



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

Project Address 8303 La Jolla Shores Dr
San Diego, CA 92037

Project Type Discretionary Project

Instructions

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

Scope of Work

Process Four: Tentative Map, Site Development Permit, and Coastal Development Permit to create six parcels, each with a SDU. Project is at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan and City Council District 1.

Overlay Zones: CCMC Mobility Zone 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal), Affordable Housing Parking Demand (High), Brush Management, Very High Fire Severity, Geo Hazard 52.

Other

Community Planning Group

Hilda Davison
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(619) 446-5462

[Comment 00001 | Page | Closed]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

[Comment 00002 | Page | Closed]

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Association at

[Comment 00003 | Page | Closed]

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

[Comment 00251 | Page | Conditional]

The applicant has presented the project to both the La Jolla Shores Permit Review Committee and the Advisory Board and has chosen not to obtain a formal recommendation. The applicant will provide meeting minutes to be included in the staff report.



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

DSD-Combined

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[Comment 00075 | Page | Closed]

(Planning Dept.) INFO ONLY - The La Jolla Community Plan designates the 4.45-acre site for Very Low Residential (0-5 dwelling units per acre). This designation in the community plan is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square foot parcels with steep slopes and/or open space areas. Based on the area of the proposed project site 22 single-family units would be allowed on site. As proposed, the project consisting of 6 single-family dwelling units located on lots ranging from approximately 20,000 to 34,000- square foot lots would implement the community plan's land use designation.

[Comment 00076 | Page | Closed]

(Planning Dept.) Given the number of dwelling units proposed with the project, there remains capacity to include additional dwelling units based on the community plan's recommended residential density. Given the City's need to increase the inventory of affordable housing, the applicant is encouraged to include affordable units within the project.

[Comment 00077 | Page | Closed]

(Planning Dept.) Please clarify the number of accessory dwelling units proposed. The applicant is encouraged to include ADUs with each of the homes.

Updated comment:

Planning staff recommends that the number of proposed ADUs is included in the project scope or other location in the project data.

[Comment 00078 | Page | Closed]

(Planning Dept.) The Residential Element of the community plan recommends that all residential projects maximize their energy efficiency through site design and solar orientation. Please indicate how the proposed project meets this recommendation.

[Comment 00079 | Page | Closed]

Please provide color renderings for each plan type in the proposed subdivision. In addition, identify all exterior colors and building materials used, including hardscapes, street fixtures, etc. Additional detail will be helpful to show how the project meets plan recommendations for Community Character.

[Comment 00080 | Page | Closed]

(Planning Dept.) Appendix E of the community plan identifies the project site within Residential Street Tree District 3. Please ensure that street trees identified for the project are consistent with the recommended street trees list on page 128. Please see LDR-Landscape reviewer comments for additional tree and landscape requirements.

The Concept Plant Schedule includes street trees that are not included in the community plan list of street trees for District 3 - please update the proposed street trees for consistency with this list.



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

[Comment 00081 | Page | Closed]

(Planning Dept.) There appears to be steep natural slopes greater than or equal to 25% gradient, it is recommended that the applicant ensure that structures are designed to adapt to existing hillside conditions as outlined in Natural Resources and Open Space System Element Plan Recommendations 5.a and 5.i.

DSD-Engineering Review

Layth Al Ani
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[Comment 00223 | Page | Closed]

For the SWQMP on Page 17– Per Section 8.1.6 of the City of San Diego Drainage Design Manual: ‘When an aboveground detention facility is used for both water quality and flood control, the flood storage volume shall be provided in addition to the storage volume designated for water quality treatment.’ Please address how this is achieved for this project.

[Comment 00224 | Page | Closed]

For DMA MAP Sheet 1: The depth of gravel on Table BMP Information dose not match the biofiltration section B as the depth of gravel is shown as 15". Please revise accordingly.

[Comment 00225 | Page | Open]

The HMP Exemption is not sufficient and the project does not seem to be HMP Exempt. Runoff from the project site does is not conveyed through hardened conveyance or discharge directly to a storm drain. Please remove the HMP exemption and provide the missing Attachment 2.

Follow up: the HMP Exemption must demonstrate adequate hardened conveyance on Calle Frescota.

[Comment 00226 | Page | Closed]

The Deputy City Engineer is review and could potentially comment on the drainage.

[Comment 00227 | Page | Closed]

Please revise worksheet B.5-1 item#7 to reflect the changes in depth.

[Comment 00228 | Page | Closed]

Please provide revised site plan sheets as Attachment 4 is missing on the SWQMP.

[Comment 00229 | Page | Closed]

The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded.



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

[Comment 00230 | Page | Closed]

Please verify and provide streetlights per the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18.

[Comment 00231 | Page | Closed]

Please verify and complete this statement: Whereas the map proposes the subdivision of a XX-acre site into one (1) lot for a XX-unit residential condominium and XX commercial condominium conversion.

[Comment 00232 | Page | Closed]

Determine the pre-project hydrologic condition to each discharge location from the project site. Report the contributing drainage area and 100-year Rational Method peak flow to each discharge location.

[Comment 00233 | Page | Closed]

Determine the post-project hydrologic condition to each discharge location from the project site. Report the contributing drainage area and 100-year unmitigated Rational Method peak flow to each discharge location.

[Comment 00234 | Page | Closed]

For discharge locations in which the post-project unmitigated 100-year peak flow is greater than the pre-project 100-year peak flow, attenuation is required.

[Comment 00235 | Page | Closed]

To simulate detention basin routing, the post-project 100-year peak flow must be transformed into a 6-hour detention basin inflow hydrograph. The procedure for developing a 6-hour Rational Method hydrograph is detailed in Chapter 6 of the County of San Diego Hydrology Manual. The Manual includes a detailed example of the process near the end of the Manual in Workbook B.5.

[Comment 00236 | Page | Closed]

Using hydrograph simulation methods such as SWMM or HEC-HMS, the 100-year inflow hydrograph must be routed through the proposed detention basin using stage-storage and stage-discharge data specific to the proposed basin.

[Comment 00237 | Page | Closed]

Details of the outflow hydrograph, including the 100-year routed peak flow and the resultant 100-year water surface elevation in the basin, must be demonstrated in the analysis.

[Comment 00238 | Page | Closed]

Additional comments may follow upon review of the previously approved plans/permits.

[Comment 00239 | Page | Closed]

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

[Comment 00240 | Page | Closed]

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

[Comment 00349 | Page | Closed]



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

Page 17 on SWQMP - The proposed condition description shall call out how runoff from each basin is conveyed to the corresponding BMP, how runoff is controlled to comply with peak flow attenuation, where the pump is located and how the site discharges. Also explain the purpose of the proposed permeable pavers and concrete channel.

[Comment 00350 | Page | Closed]

Please provide the cumulative probability charts for the existing vs proposed conditions.

[Comment 00351 | Page | Closed]

Please revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F, item # 2, is supposed to be No.

[Comment 00352 | Page | Closed]

Please revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F, item # 4, is supposed to be Yes.

[Comment 00353 | Page | Closed]

Please add a note on the site plan that the project is in the ASBS watershed.

[Comment 00387 | Page | Open]

Per the Deputy City Engineer, the storm drain conveyance and outlet to La Jolla Shores shall be undergrounded. If a curb outlet is proposed, please provide capacity calculations.

[Comment 00388 | Page | Open]

A Neighborhood Development Permit is required for private encroachments in the City's ROW or fronting another property per SDMC 126.0402. Also, both affected owners shall enter into an Encroachment Maintenance and Removal Agreement for ongoing maintenance of the wall. Provide written confirmation from the adjacent property owner for offsite work and entering into a maintenance agreement.

[Comment 00389 | Page | Open]

Sheet C-9; Note#2 states, "power pole to be relocated," Whereas Sheet C-10 calls out the "existing overhead and to poles be removed." Please revise accordingly.

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[Comment 00035 | Page | Closed]

This completes the Engineering Review of this submittal. Additional comments may be recommended pending further review or any redesign of this project. Draft Permit Conditions will be provided upon addressing the outstanding comments.

DSD-Environmental

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

[Comment 00130 | Page | Closed]

GENERAL:

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 00131 | Page | Closed]

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.

[Comment 00132 | Page | Closed]

Project Scope:

The project proposes a Tentative Map, Site Development Permit, and [Coastal Development Permit](#) to demolish an existing 3,304-square-foot single-dwelling unit and accessory structures, subdivide 3 parcels into 6 legal parcels ranging from 20,577-square-feet to 33,850-square-feet, and subsequent construction of 6 detached single-dwelling units ranging from 10,089 to 20,817 square feet (for a total combined square footage of 84,092). Various site improvements would also be constructed including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.). The 4.45-acre project site is located at 8280 Calle Del Cielo. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Beach and Coastal).

[Comment 00133 | Page | Closed]

PREVIOUS ENVIRONMENTAL:

No previous discretionary approvals were found by EAS onsite. A discretionary project was reviewed onsite under PTS Project #529620 – Cielo TM/CDP/SDP/PDP for a similar project consisting of the subdivision of the site into 8 lots, the development of 8 single-family residential units, and associated site improvements. A MND was prepared and a final version of the MND dated July 3, 2018 was posted. However, it appears this MND was never adopted due to the application being cancelled before hearing.

[Comment 00134 | Page | Closed]

Land Use:

LAND DEVELOPMENT CODE (LDC)

EAS defers to LDR Planning on LDC issues and Steps 1 and 3 of the CAP Consistency Checklist; refer to their comments for further direction.



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

[Comment 00135 | Page | Closed]

Transportation:

As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). Per Transportation's review, the project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[Comment 00136 | Page | Closed]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC) and La Jolla Shores Planned District Ordinance (LJSPDO). The project proposes demolition of the existing single-family residence and construction of 6 new single-family residences and associated improvements within an existing residential neighborhood. The project site does not appear to be located on any designated scenic vistas or view corridors identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Please defer to LDR-Planning's review for any comments regarding height, setbacks, or community character comments.

[Comment 00137 | Page | Closed]

Biological Resources

A Biological Letter Report was prepared for the previously reviewed project on the site prepared by Klutz Biological Consulting dated January 17, 2017. A general survey of the property was conducted on January 11th 2016. Per the City's Biology Guidelines (2018) biological surveys that are over 24 months would require that the survey and report be updated to reflect the most current conditions affecting the project site. As such, please submit an updated Biology Letter Report with updated surveys to confirm current onsite conditions and any potential biological resource impacts.

[Comment 00138 | Page | Closed]

Geologic Conditions

A Geotechnical Evaluation dated September 15, 2017 prepared by Christian Wheeler Engineering was received in this submittal. EAS defers to LDR-Geology on review of these reports and geologic condition issues. LDR- Geology has requested a geotechnical investigation report or update report that addresses the site and proposed development. Please reach out to LDR-Geology for additional clarification/details and please see the City's Significance Determination Thresholds for additional info.

[Comment 00139 | Page | Closed]

Greenhouse Gas Emissions:

EAS has reviewed the CAP Consistency Checklist and is requesting revisions. Please see the comments made in the CAP Consistency Checklist and revise and resubmit.

Please note, other reviewing disciplines (e.g. DSD-Planning, DSD-Transportation) may have additional edits/clarifications on the CAP Consistency Checklist.

[Comment 00140 | Page | Closed]

Health & Safety:



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

BMZ:

The project site is in a Brush Management Zone for Brush Management Analysis, EAS will defer to the Landscaping reviewer for analysis/conformance.

[Comment 00141 | Page | Closed]

Historical Resources:

ARCHAEOLOGY:

A Phase I Cultural Resource Survey was prepared for the previously reviewed 529620 – Cielo TM/CDP/SDP/PDP prepared by Brian F. Smith and Associates dated December 8, 2016. No cultural resources were identified on the subject property based upon the results of the survey and records search and additional evaluation and mitigation were not recommended.

Qualified Archeological Staff has reevaluated the CHRIS data base and no new archeological resources have been identified in the area. In addition the geology report shows artificial fill across the site. As such, an updated survey is not required and staff does not require additional evaluation or mitigation. EAS has no further comments on this issue area. All pertinent information will be included in the appropriate environmental document.

[Comment 00142 | Page | Closed]

Historical Resources:

BUILT ENVIRONMENT:

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building.

Per LDR-Historic's comments, the site was previously reviewed on 1/23/2019 and was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the [1/23/2019](#) review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and the property is not subject to Historic review at this time. However, please note, if the project is not approved by 1/23/2024, further historic review may be required.

[Comment 00143 | Page | Closed]

Hydrology/Drainage:

The proposed site is designated for Flood Zone X, which indicates an area of minimal flood hazard. EAS defers to LDR Engineering Review on hydrology and/or drainage issues. At this time Engineering review staff is requesting a preliminary drainage study and additional information, please see LDR Engineering comments for more information. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project. Please provide EAS with the technical study once it has been accepted and finalized by staff.

[Comment 00144 | Page | Closed]

Paleontological Resources:

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Bay Point Formation and Ardath Shale, which is assigned a high sensitivity rating for paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating, and if greater than 2,000 cubic yards and ten feet deep



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

for formation with a moderate sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

Upon next submittal, please provide the total amount of grading and/or ground disturbance (import/export, amount of fill, and depth of cut from existing grade including all basement areas and footings etc.) proposed for the project on the project plans. Please also clearly identify the existing and proposed grades on the project plans.

[Comment 00145 | Page | Closed]

Public Utilities

Based on the City of San Diego's Significance Determination Thresholds, a project that includes the construction, demolition, and/or renovation of 40,000 square-feet or more of building space may generate 60 tons of waste or more and are considered to have a cumulative impact on solid waste facilities.

Construction of project would exceed the threshold for solid waste generation; therefore the project must prepare a conceptual waste management plan that is reviewed and accepted by Environmental Services Department. Please refer to the City of San Diego Significance Thresholds for what items and/or information is required in the waste management plan.

While all projects are required to comply with the City's waste management ordinances, cumulative impacts are mitigated to below a level of significance through the implementation of the project-specific waste management plan.

[Comment 00146 | Page | Closed]

Water Quality:

EAS defers to Engineering on storm water issues. Per the Stormwater Applicability Checklist submitted, the project is identified as a Priority Development Project. Please see LDR Engineering comments for more information. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00147 | Page | Closed]

Wildfire:

The project site is located in a Very High Fire Hazard Severity Zone and brush management zone. Please provide information on fire resistant building materials that will be used to construct the proposed project.

As noted above, EAS will defer to the Landscaping reviewer for analysis/conformance with Brush Management requirements.

[Comment 00148 | Page | Closed]

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. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

[Comment 00185 | Page | Closed]

Project Scope (Updated):



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

The project proposes a Tentative Map, Site Development Permit, and Coastal Development Permit to demolish an existing 3,304-square-foot single-dwelling unit and accessory structures, subdivide 3 parcels into 6 legal parcels ranging from 20,577-square-feet to 33,850-square-feet, and subsequent construction of 6 detached single-dwelling units ranging from 11,116 to 17,552 square feet (for a total combined square footage of 80,888). Various site improvements would also be constructed including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.). The 4.45-acre project site is located at 8280 Calle Del Cielo. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Beach and Coastal).

Scope Clarification:

Responses to comments indicate combined square footage is 80,188 sf. However square footages seem to add up to 80,888 sf. Please confirm.

[Comment 00186 | Page | Closed]

Biological Resources:

EAS has reviewed and accepted the Biological Technical Report prepared by BFS Environmental Services dated April 13, 2023. The report concludes that the project site does not contain sensitive biological resources and the proposed project would not significantly impact any sensitive biological resources. All pertinent information will be included in the appropriate environmental document. EAS has no further comments on this issue area.

[Comment 00187 | Page | Closed]

Geologic Conditions:

A Geotechnical Report Addendum dated September 29, 2023 prepared by Christian Wheeler Engineering was received in this submittal. EAS defers to LDR-Geology on review of these reports and geologic condition issues. Please see their comments.

[Comment 00188 | Page | Closed]

Greenhouse Gas Emissions:

EAS has reviewed and accepted the Climate Action Plan (CAP) Consistency Checklist (October 2023). Based on the evaluation, the project will be consistent with the applicable CAP strategies and actions outlined in Step 2 of the CAP Consistency Checklist. To ensure project compliance of the strategies the CAP Consistency Checklist would be made part of Exhibit A and a condition of approval.

[Comment 00189 | Page | Closed]

Hydrology/Drainage:

A Drainage Study prepared by Rancho Coastal Engineering dated February 15, 2023 was received in this submittal. EAS defers to LDR Engineering Review on review of this report and hydrology and/or drainage issues. Please see their review.

[Comment 00190 | Page | Closed]

Public Utilities:

A Waste Management Plan was not received in this submittal. The document submitted titled Waste Management Plan is a Waste Management Form. As requested in the previous review, please submit a project specific Waste Management Plan for review by ESD.



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

[Comment 00191 | Page | Closed]

Water Quality:

A Storm Water Quality Management Plan prepared by Rancho Coastal Engineering & Surveying dated 02/20/23 was received for the proposed project. EAS defers to Engineering on storm water issues and review of this report. Please see their comments.

[Comment 00192 | Page | Closed]

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. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

[Comment 00284 | Page | Closed]

Project Scope (Updated):

The project proposes a Tentative Map, Site Development Permit, and [Coastal Development Permit](#) to demolish an existing 3,304-square-foot (sf) single-dwelling unit and accessory structures, subdivide 3 parcels into 6 legal parcels ranging from 25,935-sf to 33,724-sf, and construction of 6 detached two to three-story single-dwelling units ranging from 11,729 to 16,270 square feet (for a total combined square footage of 78,081 sf). Various site improvements would also be constructed including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.). The 4.45-acre project site is located at 8280 Calle Del Cielo. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Beach and Coastal).

[Comment 00285 | Page | Closed]

Public Utilities:

As previously requested, please submit a project specific Waste Management Plan for review by ESD.

[Comment 00286 | Page | Closed]

Other Review Disciplines:

Please address any remaining issues with other review disciplines. Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

[Comment 00287 | Page | Closed]

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.



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

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[Comment 00355 | Page | Closed]

Project Scope (Updated):

The project proposes a Tentative Map, Site Development Permit, and Coastal Development Permit to demolish an existing 3,304-square-foot (sf) single-dwelling unit and accessory structures, subdivide 3 parcels into 6 legal parcels ranging from 20,737-sf to 33,724-sf, and construction of 6 detached two to three-story single-dwelling units ranging from 11,729 to 16,270 square feet including one ADU on lot 6 (for a total combined square footage of 81,748 sf). Various site improvements would also be constructed including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.). The 4.5-acre project site is located at 8280 Calle Del Cielo. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Beach and Coastal).

[Comment 00356 | Page | Closed]

Hydrology/Drainage:

A Drainage Study prepared by Rancho Coastal Engineering dated February 15, 2023, revised August 9, 2024 was received in this submittal. EAS defers to LDR Engineering Review on review of this report and hydrology and/or drainage issues. Please see their review.

[Comment 00357 | Page | Closed]

Public Utilities:

A Waste Management Plan prepared by Dudek dated April 2024 was received for this project. EAS defers to the Environmental Services Department for review of this report. ESD has accepted the WMP. EAS has no further comment on this issue area. All pertinent information will be included in the required environmental document.

[Comment 00358 | Page | Closed]

Water Quality:

A Storm Water Quality Management Plan prepared by Rancho Coastal Engineering & Surveying dated 08/07/24 was received for the proposed project. EAS defers to Engineering on storm water issues and review of this report. Please see their comments.

[Comment 00359 | Page | Closed]

Other Review Disciplines:

Please address any remaining issues with other review disciplines. Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

[Comment 00360 | Page | Closed]

ENVIRONMENTAL DETERMINATION:

It appears the project would qualify to be exempt from CEQA pursuant to State CEQA Guidelines Section 15332 (In Fill Development Projects). However, until all issues with other review disciplines are cleared, staff is not able to complete the



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

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. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

[Comment 00403 | Page | Closed]

Project Scope (Updated):

The project proposes a Tentative Map, Site Development Permit, and Coastal Development Permit to demolish an existing 3,304-square-foot (sf) single-dwelling unit and accessory structures, subdivide 3 parcels into 6 legal parcels ranging from 20,737-sf to 33,717-sf, and construction of 6 detached two to three-story single-dwelling units ranging from 11,729 to 16,270 square feet including one ADU on lot 6 (for a total combined square footage of 81,748 sf). Various site improvements would also be constructed including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.). The 4.5-acre project site is located at 8280 Calle Del Cielo. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Beach and Coastal).

[Comment 00404 | Page | Open]

Biological Resources:

A Biological Technical Report prepared by BFS Environmental Services dated April 13, 2023 was previously accepted. However, the most recent surveys were conducted on October 14th 2022. These surveys are now over 24 months and need to be updated per the City's Biology Guidelines. Additionally, please note, surveys may be needed for the Crotch's Bumblebee. Under Sensitive Plan and Wildlife Species, please provide a discussion on the Crotch's Bumblebee consistent with the CDFW Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. If it is determined that there is suitable foraging, nesting, or overwintering habitat onsite, focused surveys may be required.

[Comment 00405 | Page | Open]

Water Quality:

A revised Storm Water Quality Management Plan prepared by Rancho Coastal Engineering & Surveying dated 10/23/24/24 was received for the proposed project. EAS defers to Engineering on storm water issues and review of this report. Please see their comments.

[Comment 00406 | 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. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

DSD-Geology



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[Comment 00036 | Page | Closed]

Information Only (No response required):

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

References Reviewed:

Report of Preliminary Geotechnical Investigation, proposed 8-Lot Residential Subdivision, San Diego, California, prepared by Christian Wheeler, dated September 15, 2017 (their project no. 2160564.04)

11/2/23- Report of Preliminary Geotechnical Investigation, proposed Cielo Mar Residential Subdivision, La Jolla, California, prepared by Christian Wheeler, dated September 29, 2023 (their project no. 2220609)

Site Development Plans: Cielo Mar, 8303 La Jolla Shores Drive, San Diego, California, prepared by Will and Fotsch Architects, dated March 24, 2023.

