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.

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• [On 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-1107761
• /	Address and APN(s): Address: 2326 Calle Chiquita, La Jolla, CA 92037 APN: 346-110-07-00
• F	Project contact name, phone, e-mail: David Smith - Coffey Engineering, Inc., (858) 831-0111, email: smith@coffeyengineering.com
• F	Project description: Proposed Vacation Easement
]]]	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: Process 2
• 1	n addition, provide the following: o lot size: 33241.28 sf existing structure square footage and FAR (if applicable): N/A proposed square footage and FAR: N/A existing and proposed setbacks on all sides: N/A height if greater than 1-story (above ground): N/A
• F	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:
•	n addition to the project description, please provide the following:
	o lot size:
	o 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 Form Updated: 05/05/2023



Date Ordered	Invoice #
11/8/2023	9613

13520 Scarsdale Way San Diego, CA 92128

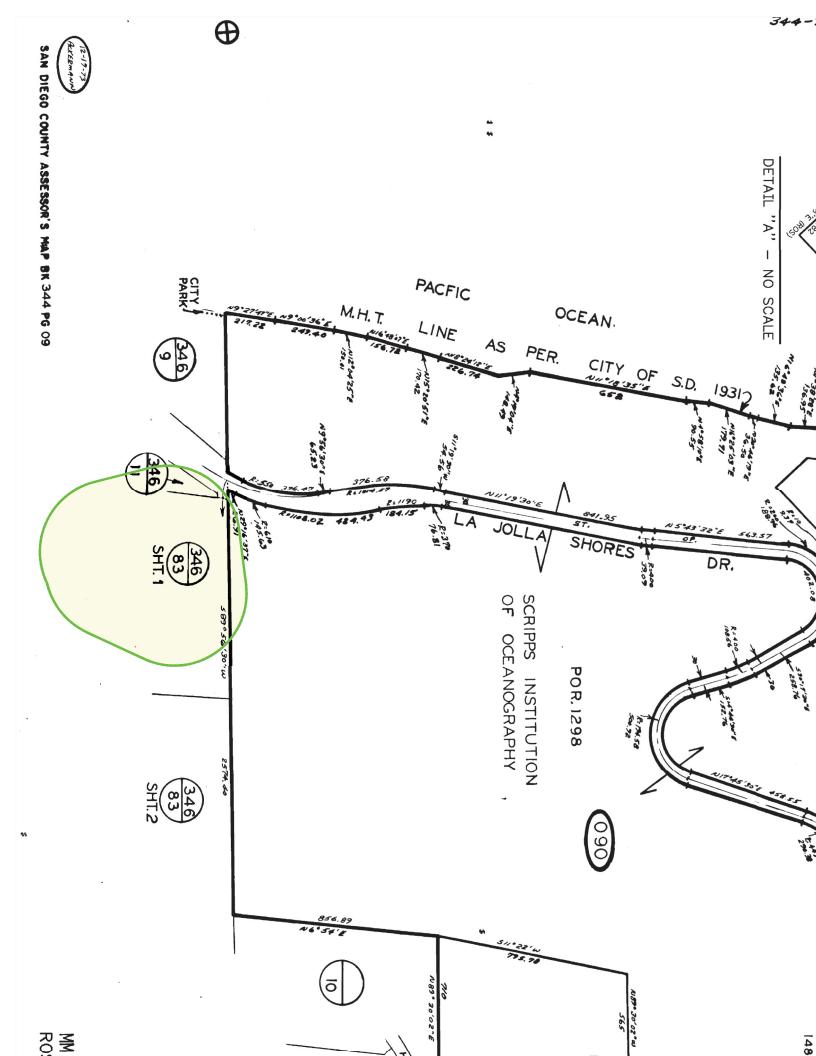
Radius Report/Public Notice Package

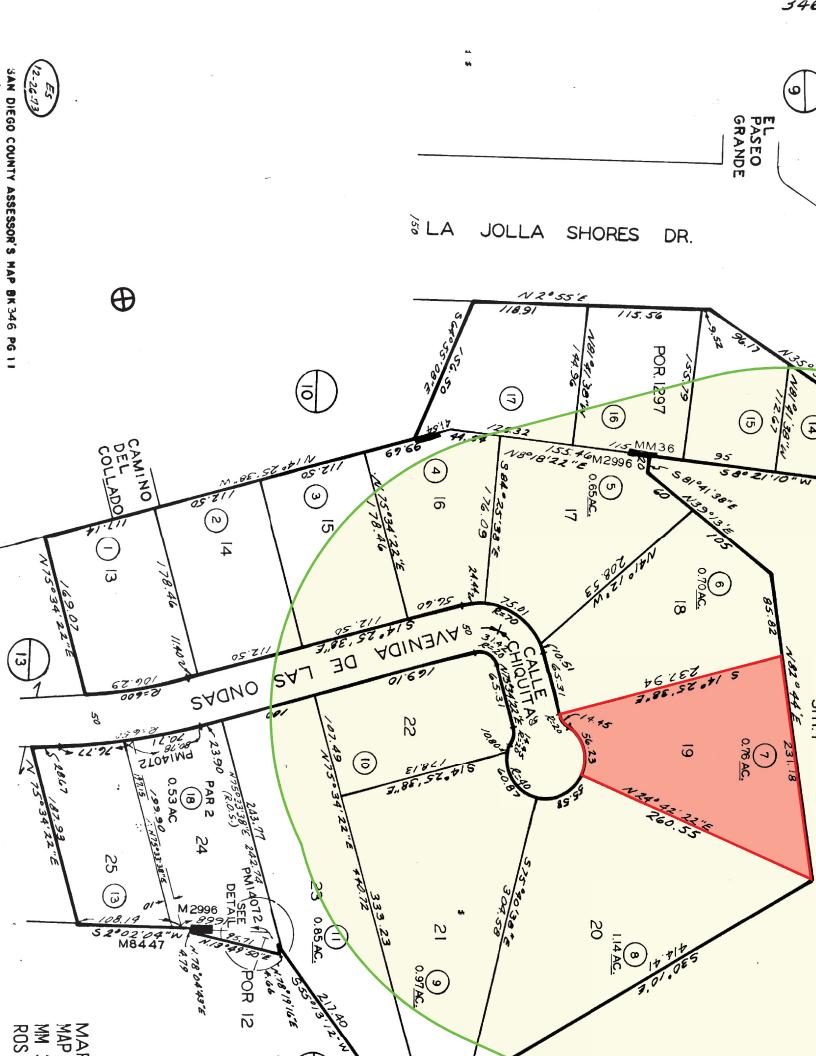
Prepared For:	
MARCO SESSA 2326 CALLE CHIQUITA LA JOLLA, CA 92037	

