

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

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

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ-1107808
- Address and APN(s):
2477 Avenida De La Playa, La Jolla, CA 92037
346-400-05-00
- Project contact name, phone, e-mail:
Nate Nicodemus, Nicodemus Design
(760) 473-1041
nn@natenicodemus.com
- Project description:
Demolition of the existing single family home (approximately 4,380 sq. ft.) and the construction of a new, two-story, single family residence (4,948 sq. ft.) with attached garage (633 sq. ft.), SPA/Pool, and related site improvements.
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____
- In addition, provide the following:
 - lot size: **21,762 sq. ft.**
 - existing structure square footage and FAR (if applicable): **4,380 sq. ft.**
 - proposed square footage and FAR: **5,581 sq. ft. (0.25 FAR)**
 - existing and proposed setbacks on all sides:

Front:	Existing:	14'-10 1/8"
	Proposed:	25'-2 1/4" (House); 16'-0" (Garage)
Interior (East):	Existing:	15'-10"
	Proposed:	19'-10"
Interior (West):	Existing:	67'-6"
	Proposed:	60'-9 1/4"
Rear:	Existing:	0'-7 1/4"
	Proposed:	13'-1 3/4"
 - height if greater than 1-story (above ground): **28' 11 1/8" (Plumb Line)**

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

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____

- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

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

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

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

PLEASE DO NOT PROVIDE THE FOLLOWING:

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

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

Thank you,

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

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





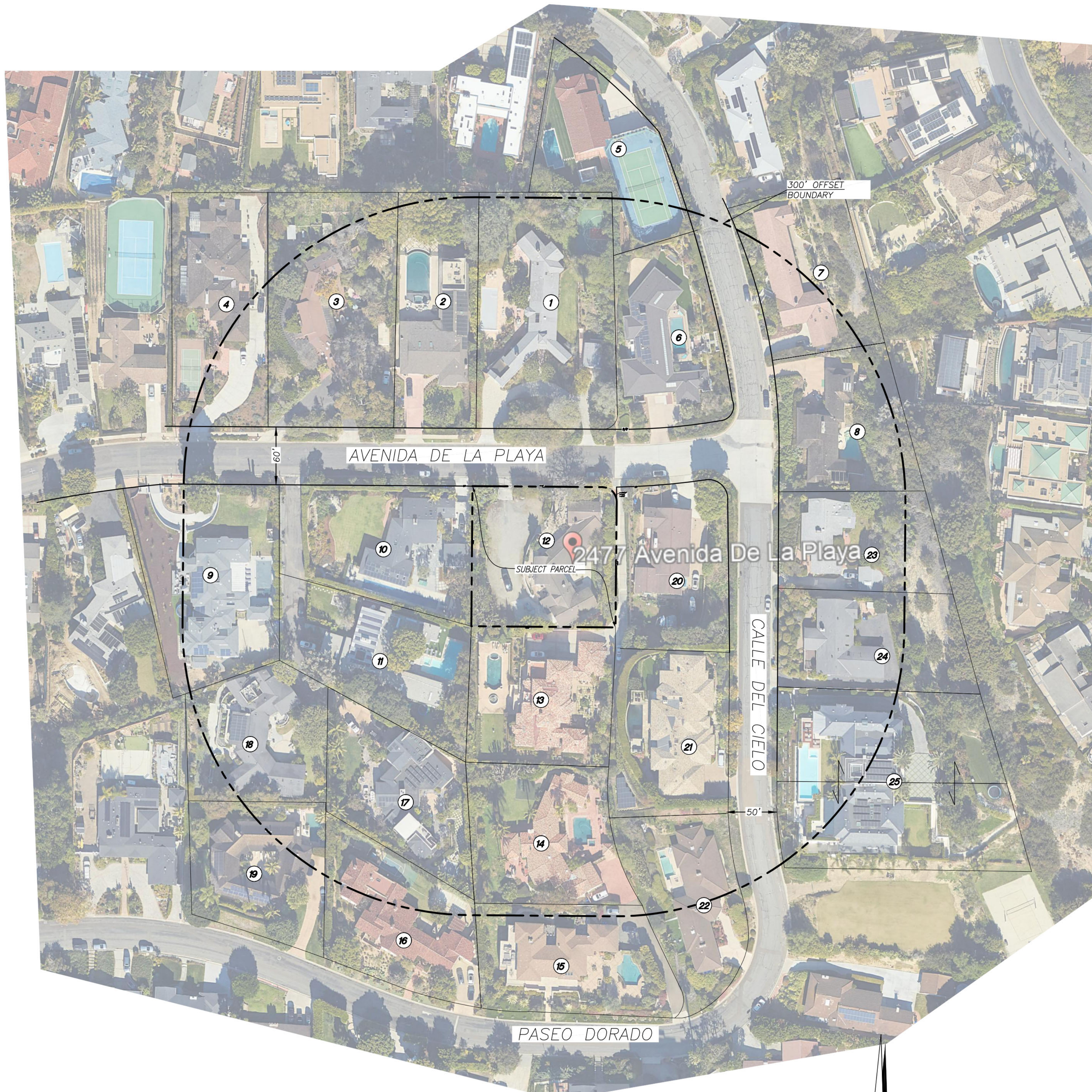


2 Site Context
1" = 30'-0"



1 Site Plan
1" = 10'-0"

PORTNER RESIDENCE 300' RADIUS SURVEY



Property #	APN	Address	Lot Area	GFA	Front SB	Side SB	Rear SB	Notes
1	346-310-05-00	2476 AVENIDA DE LA PLAYA	36,108	4,523	42	5	40	
2	346-310-09-00	2416 AVENIDA DE LA PLAYA	24,892	4,690	42	5	55	
3	346-310-10-00	2446 AVENIDA DE LA PLAYA	33,355	2,036	40	30	60	
4	346-310-11-00	2466 AVENIDA DE LA PLAYA	20,440	3,745	85	16	8	
5	346-321-03-00	8152 CALLE DEL CIELO	21,845	6,192	7	33	9	
6	346-321-04-00	2496 AVENIDA DE LA PLAYA	20,783	3,583	22	19	3	
7	346-322-03-00	8131 CALLE DEL CIELO	19,077	3,664	10	5	50	
8	346-322-04-00	8111 CALLE DEL CIELO	19,078	2,450	11	14	44	
9	346-400-02-00	2363 AVENIDA DE LA PLAYA	32,670	5,045	56	8	17	
10	346-400-03-00	2473 AVENIDA DE LA PLAYA	24,829	2,927	13	5	20	
11	346-400-04-00	2469 AVENIDA DE LA PLAYA	24,393	4,459	*	5	27	*Property is an interior parcel with no 'front' setback
13	346-400-06-00	2483 AVENIDA DE LA PLAYA	22,964	5,626	*	42	12	*Property is an interior parcel with no 'front' setback
14	346-400-07-00	2470 PASEO DORADO	23,248	3,879	*	33	5	*Property is an interior parcel with no 'front' setback
15	346-400-08-00	2432 PASEO DORADO	21,787	3,277	27	40	15	
16	346-400-09-00	2402 PASEO DORADO	21,159	4,740	12	3	15	
17	346-400-10-00	2467 AVENIDA DE LA PLAYA	20,611	5,645	*	0	40	*Property is an interior parcel with no 'front' setback
18	346-400-11-00	2465 AVENIDA DE LA PLAYA	21,094	4,230	*	22	12	*Property is an interior parcel with no 'front' setback
19	346-400-12-00	2360 PASEO DORADO	20,469	3,879	22	15	14.5	
20	346-421-01-00	2497 AVENIDA DE LA PLAYA	19,369	2,168	24	20	58	
21	346-421-02-00	8052 CALLE DEL CIELO	19,775	2,716	15	5	38	
22	346-421-03-00	2452 PASEO DORADO	21,434	4,245	19	10	37.5	
23	346-422-01-00	8081 CALLE DEL CIELO	19,369	2,168	17	11	83	
24	346-422-02-00	8067 CALLE DEL CIELO	19,775	2,716	20	7	95	
25	346-422-03-00	8053 CALLE DEL CIELO	20,442	14,003	32	10	95	Parcels are developed as a single property despite having two APNs
	346-422-04-00	8039 CALLE DEL CIELO	23,086					

12	346-400-05-00	2477 AVENIDA DE LA PLAYA	21,762	4,380	15	16	1	SUBJECT PARCEL EXISTING SETBACK
12	346-400-05-00	2477 AVENIDA DE LA PLAYA	21,762	5,581	16	19.8	13.1	SUBJECT PARCEL PROPOSED SETBACK