[Comment 00037 | Page | Closed]

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.

11/6/23- The limits must be clearly shown with a line symbol or labeled "Limits of Grading."

4/23/24- The limits must be clearly shown with a line symbol or labeled "Limits of Grading." Please provide the sheet number of the sheet that satisfies this issue comment. This must be shown on the plans no exceptions. The provided geotechnical report (Plate 1) provides a more expansive area for recommended limits of grading than just the building footprints.

[Comment 00038 | Page | Closed]

Submit a geotechnical addendum or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:

10/6/23- please upload response to comments/addendum under "DSD-Geology Reference Material"

4/23/24- The document uploaded as DSD-geology reference material is the Christian Wheeler 09/29/23 report. The remaining open issue comments must be addressed in an additional addendum letter. Please upload the response (by CWE) to the remaining issue comments to DSD-Geology Issue comments.

[Comment 00039 | Page | Closed]

The City of San Diego's Guidelines for Geotechnical Reports state that geotechnical reports are considered valid for three years unless the geotechnical consultant identifies a shorter time. The submitted report referenced above is considered expired. Submit a geotechnical investigation report or update report that addresses the site and proposed development. For information regarding geotechnical reports, consider reviewing the City's Guidelines for Geotechnical Reports (<http://www.sandiego.gov/development-services/industry/hazards/index.shtml>).

[Comment 00040 | Page | Closed]



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

*The project's geotechnical consultant should provide an updated geologic/geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, and location of cross-sections. The map should be on the current topographic base that shows the **current** proposed development.*

[Comment 00041 | Page | Closed]

*The project's geotechnical consultant should provide updated representative geologic/geotechnical cross-sections that show the existing and proposed grades, distribution of fill and geologic units, geologic structure, the **current** proposed development including the anticipated area of the proposed subterranean parking excavation, proposed retaining walls, and temporary slopes. The cross-sections should be scaled and extend beyond the property lines to show the adjacent structures and City's right of way.*

[Comment 00042 | Page | Closed]

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

*11/6/23- The project's geotechnical consultant has provided the analysis for the proposed slopes in the referenced geotechnical report and now must provide a **professional opinion** that existing and proposed slopes be adequately stable following project completion.*

[Comment 00043 | Page | Closed]

In general accordance with the Subdivision Map Act, the project's geotechnical consultant should indicate whether or not there are any soil conditions within the area of the Tentative Map which, if not corrected, would lead to structural defects.

[Comment 00044 | Page | Closed]

Indicate if the presence of rocks or liquids containing deleterious chemicals which, if not corrected, could cause construction materials such as concrete, steel, and ductile or cast iron to corrode or deteriorate.

[Comment 00253 | Page | Closed]

The remaining comments are open and applicable. An email was sent to the applicant 4/17/24 in request for missing geotechnical documents.

[Comment 00316 | Page | Conditional]

Information Only (No Response Required)

The Geology Section has reviewed the geotechnical investigation for the subject site under PRJ-1115574 8303 La Jolla Shores Dr. Based on that review, additional geotechnical information is not required at this time for the purposes of the tentative map waiver for the residential project.

Condition:

The Owner/Subdivider shall "as-build" any open grading permit within the limits of the tentative map prior to the recordation of the parcel map or approval of a map waiver. An as-graded report must be submitted to the city for review during the as-built process. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

DSD-Landscape Review

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CGamelin@sandiego.gov



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[Comment 00217 | Page | Conditional]

Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

[Comment 00218 | Page | Conditional]

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

[Comment 00219 | Page | Conditional]

Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

[Comment 00220 | Page | Conditional]

In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

[Comment 00221 | Page | Conditional]

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

[Comment 00222 | Page | Conditional]

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy

DSD-Map Check

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[Comment 00068 | Page | Closed]

Mapcheck Conditions:

a) This project proposes the subdivision of a 4.454-acre properties into six (6) numbered lots and one (1) lettered lot that requires a Tentative Map which may be approved, conditionally approved, or denied in accordance with Process 4 pursuant to the City of San Diego Land Development Code section 125.0430.

b) Prior to the expiration of the Tentative Map, if approved, a Final Map to subdivide the 4.454-acre properties into six (6) lots shall be recorded at the San Diego County Recorder's Office.

c) Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

d) Prior to the recordation of the Final Map, all private streets and drives, if any, shall be shown with bearings and distances along the centerline and width of the streets shown on the Final Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Map.

e) The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

f) All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

g) The Final Map shall:

a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

[Comment 00255 | Page | Conditional]

1) This project proposes the subdivision of a 4.454-acre property into six (6) numbered lots and one (1) lettered lot that requires a Tentative Map which may be approved, conditionally approved, or denied in accordance with Process 4 pursuant to the City of San Diego Land Development Code section 125.0430.

[Comment 00256 | Page | Conditional]

2) Prior to the expiration of the Tentative Map, if approved, a Final Map to subdivide the 4.454-acre property into 6 numbered lots and 1 lettered lot shall be recorded at the San Diego County Recorder's Office.



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

[Comment 00257 | Page | Conditional]

3) Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

[Comment 00258 | Page | Conditional]

4) Prior to the recordation of the Final Map, all private streets and drives, if any, shall be shown with bearings and distances along the centerline and width of the streets shown on the Final Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Map.

[Comment 00259 | Page | Conditional]

5) The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

[Comment 00260 | Page | Conditional]

6) All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

[Comment 00261 | Page | Conditional]

7) The Final Map shall:

a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

DSD-Planning Review

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[Comment 00241 | Page | Closed]

Comments from the 1st review will remain open once all issues have been addressed.



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1222 1st Avenue, San Diego, CA 92101

[Comment 00242 | Page | Closed]

2nd Review Issues

Comment 156, Findings and Site Development Permit and Coastal Development Permit Findings –Please include details on how the project meets design criteria following SDMC 1510.0301.

[Comment 00243 | Page | Closed]

Per Comment 160-163 -300' Survey, the applicant has provided further information on the 300' radius of the site and does not surpass the single-family (SF) area as referenced in Map Drawing No. C-403.4. and follows 1510.0304(a).

However, please include the proposed development for each lot in the table to easily compare with the existing SDU data information and the average lot size in the vicinity. The applicant provided the average data for the setbacks and FAR on Sheet A 000.2 but requires further information on the average lot size.

[Comment 00244 | Page | Closed]

Per Comment 162-163, Gross Floor Area. Please note for each lot the floor area ratio is the area counted towards GFA divided by the lot size. Each lot does not have the correct formula for the GFA (FAR) towards the lot size. If there is square footage that is not counted towards gross floor area per GFA exemptions in Chapter 11, please label "GFA not Included" for the specific areas of the structure where GFA may be exempted from the calculation.

Lot # 3 – Planning staff is unclear on how the entire garage is exempted from the calculation of GFA Sheet A208, North Elevation. Please include the cross-sections to show where the entire garage is buried beneath the grade. Please note that per §113.0234(a)(2) gross floor area is counted towards GFA when the dimension from the grade is exposed shall be calculated into the total FAR.

[Comment 00245 | Page | Closed]

Per Comment 164, the applicant has provided elevations to the architectural style. However, no color models of the proposal were provided nor were responses on the architectural theme. Please provide a color palette and material lists on the plans to review the design proposal if renderings of the architectural style cannot be provided at this time.

[Comment 00246 | Page | Closed]

Per Comment 165 – Applicant has responded to comments regarding Master Planned Development will not move forward. Each single dwelling unit is being designed with individual residents already active with the proposal of the project.

[Comment 00247 | Page | Closed]

Per Comment 166, Please provide the maximum and proposed lot coverage square footage to review that no more than 60% is exceeded on the site. Please review areas that are included in lot coverage per definition and areas that are exempted following §113.0240(a)-(e).

[Comment 00248 | Page | Open]

Comment 167-170, Overall Height Measurement - Planning staff has evaluated each site regarding the three- height limitations within the Coastal Overlay Zone. Please include labeling on the elevations so that all three height restrictions are followed. For example, the applicant provided "Prop D" measurements and "Plumb Line" references in the plans but did not



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

provide information on the Overall Height per the base zone of LJSPDO. The applicant shall provide where the farthest projection is presented on their elevations with a 5' dimension as required per §113.0270(a)(2)(B)

In addition, the planning staff has requested cross-sections to review the relationship between the finished grade for each single dwelling unit.

[Comment 00249 | Page | Open]

Plumb Line Height

Further information was requested from the applicant regarding the plumb line heights and which exceptions apply to the site per 113.0270(4).

Lot # 2 –

Sheet A 404 South Elevation – Section 2 – Unclear on the relationship with the finish grades on the site. It appears there are areas where the exposed grade is shown on the structure where an imaginary plane cannot be measured following 113.0270(4)

Lot #3 –

Sheet A407 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade and the highest point of the structure. At each point, the structure may not exceed 30'. Please review exceptions to §113.0270(4) and present where these are applied on the site.

Lot #5 –

Sheet A 412 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade from the highest point of the structure. At each point, the structure may not exceed 30'. Please review exceptions to §113.0270(4) and present where these are applied on the site.

Lot #6

Sheet 415 – South Elevation – Section 4 – Please provide a cross-section to understand the relationship between the grade from the highest point of the structure. It appears the chimney cap is the highest point of the structure at 109'-5" to the lower level at grade datum 79'-6" = 29'-11". Please include the cross-section to understand the areas of the highest point of the roof are not exceeded.

[Comment 00250 | Page | Closed]

Gateway Sheet A601 – Please provide the location of the gate on the site plan. It appears that the gate will be proposed within the private driveway. Has the city engineer commented on the proposed gate? Planning staff will coordinate with the city engineer to further discuss.

Per §1510.0402 Special Regulations (f) Private Streets, Alleys and Walkways All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways."

[Comment 00310 | Page | Closed]

3rd Comment Issues

Please contact the Development Project Manager, Veronica Davison (hdavison@sandiego.gov), to set up a meeting with the Planning staff to discuss the pending comments on the review.

[Comment 00311 | Page | Closed]



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

300' Survey

Planning has reviewed the 300' survey, which included the variations of lot sizes in the area. However, as previously requested, the applicant shall provide the average lot size.

[Comment 00312 | Page | Open]

Height Requirements

Please note since the site proposes a tentative map recordation, the existing areas of slope that are cut/filled per 113.0228(b), which creates a new finished grade, is considered the "existing" grade for measurement in 113.0270. If the applicant were to raise the "existing" grade, the measurement would follow this newly created grade.

The new "existing" grade shall follow the operation grading plan and be present on the elevations and sections.

[Comment 00313 | Page | Open]

Plumb Line Height

Per §113.0270(a)(2)(A), the existing grade on the elevations is not correctly presented. The elevations present a phantom grade (e.g., Lot 2 South Elevation Sec. 2 Sheet 404) that will no longer exist and should be measured parallel line to 30' unless special circumstances apply to each specific site.

Any areas that are relatively close to the measurement of 30' on the elevations shall present sections to establish that each point of the structure does not exceed the plumb line height. The site's existing topographic areas are difficult to review height and require at least three or more sections to present how the "existing" grade is measured on each premise.

The staff has reviewed the scale of each elevation present, and it appears certain portions of the buildings may exceed the plumb line height from the "existing" grade.

E.g., Sec 1 Lot 2—West Elevation—The single dwelling units include a plumb height dimension measurement of 34'-6 ½" and appear to be overweight. Please clarify how each structure does not exceed the maximum plumb line height of 30' in various sections to evaluate the TM recorded new existing grade. Please note that the Overall Sections provided do not provide the detailed information required to evaluate the new existing grade per the TM.

Please note that areas of imaginary plan per 113.0270(a)(4)(B)(i) "Where a basement, underground parking structure, interior court, or other similar interior subterranean area is proposed" only.

[Comment 00314 | Page | Closed]

Findings SDP/CDP/TM

Planning staff would like to review the findings before submitting the final cycle .

[Comment 00315 | Page | Closed]

Please submit the La Jolla Shores Advisory Board and Community Planning Group Recommendation to review the minutes

DSD-Transportation Development



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[Comment 00193 | Page | Closed]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 39 vehicles, as well as an accessory dwelling unit on Lots 1 and 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the number of parking spaces from 26 to 39 automobile parking spaces and the width of the private street and private easement.

[Comment 00194 | Page | Closed]

Public Improvements:

Per Issue #92 in the previous review cycle, cross sections for the proposed private street is provided in Sheet M-1; please also provide full roadway cross sections of Calle Del Cielo including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, curb to property line distance, radius of cul-de-sac bulb, and location and width of sidewalk. (2nd Request)

[Comment 00195 | Page | Closed]

Mobility Choices:

Per Issue #96, the project will be required to comply with Mobility Choices Regulations as the project is a residential development with more than 4 dwelling units per SDMC Section 143.1102(a). Please provide 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. Please list all proposed VMT Reduction Measures with its associated points and state the total points required in Sheet TS001. Please also show and call out these measures on the plans. (2nd Request)

[Comment 00196 | Page | Closed]

"On Site Road":

Per applicant response to Issue 97, Sheet M-1 was revised to label the on-site road as private street. Please revise Sheets M-1 and C-1 to remove "ROW" under the 54' dimension. (2nd Request)

In addition, cross-section on Sheet M-1 shows a centerline to curb line distance of 17 ft whereas Sheet L100 shows 16 ft. Please revise and correct this discrepancy.

[Comment 00197 | Page | Closed]

Private Street Entrance:



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

Per Issue #99 in the previous review cycle, Sheet M-1 shows the proposed gate at the entrance of the private street; please demonstrate how the proposed private street will connect and transition with Calle Del Cielo including sidewalk transition. Please show existing improvements along the cul-de-sac bulb of Calle Del Cielo including the existing sidewalk. Please also show the existing curb cut along the cul-de-sac to show whether the proposed project improvements would affect the neighboring lots and clearly dimension the street frontage in feet along Calle Del Cielo.

Per Street Design Manual (SDM) 6.3.1, the entrance to a private street must provide adequate turnaround facilities. Please provide a full turnaround at the end of the public portion Calle Del Cielo. Please demonstrate, with turning templates, how vehicles turned away at the gated entrance would turn around. (2nd Request)

[Comment 00198 | Page | Closed]

Cul-de sac:

Sheet A004 shows a 49' – 11 ¾" curb radius for the cul-de-sac bulb at the terminus of the proposed private street. Please revise to provide a 50 ft curb radius per SDMC Section 6.1.5.4 (2). Please also label the cul-de-sac bulb radius on Sheets C-1 and A000.

[Comment 00199 | Page | Closed]

Driveway Width:

Per applicant response to Issue #100, Sheet A000 shows all driveway widths for each lot. However, the proposed driveway width of 38' – 0 ½" on Lot 6 exceeds the maximum width allowed per SDMC Section 142-0560(j)(1) Table 142-05M. Please revise the plans to provide a driveway with a maximum width requirement of 25 feet. (2nd Request)

[Comment 00200 | Page | Closed]

Driveway Length:

Per applicant response to Issue #102, driveway length of at least 20 feet for Lot 1, 2, 3, 4, and 5. Sheet C-7 shows a driveway length that appears to be less than 20 feet for Lot 6; please dimension the driveway length for Lot 6 per SDMC Section 142.0560(j)(4) and Diagram 142-05A. (2nd Request)

[Comment 00201 | Page | Closed]

Drive Aisle Width (Lot 3 & Lot 4):

Per Issue #103 in the previous review cycle, please dimension the drive aisle width along the curb towards the basketball court for Lot 3 on Sheet A003. Please also dimension the drive aisle width for Lot 4 as it appears be wider than the maximum of 25 feet allowed and appears to vary in width beyond the driveway curb cut opening on Sheet A004. Please dimension the drive aisle width at the narrowest and widest points per SDMC Section 142.0560(j)(4). (2nd Request)

[Comment 00202 | Page | Closed]

Drive Aisle Width (Lot 5 & 6):

Per Issue #103 in the previous review cycle, please dimension the drive aisle width beyond the driveway curb cut opening for Lot 5 and Lot 6. The drive aisle width for both Lot 5 and 6 appears to vary and appears to be wider than the maximum of 25 feet. Please dimension the drive aisle width at the narrowest and widest points per SDMC Section 142.0560(j)(4). (2nd



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

Request)

[Comment 00203 | Page | Closed]

Driveway:

Per Issue #104, the proposed driveway for Lots 1 and 4 do not appear perpendicular to the roadway. Please revise accordingly. (2nd Request)

[Comment 00204 | Page | Closed]

Parking:

Per applicant response to Issue #105, the minimum parking spaces provided for each lot is stated in Sheet TS001. Sheet TS001 states 2 off-street parking spaces will be provided for each lot which is not consistent with what is shown on Sheets A201, A204, A208, A209, A214, A216, A217, and A221. It appears that more than 2 parking spaces are proposed for all lots. Please revise and correct these discrepancies.

[Comment 00205 | Page | Closed]

Parking Dimension:

Per applicant response to Issue #106, Sheet TS001 states that 9' wide by 18' long parking spaces are provided. Please also dimension the garage parking spaces on the floor plans/parking layout. Sheets A001 through A006 shows the width of the garage doors; please also dimensions them on the floor plans/parking layout (Sheets A201, A204, A208, A209, A214, A216, A217, and A221). In addition, please dimension the parking spaces within the proposed garage lift on Lot 5 on Sheet A216.

[Comment 00206 | Page | Closed]

Parking (Lot 3):

Sheet A208 shows 5 garage spaces on the lower garage and Sheet A209 shows 3 garage spaces adjacent to the basketball court. Sheet A209 also shows 4 surface parking spaces; 3 of those spaces are on the basketball court. Please demonstrate that vehicles can adequately maneuver in and out of these spaces through a turning template or remove these spaces from the plans.

[Comment 00207 | Page | Closed]

Parking on Private Street:

Per applicant's response to Issue #108, cross-section on Sheet M-1 shows a curb-to-curb width of 34 feet. Please clarify and show and dimension on the plans and private street cross-section whether on-street parking is proposed along the proposed private street. (2nd Request)

[Comment 00208 | Page | Closed]

Private Street Gradient:

Per applicant response to Issue #109, Sheets C-1 to C-7 shows the gradient for the drive aisles leading to the proposed garage spaces for each lot. Please also show the gradient along the proposed private street. (2nd Request)



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

[Comment 00209 | Page | Open]

Driveway Gradient (greater than 14%):

Per SDMC Section 142.0560(9)(C), for driveway ramps with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent, there shall be transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the abutting slope of the driveway ramp, as illustrated in Diagram 142-05D. Lot 1 shows a 15% gradient, Lot 2 shows an 18% gradient, and Lot 3 shows a 19% gradient. The transitions for these driveway ramps exceeds one-half of the abutting slope; please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp.

[Comment 00210 | Page | Closed]

Pedestrian Access:

Following up from Issue #111, please clearly show pedestrian circulation from the public right-of-way to each entrance of the residential dwelling unit. (2nd Request)

[Comment 00211 | Page | Closed]

Gates:

Per applicant response to Issue #112, Sheet M-1 and Sheet A601 shows the proposed vehicular gate at the entrance of the private street. It appears that the proposed gate swing inward to the project site; please provide information regarding how the proposed gate will operate and demonstrate that no queueing will occur within the public right of way. (2nd Request)

Please also clarify whether there will be a pedestrian gate at the private street entrance and show and label it on the plans.

[Comment 00212 | Page | Closed]

Visibility Triangles:

Following up from Issue #113, in addition to showing the visibility triangles and adding the visibility note for all proposed driveways, please also dimension the (10 ft by 10 ft) visibility triangles shown on Sheets C-1 through C-7 and Sheet A000. (2nd Request)

[Comment 00213 | Page | Closed]

Plan Revision:

Per Issue #115, please show the curb-to-curb distance, centerline to curb distance, centerline to property line distance, curb to property line distance, sidewalk width and location on the overall site plan (Sheet A000). (2nd Request)

[Comment 00214 | Page | Closed]

Gate Swing:

Sheet C-4 shows a pedestrian gate to swing outwardly towards the proposed parkway. Please consider having the gate swing inward away from the proposed parkway.



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

[Comment 00215 | Page | Closed]

Trash Pick-up :

Please indicate how trash pick-up will be accomplished for the project site and how access will be provided for trash pick up through the proposed gated project entrance.

[Comment 00216 | Page | Closed]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00327 | Page | Closed]

General:

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. (Information Only – No Action Required)

[Comment 00328 | Page | Closed]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 35 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the change in the number of parking spaces proposed from 36 to 35 automobile parking spaces and the relocation of the proposed accessory dwelling unit from Lot 1 to 6.