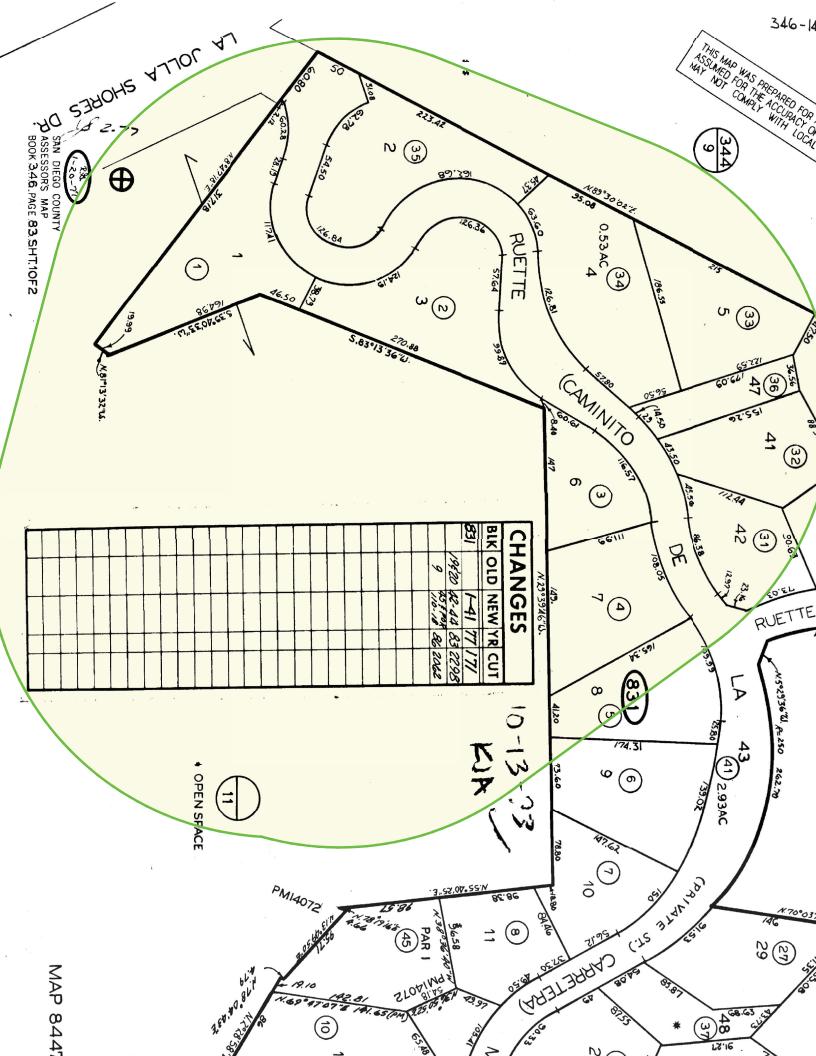
Project / PO / APN Number	
346-110-07	

Quantity	Description
1	RADIUS REPORT APN 346-110-07, 300FT, CITY OF SAN DIEGO, CA REPORT GENERATED PER IB#512/DS-3035 RECORD OWNER: SESSA FAMILY TRUST 02-16-05 - 2326 CALLE CHIQUITA, LA JOLLA CA 92037 SITE: 2326 CALLE CHIQUITA, LA JOLLA CA 92037