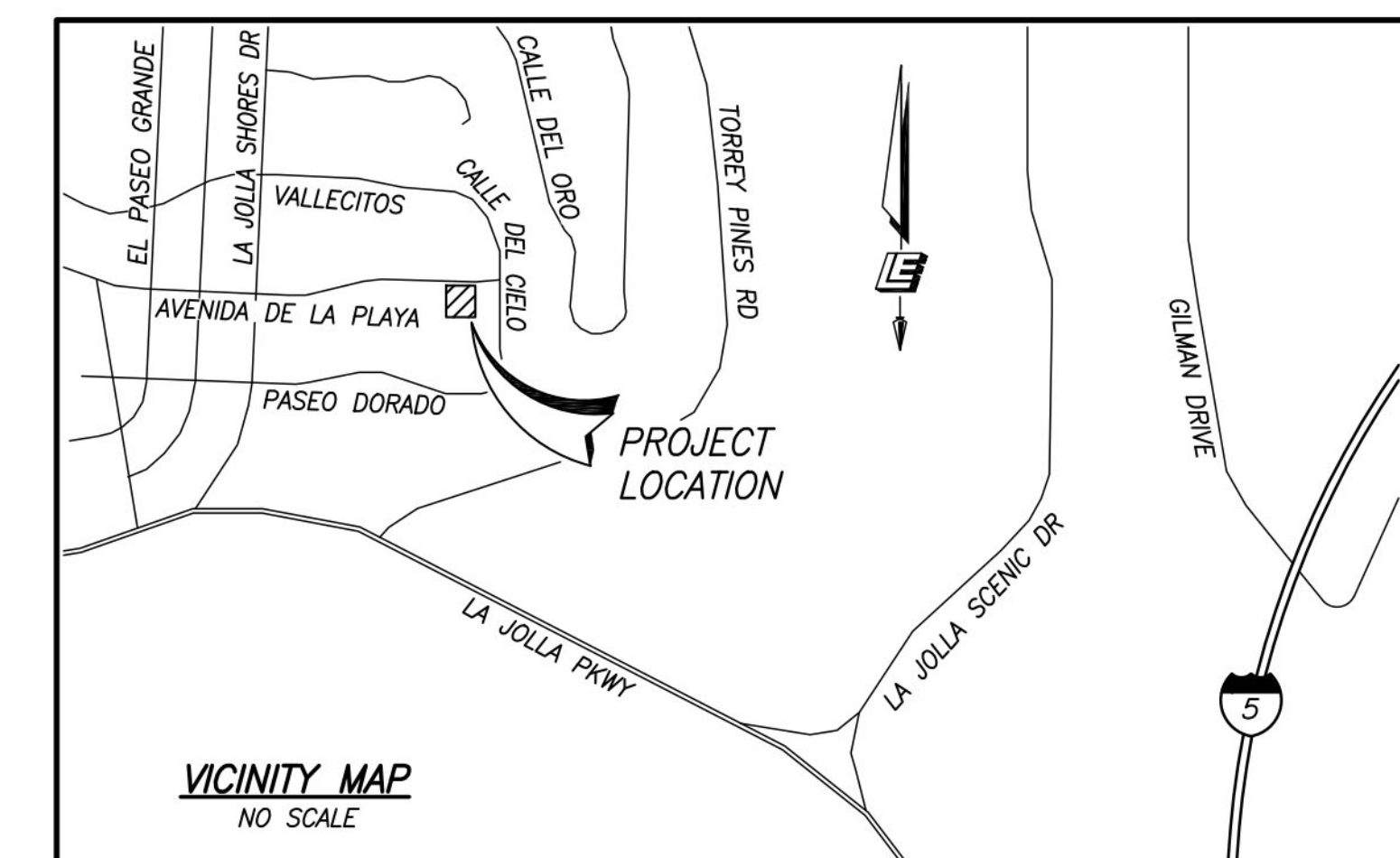
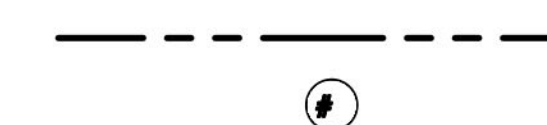
NOTES:

1. A SURVEY OF THE SURROUNDING PARCELS WAS COMPLETED UTILIZING PUBLICLY AVAILABLE DATA SETS INCLUDING THE SAN DIEGO COUNTY SURVEY RECORDS SYSTEM, SAN DIEGO COUNTY ASSESSOR AND SANGIS.
2. PROPERTY LOT LINE LOCATIONS ARE NOT BASED UPON A FIELD SEARCH FOR EXISTING MONUMENTATION ON ANY OF THE PARCELS EXCEPT THE SUBJECT PARCEL.
3. AERIAL PHOTOGRAPH IS PROVIDED AS A GENERAL REFERENCE TO LOCATION, BUT MAY NOT CORRESPOND EXACTLY TO THE EXACT LOCATION OF INDIVIDUAL IMPROVEMENTS.

LEGEND:

PROPERTY LINE/PROJ. BOUNDARY
PROPERTY NUMBER

SYMBOL:



PREPARED BY:
 NAME: LEPPERT ENGINEERING CORPORATION
 ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2848
 PHONE #: (858) 597-2001

PROJECT ADDRESS:
2477 AVENIDA DE LA PLAYA
LA JOLLA, CA 92137

PROJECT NAME:
PORTNER RESIDENCE
COASTAL DEVELOPMENT PERMIT

SHEET TITLE:
CODE RASHBETA & WILDE SPORES PLANNED DISTRICT SURVEY

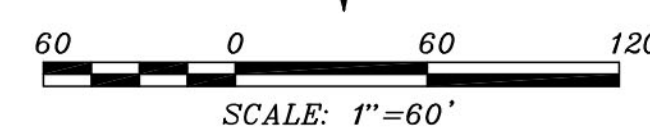
REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: _____