[Comment 00329 | Page | Closed]

Mobility Choices:

Per applicant's response to Issues #96, #195, and #291, project proposes pedestrian scale lighting, bike repair station, benches, and other low-cost improvements on the nearest bus stops. However, it appears that the plans do not show these proposed VMT Reduction Measures. Applicant's response to comments also refer to Sheet TS002 for the VMT reduction Measure calculations, however, it appears that it is not shown on Sheet TS002. Please list all proposed VMT Reduction Measures with its associated points and state the total points required in Sheet TS002. Please also show and call out these measures on the plans. Please address this on the next submittal. Please note that project is required to provide a total of at least 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. (3rd Request)



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

[Comment 00330 | Page | Closed]

Private Street Entrance:

Following up on Issues #99, #197, and #292, turning templates for a standard vehicle, and typical box truck has been provided which demonstrates there would be adequate turnaround within the existing partial cul-de-sac at the terminus of Calle Del Cielo, shown on Sheet C-9. Additionally, Sheets C-8 and C-9 proposes to "extend sidewalk" to connect with the existing sidewalk on the south side of Calle Del Cielo, however, it appears that there is an existing wall within this area that would obstruct the proposed sidewalk connection. Please revise plans accordingly. Please also dimension the width of the existing and proposed sidewalk and revise call out to extend sidewalk "per current City standards." (4th request)

[Comment 00331 | Page | Closed]

Driveway Width:

Per response to Issues #100, #199, and #293, the applicant refers to the site plan for the driveway widths. However, the driveway widths shown on Civil Sheets still do not match the driveway widths shown on the Architectural Sheet. Please revise and correct these discrepancies. (4th Request)

*Lot 1: Sheet C-2 dimensions a proposed 22 ft wide driveway, whereas Sheet A001 shows a proposed 16 ft wide driveway
Lot 2: Sheet C-3 dimensions a proposed 18 ft wide driveway, whereas Sheet A002 shows a proposed 16'-3 ¼" wide driveway
Lot 3: Sheet C-4 dimensions a proposed 18 ft wide driveway, whereas Sheet A003 shows a proposed 13'-9 ¼" wide driveway
Lot 4: Sheet C-5 dimensions a proposed 20 ft wide driveway, whereas Sheet A004 shows a proposed 22'-8 ½" wide driveway
Lot 5: Sheet C-6 dimensions a proposed 20 ft wide driveway, whereas Sheet A005 shows a proposed 15'-9" wide driveway
Lot 6: Sheet C-7 dimensions a proposed 28 ft wide driveway, whereas Sheet A006 shows a proposed 24 ft wide driveway.
The proposed 28 ft wide driveway shown on Sheet C-7 also exceeds the max 25 ft wide driveway width allowed. Please revise plans accordingly.*

[Comment 00332 | Page | Closed]

Drive Aisle Width (Lots 3 & Lot 4):

Per response to Issues #103, #201, and #294, the applicant refers to the site plans for the drive aisle width. Sheet A003 shows a 13 ft wide drive aisle for Lot 3; however, it is incorrectly labeled as driveway. Please remove the label "driveway" and change it to "drive aisle". Please also dimension the drive aisle width at other portion of the drive aisle as the width varies for Lot 3. In addition, the drive aisle width for Lot 4 on Sheet A004 is not dimensioned. Please revise and dimension the drive aisle width Lot 4 per SDMC Section 142.0521(e). (4th Request)

[Comment 00333 | Page | Closed]

Drive Aisle Width (Lots 5 & 6):

Per response to Issues #103, #202, and #294, the applicant refers to the site plans for the drive aisle width. However, the drive aisle widths for Lots 5 and 6 are still not dimensioned on Sheets A005 and A006, respectively. Please dimension the drive aisle width beyond the driveway curb cut opening for Lot 5 and Lot 6 per SDMC Section 142.0521(e). Please dimension the drive aisle width at the narrowest and widest points, as it appears that the drive aisle width varies for these two lots. (4th Request)

[Comment 00334 | Page | Closed]

Parking Table:

Sheet TS002 states 8 vehicular (interior) parking spaces for Lot 3, whereas Sheet A209 shows 6 vehicular parking spaces within a garage and is labeled as a "3-car garage". Please revise and correct these discrepancies.

Please also revise the parking table for Lot 6 to clearly state the number of vehicular spaces provided for the proposed single



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

dwelling unit and accessory dwelling unit. Per sheet A218, it appears that 4 garage parking spaces and 1 surface parking space for a total of 5 parking spaces are proposed for the ADU. Per Sheet A220, it appears that 3 garage parking spaces are proposed for Lot 6.

[Comment 00335 | Page | Closed]

Parking Dimension:

Per response to Issues #106, #205, and #298, applicant refers to the floor plans to demonstrate that the parking spaces within garages and vehicle lift meets the SDMC requirements. However, the proposed parking spaces are still not dimensioned. Please dimension the proposed parking spaces and the proposed garage lift shown for Lot 5 on Sheet A215. (3rd Request)

[Comment 00336 | Page | Closed]

Parking on Private Street:

Per response to Issues #108, #207, and #303, applicant refers to Sheet M-1; however, this sheet has not been revised to show the parking lane with dimensions. Please revise plans and private street cross-section on Sheet M-1 to show the parking lane with dimensions. Please note that these spaces shall comply with private street/drive parking per Street Design Manual (SDM) Section 6.3.4. (4th Request)

[Comment 00337 | Page | Open]

Driveway Gradient (greater than 14%):

Per response to Issues #209 and #305, applicant refers to the civil drawings to demonstrate the driveway gradient meets the requirements. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.

Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as a minimum of 8 feet for the first and last of the driveway ramp. (3rd Request)

[Comment 00338 | Page | Closed]

Access Easement (Calle Frescota):

Sheet M-1 shows a 60 ft wide access easement, as described in the provided Title Report and Grant Deed. Project proposes to use the existing private road within this easement as a vehicular access for the proposed ADU on Lot 6. (Info only)

[Comment 00339 | Page | Closed]

Gate (Lot 6):

Sheets C-7, A000, A006, and A218 shows a vehicular gate on Calle Frescota for the proposed ADU on Lot 6; please revise and label the width of the gate. Please revise Sheets C-1, C-7, A000, A006 and A218 to call out the gate and specify whether this is an existing or proposed gate. Please also provide information regarding how this gate operates.

[Comment 00340 | Page | Closed]



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

Gate (Private Street):

Per the applicant's response to Issues #112, #211, and #307, the plans have been revised to show the gate further into the project site; please also label the distance between the property line and the gate on Sheet A061. (3rd Request)

In addition, Sheets A000.0 and A601 shows the pedestrian gate swinging outward from the project site whereas Sheets L000, L010, L100, L200, M-1 C-1, C-7, C-8, and C-9 shows the pedestrian gate swinging inward to the project site. Please revise and correct these discrepancies.

[Comment 00341 | Page | Closed]

Plan Revision – Calle Del Cielo Cross-Section:

The cross-section of Calle Del Cielo on Sheet C-9 shows new curb and gutter; however, it appears that this is existing curb and gutter per Google Map. Please revise accordingly.

[Comment 00342 | Page | Closed]

Plan Revision – Power Pole:

Sheet C-7 show a power pole at the vehicular access per Note 1 (also labeled as Note 10 on Sheet C-1 and note 2 on Sheet C-9) on the plans. Please revise plans to call out the relocation of this existing power pole as it would impede the vehicular access into the private street and show and call out where it would be relocated on the plans.

[Comment 00343 | Page | Closed]

Plan Revision – Existing Wall:

Sheet C-7 show an existing wall at the north side of Lot 6; please clarify whether this existing wall be removed or replaced. Please note that the existing wall would obstruct the proposed vehicular access gate.

[Comment 00344 | Page | Closed]

Plan Revision – Street Light:

Sheet C-7 shows a street light post per Note 4 (also labeled as Note 8 on Sheet C-1 and note 1) at the proposed vehicular access on Calle Del Cielo. Please revise plans to call out the relocation of this existing street light as it would impede the vehicular access into the private street and call out where it would be relocated on the plans.

[Comment 00345 | Page | Closed]

Plan Revision:

Per Google Maps, it appears that the wall shown on Sheets M-1, C-1, C-8 and C-9 fronting 8305 Calle Del Cielo is not a wall; rather, it appears to be a short "curb" behind an existing rolled curb. Please revise the plans accordingly. Please also show the existing stairs leading to 8305 Calle Del Cielo.

[Comment 00346 | Page | Closed]

Plan Revision:

The civil sheets (M-1, C-1, C-8 and C-9) appear to show an edge of pavement symbol along Calle Del Cielo instead of the existing curb and gutter. Please revise the plans accordingly.



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

[Comment 00347 | Page | Closed]

Plan Revision:

Please revise the Calle Del Cielo cross-section on Sheet C-9 to dimension the curb-to-curb width and clearly show the location of the Calle Del Cielo cross-section in the plan view. Please also dimension the curb-to-curb width of Calle Del Cielo and the proposed private street in the plan view on Sheet C-9.

[Comment 00348 | Page | Closed]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00366 | Page | Open]

General:

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. (Information Only – No Action Required)

[Comment 00367 | Page | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 23 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSFD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the reduction in the number of parking spaces from 36 to 23 automobile parking spaces.

[Comment 00368 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.

[Comment 00369 | Page | Open]

Proposed sidewalk connection – Calle Del Cielo:

Following up on comments #99, #197, #292 and #330, in addition to revising Sheet C-9 to call out the removal of a portion of



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

an existing wall and construct a sidewalk to extend and connect with the existing sidewalk along Calle Del Cielo, please revise plans to dimension the width of the existing and proposed sidewalk and revise the call out to extend the sidewalk "per current City standards." (5th request)

[Comment 00370 | Page | Closed]

Parking (Lot 3):

Per the applicant's response to comment #301, the lower level garage for Lot 3 (Sheet A208) is intended for beach storage. The plans label this area as a golf cart/storage garage and do not show vehicular parking spaces in this area.

[Comment 00371 | Page | Open]

Driveway Gradient (greater than 14%):

Following up on comments #209, #305, and #337, it appears that an 8-foot long transition is shown at both the top and bottom of the driveway ramps for Lots 1, 2, and 3. However, the transitions still exceed one-half of the abutting slope for the driveway ramps on Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2. Sheet C-2 shows a 10% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 7.5%.*
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3. Sheet C-3 shows a 12% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 9%.*
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4. Sheet C-4 shows a 12% transition at the bottom and 8% transition at the top of the ramp. The 12% transition exceeds 8.9%.*

Please revise Sheet C-1, C-2, and C-3 so that the transitions at the top and bottom of the slopes to not exceed half of the abutting slopes as stated above.

(4th request)

[Comment 00372 | Page | Open]

General:

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. (Information Only – No Action Required)

[Comment 00373 | Page | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 23 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the reduction in the number of parking spaces from 36 to 23 automobile parking spaces.



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

[Comment 00374 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.

[Comment 00375 | Page | Open]

Proposed sidewalk connection – Calle Del Cielo:

Following up on comments #99, #197, #292 and #330, in addition to revising Sheet C-9 to call out the removal of a portion of an existing wall and construct a sidewalk to extend and connect with the existing sidewalk along Calle Del Cielo, please revise plans to dimension the width of the existing and proposed sidewalk and revise the call out to extend the sidewalk “per current City standards.” (5th request)

[Comment 00376 | Page | Closed]

Parking (Lot 3):

Per the applicant’s response to comment #301, the lower level garage for Lot 3 (Sheet A208) is intended for beach storage. The plans label this area as a golf cart/storage garage and do not show vehicular parking spaces in this area.

[Comment 00377 | Page | Open]

Driveway Gradient (greater than 14%):

Following up on comments #209, #305, and #337, it appears that an 8-foot long transition is shown at both the top and bottom of the driveway ramps for Lots 1, 2, and 3. However, the transitions still exceed one-half of the abutting slope for the driveway ramps on Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2. Sheet C-2 shows a 10% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 7.5%.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3. Sheet C-3 shows a 12% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 9%.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4. Sheet C-4 shows a 12% transition at the bottom and 8% transition at the top of the ramp. The 12% transition exceeds 8.9%.

Please revise Sheet C-1, C-2, and C-3 so that the transitions at the top and bottom of the slopes to not exceed half of the abutting slopes as stated above. (5th request)

[Comment 00378 | Page | Open]

Parking (Lot 5):

Per the applicant’s response to comment # 302, the turntable allows vehicles to rotate at any given angle to facilitate their parking and can be driven over and traversed. The 2-post lift will only be used to display and maintain vehicles, and that garage will be utilized as a car collection and will not be the main mode for ingress/egress of vehicles.

Following up on comments #106, #205, #298, and #302, Sheet A216 shows and dimensions 3 garage parking spaces, whereas the parking table on Sheet TS002 for Lot 5 states that 4 parking spaces are proposed. Additionally, Sheet 215 (lower level) shows a lower garage/workshop; however, the parking spaces that were shown on the previous submittal have been removed. Please revise the plans to clearly show and dimension the parking spaces on Sheet 215 so that it is clear this area



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

will be utilized for parking and revise the parking table and parking count on Sheet TS002 accordingly. (4th request)

[Comment 00379 | Page | Open]

Plan Revision – Power Pole:

Following up on comment #342, Note 2 on Sheet C-9 has been revised to state, “power pole to be relocated.” Whereas Sheet C-10 calls out the “existing overhead and to poles be removed” and notes that all existing overhead lines are to be removed and/or undergrounded. Please correct these discrepancies.

[Comment 00380 | Page | Open]

Plan Revision – Existing and Proposed Wall:

Per the applicant’s response (by Rancho Coastal Engineering) to comment #343, a portion of the existing wall at the north side of Lot 6 will be removed, and the project will construct a sidewalk to extend to the existing sidewalk to the north along Calle Del Cielo, as shown on Sheet C-9. Sheet C-9 has also been revised to propose a 4 to 6 foot retaining wall with guard rail. Please refer to DSD-Engineering’s comments regarding the proposed retaining wall.

[Comment 00381 | Page | Closed]

Plan Revision – Street Light:

Per applicant’s response (by Rancho Coastal Engineering) to comment #344, the existing street light previously shown (on Sheets C-1 and C-7) was mislabeled and there is not a street light at this location, only at the beginning of the cul-de-sac to the north of the project.

[Comment 00382 | Page | Open]

Plan Revision:

Following up on comment #345, Sheets M-1, C-1, C-8, and C-9 have been revised to show the existing stairs fronting 8305 Calle Del Cielo. However, it appears that Sheets M-1, C-1, C-8, and C-9 still show a wall fronting 8305 Calle Del Cielo rather than the existing short “curb” per Google Maps. Please revise the plans accordingly. (2nd request)

[Comment 00383 | Page | Open]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00385 | Page | Conditional]

Draft Conditions:

- All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City’s Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.*
- Prior to the issuance of any building permit, the Owner/Permittee shall remove a portion of an existing wall on the northern portion of Lot 6 and assure by permit and bond the construction of a 5 ft wide contiguous sidewalk to connect with the existing sidewalk on the west side of Calle Del Cielo, as shown on Exhibit ‘A’ per current City standards, satisfactory to the*



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

City Engineer. All improvements shall be completed and operational prior to first occupancy.

DSD-Water and Sewer

Meryl Jimenez
MBJimenez@sandiego.gov
(619) 446-5098

[Comment 00082 | Page | Closed]

Informational Item: Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).

[Comment 00083 | Page | Closed]

Informational Item: All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building plan permit check.

[Comment 00084 | Page | Closed]

Informational Item: If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area.

[Comment 00085 | Page | Closed]

Informational Item: All water services to the site, including domestic, irrigation and fire will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

[Comment 00086 | Page | Closed]

Informational Item: If a 3" or larger meter is required for this project, the owner/permittee shall construct the new meter and private back flow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Public Utilities Director and the City Engineer.

[Comment 00087 | Page | Closed]

Informational Item: Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris.

[Comment 00088 | Page | Closed]

Informational Item: No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

[Comment 00089 | Page | Closed]



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

Informational Item: If you have any questions regarding water and sewer comments, please contact Meryl Jimenez via email at Mbjimenez@sandiego.gov.

[Comment 00117 | Page | Closed]

Show all water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main.

[Comment 00118 | Page | Closed]

If the existing water service needs to be killed, show the proposed water services from the existing water main to the point of connection to the subject property.

[Comment 00119 | Page | Closed]

Show and label all existing sewer laterals to remain. Indicate that unused sewer laterals should be plugged at property line (if applicable).

[Comment 00120 | Page | Closed]

Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main.

[Comment 00121 | Page | Closed]

Informational Item: All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

[Comment 00122 | Page | Closed]

Show and call out any existing water, sewer or general utility easements which lie on the site or adjacent to the property under review. Easements with abandoned or unused utilities are required to be vacated. If there are no public water, sewer or general utility easements on the property under review, please state so on the plan.

[Comment 00123 | Page | Closed]

If the proposed road is private, please call out the proposed water and sewer mains as private on plan and section views.

[Comment 00124 | Page | Closed]

Provide a master meter within the public right of way on Calle Del Cielo, and show proposed private backflow preventer immediately adjacent to property line on private property.

[Comment 00125 | Page | Closed]

Show minimum 10' separation between private water and sewer main.

[Comment 00126 | Page | Closed]

Sheets A001-A006 Note 1 state "existing water and sewer services will remain." Is this correct?

[Comment 00127 | Page | Closed]

Please provide a private manhole on private property at the bend in the proposed private main.



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

[Comment 00128 | Page | Closed]

Provide sewer flow generation for the proposed project.

[Comment 00129 | Page | Closed]

Provide water demand and fire flow for the proposed project.

[Comment 00172 | Page | Closed]

Please address uncleared issues and provide a specific response to each comment.

[Comment 00184 | Page | Closed]

Following up on comment #117, our records show an existing water service from La Jolla Shores Dr through through Calle Frescota to the project site. Will this be remained or killed?

Following up on comment #119, show existing sewer lateral. Is it to be remained or be plugged at pl?

[Comment 00262 | Page | Closed]

Please address uncleared comments.

Per previous comments, #117 and #184, show and call out on the plans the existing sewer lateral to be plugged at the property line and water service to be killed at the main.

[Comment 00263 | Page | Closed]

Show the existing water and sewer mains on La Jolla Shores Drive and Calle Frescota. Our records show an existing 16 " PVC water main per 33181-4-d, ex 8" AC water main per 12567-6-d, and an existing 8" VC sewer main per 1382-D on La Jolla Shores Drive; and an existing 8" VC sewer main on Calle Frescota per 7923-L. Please verify and update.

[Comment 00264 | Page | Open]

Tentative map, grading plans and site plan must all be consistent. Show proposed water and sewer main alignment, proposed water and sewer easement, water services, sewer laterals, and existing water service to be killed at main and sewer lateral to be plugged at property line.

[Comment 00265 | Page | Closed]

Proposed sewer main radius' must meet section 2.2.9.3. Please show how this is being met.

[Comment 00266 | Page | Closed]

Include a proposed sewer manhole at change of pipe material and at each bend.

[Comment 00267 | Page | Closed]

Call out the proposed sewer laterals as "Private-EMRA Required," since connecting to easement main.

[Comment 00268 | Page | Closed]

Please show the proposed water main curves and bends per Water Design Guide section 3.3.1.1.



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

[Comment 00269 | Page | Closed]

Show the proposed locations of water meters.

[Comment 00270 | Page | Closed]

If proposed water services are adjacent to a proposed driveway, please show water services to be a minimum of 3' away from proposed driveway flare.

[Comment 00271 | Page | Closed]

Tentative map shows a proposed structure within street and above water and sewer main. Please remove.

[Comment 00272 | Page | Closed]

End the proposed sewer main 5' before the roundabout and show proposed manhole.

[Comment 00273 | Page | Open]

Proposed plans and proposed gates to private street will be sent to PUD for review. Comments are pending and will be forwarded to the project point of contact. Show and call out proposed gates on Site plan and Tentative map.

[Comment 00274 | Page | Closed]

Please relocate proposed sewer main to the centerline of the street and show a minimum 10' edge to edge separation to the water main. Update the street section.

[Comment 00276 | Page | Closed]

No proposed trees within 10' of sewer and water mains.

[Comment 00277 | Page | Closed]

Call out "Private-EMRA required" for all proposed encroachments within easement (i.e. proposed trees/landscaping/irrigation within roundabout, vehicle gate, pedestrian gate, doors, gate at entry, trench drain, etc).

[Comment 00278 | Page | Closed]

At the proposed connections to the existing water and sewer mains, provide a smooth transition with a straight connection then beginning of curve.

[Comment 00279 | Page | Closed]

Rename "proposed public utility easement" to "Proposed Water and Sewer Easement" on plans and street cross-section.

[Comment 00317 | Page | Closed]

Please address uncleared comments.

[Comment 00318 | Page | Closed]

Regarding PUD comments emailed to the project point of contact, please provide a response to each comment on the comment form. Once responses are received, plans and responses will be forwarded to PUD for review.

[Comment 00319 | Page | Closed]



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

Please show and call out location of backflow preventers. They must be on private property adjacent to property line.

[Comment 00320 | Page | Closed]

For the proposed 6" private sewer along the western property boundary line, please show and call out a proposed private sewer easement in favor of Lots 4, 5 and 6.

[Comment 00321 | Page | Closed]

For the proposed private 6" sewer adjacent to/within Calle Frescota, please show and call out a proposed private sewer easement in favor of Lots 4, 5 and 6. Show proposed slope and elevations. At the connection to the existing 8" VC sewer main, please provide a public manhole.

[Comment 00322 | Page | Open]

Please reflect the information shown on C-10 within the proposed grading plan, Sheet C-1. Revise note to "kill/remove E water lateral at main" and "Abandon/remove E sewer lateral at property line"

[Comment 00323 | Page | Open]

On C-1, remove the Callout "4" for a cleanout where there is a proposed sewer manhole at the connection between the existing sewer main and proposed sewer main; and remove call out for water riser?

[Comment 00325 | Page | Closed]

Please call out the sewer lateral serving Lot 3 as private since within proposed driveway and not perpendicular to the main.

[Comment 00361 | Page | Closed]

On sheet C-1, please revise notes to "Proposed public 8" PVC water main" and "Proposed public 8" PVC sewer main"

[Comment 00362 | Page | Closed]

On C-8, show invert elevations on the proposed manhole at Sta 3+25.85. and proposed slopes. There is a call out for 60' V.C., please confirm if this is proposed.

[Comment 00363 | Page | Closed]

The existing 15' sewer easement adjacent to Calle Frescota will need to meet current City Standards for width. Please see Sewer Design Guide Section 3.

[Comment 00386 | Page | Open]

Please address uncleared comments.

[Comment 00390 | Page | Open]

On Sheet C-1, show and call out the existing water service serving Parcel 1 (8283 La Jolla Shores Dr) as to be remained and show private easement in favor of Parcel 1 for the water service crossing lot line.