ONE SET OF MAPS







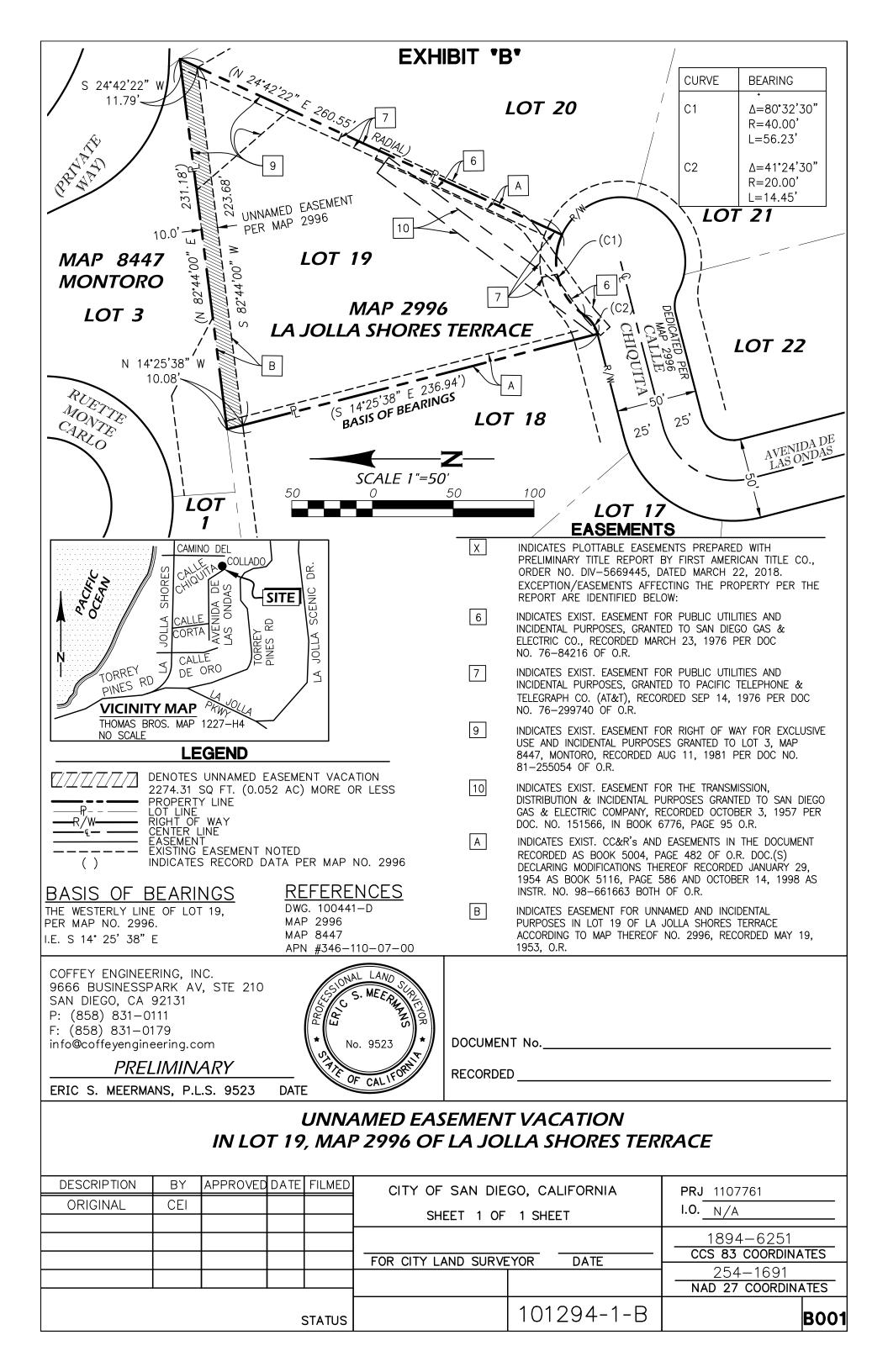












EXHIBIT 'A'

LEGAL DESCRIPTION UNNAMED EASEMENT VACATION

BEING A PORTION OF LOT 19 OF LA JOLLA SHORES TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2996, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1953. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 10.00 FEET OF LOT 19 THEREOF.

ATTACHED HERETO IS A DRAWING NO. 101294-B AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINING AN AREA OF 0.052 ACRES OR 2274.31 SQUARE FEET MORE OR LESS.

PRELIMINARY		S. MEERINA SURVEYOR
ERIC S. MEERMANS	DATE	\\ ★\\ No. 9523 \ ★ \
LS 9523 EXPIRES 09/30/25		OF CALIFORN

PRJ NO. : <u>1107761</u> DWG NO. : 101294-B



Project Address 2326 Calle Chiquita

San Diego, CA 92037

Project Type Discretionary Project

Primary Contact David Smith

smith@coffeyengineering.com

Instructions

The following issues require corrections to the documents submitted.

Easement Drawing PRJ-1107761.pdf

DSD-Map Check

Antonio Arcillas AArcillas@sandiego.gov (619) 687-5951

[Comment 00007 | Sheet B001 | Open]

Please add the following to the title block: PTS No. = 1107761

PMT No. = 3269437 CCS83 = 1894-6251 L.C. = 254-1691 Dwg. No. = 101294-B

[Comment 00008 | Sheet B001 | Open]

Please a dd "RADIAL"

[Comment 00009 | Sheet B001 | Open]

Please verify record data per Map No. 2996.

[Comment 00013 | Sheet B001 | Open]

EXHIBIT 'B' - EXISTING EASEMENTS

All existing easements appearing in the title report are to be accounted for on the map or drawing, especially easements that are in the vicinity of the proposed easement vacation (these are required to verify that there are no conflicts). If the easement exists, either public or private, on either a map or drawing, label the easement with the record information.