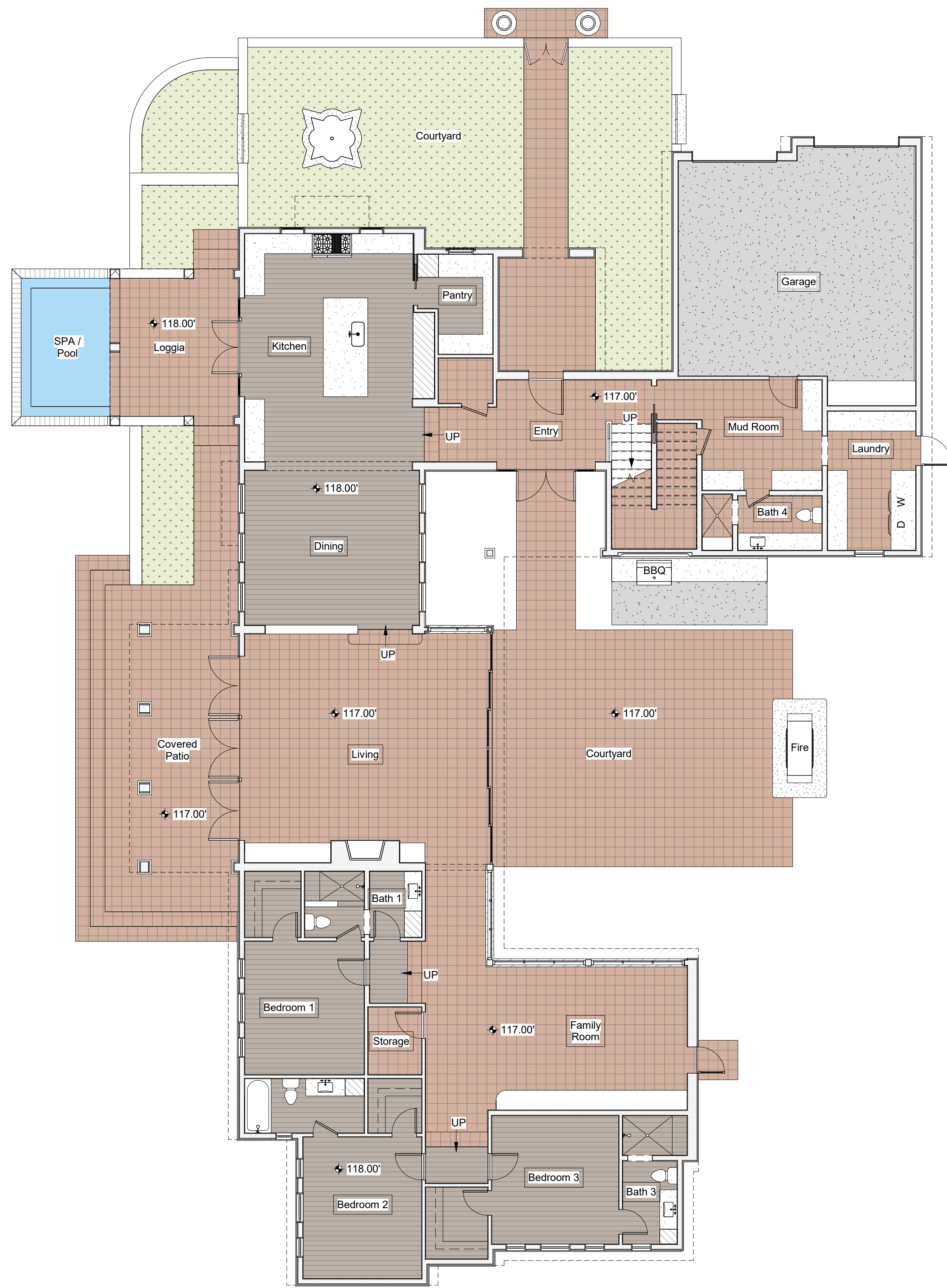
ORIGINAL DATE: 12/15/23

SHEET 1 OF 1
 PROJ # PRJ-1107808

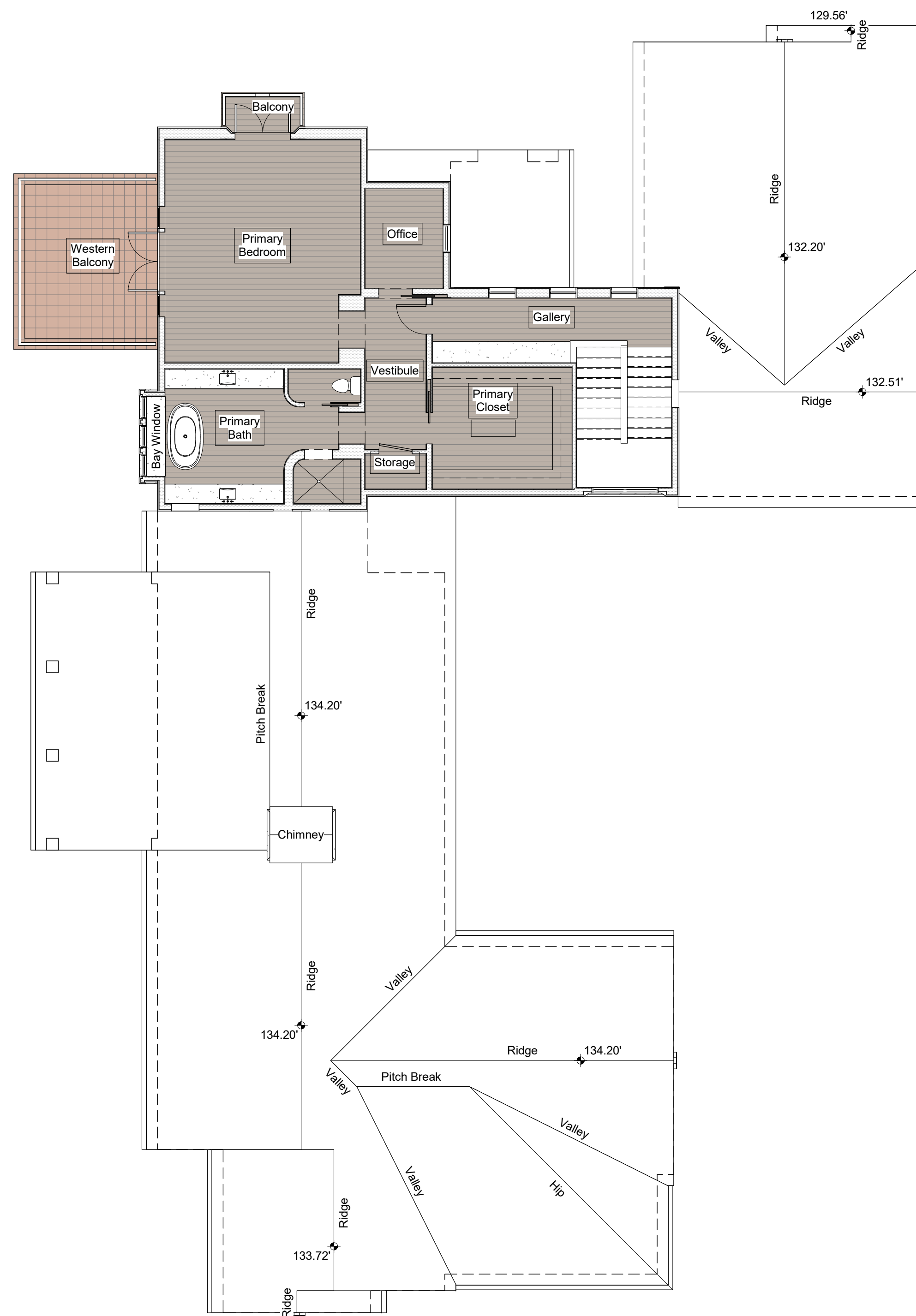
NAD 83: XXXX-XXXX NAD 27: XXX-XXXX I.O.:

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	12/15/23	LEC	ORIGINAL	8			
APPROVED BY ENGINEER				REGISTRATION			
FILE CODE				R.C.E. 26283			
LJ 88.01-17.23				DATE			
PREPARATION AND REVISION LOG							

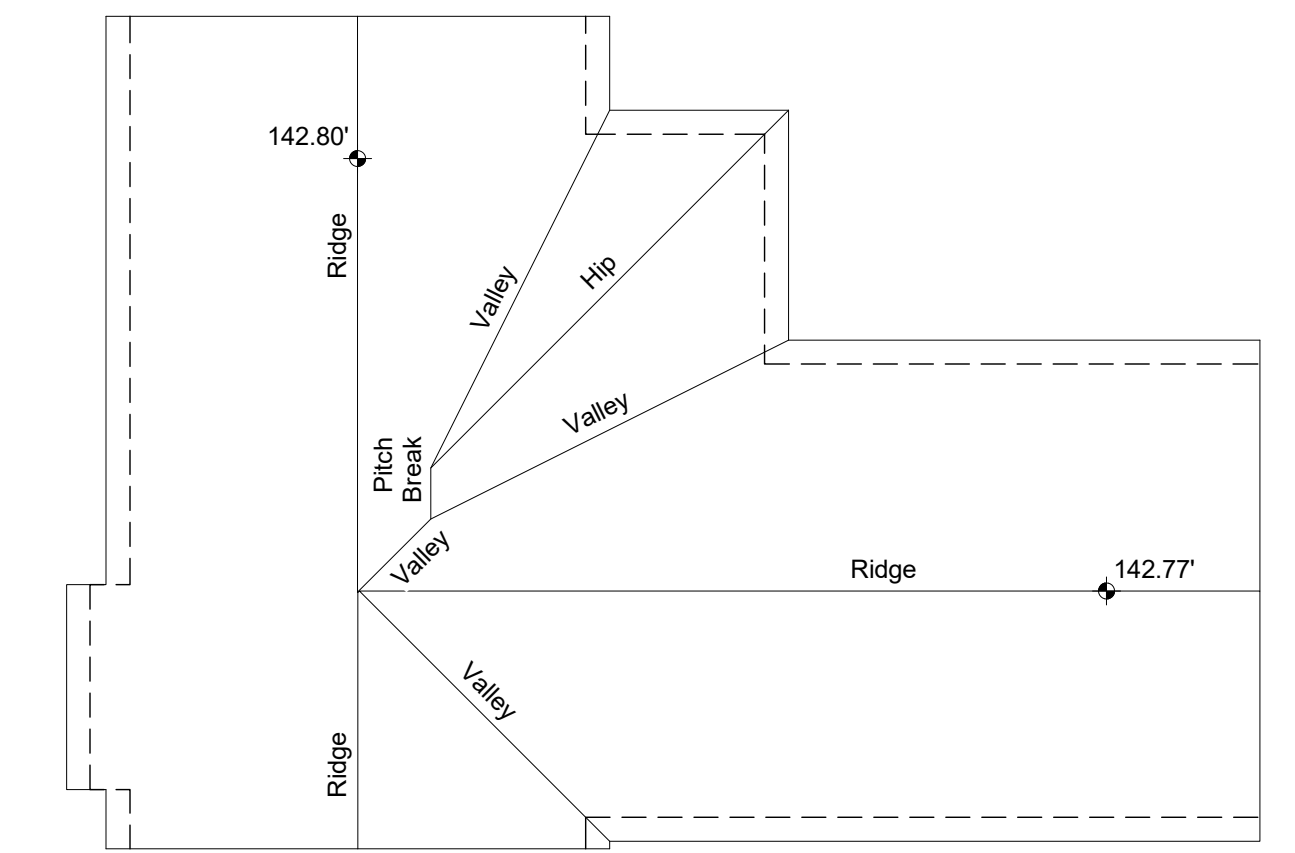




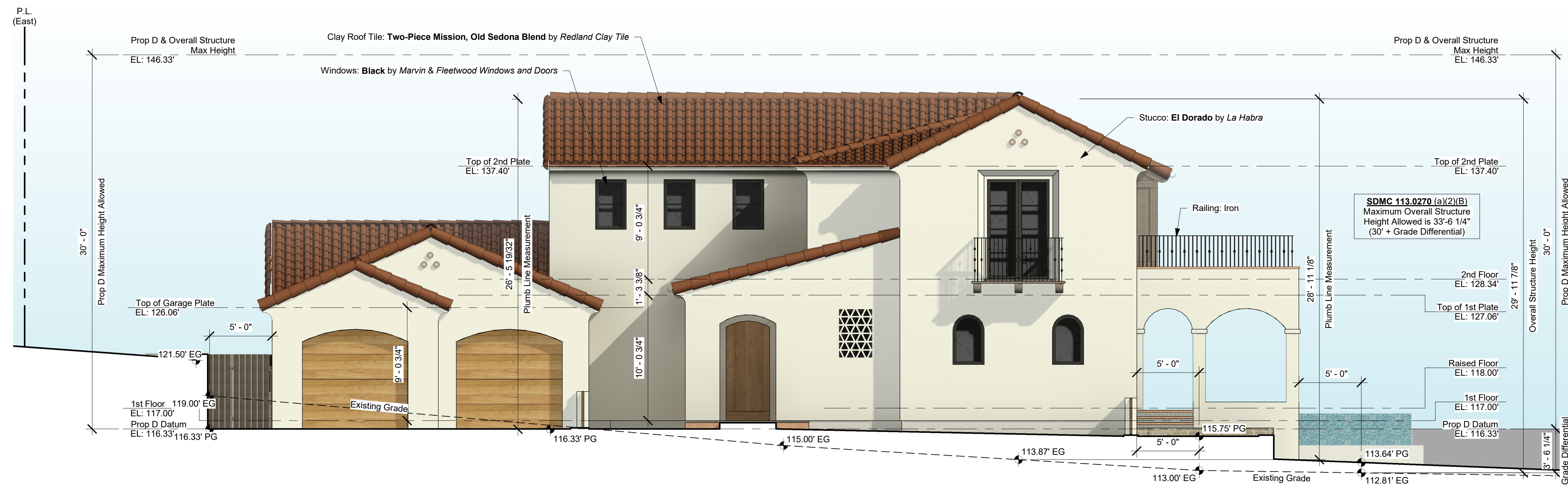
1 First Floor Plan
1/8" = 1'-0"