[Comment 00391 | Page | Open]

On Sheet C-1, show and call out the existing water service serving Lot 1280 (8317 La Jolla Shores Dr) as to be remained and show private easement in favor of Lot 1280 for the water service crossing lot line.



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

[Comment 00392 | Page | Open]

On Sheet C-10, call out the existing water service serving Lot 1280 as to be remained.

[Comment 00393 | Page | Open]

On Sheet C-10, call out the existing water services as to be "killed at the main", and existing sewer laterals as to be "plugged at the property line."

[Comment 00394 | Page | Open]

Please ensure the proposed public manhole on Calle Frescota will have full accessibility.

[Comment 00395 | Page | Open]

The alignment on Sht M-1 for the proposed public sewer main and public water main must match Sht C-1.

[Comment 00396 | Page | Open]

On Street Section on M-1, call out easement as "Proposed Public Water and Sewer Easement"

[Comment 00397 | Page | Open]

Verify the "Public Utility Easement Note". There are easements within Calle Frescota?

[Comment 00398 | Page | Open]

On Sht C-8, the existing 8" sewer main invert elevations 71.3 & 70.5 don't match our records. Was Standard drawing M-12 for datums taken into account for drawings prior to March 1963?

[Comment 00399 | Page | Open]

On Sht C-8, based on the elevations shown, please evaluate alignment for the potential for a hydraulic jump.

[Comment 00400 | Page | Open]

Please address and respond to remaining PUD comments, previously emailed to the project point of contact.

[Comment 00401 | Page | Open]

Current plans have been sent to PUD, additional comments are pending.

[Comment 00402 | Page | Open]

Please call out the proposed finished surface of the roundabout. No landscaping or irrigation allowed.

ESD-Environmental Services

Jane-Marie Fajardo
jfajardo@sandiego.gov
(858) 997-3300

[Comment 00171 | Page | Closed]



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

Please submit a Waste Management Plan as described in the CoSD CEQA Thresholds which can be found here: [/sandiego.gov](http://sandiego.gov), starting on page 66. Uploaded was a blank Waste Management Form.

[Comment 00252 | Page | Closed]

Thank you for submitting the Dudek proposal for a WMP, previous comment still stands. Please submit a WMP.

[Comment 00354 | Page | Closed]

Thank you for your submittal. The WMP is accepted. No further review is needed.

Site Development Plans PRJ-1085883.pdf

DSD-Engineering Review

Tecla Levy
TLEVY@sandiego.gov

[Comment 00005 | Sheet M-1 | Closed]

Provide complete boundary data including distances, bearings, and radius on all curves.

[Comment 00006 | Sheet M-1 | Closed]

Identify all existing easements, including type, ownership, recordation number and date. Show complete public street improvements for Calle Del Cielo between the existing del-de-sac bulb and the project property boundary.

[Comment 00007 | Sheet M-1 | Closed]

The tentative map appears to indicate that the project is proposing a private street with public utility easement. The City of San Diego Street Design Manual Section 6.3.1.3 requires private streets to be designed and constructed to the same structural, geometric, lighting, and drainage standards as dedicated streets. If proposing 'private street', revise the proposed private street cross-section to provide a minimum curb-to-curb width of 34 feet with curb and gutter and contiguous sidewalk.

[Comment 00008 | Sheet M-1 | Closed]

If the project uses private drive in lieu of private street, then the private drive shall be designed in accordance with section 6.3.2 of Street Design Manual. In addition, provide a minimum 4-foot-wide improved walkway or sidewalk to connect each dwelling unit to public street sidewalk as required by section 6.3.3 of Street Design Standards. Use the current city standard drawing SDG-159 at the private drive entrance.

[Comment 00009 | Sheet M-1 | Closed]

Private streets shall have an entrance design that visibly reinforces the private street. Provide a signage designating the street as private. Entrance must be provided with adequate turnaround facilities per Street Design Manual 6.3.1.2.

[Comment 00010 | Sheet M-1 | Closed]



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

Homeowner's association shall be established for the maintenance of the private street per Street Design Manual section 6.3.1.1.

[Comment 00011 | Sheet L000 | Closed]

All driveways to individual lots shall comply with current ADA requirements, SDMC guidelines and City of San Diego Standard drawings. Call out the driveway to be constructed per current City of San Diego Standards SDG-159 as required by SDMC 142.0560(j)(3).

[Comment 00012 | Sheet M-1 | Closed]

Call-out the proposed sidewalk to be constructed in accordance with the current City Standards.

[Comment 00013 | Sheet M-1 | Closed]

Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS at all the driveway locations. 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 00014 | Sheet L000 | Closed]

The driveway ramp design into the garage shall meet the maximum 14 percent gradient without transition. For driveway ramps with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent, there shall be transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the abutting slope of the driveway ramp per SDMC section 142.0560(j)(9)(c).

[Comment 00015 | Sheet M-1 | Closed]

Coordinate with each of the utility companies for the installation of all new underground facilities within the boundary of the subdivision in accordance with section 144.0240 (2) of the City of San Diego Municipal Code.

[Comment 00016 | Sheet M-1 | Closed]

Provide a conceptual grading plan. Show the existing and proposed grading contours and spot elevations. Add a grading data table with cut/fill and import/export quantities, and the depths of cut and fill. Show applicable storm drain system including roof drains, area drains, storm drainpipes, sidewalk underdrain, etc., and connection to existing public storm drain facilities and ultimate discharge locations.

[Comment 00017 | Sheet M-1 | Closed]

A grading permit will be required for this project per San Diego Municipal Code (SDMC)129.0602.

[Comment 00018 | Sheet M-1 | Closed]

[Identify the topographic source, date, and datum on the conceptual grading plan. Elevations shall be based on MSL Datum.](#)

[Comment 00019 | Sheet M-1 | Closed]

If proposing retaining walls, indicate the 'top of wall' and 'bottom of footing' elevations and specify the maximum cut or fill at retaining wall locations.

[Comment 00020 | Sheet L000 | Closed]



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

Add multiple grading cross-sections and identify the required cut and fill slope setback from the property line per SDMC 142.0148(b).

[Comment 00021 | Sheet L000 | Closed]

Design the grading plan to comply with the recommendations of any required geotechnical reports per SDMC 142.0131.

[Comment 00022 | Sheet L000 | Closed]

All excavated materials listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), latest edition, and the Regional Supplement Amendments adopted by Regional Standards Committee.

[Comment 00023 | Sheet L000 | Closed]

Submit a preliminary drainage study to determine the existing and proposed drainage flows and provide design and sizing calculations for any proposed storm drain system in accordance with the current City of San Diego Drainage Design Manual. The study must include mitigation measures for any increases in flows and velocities at all discharge points.

[Comment 00024 | Sheet L000 | Closed]

Show no diversion of drainage (i.e. the discharge point and all inlets of a storm drain system shall be within the same watershed as the pre-development condition) and that the existing drainage pattern is maintained at all discharge points in accordance with the Drainage Design Manual.

[Comment 00025 | Sheet L000 | Closed]

Provide mitigations for any increases in post-development drainage flows and velocities at all discharge locations or demonstrate that the downstream drainage facilities have adequate capacity to handle the additional flows to avoid negative impacts to downstream properties.

[Comment 00026 | Sheet L000 | Closed]

The drainage study shall include all off-site drainage areas that naturally flows into the project property. Show how the said off-site drainage flows is conveyed through the project property and ultimately to the public storm drain system or to its natural discharge location.

Follow up: Show how the said off-site drainage flows is conveyed through the project property and ultimately to the public storm drain system or to its natural discharge location.

[Comment 00027 | Sheet L000 | Closed]

Provide perimeter control measures as necessary (such as berm or drainage swale) to prevent cross lot drainage.

[Comment 00028 | Sheet L000 | Closed]

Provide analysis and sizing calculations to prove that all proposed BMPs meet the Stormwater Pollutant Control Performance Standards outlined in Section 2.2 of current City of San Diego BMP Design Manual. The project must implement BMPs that are designed to retain (i.e., intercept, store, infiltrate, evaporate, and evapotranspire) onsite the pollutants contained in the volume of stormwater runoff produced from a 24-hour, 85th percentile storm event (Design Capture Volume (DCV)).

[Comment 00029 | Sheet L000 | Closed]



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

If the project uses biofiltration BMP, provide documentation showing compliance of each biofiltration criteria provided in the biofiltration checklist provided in Appendix F. Complete all worksheets applicable to the type of biofiltration BMP proposed per Table B.5-1. Demonstrate that the Biofiltration BMP meets the Biofiltration Performance Standards summarized in Table B.5-1 of BMP Design Manual to maximize stormwater retention and pollutant removal, as well as to prevent erosion, scour, and channeling within the BMP. Note that the minimum biofiltration BMP footprint of 3% of contributing area times adjusted runoff factor to comply with volume retention performance standard per the BMP Manual.

[Comment 00030 | Sheet L000 | Closed]

If the project claims for specific HMP exemptions, please demonstrate how the project meets specific HMP exemptions per section 1.6 of BMP Manual and Watershed Management Area Analysis (WMAA). Provide HMP Exemption Exhibit that shows direct storm water runoff discharge from the project site to HMP exempt area. Include project area, applicable underground storm drain line and/or concrete lined channels, outfall information and exempt waterbody. Reference applicable drawing number(s).

[Comment 00031 | Sheet L000 | Closed]

If the proposed structural BMPs is for conjunctive use (combined pollutant control/hydromodification and detention for flood control BMP), then include storage for flood control, in addition to the storage volume for pollutant control. The volume infiltrated for pollutant control and/or hydromodification control shall not be included as volume for flood control. Refer to County of San Diego guidance for conjunctive use facilities for storm water management and flood control.

[Comment 00032 | Sheet L000 | Closed]

On the site plan, show the locations and details of all proposed post-construction BMPs, as shown in the SWQMP.

[Comment 00033 | Sheet L000 | Closed]

The applicant will be required to comply with all storm water construction requirements of the State Construction General Permit (CGP), Order No. 2009-0009-DWQ, and/or subsequent orders and the Municipal Storm Water Permit, Order No. R9-2007-0001, and/or subsequent orders. The applicant will be required to develop and submit a Storm Water Pollution Prevention Plan (SWPPP) to the State Water Resources Control Board (SWRCB) prior to issuance of any construction permit.

[Comment 00034 | Sheet A001 | Closed]

The visibility triangle shown here do not comply with Revise the visibility areas at the intersection of a street and driveway to comply with San Diego Municipal Code Section 113.0273 and Diagram 113-02SS.. The triangle must be measured 10 feet inward from the property line along the driveway edge. Revise accordingly.

Follow-up: The visibility area shall be shown on private property and extend 10 feet inward along each proposed driveway and along the property line. Refer to the Land Development Code section 113.0273 for measuring visibility area. Please see LDR-Transportation for more requirements.

DSD-Historic

Megan Walker
mewalker@sandiego.gov

[Comment 00072 | Sheet TS001 | Closed]

The property at 8303 La Jolla Shores Dr was previously reviewed on 1/23/2019 in accordance with SDMC Section 143.0212 under PRJ #627189 and was determined not eligible for designation under any HRB criteria. That determination is good for 5



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

years from the 1/23/2019 review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and the property is not subject to Historic review at this time.

DSD-Landscape Review

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

[Comment 00149 | Sheet L300 | Closed]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensdsd-user-guide-pts-projects.pdf>

[Comment 00149 | Sheet L300 | Closed]

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 00150 | Sheet L300 | Closed]

Landscape Area Diagram [§ 1510.0304]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram for each lot, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each. Note that turfblock and hardscape areas will not contribute to this requirement.

[Comment 00151 | Sheet L300 | Closed]

Existing Trees: This project submittal removes all existing trees. However, project 529620 proposes to protect-in-place several existing trees. Landscape discourages removal of existing mature trees for no apparent reason, please address in the next submittal.

[Comment 00152 | Sheet L300 | Closed]

Street Trees: Please refer to the approved residential street trees list for La Jolla Community plan district 1 (available on-line). Several proposed street trees on the current plant have not been approved. Please revise selected proposed street trees.

[Comment 00153 | Sheet L300 | Closed]

Groundcover Hatch: It appears proposed groundcover hatch is missing from the legend. Please clarify if the hatch pattern in the parkway is groundcover or other.

DSD-Map Check

Antonio Arcillas



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AArcillas@sandiego.gov
(619) 687-5951

[Comment 00069 | Sheet TS001 | Closed]

Please delete the 'Monument Preservation Certification' as it is not applicable ; a subsequent final map that covers the monumentations will be processed and recorded with the County Recorder's office following the approval of the tentative map.

[Comment 00070 | Sheet M-1 | Closed]

See and address all comments/redlines in the submitted "Tentative Map PRJ-1085883.pdf" and apply /address them in this sheet .

DSD-Planning Review

Grecia Aceves
GAceves@sandiego.gov
(619) 446-5455

[Comment 00154 | Sheet TS001 | Open]

Information

These comments are drafts 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 00155 | Sheet TS001 | Closed]

Project Information

PRJ-1085883 Cielo La Jolla Shores TM, SDP, CDP
8303 La Jolla Drives Drive
APN No. 346-250-0800 Parcel 1, 2 and 3.

(Process 4) Tentative Map, Site Development Permit, and Coastal Development Permit for the subdivision of 3 parcels into six parcels with private drive and demolition of an existing single dwelling unit. The project is at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan. Overlay Zones: CCMC Mobility Zone 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal), Affordable Housing Parking Demand (High), Brush Management, Very High Fire Severity, Geo Hazard 52.

PTS 529620 Discretionary Expired/Cancelled

[Comment 00156 | Sheet TS001 | Closed]

Permits/Actions

The proposed project shall require the following development permits/discretionary actions: a Tentative Map for the creation of 6 parcels, a Coastal Development Permit for the increase in density and demolition of an existing single dwelling unit, and a Site Development Permit for the development of a major project within the La Jolla Shores Planned District.



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

Findings for a Tentative Map, Coastal Development Permit, and Site Development Permit shall be required according to the Land Development Code, Sections §126.070(a), 126.0505(a), and §125.0440.

[Comment 00157 | Sheet TS001 | Closed]

La Jolla Community Plan

LDR Planning defers to Long Range Planning to determine whether the scope of work is consistent with the La Jolla Community Plan and implements its goals and policies.

Please incorporate language in the findings on how the project meets the goals, policies, and recommendations within the La Jolla Community Plan.

[Comment 00158 | Sheet TS001 | Closed]

LJCPA

After the notice of application and first assessment, letter has been distributed. The applicant must present the proposed project to the La Jolla Community Planning Association. Please get in touch with Harry Bubbins, Chair, at (858) 459-9490 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations.

[Comment 00159 | Sheet TS001 | Closed]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine if this project is consistent with the requirements of the planned district and to allow for input (SDMC 1510.0201(d)). Please get in touch with Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@saniego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00160 | Sheet TS001 | Closed]

1st Review Comments

§1510.0304 Single-Family Zone-Development Regulations

(a) Dwelling Unit Density Regulation In the following Single-Family Zone, designated on that certain map referenced in Section 1510.0102 unless specified otherwise, no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed SF Zone within 300 feet of the subject lot or parcel. In no event shall any area be included in the calculation of average dwelling unit density if such area lies on the opposite side of a density calculation boundary line indicated on the map referenced in Section 1510.0102.

However, in no instance shall the density exceed one unit per acre for areas which have a slope ratio of 25 percent or greater. Dwelling units that are allowed by computing density for those areas with a slope ratio of less than 25 percent may not be placed on slopes with a ratio of 25 percent or greater.

In the event the subject parcel is not adjacent to or within 300 feet of subdivided and/or developed lots or parcels so that an average of dwelling unit density within 300 feet can be reasonably obtained, then said parcel shall be limited in dwelling-unit density by the regulation described in Section 1510.0304 (e)(1).

The site is located outside the limited density allowances of subtract areas A and B and conforms to 1510.0304(e)(1).

The applicant shall provide further details of how the project conforms with each description in the regulation. Include a response that details how the project complies with the neighborhood survey of 300' feet and will not exceed the average lot



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

size. Planning staff cannot provide a full determination on 1510.0304(a) until the applicant has provided the survey to determine that the boundary of 300' does not surpass the density in SF Zone

[Comment 00161 | Sheet TS001 | Closed]

Environmentally Sensitive Lands

Per Section 1510.0301(d)(1) of the LJSPDO states that the intent of the Grading Regulations is to preserve "canyons", to prevent the cutting of "steep slopes", and the excessive filling to create level lots. Section 1510.0301(d)(3) of the LJSPDO states that in evaluating a development for consistency with the Grading Regulation findings, the decision-maker shall utilize the provisions set forth in the Environmentally Sensitive Lands (ESL) Regulations.

The project site does not contain any canyons, steep slopes, or any other form of ESL.

[Informational Only – No Action Required]

[Comment 00162 | Sheet TS001 | Closed]

Floor Area Ratio (FAR)

The site is located within the Coastal Overlay Zone (N-APP 2). Please note the FAR requirements in accordance with O-21416 are not in effect. The ordinance will become effective within the Coastal Overlay Zone when the California Coastal Commission unconditionally certifies Ordinance Number O-21416.

The LJSPDO does not contain quantifiable development standards for building setbacks, lot size, and floor area ratio. Instead, the LJSPDO includes language in the General Design regulations which references the "character of the area and design principles" (SDMC, Section 1510.0304 b.4).

The La Jolla Shores Planned District does not regulate Floor Area Ratio. The La Jolla Community Plan emphasizes more on bulk and scale of the development (Page 90, LJCP). References to FAR on the plans are for informational purposes only.

[Informational Only]

[Comment 00163 | Sheet TS001 | Closed]

300' Survey Setbacks, Lot Size, and GFA

Please provide a survey of the lot sizes, gross floor area, and setbacks in the neighborhood (including photographs of the site and adjacent properties) within a 300-foot radius to determine if the proposed project is consistent with the surrounding neighbors.

Please provide details of how the setbacks on lots # 3, 4 comply with those in the vicinity. The lots exceed more than 20,000 square feet, and setbacks shall be uniformed within this TM.

[Comment 00164 | Sheet L000 | Closed]

Design Criteria

The La Jolla Shores Planned District Ordinance describes different design regulations to be used in evaluating the appropriateness of any development when applied under the LJSPDO. The area's primary character describes the LJSPD as a single-family residential community, where the use of building materials and architectural styles create the orientation of life



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

in southern California styles such as Spanish Mediterranean and Mexican influences and integrated with landscape design. SDMC 1510.0301(a).

These design principles described in LJSPDO are to provide a theme of "unity with variety" as a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No

structure shall be approved, substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. SDMC 1510.0301(b)

In addition, include a set of requirements when proposing materials, color, and preservation of seaside character.

Please refer to (c) and include the color palette, materials, and roof materials. Provide further detail on how the project meets these design requirements in §1510.0301(c). Also, provide the architectural theme as described in §1510.0301 (a).

Please demonstrate that the proposed building designs are not substantially similar to one another. Please provide color renderings for each plan type and for the comprehensive subdivision. In addition, identify all exterior colors and building materials used. Please provide a clear description of the scope of the work's design.

How does each design fit the recommendations within the La Jolla Community Plan?

Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. (LJCP, 76)

[Comment 00165 | Sheet L000 | Closed]

Master Planned Design Guidelines

§143.0480 Master Planned Development Permit Criteria (a) A Master Planned Development Permit may be processed for any proposed development that will comply with the primary and supplemental regulations of this division and proposes to incorporate conceptual development criteria for portions of the premises intended for future or phased development. Development criteria for the Master Planned Development Permit shall include standards, in text and graphic form, for the following project elements, which would be applicable over the entire Master Planned Development Permit area at the time of submittal and would become effective upon recordation of the Master Planned Development Permit.

The prior discretionary was reviewed with the criteria of a Master Planned Design Guidelines. Please provide a response if the applicant is proposing to go through the same phase.

Planning staff will require additional details on the future phasing and construction of the proposed single-dwelling units. For example, will the developer construct the current conceptual designs, or is each lot intended for a future custom dwelling unit?

*Planning staff will be including a permit condition requiring a **Process Two Substantial Conformance Review (SCR)** prior to construction permit approval for each lot.*

[Comment 00166 | Sheet TS001 | Closed]

Lot Coverage

*§1510.0304 Single Family Zone-Development Regulations
(d) Maximum Lot Coverage*

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 60 percent of the lot or parcel.

Please demonstrate how the coverage was calculated. The lot coverage shall be demonstrated per the §113.0103 definitions



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

and §113.0240 Calculating Lot Coverage.

Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage. See Section 113.0240 for additional information on calculating lot coverage.

Please ensure all structures are calculated into the lot coverage percentage.

[Comment 00167 | Sheet A403 | Open]

Height

§113.0228 Determining Existing Grade (b) If grading was approved and conducted as part of an approved tentative map, existing grade is the ground elevation of the premises following completion of the approved grading operation.

§1510.0304 Single Family Zone-Development Regulations

(c) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet following §1510.0108 Height Limitation—Measurement [Informational Only - No Action Required]

This project is within the Coastal Height Limit Overlay and, therefore, will need to meet Plumb line height, Overall height, and Proposition "D" Height.

Please ensure all measurements in height for the plumb line, overall height (base zone), and Coastal Height Limitation ("Prop D") are correctly labeled on the elevations and sections.

Please note that Overall height and Coastal Height Limitation (Prop "D") are two different types of measurements.

[Comment 00168 | Sheet A403 | Open]

Overall height

*Provide further information on the grade datums of the **structure's perimeter only**, please note between these two points shall determine if the project qualifies for 10' grade differential and then is measure 5' from the farthest projection from the existing or proposed grade, whichever is lowest.*

It appears that the project has presented Coastal Height Limitation, however, would need to conform to the overall base zone height in accordance with 113.0270 (a)(2)(b).