Please denote existing easement character, easement holder, record source information, and easement width (if applicable). [Example: "PUBLIC SEWER EASEMENT GRANTED TO CITY OF SAN DIEGO PER DEED RECORDED 12/13/2014DOC. NO. 2014-123456, O.R., (CITY DWG. XXXX-B)"].



A blanket easement is an easement without a specific location set forth in the deed or the location is not discernible. This type of easement must also be accounted for; however it can only be accounted for with a note. Please use the following note for blanket easements. [Example: EXISTING (type) EASEMENT GRANTED TO (entity) PER DOC. NO. (xxxxx), RECORDED (day month year). HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON DRAWING.]

Many SDG&E easements grant dimension specific areas around all their installed facilities within a certain time period. In these cases, the following note should be used. [Example: EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC CO. PER DOC. NO. (xxxx) RECORDED (month day year) IS DEPENDENT UPON PHYSICAL LOCATION OF FACILITIES AND IS NOT PLOTTED HEREON.]

Please see City "Mapping & Land Title Document Preparation Manual," Pgs. 35 and 36, for information and reference requirements: https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf

DSD-Water and Sewer

Jay Purdy JPurdy@sandiego.gov (619) 446-5456

[Comment 00031 | Sheet B001 | Closed]

DISCRETIONARY MAPPING REVIEW INFORMATIONAL ISSUES

- 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 you with any further questions.
- 2. Although this Discretionary Review intends to aid you in developing your project, it is ultimately the applicant's responsibility to ensure compliance with all applicable laws, governing policies, and regulations, including information not addressed in this review. Per the City of San Diego's Design Guidelines (ref. SDG Sec. 5.3.

