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	A "Notice of Geologic and Geotechnical Conditions" will need to be recorded against the property prior to approval of the permit application. The applicant should contact the Geology Section for a draft of the Notice. The Geology Section will need the name of the owner and/or owner's representative, APN, street address, and full legal description of the subject site to complete the draft document.
		(From Cycle 1)

0692097-6 (5/10/2022)

REFERENCES (information only):

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Geotechnical Investigation, Proposed Single-Family Residence, 7792 Senn Way, La Jolla, California, prepared by TerraPacific Consultants, Inc., dated July 21, 2020 (their file no. 19166)
		Cycle Issue Responses - LDR Geology, 7792 Senn Way, La Jolla, California, prepared by TerraPacific Consultants, Inc., dated October 21, 2021 (their file no. 19166)
		Development Plans for 7792 Senn Way, La Jolla, California 92037, prepared by Tag Front, dated January 24, 2022; Civil Sheets prepared by Nasland Engineering, dated December 27, 2021 (their project no. 120-122.1)
		(From Cycle 6)

REVIEW COMMENTS:

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	The previous review comment that has not been cleared remains applicable.
		As previously requested, the applicant should contact the Geology Section for a draft of the required Notice of Geologic and Geotechnical Conditions that will need to be recorded against the property prior to approval of the permit application. Please contact your geology reviewer at: kmills@sandiego.gov.
		(From Cycle 6)

0692097-7 (2/24/2023)

REVIEW COMMENTS:

	<u>Issue</u>	
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	The previous review comment from LDR-Geology Review dated 7/12/2021 that still has not been cleared remains applicable.
		(THIRD REQUEST)
		As previously requested, the applicant should contact the Geology Section for a draft of the required Notice of Geologic and Geotechnical Conditions that will need to be recorded against the property prior to approval of the permit application. Please contact your geology reviewer at: kmills@sandiego.gov.
		(New Issue)

For questions regarding the 'LDR-Geology' review, please call Kreg Mills at (619) 446-5295. Project Nbr: 692097 / Cycle: 7





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Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 01/17/2023	Deemed Complete on 01/17/2023
Reviewing Discipline: Plan-MSCP	Cycle Distributed: 01/17/2023	
Reviewer: Ash-Reynolds, Tara (619) 533-6492 TAshReynolds@sandiego.g	Assigned: 01/17/2023	
	Started: 02/07/2023	
Hours of Review: 3.00	Review Due: 02/07/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/08/2023	
	Closed:	

- . The review due date was changed to 02/10/2023 from 02/10/2023 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-MSCP (1 of which are new issues).

First Review. 072321

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The project site lies adjacent to the Multi-Habitat Planning Area (MHPA) of the City's MSCP. Please provide a map of the MHPA boundary on the project plans at the same scale as the project or a maximum scale of 1":200'. (From Cycle 1)
<input checked="" type="checkbox"/>	6	Due to the adjacency to the MHPA, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Please address these issues in the project biology letter report and provide notes/conditions on the construction plans as appropriate. (From Cycle 1)
<input checked="" type="checkbox"/>	7	Drainage. All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that may adversely affect the adjacent MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. Continued (From Cycle 1)
<input checked="" type="checkbox"/>	8	Stormwater systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate. (From Cycle 1)
<input checked="" type="checkbox"/>	9	Toxins. Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Continued (From Cycle 1)
<input checked="" type="checkbox"/>	10	Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. (From Cycle 1)
<input checked="" type="checkbox"/>	11	Lighting. Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting. Please see Municipal Code §142.0740 for further information if needed. (From Cycle 1)
<input checked="" type="checkbox"/>	13	Grading/Land Development. Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA. (From Cycle 1)
<input checked="" type="checkbox"/>	14	Barriers. Development adjacent to the MHPA shall provide barriers where appropriate (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. (From Cycle 1)
<input checked="" type="checkbox"/>	15	Brush Management. All Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. Continued (From Cycle 1)
<input checked="" type="checkbox"/>	16	The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with Municipal Code §142.0412 and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. (From Cycle 1)
<input checked="" type="checkbox"/>	17	Noise. Due to the site's location adjacent to (could also be within) the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. Continued (From Cycle 1)

For questions regarding the 'Plan-MSCP' review, please call Tara Ash-Reynolds at (619) 533-6492. Project Nbr: 692097 / Cycle: 7





Cycle Issues DRAFT

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

L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted and construction is proposed during the species breeding season, presence would be assumed and a temporary wall/berm would be required. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ. (From Cycle 1)

Second Review. 100721

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	Second request. Please provide MHPA boundary on construction, landscape, and development plans where appropriate. (From Cycle 4)
<input checked="" type="checkbox"/>	22	Please include the LUAGs verbatim under Environmental Regulations subheading on construction plans. (From Cycle 4)

Third Review. 6202022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	Depict existing MHPA Boundary Line on the Preliminary Grading Plan. Sheet C-200. MHPA Boundary Line can be seen on the City's MHPA Interactive Map https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=d77da895df084249b1ae7a2c10794470 (From Cycle 6)
<input checked="" type="checkbox"/>	24	Revise "Mt Soledad Park MHPA" to "MHPA" and revise depiction to include a line delineating the MHPA Boundary Line on the Overall Site Plan, Sheet AS-100. MHPA Boundary Line can be seen on the City's MHPA Interactive Map https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=d77da895df084249b1ae7a2c10794470 (From Cycle 6)
<input checked="" type="checkbox"/>	25	Revise "Mt Soledad Park MHPA" to "MHPA" and revise depiction to include a line delineating the MHPA Boundary Line on the Reference Calculation Plans, Sheet AS-102. MHPA Boundary Line can be seen on the City's MHPA Interactive Map https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=d77da895df084249b1ae7a2c10794470 (From Cycle 6)
<input checked="" type="checkbox"/>	26	MSCP has reviewed "Results of Biological Resources Survey of the 7792 Senn Way Residential Project, La Jolla" prepared by Vincent N. Scheidt (12/14/21). MSCP comments and revisions to the letter were submitted to Ian Harris at mlan@sdpermitco.com , please incorporate any further comments provided by DSD/ESD. Please provide the revised letter as a digital file. (From Cycle 6)
<input checked="" type="checkbox"/>	27	Please include the MHPA LUAGs and gnatcatcher permit conditions verbatim under "Environmental Regulations" subheading on construction plans. MHPA LUAGS and Gnatcatcher Permit conditions were sent to Ian Harris at ian@sdpermitco.com . (From Cycle 6)
<input checked="" type="checkbox"/>	28	Depict existing MHPA Boundary Line on the Enlarged Site Plan, Sheet AS-101. MHPA Boundary Line can be seen on the City's MHPA Interactive Map https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=d77da895df084249b1ae7a2c10794470 (From Cycle 6)

Fourth Review. 272023

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	MSCP has reviewed "Results of Biological Resources Survey of the 7792 Senn Way Residential Project, La Jolla" prepared by Vincent N. Scheidt (09/27/22). MSCP comments and revisions to the letter were submitted to Ian Harris at mlan@sdpermitco.com , please incorporate any further comments provided by DSD/ESD. Please provide the revised letter as a digital file. (New Issue)





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

DSD-Engineering Review

Hoss Florezabihi
FlorezabihiH@sandiego.gov
(619) 446-5348

[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.

[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.

Site Development Plans PRJ-1063139.pdf

DSD-Landscape Review



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

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

[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.