Please provide details of the grade differential per SDMC §113.0270 Measuring Structure Height (a)(2)(b). This measurement is the elevation difference within the building footprint. The measurement is then taken from the lowest point of grade (existing/proposed, whichever is lowest) within five feet of the farthest projection (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer.

Planning staff is unclear about where the 5' measurement of the farthest projection is measured from since the dimension of 5' is not presented on the elevations or sections.

Please note that the retaining walls shall not be counted as an architectural projection or included in height measurement.

Please note each structure's height when reviewing Overall Height and Plumb Line height shall be determined as separate height measurements when the structure has a 6' separation in accordance with 113.0270(a)(3)



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

Structure height is measured separately for each structure that is separated from another structure on the premises by 6 feet or more. Separation between structures shall be measured in plan view to account for the structural envelope of each structure.

[Comment 00169 | Sheet A403 | Open]

Plumb Line Height

Lot No. 1 A402 Unclear on the two proposed grade lines on the North Elevation.

The applicant shall include cross-sections of each building to understand the topography of each structure. The plans shall note any special circumstances following 113.0270(4) and illustrate how the project conforms to the height restrictions in the SDMC.

Currently, the plans provide a long cross-section across three parcels from each side of the subdivision.

Planning staff would like further sections to be provided for each individual lot and its proposed structures.

[Comment 00170 | Sheet A501 | Closed]

Coastal Height Limitation

[Technical Bulletin 5-4](#) - Please refer to Figure 1 and provide the 5' perimeter of each structure's exterior wall. The plans should label the highest and lowest datum 5' within the building wall. Please refer to Figure 2 and Figure 3. The grade differential shall determine the measurement of coastal height limitation. Please ensure the highest point of the structure is represented on the roof plans and labeled.

Lot 1, 3, 4, 5 - Please note each structure is required to show low and high datums from each structure. There is a separation of more than 6' between the accessory structures and the primary structure.

Lot 6 - Please clarify the two high datum points presented on the site and roof plan. Please present the high and low datums shown in Figure 1 for each structure separated by more than 6'.

[Comment 00364 | Sheet TS001 | Open]

Previous comments still apply to the project's proposal of existing grades and proposed grades. Please note the project continues to provide phantom existing grades that will no longer exist once the tentative map is finalized. The applicant has modified a few sections/elevations to correct the presentation. However, many sections present an Overall Height exception that does not apply to Plumb line height, as shown in prior comments.

The project will measure the plumb line from the finished grade since such grade will be considered the "existing grade" for the purposes of measurement following §113.0270 Measuring Structure Height.

[Comment 00365 | Sheet TS001 | Open]

Planning staff has met with the applicant to go over pending comments. The applicant has requested a second opinion concerning exception height in §113.0270(a)(4)(ii) interpretation for exterior subterranean areas.

DSD-Transportation Development

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

619-446-5367

[Comment 00090 | Sheet TS001 | Closed]

General:

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. (Information Only – No Action Required)

[Comment 00091 | Sheet TS001 | Closed]

Project Description:

La Jolla – (Process Four) Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit, as well as an accessory dwelling unit on Lots 1 and 6. A 30-foot wide private road within a 50 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

[Comment 00092 | Sheet M-1 | Closed]

Public Improvements:

The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide full roadway cross sections of Calle Del Cielo including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, curb to property line distance, radius of cul-de-sac bulb, and location and width of sidewalk, in order to determine any potential dedication/vacation or improvements.

[Comment 00093 | Sheet TS001 | Closed]

Trip Generation:

The proposed 8 dwelling units (6 single family dwelling units and 2 accessory dwelling units) are expected to generate approximately 72 weekday average daily trips (ADT) with 6 AM peak hour trips (1 in, 5 out) and 7 PM peak hour trips (5 in, 2 out) at a rate of 9 trips per dwelling unit per the City's Trip Generation Manual (May 2003).

[Comment 00094 | Sheet TS001 | Closed]

Local Mobility Analysis (LMA):

The proposed residential project is consistent with the community plan and zoning designation and is expected to generate less than 1,000 ADT. Per the City's Transportation Study Manual (TSM), an LMA will not be required.

[Comment 00095 | Sheet TS001 | Closed]

Vehicle Miles Traveled (VMT) Analysis:



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

The proposed residential project is presumed to have less than significant VMT impact as a small project defined as generating less than 300 daily unadjusted trip rates. Per the TSM, a full VMT analysis will not be required.

[Comment 00096 | Sheet TS001 | Closed]

Mobility Choices:

On 07/11/22, City Council adopted Resolution R-314212 for Mobility Choices regulations within the Coastal Overlay Zone. APN 346-250-0900 is located within Mobility Zone 2 and APNs: 346-250-0800 and 346-250-1000 are located within Mobility Zone 4. Per SDMC Section 143.1103(a)(5), where a premises is located in two or more Mobility Zones, the entire premises shall be subject to the regulations applicable to the lowest Mobility Zone. The entire premises are subject to Mobility Zone 2 regulations. It appears that the project is proposing more parking than the minimum parking spaces required. Per SDMC Section 143.1103(b)(6), except as provided in Section 143.1103(b)(5) or (b)(6), all development located within Mobility Zone 2 shall provide VMT Reduction Measures in accordance with Land Development Manual, Appendix T as follows: development in Mobility Zone 2 that provides more than the minimum parking required in Chapter 14, Article 2, Division 5 shall be required to provide 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. Please show all proposed VMT Reduction Measures with its associated points and state the total points required.

[Comment 00097 | Sheet M-1 | Closed]

"On Site Road":

Tentative Map, Sheet M-1 labels and dimensions a proposed "on-site road" with 50-feet of "right-of-way," whereas Street Section A labels the same area as 50 feet of private road. Also, Sheet A000 dimensions 120 feet of "ROW" at the terminus of the proposed private access road. Please note that right-of-way suggests public use. Additionally, please clarify whether the proposed private road is proposed as a private drive or private street and label it accordingly on the plans.

[Comment 00098 | Sheet M-1 | Closed]

"On Site Road"/Access:

Per the La Jolla Shores Planned District Ordinance SDMC Section 1510.0402(f), all streets and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets and walkways. It appears that the proposed "on site road" shown on the Tentative Map, Sheet M-1 will provide access from Calle Del Cielo to the proposed Lots 1, 2, 3, 4, 5, and 6. Please clarify who will maintain this "on site road." Will this area be designated as a separate lot for access to each lot?

2nd Review:

Per applicant's response to comment #98, "the private street will be maintained by the proposed HOA of the development, this will not be ROW. The HOA is yet to be established, but would consist of the owners of the proposed 6 lots."

[Comment 00099 | Sheet M-1 | Closed]



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

Access/Driveway:

Please clearly show and demonstrate how the proposed private "on-site road" will connect and transition with Calle Del Cielo. Show existing improvements along the cul-de-sac bulb of Calle Del Cielo, including existing driveways to show whether the proposed project improvements would affect the neighboring lots. A full turnaround at the end of the public portion Calle Del Cielo should be provided. If the proposed connection is proposed as a private drive, please provide a standard curb cut off Calle Del Cielo cul-de-sac bulb per City standards with dimensions per SDMC Section 142.0560 (j). Please clearly dimension the street frontage in feet along Calle Del Cielo.

[Comment 00100 | Sheet A000 | Closed]

Driveway:

Per SDMC Section (j)(1), Table 142-05M, the current minimum required, and maximum allowed, two-way driveway width for a detached single dwelling unit with lot greater than 50 feet in width and outside of a Parking Impact Overlay Zone is 12 feet and 25 feet, respectively. Please dimension the proposed driveway width for each lot on the plans accordingly.

[Comment 00101 | Sheet A000 | Closed]

Driveway:

Per SDMC Section 142.0521(d), driveway width (exclusive of driveway apron) shall comply with section 142.0560. The driveway curb cut shall be located a minimum of 3 feet from the side property line to accommodate a standard driveway apron. Please dimension this distance for each lot on the plans.

[Comment 00102 | Sheet A000 | Closed]

Driveway:

Per SDMC Section 142.0560(j)(4), driveways that serve as direct access to off-street parking spaces and that traverse a sidewalk or curb shall be at least 20 feet long measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A in Section 142.0520. Please provide this dimension for each proposed lot on the plans.

[Comment 00103 | Sheet A000 | Closed]

Drive Aisle:

Per SDMC Section 142.0560(j)(4), beyond the driveway curb cut opening, the drive aisle width shall be a minimum of 10 feet and a maximum of 25 feet. Please dimension the drive aisle width beyond the driveway curb cut opening for each lot on the plans.

[Comment 00104 | Sheet A000 | Closed]

Driveway:

Driveways must be perpendicular to the roadway. It appears that the proposed driveways for Lots 1 and 4 are not perpendicular to the roadway. Please revise the proposed driveways for Lot 1, and Lot 4 accordingly.

[Comment 00105 | Sheet TS001 | Closed]



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

Parking:

Per SDMC Section 142.0520, Table 142-05B, all single dwelling units, except those with five or more bedrooms in campus impact areas are required to provide a minimum of 2 spaces per dwelling unit. Please provide a parking table stating the minimum parking spaces required and parking spaces provided for each lot. It appears that an accessory dwelling unit is proposed for Lots 1 and 6. No on-street parking spaces or off-street parking spaces are required for ADUs and JADUs except as specified in Section 141.0302(b)(3)(B).

[Comment 00106 | Sheet A201 | Closed]

Parking:

Per La Jolla Shores Planned District Ordinance SDMC Section 1510.0401(j), parking spaces shall be designed in accordance with Land Development Code Section 142.0560 (Development and Design Requirements for Parking Facilities). Please dimension each parking space or provide typical dimensions for the proposed parking spaces within each lot per SDMC Section 142.0560 Tables 142-05K. For parking spaces with one side abutting an obstacle and garage door behind the space, the minimum required spaces are 9' wide by 9' long. Please also dimension the width of the garage doors on the plans. Please revise Sheets A201, A204, A209, A213, A216, A217,, and A221 accordingly.

[Comment 00107 | Sheet A213 | Closed]

Turning Template:

Please demonstrate that vehicles can adequately enter and exit from the proposed garage parking spaces for Lot 4 shown on Sheet A213.

[Comment 00108 | Sheet A000 | Closed]

Gradient:

Please clarify and state on the plans whether the proposed "on site road" is proposed as a private street or private drive and provide the gradient along the on site road. Per Street Design Manual Section 6.3.1(3), private streets shall be designed and constructed to the same structural, geometric, lighting, and drainage standards as dedicated streets. Private streets with parking on both sides of the street shall have a minimum curb-to-curb width of 34 feet. Plans show a proposed curb-to-curb width of 30 feet. Please clarify and show on the plans whether parking is proposed along the "on site road" with dimensions.

[Comment 00109 | Sheet A000 | Closed]

Gradient:

Please provide the gradient along the proposed private on-site road and drive aisles leading to the proposed garaged spaces for each lot with appropriate transitions per SDMC with dimensions per SDMC Section 142.0560(j)(9).

[Comment 00110 | Sheet M-1 | Closed]

Access Easement:

It appears that currently the existing single-family residence takes access from Calle Frescota owned by a separate entity (APN: 346-240-0100). Please provide any existing access easement agreement between all affected lots.



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

[Comment 00111 | Sheet A000 | Closed]

Pedestrian Access:

Per the Supplemental Site Development Permit Regulations for residential development, SDMC Section 143.0310(c)(1), identified pedestrian access shall be provided from all building entrances to the public right-of-way. Please clearly show pedestrian access from each proposed single family residence to the public right of way.

[Comment 00112 | Sheet A000 | Closed]

Fences and Gates:

Please label all proposed fences and gates on the plans and provide information regarding how the proposed gates will operate.

[Comment 00113 | Sheet A000 | Closed]

Visibility Triangles:

No fences/shrubs higher than 24 inches in height are permitted in the visibility areas of the proposed driveways. The visibility triangles at each proposed driveway for lots 1, 2, 5 and 6 are shown on Sheet A000. Please also dimension the visibility triangles and clearly note on the plans that no objects higher than 24 inches will be proposed in the visibility areas, as well as show and dimension the visibility triangles for lots 3, and 4. In addition, the visibility triangles shown on Sheets A001, A002, A003, A004, A005, and A006 are shown incorrectly. The visibility area shall be shown on private property and extend 10 feet inward along each proposed driveway and along the property line. Refer to the Land Development Code section 113.0273 for measuring visibility area.

[Comment 00114 | Sheet TS001 | Closed]

Climate Action Plan (CAP) Consistency Checklist:

Strategy 3 – In addition to selecting N/A for all Strategy 3 items, please include an explanation in each textbox stating why each item is not applicable such as “the project is a single-family residential project.”

[Comment 00115 | Sheet A000 | Closed]

Plan Revision:

In addition to providing the cross-section and dimensions for the proposed private access road shown on Sheet M-1. Please also show and provide these dimensions on the overall site plan, Sheet A000 including the curb-to-curb distance, centerline to curb distance, centerline to property line distance, curb to property line distance, sidewalk width and location. Please also show the proposed curb, gutter, and sidewalk on the plans.

[Comment 00116 | Sheet TS001 | Closed]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)



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

[Comment 00288 | Sheet TS001 | Closed]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 36 vehicles total, as well as an accessory dwelling unit on Lot 1. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the change in the number of parking spaces proposed from 39 to 36 automobile parking spaces and the change in the number of accessory dwelling units from 2 to 1 on Lot 1.

[Comment 00289 | Sheet TS002 | Closed]

Clarification (ADU):

Sheet TS002 Area Calculation for Lot 1 states 744 SF accessory dwelling unit (casita) whereas the text box titled "Total Calculations for Development" states 0 ADU is proposed. Sheet A000 shows a proposed accessory dwelling unit (casita). Please clarify and revise plans to correct this discrepancy.

[Comment 00290 | Sheet M-1 | Closed]

Public Improvements:

Following up on Issues #92 and #194, the project site is fronting Calle Del Cielo. In order to determine any public improvement requirements, please provide full roadway cross section of Calle Del Cielo including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, curb to property line distance, radius of existing cul-de-sac bulb, and location and width of sidewalk. (3rd Request)

[Comment 00291 | Sheet TS002 | Closed]

Mobility Choices:

Following up on Issues #96 and #195, per Sheet TS002 under Mobility Choices VMT Reduction Measures, project is proposing 8 points of VMT Reduction Measures. Please list all proposed VMT Reduction Measures with its associated points and state the total points required in Sheet TS002. Please also show and call out these measures on the plans. Please address this on the next submittal. Please note that project is required to provide 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. (3rd Request)

[Comment 00292 | Sheet M-1 | Closed]

Private Street Entrance:

Per response to Issues #99 and #197, the applicant states that the proposed gate has been relocated and requested a meeting regarding the required turnaround at the entrance to a private street. Transportation Development staff met with the applicant via a Teams meeting on 4/2/2024 to discuss the requirement of a turnaround facility prior to a gate. Please demonstrate how the proposed private street will connect and transition with Calle Del Cielo including sidewalk transition. Please show existing and any proposed improvements along the cul-de-sac bulb of Calle Del Cielo including the existing sidewalk. Please also show the existing curb cut on the cul-de-sac that serves 8305 Calle Del Cielo to show whether the proposed project improvements would affect the neighboring lots and clearly dimension the street frontage in feet along Calle Del Cielo.



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

Per Street Design Manual (SDM) 6.3.1, the entrance to a private street must provide adequate turnaround facilities. Please provide a full turnaround at the end of the public portion of Calle Del Cielo. Please demonstrate, with turning templates, how vehicles turned away at the gated entrance would turn around. (3rd Request)

[Comment 00293 | Sheet A000 | Closed]

Driveway Width:

Following up on Issues #100 and #199, The Civil Sheets (Sheets C-2, C-3, C-4, C-5, C-6, and C-7) show a 22 ft wide driveway for Lot 1, 18 ft wide driveway for Lot 2, 18 ft wide driveway for Lot 3, 20 ft wide driveway for Lot 4, 20 ft wide driveway for Lot 5, and 28 ft wide driveway for Lot 6. Whereas Sheet A000 dimensions the driveway for Lot 5 as 15'-9" and Lot 6 as 25 ft wide. Please revise and correct these discrepancies. Please also clearly show and dimension the driveway curb cut for Lots 1, 2, 3, and 4 on Sheet A000 consistent with the civil sheets. Please note that the maximum width allowed is 25 ft per SDMC Section 142.0560(j)(1) Table 142-05M. (3rd Request)

[Comment 00294 | Sheet A208 | Closed]

Drive Aisle Width (Lots 3 & Lot 4):

Per the applicant's response to Issues #103 and #201, the drive aisles for Lots 3 and 4 have been dimensioned on Sheets A000, A208, A209, and A214. However, the drive aisle widths are still not dimensioned for these lots. Please revise and dimension the drive aisle width for Lots 3 and 4 per SDMC Section 142.0521(e). Please note that a drive aisle is different from a driveway; a drive aisle is located within a project site. (3rd Request)

[Comment 00295 | Sheet A216 | Closed]

Drive Aisle Width (Lot 5 & 6):

Per response to Issues #103 and #202, the applicant refers to Sheets A000, A217, and A229 for the drive aisle widths for Lots 5 and 6, which are still not dimensioned. Please dimension the drive aisle width beyond the driveway curb cut opening for Lot 5 and Lot 6 per SDMC Section 142.0521(e). Please note that a drive aisle is different from a driveway; a drive aisle is located within a project site. (3rd Request)

[Comment 00296 | Sheet C-1 | Closed]

Driveway:

Per response to Issues #104 and #203, the applicant states that all driveways are perpendicular to the street. However, the proposed driveway for Lot 1 does not appear to be perpendicular to the roadway. (3rd Request)

[Comment 00297 | Sheet TS002 | Closed]

Parking Table:

Sheet TS002 has been revised to show the correct number of parking provided. However, Sheets A001, A201, A204, A208, A209, A213, A215, A216, and A219 shows a total of 36 vehicular parking spaces, whereas the "Total Calculations For Development" on Sheet TS002 states 39 vehicular parking spaces. Please revise and correct this discrepancy.

[Comment 00298 | Sheet A216 | Closed]

Parking Dimension:

Per applicant's response to Issues #106 and #205, Sheets A000, A001, A002, and A003 show a 9 ft wide and 19 ft long



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

exterior parking spaces. Please also dimension the vehicular parking spaces within the parking garages in accordance to SDMC Section 142.0560(b) Table 142-05K. In addition, please dimension the parking spaces within the proposed garage lift on Lot 5 on Sheet A216. (2nd Request)

[Comment 00299 | Sheet A001 | Closed]

Parking within Required Yard Set Back – Lots 1 and 2:

Per 142.0510(e)(1), off-street parking spaces shall not be located in any required front or street side yard setback. Sheets A000, A001, A002, and A204 show vehicular parking spaces located in the front and side yard setback for Lots 1 and 2. Please remove any parking spaces within the setbacks. Revise the parking count and parking table on Sheet TS002 accordingly.

[Comment 00300 | Sheet A002 | Closed]

Parking (Lot 2):

Sheet A204 shows 1 surface parking space and 4 garage spaces for Lot 2. It appears that vehicles would not be able to maneuver in and out of the proposed garage parking spaces with the proposed surface parking space. Please remove the proposed surface parking space from the plans and revise the parking count.

[Comment 00301 | Sheet A208 | Closed]

Parking (Lot 3):

Sheet A208 shows 2 garage spaces in tandem; please clarify whether the rest of the lower garage will be for storage or any other use. Sheet A209 shows 1 surface parking space and 6 garage spaces in tandem configuration. It appears that the surface parking space would obstruct the parking spaces on the east side of the garage. Please demonstrate that vehicles can adequately maneuver in and out of these spaces through a turning template or remove the surface parking space from the plans and revise the parking count.

In addition, Sheets L000, L010, L100, L200, and L300 show 6 surface parking spaces, whereas Sheets A000 and A003 show 1 surface parking space. Please correct these discrepancies and revise the plans per the comments above.

[Comment 00302 | Sheet A215 | Closed]

Parking (Lot 5):

Sheet A215 shows a car turntable for Lot 5; please provide information on how this turntable will operate and how 5 cars can be parked in the garage without obstructing the turntable. In addition, Sheet A215 also shows an area labeled as lower garage/workshop/office and 2 post-lift; please provide information on how the 2 post-lift will operate and demonstrate and clarify how it would not obstruct access to the parking spaces within the garage.

[Comment 00303 | Sheet M-1 | Closed]

Parking on Private Street:

Per response to Issues #108 and #207, applicant states that parking will be allowed on both sides of the proposed private street. Please revise plans and private street cross-section on Sheet M-1 to show the parking lane with dimensions. (3rd Request)

[Comment 00304 | Sheet C-1 | Closed]

Private Street Gradient:

Per the Street Design Manual Table 1-2, for a low-volume residential local street, the max grade allowed is 15% and minimum



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

curve radius of 100 ft. Sheet C-1 shows gradients between 2% to 15% along the private street, which meets the requirement.

[Comment 00305 | Sheet C-2 | Open]

Driveway Gradient (greater than 14%):

Per response to Issue #209, applicant states that the plan has been updated. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.*
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.*
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.*

Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp. (2nd Request)

[Comment 00306 | Sheet A000 | Closed]

Pedestrian Access:

Following up on comments #111 and 210, Sheet A000 has been revised to show pedestrian circulation along the proposed sidewalk on the proposed private street. Please show and label the proposed pedestrian access from the Calle Del Cielo right-of-way to the project site.

[Comment 00307 | Sheet A601 | Closed]

Gates:

Per applicant's response to Issues #112 and 211, Sheet A601 shows the proposed gate swinging inward to the project site and is noted to be electric gates per Note E under Fire Notes. Please label the distance between the property line and the gate on Sheet A601. (2nd Request)

In addition, Sheet M-1 labels the location of the gate at the property line, whereas Sheets C-1, C-7, A000, and A601 show the gate further into the project site. Please revise and correct this discrepancy.