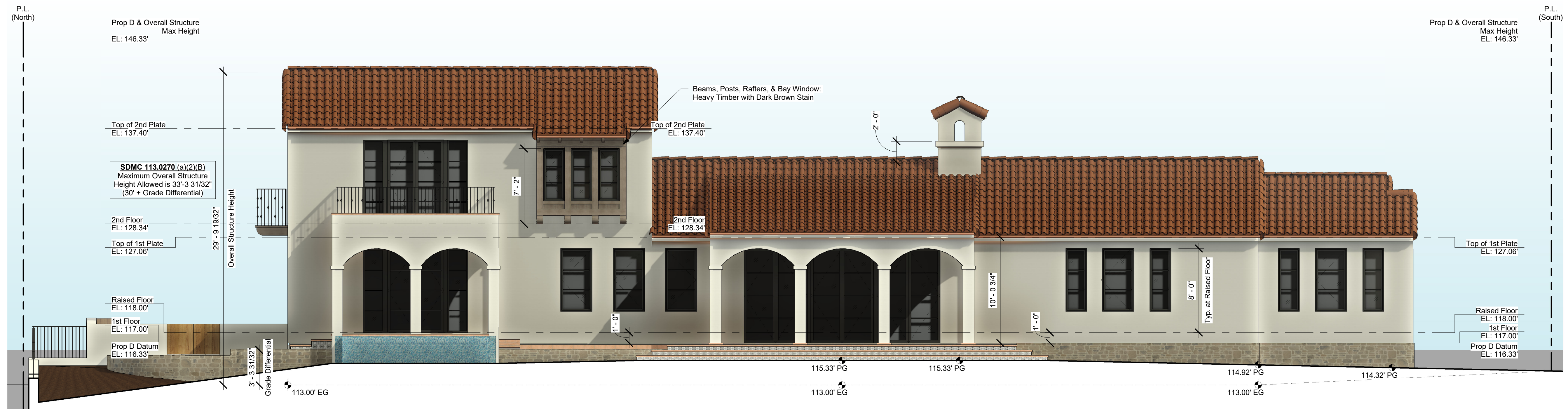
2 Second Floor & Lower Roof Plan
1/8" = 1'-0"



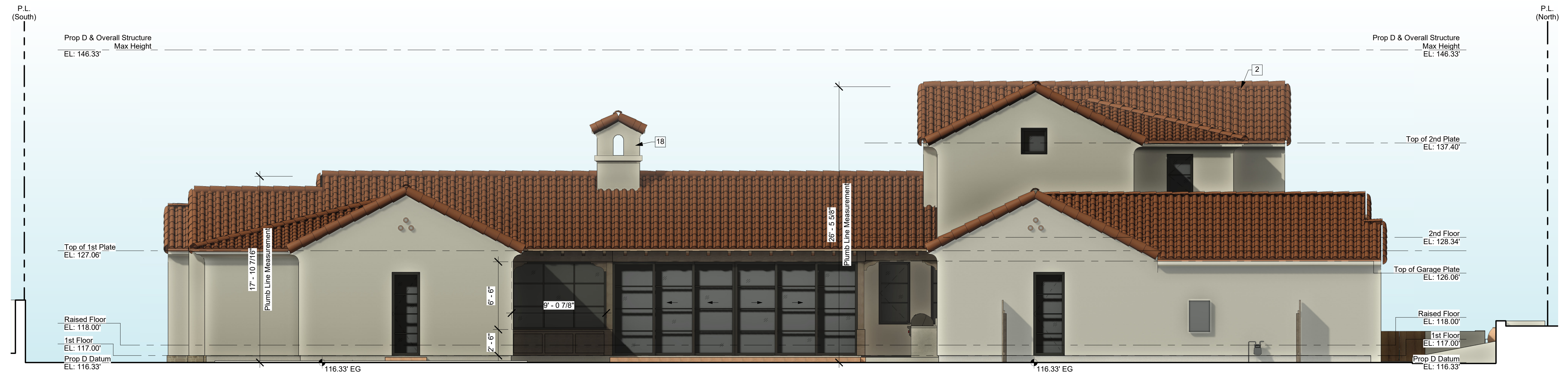
3 Upper Roof Plan
1/8" = 1'-0"



1 Elevation - North
3/16" = 1'-0"



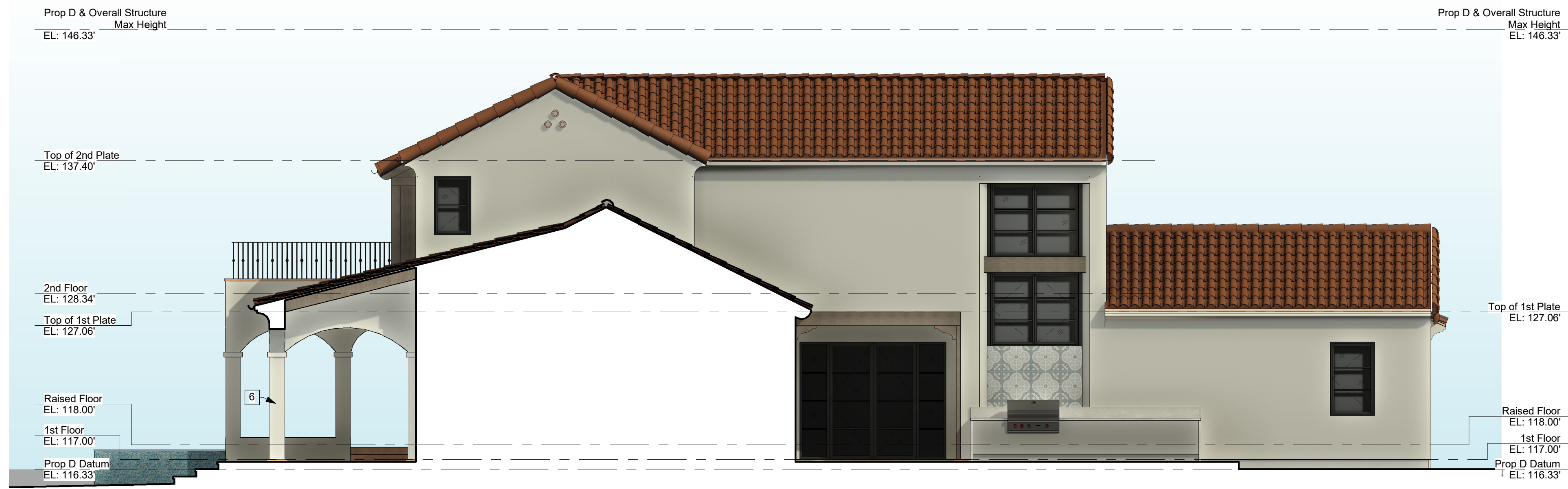
2 Elevation - West
3/16" = 1'-0"



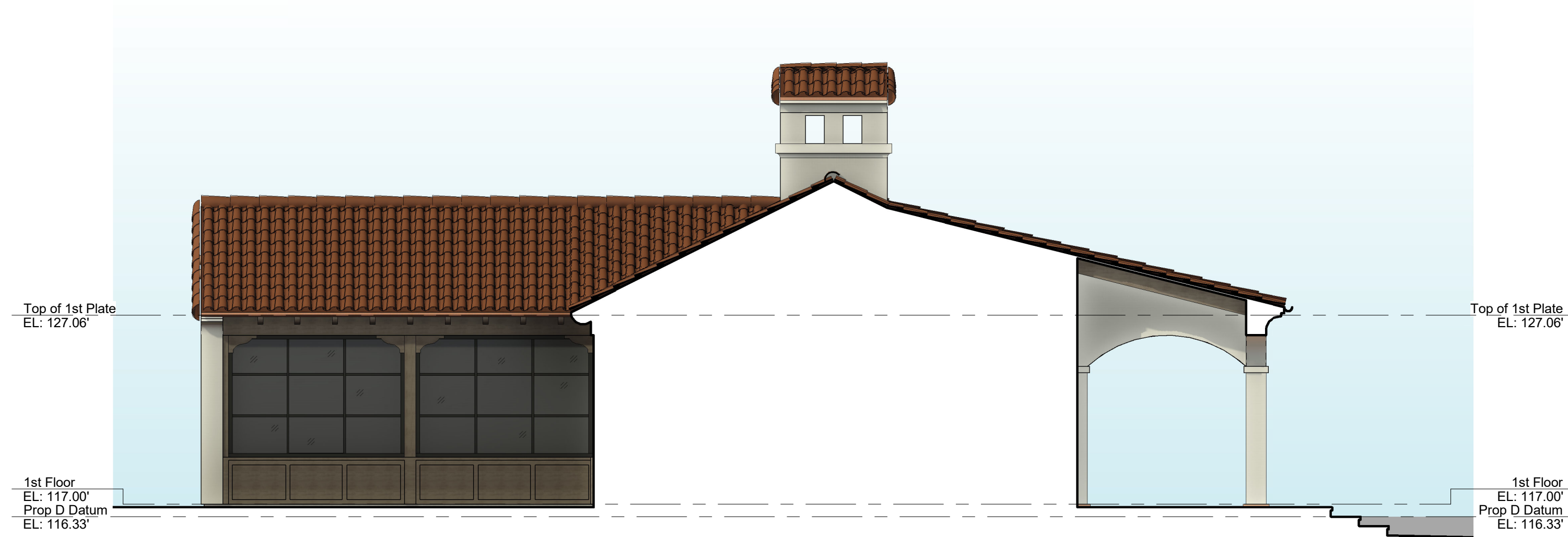
1 Elevation - East
3/16" = 1'-0"