[Comment 00032 | Sheet B001 | Conditional]

DISCRETIONARY MAPPING REVIEW DRAFT MAPPING CONDITIONS

3. Prior to any Map being recorded, if it is determined that there are no current or contemplated uses for an existing public water or sewer easement, then that easement shall be abandoned per the City of San Diego's Municipal Code (SDMC), Section 125.1001. Additionally, per SDMC Section 112.0103, any easement vacation associated with this Site Development Permit (SDP) must be consolidated with the SDP such that the two actions are heretofore processed concurrently.



- 4. Prior to any Map being recorded, the process applicant shall construct, privatize, and/or abandon all public water and sewer facilities as proposed in the Process's City-approved Exhibit 'A' and/or (if applicable) as recommended in the project's City approved Water and Sewer Studies.
- 5. Prior to any Map being recorded, any private improvement within the public ROW fronting the development, or within a public easement inside the development, that could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping, enhanced paving, storage, non-irrigation pipelines or structures of any kind) must be removed unless the Owner/Permittee has a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.
- 6. Prior to any Map being recorded, all trees or shrubs exceeding three feet in height at maturity that have been installed or that remain within ten feet of any public sewer facilities, or within five feet of any public water facilities, that are not authorized (or will not be concurrently authorized) to remain via a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA).

Legal Description - Proposed PRJ-1107761.pdf

DSD-Map Check

Antonio Arcillas AArcillas@sandiego.gov (619) 687-5951

[Comment 00010 | Sheet P1 | Open]

DWG. NO. 101294-B

[Comment 00011 | Sheet P1 | Open]

PRJ: 1107761

DWG. NO.: 101294-B

Other

Community Planning Group

Martin Mendez MRMendez@sandiego.gov (619) 446-5309

[Comment 00046 | Page | Open]



The proposed project is located within the La Jolla Community Planning Area and the La Jolla Shores Planned District. The La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board are the officially recognized community groups for the area to provide project recommendations to the City.

 To schedule your project for review by the La Jolla Community Planning Association, please contact Harry Bubbins, Chair, at info@lajollacpa.org or see the following website for current contact information: https://www.sandiego.gov/planning/community-plans/cpg/contacts.



To schedule your project for review by the La Jolla Shores Planned District Ordinance Advisory Board please contact Melissa Garcia, Senior Planner, MAGarcia@sandiego.gov or see the following website for contact information: https://www.sandiego.gov/planning/community-plans/la-jolla/pdoab

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Association 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 your assigned Development Project Manager (DPM).

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

Submit the IB #620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count for your project.

Cox-ROW Vacations

Martin Mendez MRMendez@sandiego.gov (619) 446-5309

[Comment 00047 | Page | Open]

- 1. Plans were sent to Cox Communications Right of Way Division for review and comment. As of today DSD has not received comments. It is the responsibility of the applicant to reach out to Cox Communications for an update on their comments related to the proposed right of way vacation.
- 2. If you have not already done so, please contact Cox Communications Right of Way Division to obtain comments related to the Right of Way Vacation. If you have already obtained comments from Cox Communications, please submit a copy of their comments to Chandra Clady, cclady@sandiego.gov.
- 3. Contact person for Cox Communications is Mariana Galvan, constructionsupport@cox.com, 619-266-5605, Cox Communications, Greater San Diego Area, 5159 Federal Blvd., San Diego, CA 92105.

DSD-Engineering Review



lalani@sandiego.gov 619-236-7713

[Comment 00001 | Page | Open]

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

[Comment 00002 | Page | Open]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project must adhere to the new Stormwater Development Regulations. (Information comment)

[Comment 00003 | Page | Open]

Please provide a matrix indicating how each previous discretionary permit condition will satisfied.

[Comment 00004 | Page | Open]

Please provide written confirmation that no development is proposed as a part of this easement vacation.

[Comment 00005 | Page | Open]

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

[Comment 00006 | Page | Open]

If you have any questions/comments please email Layth Alani at LAIAni@sandiego.gov.