[Comment 00308 | Sheet L100 | Closed]

Plan Revision (Sidewalk):

Sheets L100 and L300 show no sidewalk on the parkway within the private street, whereas the cross-section for the private street on Sheet M-1 shows a 5 ft wide sidewalk on both sides. Please revise and correct this discrepancy.

[Comment 00309 | Sheet A000 | Closed]

Plan Clarification:

Following up on comments #102 and 200, Sheet A000 shows and labels a 20 ft "dropping zone" in each lot. Please demonstrate a minimum 20 ft long area from the back of the sidewalk on the private street to each garage and eliminate the "dropping zone" label on each lot.

Fire-Plan Review



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

Nathaniel Boyle
natebu@sandiego.gov
619-533-4481

[Comment 00071 | Sheet L100 | Closed]

Fire has no comment concerning the site development plan.

Fire reserves the right to make future comments.

Planning-Facilities Financing

Eduardo Hernandez Jr.
EduardoH@sandiego.gov
619-446-5358

[Comment 00004 | Sheet TS001 | Closed]

DEVELOPMENT IMPACT FEE (DIF):

This development project may be subject to development impact fees during the building permit review process.

The current estimated La Jolla DIF are:

Fire: \$1,218.00

Library: \$2,400.00

Mobility: \$6,420.00

The current estimated Citywide DIF are:

Parks: \$118,836.00

Link to Citywide Fees Calculator:

https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx

TOTAL ESTIMATED DIF = \$128,874.00

REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

The current RTCIP Fee is \$2,688.21 per dwelling unit.

ACTIVE TRANSPORTATION IN-LIEU FEE (ATILF):

This development project is located in Mobility Zone 4. Development located in Mobility Zone 4 is required to pay the ATILF per SDMC Section 143.1103.

The current ATILF is \$1,550.65 per excess vehicle mile traveled (VMT).

Link to ATILF calculator:

<https://www.sandiego.gov/sites/default/files/active-transportation-in-lieu-fee-calculator.xlsx>



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

CREDIT FOR DEMOLITION:

Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include a Demolition Plan and its Demolition Permit Application Number on the plans of your next submittal.

TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.

For all projects with a building permit application date prior to July 1st, 2022, and ready for building permit issuance in FY 2023, applicants will be given the opportunity to pay FY 2022 fee rates if payment is made at building permit issuance. However, if an applicant chooses to pay the fee at Final Inspection, any annual inflationary adjustments shall apply.

Email impactfees@sandiego.gov to schedule a DIF payment.

Once payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." **Credit/debit cards are not accepted for in-person payments.**

(INFORMATION ONLY)

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at:

<https://www.sandiego.gov/sites/default/files/feeschedule.pdf>

NOTICE:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the development 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. The DSD Development Project Manager can assist with further questions.

Planning-Park and Recreation

Kathleen Brand
BrandK@sandiego.gov
619-446-5089

[Comment 00073 | Sheet TS001 | Open]

This project was reviewed for conformance with the City's General Plan guidelines for population-based parks, the La Jolla Community Plan, and the La Jolla Public Facilities Fee Impact Study.

[Comment 00074 | Sheet TS001 | Open]

The Complete Communities Citywide Parks Master Plan and related General Plan population-based park standards have been adopted. The City has adopted a new Citywide Park Development Impact Fee, along with a new General Plan population-based Park Standard, this project would be assessed a Citywide Park Development Impact Fee to satisfy the project's population-based park requirements and would not be subject to a park ad hoc fee.



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Tentative Map PRJ-1085883.pdf

DSD-Map Check

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

[Comment 00045 | Sheet M-1 | Closed]

Please delete this duplication of the legal description.

[Comment 00046 | Sheet M-1 | Closed]

*Please insert the underlined/bold, TOTAL " **NUMBER OF PROPOSED** " LOTS:*

[Comment 00047 | Sheet M-1 | Closed]

OWNER/APPLICANT

Please indicate the owner or project applicant that corresponds to record title holder.

[Comment 00048 | Sheet M-1 | Closed]

REFERENCES:

Please state/indicate all pertinent references that were used in the preparation of the tentative map exhibit, i.e. maps, improvement drawings, easement drawings & land title information, potentially impacting project design.

[Comment 00049 | Sheet M-1 | Closed]

TOPOGRAPHY SOURCE

Please identify project topographic data source (person or entity), survey method, and data collection date.

Please note, City Design Guideline Standards require topographic source design data be identified and dated within a 3-year period from initial plan review submittal date.

[Comment 00050 | Sheet M-1 | Closed]

BASIS OF BEARINGS

Please add a Basis of Bearings statement on the Tentative Map title sheet identifying the reference source of site course dimensions as displayed on drawing plan views.

Pursuant to State Public Resources Code Sec. 8801 and City DSD Map Check standard guidelines, all displayed drawing plan course dimensions derived from a field survey require a Basis of Bearings statement identifying the survey reference source.



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

A valid Basis of Bearings source can be established from a record map, GPS survey procedure, or other specified conventional survey method.

Please see City "Mapping and Land Title Document Preparation Manual," Pg. 20, Surveying Procedures, for Basis of Bearings information and reference requirements: (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>)

[Comment 00051 | Sheet M-1 | Closed]

MAPPING NOTE

Please add the mapping note below to the tentative map exhibit which clearly depicts the type of map that is being proposed.

"A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS."

[Comment 00052 | Sheet M-1 | Closed]

LEGEND

Please add a 'LEGEND' for line works and feature symbology with corresponding descriptions for both existing and proposed title interest features such as site boundaries, easements, and public right-of-way limits.

Please add existing survey monument legend item ("INDICATES EXISTING SURVEY MONUMENT AS NOTED") displayed with applicable monument symbol and item note indicating monument description.

Please see City "Regional Standard Drawing 'M-13'" for survey monument reference symbology:

[Comment 00053 | Sheet M-1 | Closed]

VICINITY MAP

Please display a Plan Vicinity Map depicting the general project site location relative to major streets and highways within the proximate site vicinity. The Vicinity Map must sufficiently illustrate the project site location within the project community region.

[Comment 00054 | Sheet M-1 | Closed]

EASEMENTS

Please delineate and note all existing record easement interests located within the project scope limits.

Notation(s) shall include easement character, easement holder, record source information, and easement width (if applicable). [Example: "PUBLIC SEWER EASEMENT GRANTED TO CITY OF SAN DIEGO PER DOC. NO. 2014-123456, O.R., (CITY DWG. XXXX-B)"].

Please clearly delineate and note all proposed easements and public right-of-way

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

[Comment 00055 | Sheet M-1 | Closed]

ADJOINING LAND MAPPING REFERENCES



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

Please identify record mapping information on all adjoining project land parcels as displayed within this project Tentative Map.

Please display adjoining record mapping information with legible "shadow" text font denoting record parcel description and map reference.

Please see City "Mapping & Land Title Document Preparation Manual," Pg. 30, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>

[Comment 00056 | Sheet M-1 | Closed]

PUBLIC RIGHT-OF-WAY LIMITS

Please delineate and identify public right-of-way limits consistent with current public records and location for all public streets shown on this Improvement Plan.

Please include public right-of-way width dimensions along portions of public right-of-way adjoining, or a part of, this project Improvement Plan.

Please see City "Mapping & Land Title Document Preparation Manual," Pg. 30, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>

[Comment 00057 | Sheet M-1 | Closed]

LAND SURVEYOR SEAL, SIGNATURE, AND DATE

Please indicate the licensed land surveyor that shall sign, stamp, and date the tentative map/development permit exhibit. See City Land Development Manual, Project Submittal Requirement, Section 4, Item 12.8 "Property Lines: Show and label all property lines, including distances. Plans must be stamped by a Licensed Land Surveyor by a Civil Engineer authorized to practice land surveying (Section 8726 of the Business and Professions Code)".

Please see referenced section in City Land Development Manual, Project Submittal Requirement, Section 4: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf

[Comment 00058 | Sheet M-1 | Closed]

REVIEW

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.

[Comment 00059 | Sheet M-1 | Closed]

Dedications and Easements Required for Tentative Maps

All subdivision projects proposing the dedication of public service easements and public right-of-way shall be shown on the tentative map subject to the provisions set forth in M.C. §1440230.

The City Engineer or City Land Surveyor may accept on behalf of the City Council streets and roads, or portions thereof, dedications approved per the tentative map and offered for dedication on the approved Final Map. (M.C. §144.0233).

<https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art04Division02.pdf>

Please delineate and note all proposed dedications of public service easements and public right-of-way on the tentative map.



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

[Comment 00060 | Sheet M-1 | Closed]

DISCRETIONARY PERMIT NUMBERS

Please add the following project reference information to all plan sheet title blocks:

PRJ NO.: 1085883

TM NO.: 3213966

SDP NO.: 3213965

CDP No.: 3213964

NAD83 COORDINATES: 1892-6251

LAMBERT COORDINATES: 252-1691

[Comment 00061 | Sheet M-1 | Closed]

Indicate/show dimensions and bearings of the exterior boundary lines of the tentative map. Typical.

[Comment 00062 | Sheet M-1 | Closed]

Please clarify. How is this possible?

[Comment 00063 | Sheet M-1 | Closed]

Change 'PA RCELS' to "LOTS". Typical for final map.

[Comment 00064 | Sheet M-1 | Closed]

Insert "EXHIBIT NO. 3213966" as redlined and add the title of the subdivision "CIELO MAR" below "TENTATIVE MAP ...".

Delete the address of the properties next to the title above.

[Comment 00065 | Sheet M-1 | Closed]

Add additional sheet for the Tentative Map Exhibit to accommodate all other required information/data as listed in the Project Issue Report/redlines.

[Comment 00066 | Sheet M-1 | Closed]

Round off all areas in acreage to the nearest 3 decimal places (thousandths of an acre) and all areas in square feet to the nearest 2 decimal places (nearest hundredths of a foot). Typical.

[Comment 00067 | Sheet M-1 | Closed]

Indicate the area of each lot in both acre and square feet units.

[Comment 00173 | Sheet M-1 | Closed]



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

2nd Request:

Add TM No. "3213966" as redlined.

[Comment 00174 | Sheet M-1 | Closed]

2nd request:

Insert "NUMEBR OF PROPOSED" as redlined.

[Comment 00175 | Sheet M-1 | Closed]

2nd request:

Round off all areas in acre to the nearest 3 decimal places.

[Comment 00176 | Sheet M-1 | Closed]

2nd request:

Show/label all adjoining and underlying project site parcels/lots .

[Comment 00177 | Sheet M-1 | Closed]

2nd request:

Submit all reference materials pertinent to the TM Exhibit preparation, i.e. PM No. 14620, etc.

[Comment 00178 | Sheet M-1 | Closed]

Plot and label this proposed public utility easement in the TM exhibit. See comment# 00059.

Also, verify and confirm with PUD reviewer if public utility easement is okay as opposed to sewer, water and/or drainage easement to be specific.

[Comment 00179 | Sheet M-1 | Closed]

A dd the "Lettered Lot "A" in the 'TOTAL NO. OF PROPOSED LOTS' statement.

[Comment 00180 | Sheet M-1 | Closed]

These existing easements appear to be within the TM boundary per the title report. Please verify their locations and have them plotted and labeled accordingly in the TM exhibit.

[Comment 00181 | Sheet M-1 | Closed]

2nd request:

Add "LEGEND" for line works and mapping features. See link below for the City of San Diego Mapping & Land Title Document Preparation Manual for reference.

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>

[Comment 00182 | Sheet M-1 | Closed]

2nd request:



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

Add/indicate all reference materials used in the preparation of the TM exhibit.

[Comment 00183 | Page 2 | Closed]

This appears to be only a duplicate of sheet M-1. Verify, update, revise and re-submit.

[Comment 00254 | Page 2 | Closed]

Please replace 'R.O.W.' with "PRIVATE STREET "



THE CITY OF SAN DIEGO
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Project Address 8303 La Jolla Shores Dr
San Diego, CA 92037

Project Type Discretionary Project

Instructions

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

Scope of Work

Process Four: Tentative Map, Site Development Permit, and Coastal Development Permit to create six parcels, each with a SDU. Project is at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan and City Council District 1.

Overlay Zones: CCMC Mobility Zone 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal), Affordable Housing Parking Demand (High), Brush Management, Very High Fire Severity, Geo Hazard 52.

Other

Community Planning Group

Hilda Davison
HDavison@sandiego.gov
(619) 446-5462

[Comment 00001 | Page | Closed]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

[Comment 00002 | Page | Closed]

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Association at

[Comment 00003 | Page | Closed]

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

[Comment 00251 | Page | Conditional]

The applicant has presented the project to both the La Jolla Shores Permit Review Committee and the Advisory Board and has chosen not to obtain a formal recommendation. The applicant will provide meeting minutes to be included in the staff report.



THE CITY OF SAN DIEGO
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DSD-Combined

Corey Funk
CFUNK@sandiego.gov
619-533-3945

[Comment 00075 | Page | Closed]

(Planning Dept.) INFO ONLY - The La Jolla Community Plan designates the 4.45-acre site for Very Low Residential (0-5 dwelling units per acre). This designation in the community plan is characterized by large, single dwelling unit, estate homes built on 10,000 to 40,000 square foot parcels with steep slopes and/or open space areas. Based on the area of the proposed project site 22 single-family units would be allowed on site. As proposed, the project consisting of 6 single-family dwelling units located on lots ranging from approximately 20,000 to 34,000- square foot lots would implement the community plan's land use designation.

[Comment 00076 | Page | Closed]

(Planning Dept.) Given the number of dwelling units proposed with the project, there remains capacity to include additional dwelling units based on the community plan's recommended residential density. Given the City's need to increase the inventory of affordable housing, the applicant is encouraged to include affordable units within the project.

[Comment 00077 | Page | Closed]

(Planning Dept.) Please clarify the number of accessory dwelling units proposed. The applicant is encouraged to include ADUs with each of the homes.

Updated comment:

Planning staff recommends that the number of proposed ADUs is included in the project scope or other location in the project data.

[Comment 00078 | Page | Closed]

(Planning Dept.) The Residential Element of the community plan recommends that all residential projects maximize their energy efficiency through site design and solar orientation. Please indicate how the proposed project meets this recommendation.

[Comment 00079 | Page | Closed]

Please provide color renderings for each plan type in the proposed subdivision. In addition, identify all exterior colors and building materials used, including hardscapes, street fixtures, etc. Additional detail will be helpful to show how the project meets plan recommendations for Community Character.

[Comment 00080 | Page | Closed]

(Planning Dept.) Appendix E of the community plan identifies the project site within Residential Street Tree District 3. Please ensure that street trees identified for the project are consistent with the recommended street trees list on page 128. Please see LDR-Landscape reviewer comments for additional tree and landscape requirements.

The Concept Plant Schedule includes street trees that are not included in the community plan list of street trees for District 3 - please update the proposed street trees for consistency with this list.



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

[Comment 00081 | Page | Closed]

(Planning Dept.) There appears to be steep natural slopes greater than or equal to 25% gradient, it is recommended that the applicant ensure that structures are designed to adapt to existing hillside conditions as outlined in Natural Resources and Open Space System Element Plan Recommendations 5.a and 5.i.

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov
619-236-7713

[Comment 00223 | Page | Closed]

For the SWQMP on Page 17– Per Section 8.1.6 of the City of San Diego Drainage Design Manual: ‘When an aboveground detention facility is used for both water quality and flood control, the flood storage volume shall be provided in addition to the storage volume designated for water quality treatment.’ Please address how this is achieved for this project.

[Comment 00224 | Page | Closed]

For DMA MAP Sheet 1: The depth of gravel on Table BMP Information dose not match the biofiltration section B as the depth of gravel is shown as 15". Please revise accordingly.

[Comment 00225 | Page | Open]

The HMP Exemption is not sufficient and the project does not seem to be HMP Exempt. Runoff from the project site does is not conveyed through hardened conveyance or discharge directly to a storm drain. Please remove the HMP exemption and provide the missing Attachment 2.

Follow up: the HMP Exemption must demonstrate adequate hardened conveyance on Calle Frescota.

[Comment 00226 | Page | Closed]

The Deputy City Engineer is review and could potentially comment on the drainage.

[Comment 00227 | Page | Closed]

Please revise worksheet B.5-1 item#7 to reflect the changes in depth.

[Comment 00228 | Page | Closed]

Please provide revised site plan sheets as Attachment 4 is missing on the SWQMP.

[Comment 00229 | Page | Closed]

The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded.



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

Page 17 on SWQMP - The proposed condition description shall call out how runoff from each basin is conveyed to the corresponding BMP, how runoff is controlled to comply with peak flow attenuation, where the pump is located and how the site discharges. Also explain the purpose of the proposed permeable pavers and concrete channel.

[Comment 00350 | Page | Closed]

Please provide the cumulative probability charts for the existing vs proposed conditions.

[Comment 00351 | Page | Closed]

Please revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F, item # 2, is supposed to be No.

[Comment 00352 | Page | Closed]

Please revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F, item # 4, is supposed to be Yes.

[Comment 00353 | Page | Closed]

Please add a note on the site plan that the project is in the ASBS watershed.

[Comment 00387 | Page | Open]

Per the Deputy City Engineer, the storm drain conveyance and outlet to La Jolla Shores shall be undergrounded. If a curb outlet is proposed, please provide capacity calculations.

[Comment 00388 | Page | Open]

A Neighborhood Development Permit is required for private encroachments in the City's ROW or fronting another property per SDMC 126.0402. Also, both affected owners shall enter into an Encroachment Maintenance and Removal Agreement for ongoing maintenance of the wall. Provide written confirmation from the adjacent property owner for offsite work and entering into a maintenance agreement.

[Comment 00389 | Page | Open]

Sheet C-9; Note#2 states, "power pole to be relocated," Whereas Sheet C-10 calls out the "existing overhead and to poles be removed." Please revise accordingly.

Tecla Levy
TLEVY@sandiego.gov

[Comment 00035 | Page | Closed]

This completes the Engineering Review of this submittal. Additional comments may be recommended pending further review or any redesign of this project. Draft Permit Conditions will be provided upon addressing the outstanding comments.

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov



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

[Comment 00242 | Page | Closed]

2nd Review Issues

Comment 156, Findings and Site Development Permit and Coastal Development Permit Findings –Please include details on how the project meets design criteria following SDMC 1510.0301.

[Comment 00243 | Page | Closed]

Per Comment 160-163 -300' Survey, the applicant has provided further information on the 300' radius of the site and does not surpass the single-family (SF) area as referenced in Map Drawing No. C-403.4. and follows 1510.0304(a).

However, please include the proposed development for each lot in the table to easily compare with the existing SDU data information and the average lot size in the vicinity. The applicant provided the average data for the setbacks and FAR on Sheet A 000.2 but requires further information on the average lot size.

[Comment 00244 | Page | Closed]

Per Comment 162-163, Gross Floor Area. Please note for each lot the floor area ratio is the area counted towards GFA divided by the lot size. Each lot does not have the correct formula for the GFA (FAR) towards the lot size. If there is square footage that is not counted towards gross floor area per GFA exemptions in Chapter 11, please label "GFA not Included" for the specific areas of the structure where GFA may be exempted from the calculation.

Lot # 3 – Planning staff is unclear on how the entire garage is exempted from the calculation of GFA Sheet A208, North Elevation. Please include the cross-sections to show where the entire garage is buried beneath the grade. Please note that per §113.0234(a)(2) gross floor area is counted towards GFA when the dimension from the grade is exposed shall be calculated into the total FAR.

[Comment 00245 | Page | Closed]

Per Comment 164, the applicant has provided elevations to the architectural style. However, no color models of the proposal were provided nor were responses on the architectural theme. Please provide a color palette and material lists on the plans to review the design proposal if renderings of the architectural style cannot be provided at this time.

[Comment 00246 | Page | Closed]

Per Comment 165 – Applicant has responded to comments regarding Master Planned Development will not move forward. Each single dwelling unit is being designed with individual residents already active with the proposal of the project.

[Comment 00247 | Page | Closed]

Per Comment 166, Please provide the maximum and proposed lot coverage square footage to review that no more than 60% is exceeded on the site. Please review areas that are included in lot coverage per definition and areas that are exempted following §113.0240(a)-(e).

[Comment 00248 | Page | Open]

Comment 167-170, Overall Height Measurement - Planning staff has evaluated each site regarding the three- height limitations within the Coastal Overlay Zone. Please include labeling on the elevations so that all three height restrictions are followed. For example, the applicant provided "Prop D" measurements and "Plumb Line" references in the plans but did not



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

provide information on the Overall Height per the base zone of LJSPDO. The applicant shall provide where the farthest projection is presented on their elevations with a 5' dimension as required per §113.0270(a)(2)(B)

In addition, the planning staff has requested cross-sections to review the relationship between the finished grade for each single dwelling unit.

[Comment 00249 | Page | Open]

Plumb Line Height

Further information was requested from the applicant regarding the plumb line heights and which exceptions apply to the site per 113.0270(4).

Lot # 2 –

Sheet A 404 South Elevation – Section 2 – Unclear on the relationship with the finish grades on the site. It appears there are areas where the exposed grade is shown on the structure where an imaginary plane cannot be measured following 113.0270(4)

Lot #3 –

Sheet A407 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade and the highest point of the structure. At each point, the structure may not exceed 30'. Please review exceptions to §113.0270(4) and present where these are applied on the site.

Lot #5 –

Sheet A 412 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade from the highest point of the structure. At each point, the structure may not exceed 30'. Please review exceptions to §113.0270(4) and present where these are applied on the site.