2 Elevation - South
3/16" = 1'-0"



① Elevation - Courtyard (North)
3/16" = 1'-0"



② Elevation - Courtyard (South)
3/16" = 1'-0"

PRJ-1107808 (2477 Avenida De La Playa, La Jolla 92037)

Plan Check Responses

Responding to Project Issues Report 6 March 2024

PLAN CHANGES UNRELATED TO PLAN CHECK COMMENTS/CORRECTIONS

- 1) *The wood pergola previously shown between the kitchen and the SPA/Pool was changed to a stucco-clad loggia with a balcony above (balcony accessed via the primary bedroom). The height measurement was updated to reflect 5' offset from proposed loggia (see 1/A5); the height is still compliant and minimally impacted by the change.*
- 2) *The outdoor fireplace (Key Note 12 on sheet A1) was moved slightly to the east.*

COMMUNITY PLANNING GROUP

Comment 00013: La Jolla Shores Planned District & La Jolla Community Planning Group to be contacted immediately after this submittal. Project Manager (Hector Rios) will be copied on initial email

DSD-ENGINEERING

Comment 00026: Noted. See Civil Responses (attached)

DSD-GEOLOGY

Comment 00003: See Civil responses (attached) and updated grading plan.

Comment 00004-9: Uploaded Geotechnical Addendum to the project file. See letter and responses from Geotechnical Engineer (Joshua E. Devera PE 77618)

DSD-PLANNING

Comment 00046: Revised front walls/fences and added site sections 2-4/A1. Also, see updated Key Notes 4 and 23 on sheet A1. Added Key Note 24 for Visibility Triangle. Walls within visibility triangle to be 36" tall maximum; See Key Note 4 on sheet A1 and see Civil Plan for additional information.

Comment 00047: Added Parking Spaces with dimensions in the Garage on plan 1/A2.

Comment 00048-49: See Civil responses (attached)

Comment 00050: Added note adjacent to Storage Area on plan 1/A1

Comment 00051: Updated CAP Checklist to more explicitly state consistency

Comment 00052: Updated sheet SC to include building materials

Comment 00053: The aforementioned view restrictions were removed from the plans as it was discovered they are not legally binding requirements (plans were previously

mistaken). This issue was discussed with the Development Project Manager and I would be happy to have a phone call to discuss further if desired. The previously depicted 'restrictions' were from a 'Memo of Understanding' between previous property owners that was never formally recorded / pursued. No additional view restrictions exist on the subject property.

Comment 00056: Noted. See response to comment 00013 above.

Comment 00057: Draft Findings provided – see newly uploaded document

DSD-ENVIRONMENTAL

Comment 00017-25: Noted. See other responses to comments

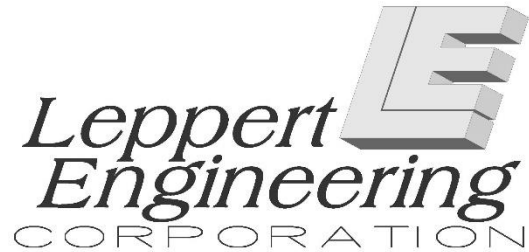
DSD-HISTORIC

Comment 00011-12: Assessor's Building Record already provided in attachments section of project file. This was previously obtained from the County Assessor's Office, as described in the plan check comment. Please advise if something is missing as this was the complete document provided by the County Assessor's Office via email on 11/17/2023

DSD-LANDSCAPE

Comment 00038-40: See Landscape responses (attached)

March 25, 2024
LEC Job No. LJ 88.01-17.23



Mr. Hector Rios
Development Project Manager
1222 First Ave.
San Diego, Ca. 92101

Re: CDP PRJ- 1107808

Dear Hector,
Below are the civil engineer responses to the project issues report dated 3/6/2024

DSD-Geology

3. Please see the Civil sheet C1 for the requested limits of work.

DSD Engineering Review

- 26. The totals are provided on sheet C1 and the impervious areas are hatched and included in the legend.
- 27. Noted, these forms have been provided as requested
- 28. Completed, there is no change in land use or an engineered grading permit (5' cut/fill) so it is not anticipated that a drainage study would be required for a SFR construction project.
- 29. Drainage arrows are provided, downspout are not shown as we're still in discretionary and have not finalized final design items.
- 30. Noted, the callout has been updated to reflect the standard drawing. Please see comment 35 for the sidewalk response
- 31. Completed, the note for visibility triangles has been added.
- 32. Completed
- 33. This overlay does not exist within the parking impact zone anymore. Please see the attached summary of the research into this issue which we completed for a few projects recently. The 12' maximum for the parking impact zone only applies to 'Beach' and 'Campus' overlay zones.
- 34. Please see sheet A1 for this information since it relates to the building location onsite.
- 35. Noted, the pavers are being removed however we do not propose new sidewalk except for an route from the driveway to the front door. There are not sidewalks in this area of La Jolla Shores and SDMC §142.0610(b)(2) provides for the issuance of this permit since frontage improvements exist and 'substantially conform' (paving, curb, gutter, driveway). For the sidewalk we request that item be deferred in accordance with SDMC §142.0610(c) and the property owner will agree to not oppose a future assessment if one is ever proposed.
- 36. Noted, the mailbox is not remaining and is removed as noted on the updated C1
- 37. Noted, all existing items are shown as removed and the site plan on A1 shows no encroachments to remain.

DSD-Planning

48. This submittal is for a discretionary review. A ministerial ROW permit will be submitted as a future approval following the issuance of the CDP.

49. For single family units there is no distinction between one way and two way driveway widths as they are the same.

57. A set of draft findings have been provided as requested. No findings were submitted for SDMC 126.0505 since the site does not contain ESLs

Matthew DeVincenzo

From: Matthew DeVincenzo
Sent: Thursday, August 3, 2023 6:13 PM
To: Bautista, Jose; Ibriheem, Anwer
Cc: Dorian Lytle; Nate Nicodemus; Charles Johnson; Florezabihi, Hoss
Subject: RE: PRJ-1077208 Engineering comments

Jose,

Thanks so much for setting up yesterday's call. As mentioned the two items we need to work towards a final decision are 1) the "parking impact – coastal" overlay 2) the dedication. Below is the discussion on the driveway, which I'm hoping is

Table 142-05M
Driveway Width (Lots greater than 50 feet in width)

Use	Minimum Width		Maximum Width (Outside of Parking Impact Overlay Zone)		Maximum Width Parking Impact Area
	One-Way	Two-Way	One-Way	Two-Way	Two Way
Detached Single Dwelling Unit	12 feet		25 feet		12 feet
Dwelling Unit in the RX Zone	12 feet		20 feet		12 feet
Multiple Dwelling Unit	14 feet	20 feet	20 feet	25 feet	20 feet
Nonresidential	14 feet	24 feet	20 feet	30 feet	25 feet

quickly resolved and then we can proceed with the dedication discussion without that lingering in the background.

When I looked at this previously for the initial project set up, I did much like we did on our call and went to the code. Fortunately I had the same question Hoss did about the driveway width, and sent an email with my research to the team to memorialize my thoughts in case it came up later which was helpful in reconsidering the requirement. Below you can see the table within SDMC §142.0560 which we were talking about on the call. And as Hoss and Anwer correctly pointed out the "Parking Impact Area" driveway width is limited to 12'. There are three distinct impact areas within the zone, which are Coastal, Beach and Campus, but what is not apparent here in this section, is **what area does this "Parking Impact Overlay" apply to?** Our project is within the Coastal impact, so does this table apply within that impact area?

When I researched that back in Sept of last year I found the discussion within SDMC §132.0801. This section mentions coastal only one time, specifically saying:
SDMC §132.0801 "...the Parking Impact Overlay Zone is to provide supplemental parking regulations for specified **coastal beach** and campus areas that have parking impacts."

Further identifying those areas in:

SDMC §132.0802(a) as "This overlay zone applies to property located within the **beach** impact area and the **campus** impact area..."

These code sections were our basis for determining that while we are in fact in the Parking Impact Overlay Zone, the reduced driveway width does not apply to the Coastal impact area, only the beach and campus impact areas! The singular reference to coastal is only there to emphasize that the beach impact areas are coastal in nature.