DSD-Map Check

Antonio Arcillas AArcillas@sandiego.gov (619) 687-5951

[Comment 00012 | Page | Open]

RECORDATION FEE

Per City Information Bulletin 502, please submit payment of provided City recordation fee and any hourly fees prior to quitclaim deed recordation. Project invoice payments can be made online by logging in to your City Development Services Department project Accela Citizens Account at the following link: https://aca-prod.accela.com/SANDIEGO/Default.aspx

See also Information Bulletin 502:

https://www.sandiego.gov/sites/default/files/dsdib502_0.pdf

[Comment 00014 | Page | Open]



[GENERAL INFO] - PUBLIC SERVICE EASEMENT VACATION

An application to vacate a public service easement in accordance with M.C. §125.1010(a) provides for an alternative process from the vacation procedures set forth in California Streets and Highways Code §8320-8325. Applicable public service easements accorded alternative process vacation procedures are generally limited to public easements excluding public right of way street interests or other interests not subject to the alternative vacation process.

The City authorizes vacating applicable public service easements under a designated "Process Two" alternative process pursuant to M.C. §125.1030(b). Under the Process Two vacation process, City staff review the public service easement vacation under the express findings criteria set forth in M.C. §125.1040. Under the provisions of M.C. §125.1030(b), City staff decisions are appealable directly to the City Council.

If the vacation is approved, the City shall provide a resolution and any accompanying documents, including Quit Claim deeds, to the County Recorder for recordation. M.C. §125.1050.

If the vacation is provisionally approved pending resolution conditions, the resolution and accompanying documents shall not be provided to the County Recorder for recordation until the City Engineer has determined all resolution conditions have been met. M.C. §125.1050.

Please see City Municipal Code, Ch. 12, Art. 5, Div. 10 for information pertaining to public service easement vacation processes and review criteria:

https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art05Division10.pdf

[Comment 00015 | Page | Open]

PROJECT REVIEW STATUS

Please note this is the FIRST Engineering Geomatics Map Check discipline review for this project. Should outstanding issue items require a review cycle exceeding a THIRD Map Check discipline review; the applicant will be invoiced on all subsequent Map Check reviews according to an hourly fee rate schedule. Please ensure all outstanding review issue items are addressed and approved by discipline sign-off within the designated THIRD review cycle to avoid added project review expenditures.

DSD-Planning Review

Jose Vergara jvergara@sandiego.gov

[Comment 00033 | Page | Closed]

STANDARD INFO

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 are 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.

[Info Only]



[Comment 00034 | Page | Closed]

[Info Only]

PROJECT INFORMATION

The project site is located at 2326 Calle Chiquita, San Diego, CA 92037, APN: 346-110-0700, in the LJSPD-SF zone, within the La Jolla Community Plan.

The project site is located within the following overlays:

- Coastal Height Limit Overlay Zone-CHLOZ-30'
- Coastal Overlay Zone-Non-Appealable-2
- Parking Impact Overlay Zone-PIOZ-Coastal-Impact
- Parking Impact Overlay Zone-PIOZ- CAMPUS Impact
- Affordable Housing Parking Demand: High
- Paleontological Sensitivity Area: High
- Steep Hillside Potential

The proposed scope of work consists of the vacation of a 10-foot-wide public easement located at the back end of lot 19 of Map 2996. Subject premises is in the La Jolla Shores-SF and Coastal Overlay Zone and subject to the coastal overlay zone regulations. A Coastal Development Permit is required for the easement vacation.

[Info Only]

[Comment 00035 | Page | Open]

PART 1: PROJECT INFORMATION

REQUIRED PERMITS

The development will require a Coastal Development Permit per section 126.0702. The project does not meet the allowable exemptions from a Coastal Development Permit within the Coastal Overlay Zone per SDMC 126.0704. Additionally, the vacation of a public easement in accordance with section 125.1010(a) will be decided as a process two.

[Comment 00036 | Page | Open]

Part 2: REVIEW SPECIFIC COMMENTS
BUILDING- CONSTRUCTION PLAN SPECIFIC COMMENTS

[Comment 00037 | Page | Open]

An easement vacation may be requested pursuant to section 125.1010(a) of the SDMC. A decision process for the public easement vacation request will be determined by section 125.1030. The 10ft easement located on a portion of Lot 19 of the La Jolla Shores Terrace in the City of San Diego, is identified as a public easement per Map 2996. In accordance with section 125.1030(b) of the SDMC, a request to vacate a public easement shall be made in accordance with Process Two.

[Comment 00038 | Page | Open]



Please provide a Climate Action Checklist. Within the CAP consistency checklist please provide an explanation of how the project is consistent with the community plan and the land use designation plan.