Lot #6

Sheet 415 – South Elevation – Section 4 – Please provide a cross-section to understand the relationship between the grade from the highest point of the structure. It appears the chimney cap is the highest point of the structure at 109'-5" to the lower level at grade datum 79'-6" = 29'-11". Please include the cross-section to understand the areas of the highest point of the roof are not exceeded.

[Comment 00250 | Page | Closed]

Gateway Sheet A601 – Please provide the location of the gate on the site plan. It appears that the gate will be proposed within the private driveway. Has the city engineer commented on the proposed gate? Planning staff will coordinate with the city engineer to further discuss.

Per §1510.0402 Special Regulations (f) Private Streets, Alleys and Walkways All streets, alleys and walkways proposed for general area wide use within any development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys and walkways."

[Comment 00310 | Page | Closed]

3rd Comment Issues

Please contact the Development Project Manager, Veronica Davison (hdavison@sandiego.gov), to set up a meeting with the Planning staff to discuss the pending comments on the review.

[Comment 00311 | Page | Closed]



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

300' Survey

Planning has reviewed the 300' survey, which included the variations of lot sizes in the area. However, as previously requested, the applicant shall provide the average lot size.

[Comment 00312 | Page | Open]

Height Requirements

Please note since the site proposes a tentative map recordation, the existing areas of slope that are cut/filled per 113.0228(b), which creates a new finished grade, is considered the "existing" grade for measurement in 113.0270. If the applicant were to raise the "existing" grade, the measurement would follow this newly created grade.

The new "existing" grade shall follow the operation grading plan and be present on the elevations and sections.

[Comment 00313 | Page | Open]

Plumb Line Height

Per §113.0270(a)(2)(A), the existing grade on the elevations is not correctly presented. The elevations present a phantom grade (e.g., Lot 2 South Elevation Sec. 2 Sheet 404) that will no longer exist and should be measured parallel line to 30' unless special circumstances apply to each specific site.

Any areas that are relatively close to the measurement of 30' on the elevations shall present sections to establish that each point of the structure does not exceed the plumb line height. The site's existing topographic areas are difficult to review height and require at least three or more sections to present how the "existing" grade is measured on each premise.

The staff has reviewed the scale of each elevation present, and it appears certain portions of the buildings may exceed the plumb line height from the "existing" grade.

E.g., Sec 1 Lot 2—West Elevation—The single dwelling units include a plumb height dimension measurement of 34'-6 ½" and appear to be overweight. Please clarify how each structure does not exceed the maximum plumb line height of 30' in various sections to evaluate the TM recorded new existing grade. Please note that the Overall Sections provided do not provide the detailed information required to evaluate the new existing grade per the TM.

Please note that areas of imaginary plan per 113.0270(a)(4)(B)(i) "Where a basement, underground parking structure, interior court, or other similar interior subterranean area is proposed" only.

[Comment 00314 | Page | Closed]

Findings SDP/CDP/TM

Planning staff would like to review the findings before submitting the final cycle .

[Comment 00315 | Page | Closed]

Please submit the La Jolla Shores Advisory Board and Community Planning Group Recommendation to review the minutes

DSD-Transportation Development



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

[Comment 00209 | Page | Open]

Driveway Gradient (greater than 14%):

Per SDMC Section 142.0560(9)(C), for driveway ramps with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent, there shall be transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the abutting slope of the driveway ramp, as illustrated in Diagram 142-05D. Lot 1 shows a 15% gradient, Lot 2 shows an 18% gradient, and Lot 3 shows a 19% gradient. The transitions for these driveway ramps exceeds one-half of the abutting slope; please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp.

[Comment 00210 | Page | Closed]

Pedestrian Access:

Following up from Issue #111, please clearly show pedestrian circulation from the public right-of-way to each entrance of the residential dwelling unit. (2nd Request)

[Comment 00211 | Page | Closed]

Gates:

Per applicant response to Issue #112, Sheet M-1 and Sheet A601 shows the proposed vehicular gate at the entrance of the private street. It appears that the proposed gate swing inward to the project site; please provide information regarding how the proposed gate will operate and demonstrate that no queueing will occur within the public right of way. (2nd Request)

Please also clarify whether there will be a pedestrian gate at the private street entrance and show and label it on the plans.

[Comment 00212 | Page | Closed]

Visibility Triangles:

Following up from Issue #113, in addition to showing the visibility triangles and adding the visibility note for all proposed driveways, please also dimension the (10 ft by 10 ft) visibility triangles shown on Sheets C-1 through C-7 and Sheet A000. (2nd Request)

[Comment 00213 | Page | Closed]

Plan Revision:

Per Issue #115, please show the curb-to-curb distance, centerline to curb distance, centerline to property line distance, curb to property line distance, sidewalk width and location on the overall site plan (Sheet A000). (2nd Request)

[Comment 00214 | Page | Closed]

Gate Swing:

Sheet C-4 shows a pedestrian gate to swing outwardly towards the proposed parkway. Please consider having the gate swing inward away from the proposed parkway.



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

dwelling unit and accessory dwelling unit. Per sheet A218, it appears that 4 garage parking spaces and 1 surface parking space for a total of 5 parking spaces are proposed for the ADU. Per Sheet A220, it appears that 3 garage parking spaces are proposed for Lot 6.

[Comment 00335 | Page | Closed]

Parking Dimension:

Per response to Issues #106, #205, and #298, applicant refers to the floor plans to demonstrate that the parking spaces within garages and vehicle lift meets the SDMC requirements. However, the proposed parking spaces are still not dimensioned. Please dimension the proposed parking spaces and the proposed garage lift shown for Lot 5 on Sheet A215. (3rd Request)

[Comment 00336 | Page | Closed]

Parking on Private Street:

Per response to Issues #108, #207, and #303, applicant refers to Sheet M-1; however, this sheet has not been revised to show the parking lane with dimensions. Please revise plans and private street cross-section on Sheet M-1 to show the parking lane with dimensions. Please note that these spaces shall comply with private street/drive parking per Street Design Manual (SDM) Section 6.3.4. (4th Request)

[Comment 00337 | Page | Open]

Driveway Gradient (greater than 14%):

Per response to Issues #209 and #305, applicant refers to the civil drawings to demonstrate the driveway gradient meets the requirements. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.

Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as a minimum of 8 feet for the first and last of the driveway ramp. (3rd Request)

[Comment 00338 | Page | Closed]

Access Easement (Calle Frescota):

Sheet M-1 shows a 60 ft wide access easement, as described in the provided Title Report and Grant Deed. Project proposes to use the existing private road within this easement as a vehicular access for the proposed ADU on Lot 6. (Info only)

[Comment 00339 | Page | Closed]

Gate (Lot 6):

Sheets C-7, A000, A006, and A218 shows a vehicular gate on Calle Frescota for the proposed ADU on Lot 6; please revise and label the width of the gate. Please revise Sheets C-1, C-7, A000, A006 and A218 to call out the gate and specify whether this is an existing or proposed gate. Please also provide information regarding how this gate operates.

[Comment 00340 | Page | Closed]



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

[Comment 00347 | Page | Closed]

Plan Revision:

Please revise the Calle Del Cielo cross-section on Sheet C-9 to dimension the curb-to-curb width and clearly show the location of the Calle Del Cielo cross-section in the plan view. Please also dimension the curb-to-curb width of Calle Del Cielo and the proposed private street in the plan view on Sheet C-9.

[Comment 00348 | Page | Closed]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00366 | Page | Open]

General:

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. (Information Only – No Action Required)

[Comment 00367 | Page | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 23 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSFD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the reduction in the number of parking spaces from 36 to 23 automobile parking spaces.

[Comment 00368 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.

[Comment 00369 | Page | Open]

Proposed sidewalk connection – Calle Del Cielo:

Following up on comments #99, #197, #292 and #330, in addition to revising Sheet C-9 to call out the removal of a portion of



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

an existing wall and construct a sidewalk to extend and connect with the existing sidewalk along Calle Del Cielo, please revise plans to dimension the width of the existing and proposed sidewalk and revise the call out to extend the sidewalk "per current City standards." (5th request)

[Comment 00370 | Page | Closed]

Parking (Lot 3):

Per the applicant's response to comment #301, the lower level garage for Lot 3 (Sheet A208) is intended for beach storage. The plans label this area as a golf cart/storage garage and do not show vehicular parking spaces in this area.

[Comment 00371 | Page | Open]

Driveway Gradient (greater than 14%):

Following up on comments #209, #305, and #337, it appears that an 8-foot long transition is shown at both the top and bottom of the driveway ramps for Lots 1, 2, and 3. However, the transitions still exceed one-half of the abutting slope for the driveway ramps on Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2. Sheet C-2 shows a 10% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 7.5%.*
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3. Sheet C-3 shows a 12% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 9%.*
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4. Sheet C-4 shows a 12% transition at the bottom and 8% transition at the top of the ramp. The 12% transition exceeds 8.9%.*

Please revise Sheet C-1, C-2, and C-3 so that the transitions at the top and bottom of the slopes to not exceed half of the abutting slopes as stated above.

(4th request)

[Comment 00372 | Page | Open]

General:

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. (Information Only – No Action Required)

[Comment 00373 | Page | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 23 vehicles total, as well as an accessory dwelling unit on Lot 6. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the reduction in the number of parking spaces from 36 to 23 automobile parking spaces.



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

[Comment 00374 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.

[Comment 00375 | Page | Open]

Proposed sidewalk connection – Calle Del Cielo:

Following up on comments #99, #197, #292 and #330, in addition to revising Sheet C-9 to call out the removal of a portion of an existing wall and construct a sidewalk to extend and connect with the existing sidewalk along Calle Del Cielo, please revise plans to dimension the width of the existing and proposed sidewalk and revise the call out to extend the sidewalk “per current City standards.” (5th request)

[Comment 00376 | Page | Closed]

Parking (Lot 3):

Per the applicant’s response to comment #301, the lower level garage for Lot 3 (Sheet A208) is intended for beach storage. The plans label this area as a golf cart/storage garage and do not show vehicular parking spaces in this area.

[Comment 00377 | Page | Open]

Driveway Gradient (greater than 14%):

Following up on comments #209, #305, and #337, it appears that an 8-foot long transition is shown at both the top and bottom of the driveway ramps for Lots 1, 2, and 3. However, the transitions still exceed one-half of the abutting slope for the driveway ramps on Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2. Sheet C-2 shows a 10% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 7.5%.
- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3. Sheet C-3 shows a 12% transition at the bottom and an 11% transition at the top of the ramp, which exceeds 9%.
- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4. Sheet C-4 shows a 12% transition at the bottom and 8% transition at the top of the ramp. The 12% transition exceeds 8.9%.

Please revise Sheet C-1, C-2, and C-3 so that the transitions at the top and bottom of the slopes to not exceed half of the abutting slopes as stated above. (5th request)

[Comment 00378 | Page | Open]

Parking (Lot 5):

Per the applicant’s response to comment # 302, the turntable allows vehicles to rotate at any given angle to facilitate their parking and can be driven over and traversed. The 2-post lift will only be used to display and maintain vehicles, and that garage will be utilized as a car collection and will not be the main mode for ingress/egress of vehicles.

Following up on comments #106, #205, #298, and #302, Sheet A216 shows and dimensions 3 garage parking spaces, whereas the parking table on Sheet TS002 for Lot 5 states that 4 parking spaces are proposed. Additionally, Sheet 215 (lower level) shows a lower garage/workshop; however, the parking spaces that were shown on the previous submittal have been removed. Please revise the plans to clearly show and dimension the parking spaces on Sheet 215 so that it is clear this area



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

will be utilized for parking and revise the parking table and parking count on Sheet TS002 accordingly. (4th request)

[Comment 00379 | Page | Open]

Plan Revision – Power Pole:

Following up on comment #342, Note 2 on Sheet C-9 has been revised to state, “power pole to be relocated.” Whereas Sheet C-10 calls out the “existing overhead and to poles be removed” and notes that all existing overhead lines are to be removed and/or undergrounded. Please correct these discrepancies.

[Comment 00380 | Page | Open]

Plan Revision – Existing and Proposed Wall:

Per the applicant’s response (by Rancho Coastal Engineering) to comment #343, a portion of the existing wall at the north side of Lot 6 will be removed, and the project will construct a sidewalk to extend to the existing sidewalk to the north along Calle Del Cielo, as shown on Sheet C-9. Sheet C-9 has also been revised to propose a 4 to 6 foot retaining wall with guard rail. Please refer to DSD-Engineering’s comments regarding the proposed retaining wall.

[Comment 00381 | Page | Closed]

Plan Revision – Street Light:

Per applicant’s response (by Rancho Coastal Engineering) to comment #344, the existing street light previously shown (on Sheets C-1 and C-7) was mislabeled and there is not a street light at this location, only at the beginning of the cul-de-sac to the north of the project.

[Comment 00382 | Page | Open]

Plan Revision:

Following up on comment #345, Sheets M-1, C-1, C-8, and C-9 have been revised to show the existing stairs fronting 8305 Calle Del Cielo. However, it appears that Sheets M-1, C-1, C-8, and C-9 still show a wall fronting 8305 Calle Del Cielo rather than the existing short “curb” per Google Maps. Please revise the plans accordingly. (2nd request)

[Comment 00383 | Page | Open]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

[Comment 00385 | Page | Conditional]

Draft Conditions:

- All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City’s Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
- Prior to the issuance of any building permit, the Owner/Permittee shall remove a portion of an existing wall on the northern portion of Lot 6 and assure by permit and bond the construction of a 5 ft wide contiguous sidewalk to connect with the existing sidewalk on the west side of Calle Del Cielo, as shown on Exhibit ‘A’ per current City standards, satisfactory to the



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

[Comment 00128 | Page | Closed]

Provide sewer flow generation for the proposed project.

[Comment 00129 | Page | Closed]

Provide water demand and fire flow for the proposed project.

[Comment 00172 | Page | Closed]

Please address uncleared issues and provide a specific response to each comment.

[Comment 00184 | Page | Closed]

Following up on comment #117, our records show an existing water service from La Jolla Shores Dr through through Calle Frescota to the project site. Will this be remained or killed?

Following up on comment #119, show existing sewer lateral. Is it to be remained or be plugged at pl?

[Comment 00262 | Page | Closed]

Please address uncleared comments.

Per previous comments, #117 and #184, show and call out on the plans the existing sewer lateral to be plugged at the property line and water service to be killed at the main.

[Comment 00263 | Page | Closed]

Show the existing water and sewer mains on La Jolla Shores Drive and Calle Frescota. Our records show an existing 16 " PVC water main per 33181-4-d, ex 8" AC water main per 12567-6-d, and an existing 8" VC sewer main per 1382-D on La Jolla Shores Drive; and an existing 8" VC sewer main on Calle Frescota per 7923-L. Please verify and update.

[Comment 00264 | Page | Open]

Tentative map, grading plans and site plan must all be consistent. Show proposed water and sewer main alignment, proposed water and sewer easement, water services, sewer laterals, and existing water service to be killed at main and sewer lateral to be plugged at property line.

[Comment 00265 | Page | Closed]

Proposed sewer main radius' must meet section 2.2.9.3. Please show how this is being met.

[Comment 00266 | Page | Closed]

Include a proposed sewer manhole at change of pipe material and at each bend.

[Comment 00267 | Page | Closed]

Call out the proposed sewer laterals as "Private-EMRA Required," since connecting to easement main.

[Comment 00268 | Page | Closed]

Please show the proposed water main curves and bends per Water Design Guide section 3.3.1.1.



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

[Comment 00269 | Page | Closed]

Show the proposed locations of water meters.

[Comment 00270 | Page | Closed]

If proposed water services are adjacent to a proposed driveway, please show water services to be a minimum of 3' away from proposed driveway flare.

[Comment 00271 | Page | Closed]

Tentative map shows a proposed structure within street and above water and sewer main. Please remove.

[Comment 00272 | Page | Closed]

End the proposed sewer main 5' before the roundabout and show proposed manhole.

[Comment 00273 | Page | Open]

Proposed plans and proposed gates to private street will be sent to PUD for review. Comments are pending and will be forwarded to the project point of contact. Show and call out proposed gates on Site plan and Tentative map.

[Comment 00274 | Page | Closed]

Please relocate proposed sewer main to the centerline of the street and show a minimum 10' edge to edge separation to the water main. Update the street section.

[Comment 00276 | Page | Closed]

No proposed trees within 10' of sewer and water mains.

[Comment 00277 | Page | Closed]

Call out "Private-EMRA required" for all proposed encroachments within easement (i.e. proposed trees/landscaping/irrigation within roundabout, vehicle gate, pedestrian gate, doors, gate at entry, trench drain, etc).

[Comment 00278 | Page | Closed]

At the proposed connections to the existing water and sewer mains, provide a smooth transition with a straight connection then beginning of curve.

[Comment 00279 | Page | Closed]

Rename "proposed public utility easement" to "Proposed Water and Sewer Easement" on plans and street cross-section.

[Comment 00317 | Page | Closed]

Please address uncleared comments.

[Comment 00318 | Page | Closed]

Regarding PUD comments emailed to the project point of contact, please provide a response to each comment on the comment form. Once responses are received, plans and responses will be forwarded to PUD for review.

[Comment 00319 | Page | Closed]



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

Please show and call out location of backflow preventers. They must be on private property adjacent to property line.

[Comment 00320 | Page | Closed]

For the proposed 6" private sewer along the western property boundary line, please show and call out a proposed private sewer easement in favor of Lots 4, 5 and 6.

[Comment 00321 | Page | Closed]

For the proposed private 6" sewer adjacent to/within Calle Frescota, please show and call out a proposed private sewer easement in favor of Lots 4, 5 and 6. Show proposed slope and elevations. At the connection to the existing 8" VC sewer main, please provide a public manhole.

[Comment 00322 | Page | Open]

Please reflect the information shown on C-10 within the proposed grading plan, Sheet C-1. Revise note to "kill/remove E water lateral at main" and "Abandon/remove E sewer lateral at property line"

[Comment 00323 | Page | Open]

On C-1, remove the Callout "4" for a cleanout where there is a proposed sewer manhole at the connection between the existing sewer main and proposed sewer main; and remove call out for water riser?

[Comment 00325 | Page | Closed]

Please call out the sewer lateral serving Lot 3 as private since within proposed driveway and not perpendicular to the main.

[Comment 00361 | Page | Closed]

On sheet C-1, please revise notes to "Proposed public 8" PVC water main" and "Proposed public 8" PVC sewer main"

[Comment 00362 | Page | Closed]

On C-8, show invert elevations on the proposed manhole at Sta 3+25.85. and proposed slopes. There is a call out for 60' V.C., please confirm if this is proposed.

[Comment 00363 | Page | Closed]

The existing 15' sewer easement adjacent to Calle Frescota will need to meet current City Standards for width. Please see Sewer Design Guide Section 3.

[Comment 00386 | Page | Open]

Please address uncleared comments.

[Comment 00390 | Page | Open]

On Sheet C-1, show and call out the existing water service serving Parcel 1 (8283 La Jolla Shores Dr) as to be remained and show private easement in favor of Parcel 1 for the water service crossing lot line.

[Comment 00391 | Page | Open]

On Sheet C-1, show and call out the existing water service serving Lot 1280 (8317 La Jolla Shores Dr) as to be remained and show private easement in favor of Lot 1280 for the water service crossing lot line.



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

[Comment 00392 | Page | Open]

On Sheet C-10, call out the existing water service serving Lot 1280 as to be remained.

[Comment 00393 | Page | Open]

On Sheet C-10, call out the existing water services as to be "killed at the main", and existing sewer laterals as to be "plugged at the property line."

[Comment 00394 | Page | Open]

Please ensure the proposed public manhole on Calle Frescota will have full accessibility.

[Comment 00395 | Page | Open]

The alignment on Sht M-1 for the proposed public sewer main and public water main must match Sht C-1.

[Comment 00396 | Page | Open]

On Street Section on M-1, call out easement as "Proposed Public Water and Sewer Easement"

[Comment 00397 | Page | Open]

Verify the "Public Utility Easement Note". There are easements within Calle Frescota?

[Comment 00398 | Page | Open]

On Sht C-8, the existing 8" sewer main invert elevations 71.3 & 70.5 don't match our records. Was Standard drawing M-12 for datums taken into account for drawings prior to March 1963?

[Comment 00399 | Page | Open]

On Sht C-8, based on the elevations shown, please evaluate alignment for the potential for a hydraulic jump.

[Comment 00400 | Page | Open]

Please address and respond to remaining PUD comments, previously emailed to the project point of contact.

[Comment 00401 | Page | Open]

Current plans have been sent to PUD, additional comments are pending.

[Comment 00402 | Page | Open]

Please call out the proposed finished surface of the roundabout. No landscaping or irrigation allowed.

ESD-Environmental Services

Jane-Marie Fajardo
jfajardo@sandiego.gov
(858) 997-3300

[Comment 00171 | Page | Closed]



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

and §113.0240 Calculating Lot Coverage.

Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage. See Section 113.0240 for additional information on calculating lot coverage.

Please ensure all structures are calculated into the lot coverage percentage.

[Comment 00167 | Sheet A403 | Open]

Height

§113.0228 Determining Existing Grade (b) If grading was approved and conducted as part of an approved tentative map, existing grade is the ground elevation of the premises following completion of the approved grading operation.

§1510.0304 Single Family Zone-Development Regulations

(c) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet following §1510.0108 Height Limitation—Measurement [Informational Only - No Action Required]

This project is within the Coastal Height Limit Overlay and, therefore, will need to meet Plumb line height, Overall height, and Proposition "D" Height.

Please ensure all measurements in height for the plumb line, overall height (base zone), and Coastal Height Limitation ("Prop D") are correctly labeled on the elevations and sections.

Please note that Overall height and Coastal Height Limitation (Prop "D") are two different types of measurements.