As I went back to my research there was still another question which is bothersome to leave hanging. **Why is there a Coastal impact area if it isn't subject to this overlay zone?**

Previously I wasn't able to find that answer directly. Fortunately as I retraced my steps I added one research step I missed earlier...looking at older versions of the SDMC. Right there as a footnote to §132.0801 is the revision history. These code sections were "Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000" and "Amended 6-18-2013 by O-20261

N.S.; effective 7-19-2013". Using that amendment ordinance number I was able to search and find the strikeout ordinance (https://docs.sandiego.gov/municode_strikeout_ord/O-20261-SO.pdf) And there in the same code section referenced above it says:

SDMC §132.0802(a) "This overlay zone applies to property located within the beach impact area, and the campus impact area, ~~and the coastal impact area...~~"

And there we have the answer! This code section did apply to all of the impact areas until 2013, at which point a clear change was made by City Council to remove the coastal impact area from these requirements. Unfortunately the GIS system has not been 'revised' to make this nuance clear.

So based upon the above I believe the driveway width is acceptable as is, and we can keep the design as shown on our last submittal. Would you agree with this assessment?

Matt DeVincenzo

Leppert Engineering Corporation
5190 Governor Drive, Suite 205
San Diego, CA 92122
O: [858.597.2001](tel:858.597.2001)
F: [858.597.2009](tel:858.597.2009)

From: Matthew DeVincenzo <matt@leppertengineering.com>
Sent: Monday, July 31, 2023 2:01 PM
To: Bautista, Jose <JABautista@sandiego.gov>; lbriheem, Anwer <Albriheem@sandiego.gov>
Cc: Dorian Lytle <dorian@flagg.com>; Nate Nicodemus <nn@natenicodemus.com>; Charles Johnson <Charles@leppertengineering.com>
Subject: Re: PRJ-1077208 Engineering comments

Jose,

That would be great. I'm available Wed-Fri this week, anytime between 830-430.

Matt DeVincenzo

Leppert Engineering Corporation
5190 Governor Drive, Suite 205
San Diego, CA 92122
O: [858.597.2001](tel:858.597.2001)
F: [858.597.2009](tel:858.597.2009)

From: Bautista, Jose <JABautista@sandiego.gov>
Sent: Monday, July 31, 2023 10:34 AM
To: Matthew DeVincenzo <matt@leppertengineering.com>; lbriheem, Anwer <Albriheem@sandiego.gov>
Cc: Dorian Lytle <dorian@flagg.com>; Nate Nicodemus <NN@natenicodemus.com>; Charles Johnson <Charles@leppertengineering.com>
Subject: RE: PRJ-1077208 Engineering comments

Good morning Matthew,

I'll set up a meeting with Anwer and his supervisor to ensure we clear all issues prior to resubmitting. Since LDR-Engineering and Environmental are the only outstanding disciplines, I anticipate this review will not take 8 weeks to complete.



March 12, 2024

Clare Gamelin
City of San Diego,
1222 1st Avenue
San Diego, CA 92101

RE: PRJ-1107808
2477 Avenida De La Playa
La Jolla, CA 92037
APN: 346-400-05

Dear Clare,

Below in [blue](#) are responses to your DSD Landscape Review:

[Comment 00038 | Sheet L1.1 | Open]

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. [Noted.](#)

[Comment 00039 | Sheet L1.1 | Open]

Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with La Jolla community plan (available online) and located away from all utilities. Show the location, species, and size (min. 24" box) on the plans.

***Please Note the size (min. 24" box) of the street tree on the plans.

[Noted on plant schedule, Sheet L1.1.](#)

***Please reselect street tree species from the La Jolla community plan approved street tree list for District One residential. (available online)

Reviewed and located project under District Three. See the attached La Jolla Community Plan documents.

[Comment 00040 | Sheet L1.1 | Open]

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

[Added Sheet L2.1 - Hydrozone Plan with MAWA & ETWU calculations.](#)

Sincerely,

A handwritten signature in black ink, appearing to read "Gail Zerbe". The signature is written in a cursive, flowing style.

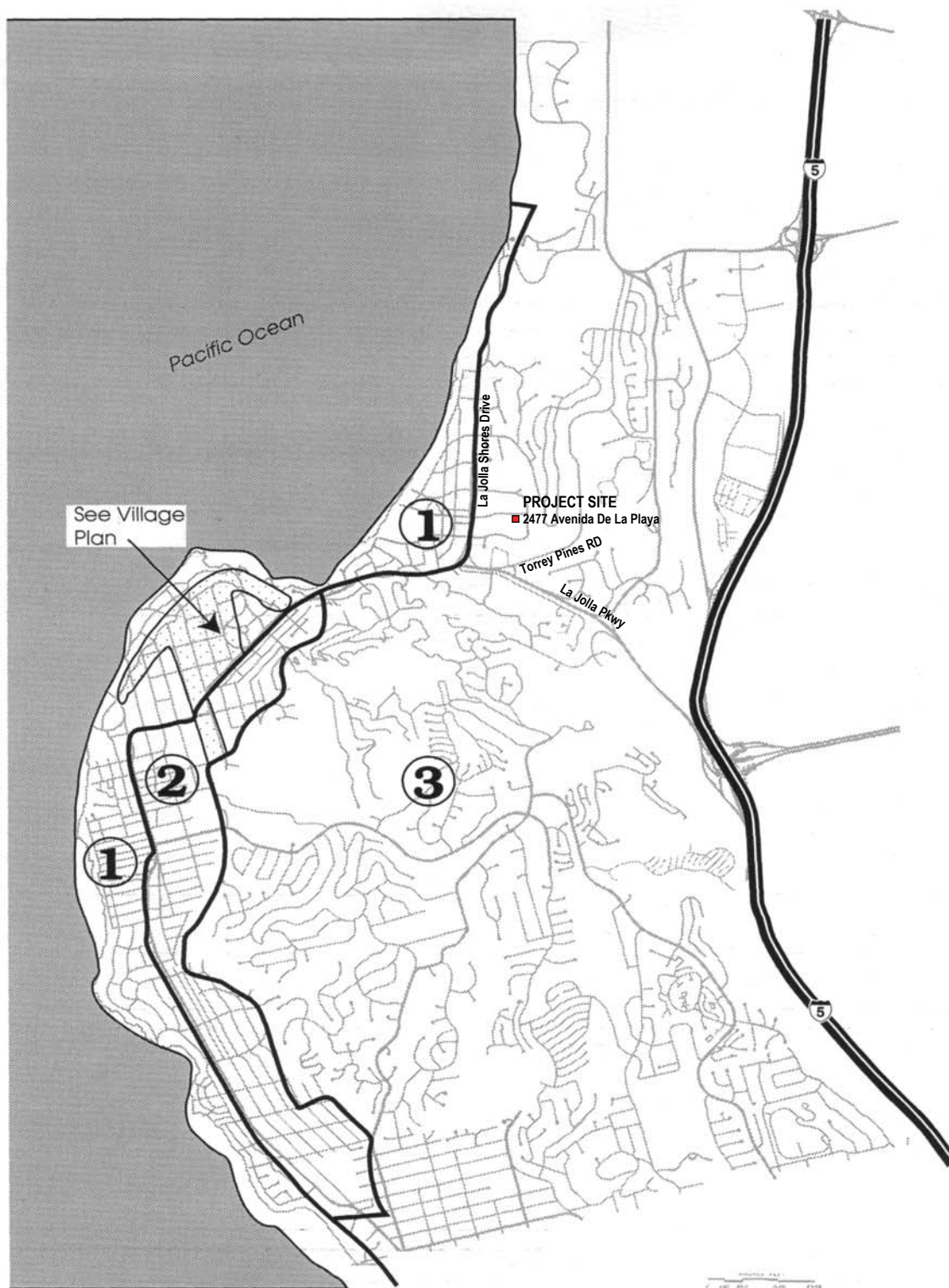
Gail Zerbe, RLA, ASLA

La Jolla Residential Street Tree Districts – Tree List

District Street Types	Tree Districts				Comments
	1	2	3	*	
<i>Archontophoenix cunninghamiana</i> (King Palm)	•	•	•		
<i>Arecastrum romanzoffianum</i> (Queen Palm)	•	•	•		
<i>Bauhinia blakeana</i> (Orchid Tree)	•	•			
<i>Cassia leptophylla</i> (Gold Medallion)	•	•			
<i>Ceratonia siliqua</i> (Carob)			•	*	
<i>Eucalyptus ficifolia</i> (Red-flowering Gum)		•	•		
<i>Eucalyptus nicholii</i> (Nichols's Willow)		•	•	*	
<i>Eucalyptus sideroxylon</i> (Red and Pink Ironbark)		•	•	*	
<i>Eucalyptus torquata</i> (Coral Gum)		•	•	*	
<i>Ginkgo biloba</i> (Maidenhair Tree)		•	•		
<i>Jacaranda mimosi/olia</i> (Jacaranda)	•	•	•		
<i>Koelreuteria bipinala</i> (Chinese Flame Tree)		•			
<i>Liquidambar styraciflua</i> (Liquidambar)		•	•		
<i>Magnolia grandiflora</i> (Majestic Beauty and other approved varieties)*		•	•	*	
<i>Melaleuca quinquenervia</i> (Cajeput Tree)	•	•	•		
<i>Metrosideros excelsus</i> (New Zealand Christmas Tree)	•	•			
<i>Olea europaea</i> (Olive Tree -fruitless species only)			•	*	
Palm Species	•	•	•	*	
<i>Pinus canariensis</i> (Canary Island Pine)		•	•		
<i>Pinus torreyana</i> (Torrey Pine)		•	•	*	
<i>Pittosporum undulatum</i> (Victorian Box)			•		
<i>Platanus acerifolia</i> (London Plane Tree)		•	•		
<i>Podocarpus gracilior</i> (Fern Pine)		•			
<i>Quercus ilex</i> (Holly Oak)		•	•		
<i>Quercus suber</i> (Cork Oak)		•	•		
<i>Rhus lancea</i> (African Sumac)		•	•		
<i>Spathodea campanulata</i> (African Tulip Tree)		•	•		
<i>Tabebuia avellanedae</i> (Trumpet Tree)	•	•			
<i>Tipuana tipu</i> (Tipu Tree)		•	•		
<i>Tristania conferla</i> (Brisbane Box)	•	•	•		
<i>Ulmus parvifolia</i> (Chinese Elm)		•	•		
<i>Umbellularia californica</i> (California Bay)			•		
<i>Washingtonia robusta</i> (Mexican Fan Palm)	•	•			

* Special installation conditions/techniques may be required by Development Services and Park & Recreation Departments.