On the Climate Action Plan Consistency Checklist under Step 1: Land Use Consistency: e xplicitly state how the project is consistent with the community plan and land use regulations.

[Comment 00039 | Page | Closed]

The proposal to vacate a public easement on an existing dwelling unit is exempt from the need to obtain a Process Three Site Development Permit (SDP), per both Information Bulletin 621 (SDMC) and §1510.0201 of the La Jolla Shores Planned District (LJSPD). (Informational, no response required).

[Comment 00040 | Page | Closed]

ESL

Internal records indicated the potential presence of environmentally sensitive lands (ESL) in the form of steep hillsides. Further analysis of the area under the guidance of internal tools, aerial imagery and the Zoning and Parcel Information Portal, contributed to the decision that steep hillsides are not present as it is not a natural gradient of 25% (4 feet horizontal distance for every 1 foot of vertical distance), and minimum elevation differential of 50 feet is not established. As a result, the property is not subject to the ESL regulations.

[Comment 00041 | Page | Closed]

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

[Comment 00042 | Page | Closed]

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 project scope is to vacate a 10ft public service easement located at the rear of an existing single-family dwelling unit, in conformance with the community plan.

The proposed project consists of vacating a 10-foot public easement located at the rear of Lot 19 of Map 8447 to an existing single-family dwelling unit in the LJSPD-SF zone. The proposed project is located on a developed lot. As proposed, the proposed development does not impact the density and 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 does not propose new 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.



[Comment 00043 | 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 00044 | Page | Open]

Coastal Overlay Zone Analysis

Please provide draft findings as outlined in SDMC 126.0708 and 125.1040

[Comment 00045 | 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 125.1040

LDR-Environmental

Kelli Rasmus KRasmus@sandiego.gov

[Comment 00016 | Page | Open]

1. <u>SCOPE OF WORK</u>: A Request for Coastal Development Permit and Public Service Easement Vacation to vacate 10-foot wide unnamed easement located at back end of lot 19, Map 8447 located at 2326 Calle Chiquita. The 0.52-acre site is in LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone of the La Jolla Community Plan Area. Council District 1.

[Comment 00017 | Page | Open]

Based upon the submittal of the Request for Easement Vacation prepared by Coffey Engineering, Inc. (November 8, 2023) for this project, the proposed use of the vacated area would continue to contain landscaping, existing residence and accessory structures as well as additions to the residence, retaining walls and drainage improvements. If development is proposed, both the development and the easement vacation should be processed as one project.

[Comment 00018 | Page | Open]

ADDITIONAL INFORMATION REQUESTED:

In accordance with CEQA Guideline Section 15378, a "project" to be analyzed under CEQA, means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

(1) An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.



- (2) An activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- (3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

[Comment 00019 | Page | Open]

Therefore, when recorded easements are vacated, EAS requires additional information regarding the future use or development over said vacated easement area. In your next submittal, please provide responses and/or additional clarification to the following questions:

[Comment 00020 | Page | Open]

1. Does the applicant and any affected parcels/property owners propose to leave the vacated easment "as-is"; or are there any plans to propose a different use or development over the vacated easement area?

[Comment 00021 | Page | Open]

2. If a different use or development is proposed, describe in detail what is or may be proposed or developed over vacated easement area. This information is needed to determine what potential physical impacts could result once vacated.

[Comment 00022 | Page | Open]

3. Confirm if any grading would be proposed or anticipated for any future use or development over vacated easement area. If grading is proposed, please provide anticipated grading quantities which includes area in acres/square feet to be graded, cut/fill depth in feet, and quantity of cut/fill of soil/earth movement in cubic yardage.

[Comment 00023 | Page | Open]

Resubmittal Requirements:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. [Informational Item]

[Comment 00024 | Page | Open]

<u>Cultural Resources</u>: According to the CHRIS search, there are no archaeological sites mapped on the project site and the property is located outside of the Spindrift Archaeological Area. However, without a complete project description with details regarding future development in the 10-foot wide easement vacation area, impacts to archaeological/historical resources cannot be determined.

[Comment 00025 | Page | Closed]



<u>Biological Resources:</u> The project site is surrounded by existing residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, MHPA designated lands. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[Comment 00026 | Page | Open]

Geology: According to the City of San Diego's Seismic Safety Study and Zoning and Parcel Information Portal, a portion of the project site is located in Geologic Hazard Category 21 which requires the preparation of a Geotechnical Investigation Report for all proposed development. Please include a Geotechnical Investigation Report for the proposed development in the vacated easement with the next project submittal.