NOTE: Existing "Significant Trees" (specimens) should be retained and protected (including modifying adjacent pavement) and preserved if no other possible alternative exists.



12-94 JAA

Residential Street Tree Districts



La Jolla Community Plan
City of San Diego • Planning Department

March 6, 2024

Nate Nicodemus

VIA EMAIL: nn@natenicodemus.com

Subject: 2477 Avenida De La Playa; Assessment Letter; Project No. PRJ-1107808

Dear Nate Nicodemus:

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

The Development Services Department has completed the 1st review of the project as described below:

- Process 2 Coastal Development Permit for 4,380 sq. ft. demolition of single dwelling unit and 4,948 sq. ft. construction of the 2-story single dwelling unit consists of 3,811 sq. ft. first floor 1,137 sq. ft. second floor, 633 sq. ft. 2 car garage located at 2477 Avenida De La Playa. The 0.5-acre site is in the La Jolla Shores Planned District LJSPD-SF zone, Coastal Overlay (non-appealable) zone, and Coastal Height Limit Overlay Zone of the La Jolla Plan Community area within Council District 1.

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

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

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

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of

unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete.

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

Note: SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with the required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the

comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.

- **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. See [SDMC Section 126.0708](#) for the Coastal Development Permit findings. Please provide a draft of the findings in your resubmittal.
- **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City.

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

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

FINANCIAL INFORMATION:

- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: DSD Attn: Hector Rios, MS-/501, 1222 First Avenue, San Diego CA 92101. Please include your project number: PRJ-XXXXXXX in the memo section of the check.
 - California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.

Page 4 of 4

Nate Nicodemus

March 6, 2024

- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

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

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

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

I look forward to working with you and your team. I may be reached at 619-533-6733 or hrios@sandiego.gov

Sincerely,

Hector Rios
Development Project Manager

Enclosures:

1. Project Issues Report



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

Project Address 2477 Avenida De La Playa
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact Nate Nicodemus
nn@natenicodemus.com

Instructions

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

Other

Community Planning Group

Hector Rios
HRios@sandiego.gov
619-533-6733

[Comment 00013 | Page | Open]

The proposed project is located within the **La Jolla Shores Planned District & The La Jolla Community Planning Group**. The La Jolla Shores Planned District & The La Jolla Community Planning groups are the officially recognized community groups for the area to provide recommendations to the City.

If you have not already done so, **please contact The La Jolla Shores Planned District & The La Jolla Community Planning Group 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 Hector Rios, hrios@sandiego.gov 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 guides the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00026 | Page | Open]



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

Please provide exhibits to show the breakdown of the existing impervious area, proposed impervious area, existing pervious area, proposed pervious area, and total disturbances area to verify whether the project is a Standard or Priority Development project. Please make sure to provide dimension of the area.

[[Comment 00027](#) | [Page](#) | [Open](#)]

If the project is a Standard Development project, then I-4 & I-5 forms are required. If the project is Priority Development project, then SWQMP and Drainage Study Report are required.

[[Comment 00028](#) | [Page](#) | [Open](#)]

On sheet C1, please show the drainage pattern for the entire site. Please show all down spout location, collection and discharge location. Drainage study may be required.

[[Comment 00029](#) | [Page](#) | [Open](#)]

Revise the site plan, sheet C1, to call out the proposed driveway shall be constructed per current City Standard.

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

Please revise the Site plan, sheet C1, to call out the closure of non-utilized driveway with curb & gutter and sidewalk, adjacent to the site on Avenida De La Playa.

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

Please revise the Site plan, sheet C1, to add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the proposed driveway on Avenida De La Playa. For the driveway, 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. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[[Comment 00032](#) | [Page](#) | [Open](#)]

On sheet C1, please call out the maximum height of the wall/planters within the visibility triangle areas.

[[Comment 00033](#) | [Page](#) | [Open](#)]

The project is within COASTAL-IMPACT-Zone. Therefore, the maximum driveway's width shall be 12 feet wide. Please revise the plans accordingly.

[[Comment 00034](#) | [Page](#) | [Open](#)]

Please revise the site plan, sheet C1, to call out the distance from the curb to the face of the garage. (20 min feet from back of the sidewalk to the face of the garage or 30 feet minimum from the curb to the face of the garage.) Please refer to the SDMC, Diagram 142-05A

[[Comment 00035](#) | [Page](#) | [Open](#)]

Please call out the replacement of the existing pavers with City Standard sidewalk, adjacent to the site on Avenida De La Playa.

[[Comment 00036](#) | [Page](#) | [Open](#)]

Please revise the Site plan, sheet C1, to show the existing mailbox.



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

[[Comment 00037](#) | [Page](#) | [Open](#)]

Please note, an EMRA will be required. It will be condition of approval for the mailbox, walkway, pavers, landscape and irrigation in the ROW.

DSD-Geology

Xiomara Rosenblatt-Dailey
xrosenblattd@sandiego.gov

[[Comment 00002](#) | [Page](#) | [Open](#)]

Information Only (No response required):

Please note, the addendum/update letter requested in this review must be uploaded with the "Geotechnical Report Addendum" PDF file option only. Please note, to avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project. Please note, that geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

Storm Water Requirements for the proposed conceptual development will be evaluated by DSD-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your DSD-Engineering reviewer on requirements. DSD-Engineering may determine that a Geology review of a storm water infiltration evaluation is required.

References Reviewed:

Preliminary Geotechnical Investigation, For the subject property located at 2477 Avenida De La Playa, La Jolla, California, prepared by Applied Consultants, dated November 6, 2023 (their project no.)

Site Dev Plans: Portner Residence-2477 Avenida De La Playa, La Jolla, California, prepared by Nicodemus Design., dated November 15, 2023; civil plans by Leppert Engineering Co.

[[Comment 00003](#) | [Page](#) | [Open](#)]

The Architect of work must show the limits of grading on the grading plan. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant. This must be delineated on the plans with a call out and or symbol.

[[Comment 00004](#) | [Page](#) | [Open](#)]

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

[[Comment 00005](#) | [Page](#) | [Open](#)]

The geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level.

[[Comment 00006](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant should provide a conclusion regarding whether the proposed development will destabilize or result in the settlement of adjacent property or the right of way.

[[Comment 00007](#) | [Page](#) | [Open](#)]



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

The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable after completion.

[[Comment 00008](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant has provided the analysis for the proposed slopes in section 3.1 and now must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for gross and surficial stability following project completion.

[[Comment 00009](#) | [Page](#) | [Open](#)]

The geotechnical consultant must indicate if the geologic structure at the site is favorable or unfavorable concerning slope stability.

DSD-Planning Review

Jose Vergara
jvergara@sandiego.gov

[[Comment 00043](#) | [Page](#) | [Open](#)]

PART 1: PROJECT INFORMATION

REQUIRED PERMITS

The development will require a Coastal Development Permit per section 126.0702 and a Site Development Permit (Process 3) per SDMC Section 1510.0201. The project does not meet the allowable exemptions from a Coastal Development Permit within the Coastal Overlay Zone per SDMC 126.0704. A Site Development Permit (referenced as a La Jolla Shores Planned District Permit) is required for development within the La Jolla Shores Planned District.

[[Comment 00044](#) | [Page](#) | [Open](#)]

Part 2: REVIEW SPECIFIC COMMENTS

BUILDING- CONSTRUCTION PLAN SPECIFIC COMMENTS

[[Comment 00045](#) | [Page](#) | [Open](#)]

In accordance with section 126.0707 of the SDMC, when more than one permit, map or other approval is required for a single development, the applications shall be consolidated and the action of the decision maker shall be considered one consolidated action. In the Coastal Overlay Zone, the findings for each approval shall be consolidated and shall constitute the findings of the Coastal Development Permit.

[[Comment 00046](#) | [Page](#) | [Open](#)]

On sheet A1, site plan, a proposed 48" high stucco clad wall is proposed. The proposed wall appears to be within the required yards. On the site plan, please illustrate the location and dimension the distance to the property line. Please demonstrate how it conforms to section 142.0340 of the SDMC. In accordance with SDMC, please consider that:
- Per section 142.0340 (b) Retaining walls in visibility areas shall not exceed 3 feet in height except that a retaining wall



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

may be constructed to maintain an existing cut bank adjacent to a public right of way if the wall follows the contours of the slope. AND

- 142.0340(c) Retaining walls in required front yards and required street side yards, allow for two retaining walls with a maximum height of 3 feet each are permitted if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall. See diagram 142-03H. AND

- 142.0340(d) (2). An open fence not to exceed 3 feet, 6 inches in height is permitted on the top of the upper retaining wall.