[Comment 00027 | Page | Closed]

<u>Health and Safety:</u> The project site is not listed as a hazardous materials site in public records databases (Envirostor, Geotracker, Cortese List). Therefore, the project would not create a significant hazard to the public or the environment. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[Comment 00028 | Page | Open]

Paleontology: As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. To determine if the project exceeds the threshold, please include earthwork quantities shown on the Proposed Site Plan with your next submittal.

[Comment 00029 | Page | Open]

Tribal Cultural Resources: This project may be subject to Tribal Consultation under AB 52. If needed, EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[Comment 00030 | Page | Open]



Environmental Determination: Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

SBC-ROW Vacations

Martin Mendez MRMendez@sandiego.gov (619) 446-5309

[Comment 00048 | Page | Open]

- 1. Plans were sent to SBC (AT&T) Right of Way Division for review and comment. As of today DSD has not received comments. It is the responsibility of the applicant to reach out to Cox Communications for an update on their comments related to the proposed right of way vacation.
- 2. If you have not already done so, please contact SBC (AT&T) Right of Way Division to obtain comments related to the Right of Way Vacation. If you have already obtained comments from SBC (AT&T), please submit a copy of their comments to Chandra Clady, cciady@sandiego.gov.
- 3. Contact SBC (AT&T) via email at m43142@att.com or by phone at 951-452-3913.

SDGE-ROW Vacations

Martin Mendez MRMendez@sandiego.gov (619) 446-5309

[Comment 00049 | Page | Open]



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

- 1. Plans were sent to SDG&E Right of Way Division for review and comment. As of today DSD has not received comments. It is the responsibility of the applicant to reach out to SDG&E for an update on their comments related to the proposed right of way vacation.
- 2. If you have not already done so, please contact SDG&E Right of Way Division to obtain comments related to the Right of Way Vacation. If you have already obtained comments from SDG&E, please submit a copy of their comments to Chandra Clady, cclady@sandiego.gov.
- 3. Contact SDG&E at

SDGElandservices@sdge.com

Land Manager - Beach Cities 8690 Balboa Ave. San Diego, CA. 92123 Mail Stop CP A01

619-455-1648



Time Warner-ROW Vacations

Martin Mendez MRMendez@sandiego.gov (619) 446-5309

[Comment 00050 | Page | Open]

- 1. Plans were sent to Charter Communications Right of Way Division for review and comment. As of today DSD has not received comments. It is the responsibility of the applicant to reach out to Charter Communications for an update on their comments related to the proposed right of way vacation.
- 2. If you have not already done so, please contact Charter Communications Right of Way Division to obtain comments related to the Right of Way Vacation. If you have already obtained comments from Charter Communications, please submit a copy of their comments to Chandra Clady, cclady@sandiego.gov.
- 3. Contact for Charter Communications:

Abraham Rodriguez
DL-socal-charter-engineering@charter.com

8949 Ware Court San Diego, CA 92121

951-406-1601 619-776-6868



November 08, 2023

The City of San Diego Development Services 1222 First Avenue San Diego, CA 92101-4154

Subject: Request for Easement Vacation

2326 Calle Chiquita, La Jolla, CA 92037 (APN 346-110-07-00)

Dear Sir or Madam:

On behalf of the underlying property owner, we request the Existing 10-Foot Unnamed Easement being a portion of Lot 19, of LA JOLLA SHORES TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2996, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1953 be vacated from public use to the benefit of the underlying parcel.

Public Benefits

The existing 10-foot Unnamed Easement provides no reasonable use as is currently recorded. As the existing easement does not serve public use, the proposed vacation would remove any further public burden of maintenance and liability within the vacated easement area.

Other Concurrent Actions

None noted at this time.

Existing Use of the Vacated Area

The existing area currently contains site landscaping, existing residence, and accessory structures for neighboring site (Lot 3 of Map 8447).

Proposed Use of the Vacated Area

The proposed vacated area will continue to contain landscaping, existing residence and accessory structures for neighboring site (Lot 3 of Map 8447), as well as, additions to the residence, retaining walls, and drainage improvements.

If we can be of further service for this request, please feel free to contact us. Thank you.

Sincerely,

Coffey Engineering, Inc.

Michael Kinnear, PE