- Two retaining walls with a maximum height of 6 feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall.

On the site plan, show, label and dimension the height and the location of the proposed walls and show how they conform to the SDMC.

[Comment 00047 | Page | Open]

On the plans, please show, label, and dimension the parking space(s) consistent with Table 142-05K of Section 141.0302(b).

[Comment 00048 | Page | Open]

Please provide the associated ROW permit for the driveway.

[Comment 00049 | Page | Open]

It is unclear if the driveway will be a one- or two-way driveway. On the plan, please illustrate if the proposed driveway will be one-way or two-way driveway. Reference table 142-05M or table 142-05N of chapter 14, article 2, division 5, and update the driveway dimensions accordingly. Please make sure plans conform with SDMC.

[Comment 00050 | Page | Open]

In accordance with SDMC section 142.0801, chapter 14, article 2, division 8, --Refuse, Organic Waste and Recyclable Materials Storage Regulations—the development is subject to the conditions listed on table 142-08B. Please show, label, and dimension the minimum storage area and how the development conforms to the SDMC.

[Comment 00051 | Page | Open]

Within the CAP consistency checklist, please explain how the project is consistent with the community plan and the land use designation plan. Correction required on Climate Action Plan Consistency Checklist under Step 1: Land Use Consistency:

Update where it says, “The project is consistent with regulations set forth by the La Jolla Community Planning Group, La Jolla Shores Planned District, and relevant LJSPD-SF zone per the San Diego Municipal Code. The aforementioned zone/planning group are consistent with the General Plan of the City.” To explicitly state how the project is consistent with the community plan and land use regulations.

[Comment 00052 | Page | Open]

Please include a sheet detailing the building materials on the plans and showing how they conform to the general design regulations per the La Jolla Planned District section 1510.0301.

[Comment 00053 | Page | Open]

Please clarify what is meant by 134.0 MSL view restriction



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

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

**Part 3: REVIEW SPECIFIC COMMENTS:
LA JOLLA COMMUNITY PLAN ANALYSIS:**

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

The project site is located in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan and the Local Coastal Program designate the site as Very Low Density Residential use (0-5 DU/AC). The proposed single-family dwelling unit on an approximately 21,762sf lot has a density of 2 du/ac. The proposed project scope for a single-family dwelling unit, is in conformance with the community plan.

The proposed project consists of the demolition of the existing 4380sf single-family residence and the construction of a new 4948sf single-family dwelling unit in the LJSPD-SF zone. The proposed project is located on a 21,762sf lot size. As proposed, the development is consistent with the residential density identified in the La Jolla Community Plan.

A goal identified in the La Jolla Community Plan is to conserve and enhance the natural amenities of the community such as its views from identified public vantage points (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife, and natural vegetation and achieve a desirable relationship between the natural and developed component of the community. (LJCP 5) The development is consistent with the mentioned goal as it would be infill development.

The proposed project is outside of the First Public Roadway and as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan, the proposed development will not adversely impact public or coastal access as noted in the community plan.

The project does not impact the public right of way nor any existing physical accessways, or any proposed public accessway that is legally used by the public. As a result, the project will not adversely affect the applicable land use plan. No public beach or view corridor are identified through the property in the community plan.

The community plan recommends the development of a variety of housing types and styles in La Jolla to provide a greater opportunity for housing that is both affordable and accessible by everyone (page 67). The project is for a single-family dwelling unit design that reflects the scale and character of the established community.

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

If you have not already done so, please contact Harry Bubbins, chairperson of the La Jolla Planning Group by email at info@lajollacpa.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 DPM.

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

Coastal Overlay Zone Analysis

Please provide draft findings as outlined in SDMC 126.0708 and SDMC 126.0505



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

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

Resubmittal Procedure:

Recheck Required:

Please address all the issues noted as comments to this project and provide the findings noted under SDMC section 126.0708 and SDMC 126.0505

LDR-Environmental

Kelli Rasmus
KRasmus@sandiego.gov

[[Comment 00017](#) | [Page](#) | [Open](#)]

Cultural Resources/Built Environment: The City of San Diego reviews projects proposing a substantial adverse change to structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." The existing single dwelling unit was built in 1947. EAS defers to Planning-Historic as it relates to potential historical resources. Please see Planning-Historic review comments.

[[Comment 00018](#) | [Page](#) | [Open](#)]

Tribal Cultural Resources

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will be sent to local California Tribes once the CEQA determination is made.

[[Comment 00019](#) | [Page](#) | [Open](#)]

Geologic Conditions:

According to the Geotechnical Investigation (Applied Consultants, November 6, 2023) the project site is underlain with Old Paralic Deposits and located within Zone 52- "other leveled areas, gently sloping to steep terrain, favorable geologic structure-low risk". EAS defers to LDR-Geology as it relates to geologic conditions on the site and the geotechnical suitability for the proposed project. Please see LDR-Geology review for comments.

[[Comment 00021](#) | [Page](#) | [Open](#)]

Hydrologic Conditions and Water Quality:

EAS defers to LDR-Engineering as it relates to drainage and water quality. Please see LDR Engineering's review for comments.

[[Comment 00022](#) | [Page](#) | [Open](#)]

Landscaping:



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

The project is located in a high fire severity zone. EAS defers to LDR-Landscaping as it relates to Landscape Plans and possible brush management.

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

GHG: The 2022 [Climate Action Plan \(CAP\)](#) and associated [CAP Consistency Regulations](#) were adopted and became effective for all areas outside of the Coastal Overlay Zone on October 23, 2022. On June 8, 2023, these regulations became effective in the Coastal Overlay Zone as well. Compliance with the CAP Consistency Regulations would reduce Greenhouse Gas Emissions impacts associated with the project to below a level of significance. LDR-Environmental review discipline will defer to LDR-Planning and Landscape for further review of the project for compliance with the CAP Consistency Regulations.

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

Environmental Determination:

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

Site Development Plans PRJ-1107808.pdf

DSD-Historic

Megan Walker
mewalker@sandiego.gov

[**Comment 00010** | Sheet TS | Open]

- The property located at **2477 Avenida De La Playa, APN 346-400-0500**, 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/info_bulletin/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)



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

- 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 limited photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

[Comment 00011 | Sheet TS | Open]

- Staff cannot make a determination with the information provided. Please provide the following documents:
- A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. You can request a copy of this document online by using the Authorization Form and instructions provided in the link below:
<https://www.sdarcc.gov/content/dam/arcc/assessor/forms/real-property-assessment/AuthRelRecds.pdf>

[Comment 00012 | Sheet TS | Open]

- Please resubmit the required documents to the Development Services Department website for routing and review. Should you have any questions regarding these comments, please contact the "Reviewer" listed in bold at the top of this cycle issues report.

DSD-Landscape Review

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

[Comment 00038 | Sheet L1.1 | Open]

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 00039 | Sheet L1.1 | Open]

Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with La Jolla community plan (available online) and located away from all utilities. Show the location, species, and size (min. 24" box) on the plans.

***Please Note the size (min. 24" box) of the street tree on the plans.



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

***Please reselect street tree species from the La Jolla community plan approved street tree list for District One residential. (available online)

[**Comment 00040** | **Sheet L1.1** | **Open**]

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



Nate Nicodemus <nn@natenicodemus.com>

Fwd: 2477 Avenida De La Playa

1 message

Brian Portner <brian.portner@gmail.com>
To: Nate Nicodemus <nn@natenicodemus.com>

Wed, Apr 17, 2024 at 11:17 AM

Begin forwarded message:

From: Mark Abelkop <mabelkop@hotmail.com>
Date: April 17, 2024 at 11:08:50 AM PDT
To: Brian Portner <brian.portner@gmail.com>
Subject: RE: **2477 Avenida De La Playa**

Hi Brian,

Thank you for sending these plans to me. Other than the fact that you are building a beautiful home, I really don't have any comments and would have no objections to your plans.

I would, in the future, like to discuss with you if you have any ideas regarding the hedges on the side of the easement and the wall separating our 2 properties.

Best regards,

Mark

From: Brian Portner <brian.portner@gmail.com>
Sent: Monday, April 15, 2024 11:33 AM
To: Mark Abelkop <mabelkop@hotmail.com>
Subject: Re: **2477 Avenida De La Playa**

This is actually a better link that includes exterior renderings:

https://www.dropbox.com/scl/fi/lfk6pzw3yx94mjf96pz5w/2477ADLP_24-0311.pdf?rlkey=z6f5c861jy14m8xkcg07pj0it&dl=0

On Mon, Apr 15, 2024 at 11:31 AM Brian Portner <brian.portner@gmail.com> wrote:

Have a great trip!

On Mon, Apr 15, 2024 at 10:57 AM Mark Abelkop <mabelkop@hotmail.com> wrote:

Thanks Brian. I'm in LA today and will look at them in the next couple of days.

Regards,

Mark

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Brian Portner <brian.portner@gmail.com>
Sent: Monday, April 15, 2024 10:14:03 AM
To: mabelkop@hotmail.com <mabelkop@hotmail.com>
Subject: 2477 Avenida De La Playa

Hi Mark,

Our plans have been submitted to the city and I've attached them here for your review. Our architect is wanting feedback from a couple neighbors for his meeting with the La Jolla Shores permit committee. Please let me know your thoughts!

Thanks,

Brian