[Comment 00168 | Sheet A403 | Open]

Overall height

*Provide further information on the grade datums of the **structure's perimeter only**, please note between these two points shall determine if the project qualifies for 10' grade differential and then is measure 5' from the farthest projection from the existing or proposed grade, whichever is lowest.*

It appears that the project has presented Coastal Height Limitation, however, would need to conform to the overall base zone height in accordance with 113.0270 (a)(2)(b).

Please provide details of the grade differential per SDMC §113.0270 Measuring Structure Height (a)(2)(b). This measurement is the elevation difference within the building footprint. The measurement is then taken from the lowest point of grade (existing/proposed, whichever is lowest) within five feet of the farthest projection (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer.

Planning staff is unclear about where the 5' measurement of the farthest projection is measured from since the dimension of 5' is not presented on the elevations or sections.

Please note that the retaining walls shall not be counted as an architectural projection or included in height measurement.

Please note each structure's height when reviewing Overall Height and Plumb Line height shall be determined as separate height measurements when the structure has a 6' separation in accordance with 113.0270(a)(3)



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

Structure height is measured separately for each structure that is separated from another structure on the premises by 6 feet or more. Separation between structures shall be measured in plan view to account for the structural envelope of each structure.

[Comment 00169 | Sheet A403 | Open]

Plumb Line Height

Lot No. 1 A402 Unclear on the two proposed grade lines on the North Elevation.

The applicant shall include cross-sections of each building to understand the topography of each structure. The plans shall note any special circumstances following 113.0270(4) and illustrate how the project conforms to the height restrictions in the SDMC.

Currently, the plans provide a long cross-section across three parcels from each side of the subdivision.

Planning staff would like further sections to be provided for each individual lot and its proposed structures.

[Comment 00170 | Sheet A501 | Closed]

Coastal Height Limitation

[Technical Bulletin 5-4](#) - Please refer to Figure 1 and provide the 5' perimeter of each structure's exterior wall. The plans should label the highest and lowest datum 5' within the building wall. Please refer to Figure 2 and Figure 3. The grade differential shall determine the measurement of coastal height limitation. Please ensure the highest point of the structure is represented on the roof plans and labeled.

Lot 1, 3, 4, 5 – Please note each structure is required to show low and high datums from each structure. There is a separation of more than 6' between the accessory structures and the primary structure.

Lot 6 – Please clarify the two high datum points presented on the site and roof plan. Please present the high and low datums shown in Figure 1 for each structure separated by more than 6'.

[Comment 00364 | Sheet TS001 | Open]

Previous comments still apply to the project's proposal of existing grades and proposed grades. Please note the project continues to provide phantom existing grades that will no longer exist once the tentative map is finalized. The applicant has modified a few sections/elevations to correct the presentation. However, many sections present an Overall Height exception that does not apply to Plumb line height, as shown in prior comments.

The project will measure the plumb line from the finished grade since such grade will be considered the "existing grade" for the purposes of measurement following §113.0270 Measuring Structure Height.

[Comment 00365 | Sheet TS001 | Open]

Planning staff has met with the applicant to go over pending comments. The applicant has requested a second opinion concerning exception height in §113.0270(a)(4)(ii) interpretation for exterior subterranean areas.

DSD-Transportation Development

Mary Rose Ann Santos
mcsantos@sandiego.gov



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

curve radius of 100 ft. Sheet C-1 shows gradients between 2% to 15% along the private street, which meets the requirement.

[Comment 00305 | Sheet C-2 | Open]

Driveway Gradient (greater than 14%):

Per response to Issue #209, applicant states that the plan has been updated. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.*

- The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.*

- The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.*

Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp. (2nd Request)

[Comment 00306 | Sheet A000 | Closed]

Pedestrian Access:

Following up on comments #111 and 210, Sheet A000 has been revised to show pedestrian circulation along the proposed sidewalk on the proposed private street. Please show and label the proposed pedestrian access from the Calle Del Cielo right-of-way to the project site.

[Comment 00307 | Sheet A601 | Closed]

Gates:

Per applicant's response to Issues #112 and 211, Sheet A601 shows the proposed gate swinging inward to the project site and is noted to be electric gates per Note E under Fire Notes. Please label the distance between the property line and the gate on Sheet A601. (2nd Request)

In addition, Sheet M-1 labels the location of the gate at the property line, whereas Sheets C-1, C-7, A000, and A601 show the gate further into the project site. Please revise and correct this discrepancy.

[Comment 00308 | Sheet L100 | Closed]

Plan Revision (Sidewalk):

Sheets L100 and L300 show no sidewalk on the parkway within the private street, whereas the cross-section for the private street on Sheet M-1 shows a 5 ft wide sidewalk on both sides. Please revise and correct this discrepancy.

[Comment 00309 | Sheet A000 | Closed]

Plan Clarification:

Following up on comments #102 and 200, Sheet A000 shows and labels a 20 ft "dropping zone" in each lot. Please demonstrate a minimum 20 ft long area from the back of the sidewalk on the private street to each garage and eliminate the "dropping zone" label on each lot.

Fire-Plan Review



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

CREDIT FOR DEMOLITION:

Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include a Demolition Plan and its Demolition Permit Application Number on the plans of your next submittal.

TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.

For all projects with a building permit application date prior to July 1st, 2022, and ready for building permit issuance in FY 2023, applicants will be given the opportunity to pay FY 2022 fee rates if payment is made at building permit issuance. However, if an applicant chooses to pay the fee at Final Inspection, any annual inflationary adjustments shall apply.

Email impactfees@sandiego.gov to schedule a DIF payment.

Once payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." **Credit/debit cards are not accepted for in-person payments.**

(INFORMATION ONLY)

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at:

<https://www.sandiego.gov/sites/default/files/feeschedule.pdf>

NOTICE:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the development 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. The DSD Development Project Manager can assist with further questions.

Planning-Park and Recreation

Kathleen Brand
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619-446-5089

[Comment 00073 | Sheet TS001 | Open]

This project was reviewed for conformance with the City's General Plan guidelines for population-based parks, the La Jolla Community Plan, and the La Jolla Public Facilities Fee Impact Study.

[Comment 00074 | Sheet TS001 | Open]

The Complete Communities Citywide Parks Master Plan and related General Plan population-based park standards have been adopted. The City has adopted a new Citywide Park Development Impact Fee, along with a new General Plan population-based Park Standard, this project would be assessed a Citywide Park Development Impact Fee to satisfy the project's population-based park requirements and would not be subject to a park ad hoc fee.

CIELO MAR

OVERALL

SCOPE OF WORK

- One (1) consolidated lot split into six (6) numbered residential lots and one (1) lettered H.O.A lot
- Lots (1-6) to each have a 2-3 story single family residence
- Lot 6 also includes (1) ADU, to be accessed from Calle Frescota. No other lots have usage to Calle Frescota
- Each Lot to include a pool, detached and/or attached garage
- To be served via private street accessed off of the south end of Calle del Cielo
- Landscapae, public improvments, and other site work to be included withinin this CDP/SDP/TM

ADDRESS: 8303 La Jolla Shores Dr, San Diego, Ca 92037

AVERAGE LOT SIZE: 28,295 sqft

AVERAGE FAR: .42

AVERAGE GFA: 11,600 sqft

AVERAGE SETBACKS: 89'10" Front yard setback; 19'0" Side yard setback; 15' 6" Rear yard setback

LOT 1

LOCATION: North East lot

SCOPE: 8,870 SF 2-Story; Single Family Dwelling;
Detached 3 Car Garage

LOT SIZE: 33,717 SF

GFA: 8,870 SF

FAR: .26

MAX HEIGHT: 28' 5 3/4"

LANDSCAPE: 16,635 SF - 49%

PROPOSED SETBACKS: Front: 59'10" (N)Side: 6' 8"
(S)Side 20' 5.25" Rear: 29'6"

LOT 2

LOCATION: Central East lot

SCOPE: 9,068 SF 2-Story; Single Family Dwelling;
3 Car Garage

LOT SIZE: 20,737 SF

GFA: 9,068 SF

FAR: .44

MAX HEIGHT: 28'6 3/4"

LANDSCAPE: 6,380 SF - 31%

PROPOSED SETBACKS: Front: 79'8" (N)Side: 10' 10.25" (S)
Side: 22' 5.75" Rear: 9'11"

LOT 3

LOCATION: South East lot

SCOPE: 14,332 SF 2-Story; Single Family Dwelling;
3 Car Garage

LOT SIZE: 31,495 SF

GFA: 14,332 SF

FAR: .46

MAX HEIGHT: 29'3"

LANDSCAPE: 11,462 SQ - 36%

PROPOSED SETBACKS: Front: 51'7" (N)Side: 27'8" (S)
Side: 10'1" (W)Side: 89'11" Rear: 16'6"

LOT 4

LOCATION: South West lot

SCOPE: 11,457 SF Split Level; Single Family Dwelling;
3 Car Garage

LOT SIZE: 30,241 SF

GFA: 11,457 SF

FAR: .39

MAX HEIGHT: 25'6"

LANDSCAPE: 11,975 SF - 40%

PROPOSED SETBACKS: Front: 6'0" (N)Side: 8'1.5"
(S)Side: 9' 4.75" (E)Side: 5' 3" Rear: 27'6"

LOT 5

LOCATION: Central West lot

SCOPE: 12,612 SF 2-Story; Single Family
Dwelling; 3 Car Garage

LOT SIZE: 27,645 SF

GFA: 12,612 SF

FAR: .46

MAX HEIGHT: 28' 9 1/2"

LANDSCAPE: 10,476 SF - 39%

PROPOSED SETBACKS: Front: 59'10" (N)Side: 6'8" (S)Side:
20' 5.25" Rear: 29' 6"

LOT 6

LOCATION: North West lot

SCOPE: 11,476 SF 2-Story; Single Family Dwelling;
Detached 3 Car Garage; 1,200 SF ADU

LOT SIZE: 25,935 SF

GFA: 13,264 SF

FAR: .51

MAX HEIGHT: 29' 9.25"

LANDSCAPE: 9,594 SF - 37%

PROPOSED SETBACKS: Front: 10'0" (N)Side 12' 7" (S)Side:
10'1" Rear: 57'0"

LOT 1 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 1	33,717
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,073,123
AVERAGE		20,637

LOT 1 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
TBD	CIELO MAR LOT 1	59.9
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1412.8
AVERAGE		27.17

LOT 1 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
TBD	CIELO MAR LOT 1	6.7
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		561.4
AVERAGE		10.80

LOT 1 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 1	20.4
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
	TOTAL	700.2
	AVERAGE	13.47

LOT 1 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
TBD	CIELO MAR LOT 1	29.5
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
	TOTAL	3056.15
	AVERAGE	58.77

LOT 1 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
TBD	CIELO MAR LOT 1	8,870
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TOTAL		294,946
AVERAGE		5,672

LOT 1 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
TBD	CIELO MAR LOT 1	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 2 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
TBD	CIELO MAR LOT 2	20,737
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,060,143
AVERAGE		20,387

LOT 2 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
346-322-01-00	8171 CALLE DEL CIELO	66.6
TBD	CIELO MAR LOT 2	79.8
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
	TOTAL	1432.7
	AVERAGE	27.55

LOT 2 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
TBD	CIELO MAR LOT 2	10.9
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		565.6
AVERAGE		10.88

LOT 2 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
TBD	CIELO MAR LOT 2	22.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
	TOTAL	702.2
	AVERAGE	13.50

LOT 2 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
TBD	CIELO MAR LOT 2	10
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
	TOTAL	3056.15
	AVERAGE	58.77

LOT 2 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
TBD	CIELO MAR LOT 2	9,068
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TOTAL		294,946
AVERAGE		5,672

LOT 2 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
TBD	CIELO MAR LOT 2	0.44
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 3 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 3	31,495
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
	TOTAL	1,070,901
	AVERAGE	20,594

LOT 3 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
TBD	CIELO MAR LOT 3	51.6
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1404.5
AVERAGE		27.01

LOT 3 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
TBD	CIELO MAR LOT 3	28
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		582.7
AVERAGE		11.21

LOT 3 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 3	10
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
	TOTAL	689.8
	AVERAGE	13.27

LOT 3 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
TBD	CIELO MAR LOT 3	15.5
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
	TOTAL	3056.25
	AVERAGE	58.77

LOT 3 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 3	14,332
	TOTAL	296,014
	AVERAGE	5,693

LOT 3 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
TBD	CIELO MAR LOT 3	0.46
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 4 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 4	30,241
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
	TOTAL	1,069,647
	AVERAGE	20,570

LOT 4 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
TBD	CIELO MAR LOT 4	6
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1358.9
AVERAGE		26.13

LOT 4 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
TBD	CIELO MAR LOT 4	8.1
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		562.8
AVERAGE		10.82

LOT 4 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 4	9.4
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
TOTAL		689.2
AVERAGE		13.25

LOT 4 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
TBD	CIELO MAR LOT 4	27.5
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
TOTAL		3056.25
AVERAGE		58.77

LOT 4 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 4	11,457
	TOTAL	294,946
	AVERAGE	5,672

LOT 4 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
TBD	CIELO MAR LOT 4	0.39
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.86
AVERAGE		0.29

LOT 5 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
TBD	CIELO MAR LOT 5	27,645
346-190-01-00	8305 CALLE DEL CIELO	30,056
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,067,051
AVERAGE		20,520

LOT 5 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
TBD	CIELO MAR LOT 5	8
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
	TOTAL	1360.9
	AVERAGE	26.17

LOT 5 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
TBD	CIELO MAR LOT 5	8.9
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
	TOTAL	563.6
	AVERAGE	10.84

LOT 5 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 5	7.8
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
	TOTAL	687.6
	AVERAGE	13.22

LOT 5 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	3.7
346-202-04-00	2470 CALLE DEL ORO	7.6
346-240-03-00	8317 LA JOLLA SHORES DR	8.2
346-250-06-00	2466 VALLECITOS CT	8.5
346-250-04-00	2446 VALLECITOS CT	12.6
346-180-21-00	2355 CALLE DE LA GARZA	14.5
346-190-01-00	8305 CALLE DEL CIELO	14.8
TBD	CIELO MAR LOT 5	16.5
346-300-07-00	2351 VALLECITOS	17.1
346-180-22-00	2350 CALLE DE LA GARZA	17.4
346-300-04-00	2333 VALLECITOS	19.2
346-300-06-00	2345 VALLECITOS	21.7
346-322-01-00	8171 CALLE DEL CIELO	23.9
346-250-07-00	2486 VALLECITOS CT	24.4
346-180-24-00	8320 CALLE DEL CIELO	28.1
346-321-02-00	2431 VALLECITOS	38.6
346-240-19-00	8283 LA JOLLA SHORES DR	40.4
346-201-02-00	2443 CALLE DEL ORO	42.6
346-190-02-00	8315 CALLE DEL CIELO	48.9
346-190-04-00	8347 CALLE DEL CIELO	49.5
346-321-01-00	2411 VALLECITOS	50.1
346-240-07-00	2336 VALLECITOS	51.2
346-250-03-00	2406 VALLECITOS	59.3
346-180-20-00	2339 CALLE DE LA GARZA	66.8
346-201-03-00	2457 CALLE DEL ORO	68.3
346-180-10-00	8350 CALLE DEL CIELO	74
346-201-05-00	2485 CALLE DEL ORO	75.1
346-331-02-00	2575 CALLE DEL ORO	77.1
346-201-04-00	2471 CALLE DEL ORO	79.9
346-190-03-00	8333 CALLE DEL CIELO	82.5
346-331-01-00	2563 CALLE DEL ORO	85.6
346-180-23-00	8332 CALLE DEL CIELO	86.8
346-201-06-00	2505 CALLE DEL ORO	88.9
346-262-09-00	2552 CALLE DEL ORO	90.55
346-240-15-00	2342 VALLECITOS	92.7
346-261-01-00	2521 CALLE DEL ORO	92.7
346-261-03-00	2543 CALLE DEL ORO	96.9
346-180-25-00	8308 CALLE DEL CIELO	97.8
346-261-04-00	2553 CALLE DEL ORO	98.4
346-261-02-00	2533 CALLE DEL ORO	99.6
346-240-17-00	2350 VALLECITOS	108.4
346-262-03-00	2542 CALLE DEL ORO	108.4
346-262-02-00	2532 CALLE DEL ORO	113
346-262-01-00	2522 CALLE DEL ORO	114.1
346-202-06-00	2512 CALLE DEL ORO	120.7
346-240-09-00	2324 VALLECITOS	136.1
346-202-10-00	2502 CALLE DEL ORO	143.7
	TOTAL	3056.15
	AVERAGE	58.77

LOT 5 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 5	12,612
	TOTAL	294,946
	AVERAGE	5,672

LOT 5 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
TBD	CIELO MAR LOT 5	0.46
346-262-09-00	2552 CALLE DEL ORO	0.46
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
TOTAL		14.81
AVERAGE		0.28

LOT 6 - LOT SIZE

PARCEL NUMBER	SITE ADDRESS	LOT SIZE
346-261-01-00	2521 CALLE DEL ORO	11,189
346-261-04-00	2553 CALLE DEL ORO	11,253
346-261-03-00	2543 CALLE DEL ORO	11,990
346-262-03-00	2542 CALLE DEL ORO	12,101
346-262-01-00	2522 CALLE DEL ORO	12,131
346-331-02-00	2575 CALLE DEL ORO	12,568
346-331-01-00	2563 CALLE DEL ORO	12,604
346-262-02-00	2532 CALLE DEL ORO	12,860
346-202-06-00	2512 CALLE DEL ORO	13,175
346-201-06-00	2505 CALLE DEL ORO	13,231
346-201-04-00	2471 CALLE DEL ORO	13,434
346-201-03-00	2457 CALLE DEL ORO	13,822
346-201-02-00	2443 CALLE DEL ORO	14,405
346-201-05-00	2485 CALLE DEL ORO	15,494
346-261-02-00	2533 CALLE DEL ORO	16,945
346-202-10-00	2502 CALLE DEL ORO	18,416
346-300-06-00	2345 VALLECITOS	19,152
346-240-15-00	2342 VALLECITOS	19,602
346-240-17-00	2350 VALLECITOS	19,602
346-300-05-00	2339 VALLECITOS	19,602
346-300-07-00	2351 VALLECITOS	19,602
346-321-01-00	2411 VALLECITOS	19,602
346-321-02-00	2431 VALLECITOS	19,602
346-180-25-00	8308 CALLE DEL CIELO	19,985
346-250-04-00	2446 VALLECITOS CT	20,037
346-190-03-00	8333 CALLE DEL CIELO	20,038
346-190-02-00	8315 CALLE DEL CIELO	20,038
346-190-04-00	8347 CALLE DEL CIELO	20,038
346-250-06-00	2466 VALLECITOS CT	20,473
346-322-01-00	8171 CALLE DEL CIELO	20,473
346-250-03-00	2406 VALLECITOS	20,909
346-202-04-00	2470 CALLE DEL ORO	20,909
346-180-24-00	8320 CALLE DEL CIELO	21,066
346-180-23-00	8332 CALLE DEL CIELO	21,344
346-300-04-00	2333 VALLECITOS	21,344
346-262-09-00	2552 CALLE DEL ORO	21,602
346-250-07-00	2486 VALLECITOS CT	22,216
346-180-21-00	2355 CALLE DE LA GARZA	22,216
346-180-10-00	8350 CALLE DEL CIELO	22,216
346-240-07-00	2336 VALLECITOS	22,651
346-240-09-00	2324 VALLECITOS	23,087
346-180-20-00	2339 CALLE DE LA GARZA	23,522
346-180-22-00	2350 CALLE DE LA GARZA	24,394
346-190-01-00	8305 CALLE DEL CIELO	30,056
TBD	CIELO MAR LOT 6	25,935
346-240-03-00	8317 LA JOLLA SHORES DR	43,560
346-240-19-00	8283 LA JOLLA SHORES DR	48,787
TOTAL		1,065,341
AVERAGE		20,487

LOT 6 - FYSB

PARCEL NUMBER	SITE ADDRESS	FRONT SETBACK
346-240-19-00	8283 LA JOLLA SHORES DR	3
346-240-03-00	8317 LA JOLLA SHORES DR	3
346-180-22-00	2350 CALLE DE LA GARZA	3.7
346-180-21-00	2355 CALLE DE LA GARZA	3.8
346-250-06-00	2466 VALLECITOS CT	6.5
346-240-15-00	2342 VALLECITOS	7.7
346-321-02-00	2431 VALLECITOS	11.5
346-201-04-00	2471 CALLE DEL ORO	13.5
346-180-25-00	8308 CALLE DEL CIELO	13.7
346-201-02-00	2443 CALLE DEL ORO	14.7
346-201-03-00	2457 CALLE DEL ORO	15.6
346-201-06-00	2505 CALLE DEL ORO	15.7
346-331-02-00	2575 CALLE DEL ORO	15.7
346-190-04-00	8347 CALLE DEL CIELO	16.6
346-261-02-00	2533 CALLE DEL ORO	16.7
346-201-05-00	2485 CALLE DEL ORO	17
346-321-01-00	2411 VALLECITOS	17.1
346-261-01-00	2521 CALLE DEL ORO	17.4
346-261-04-00	2553 CALLE DEL ORO	17.6
346-331-01-00	2563 CALLE DEL ORO	18.8
346-180-20-00	2339 CALLE DE LA GARZA	19.5
346-300-06-00	2345 VALLECITOS	20.1
346-240-17-00	2350 VALLECITOS	20.2
346-300-04-00	2333 VALLECITOS	20.4
346-261-03-00	2543 CALLE DEL ORO	20.6
346-180-24-00	8320 CALLE DEL CIELO	20.8
346-240-09-00	2324 VALLECITOS	22
346-190-03-00	8333 CALLE DEL CIELO	22.2
346-262-09-00	2552 CALLE DEL ORO	22.3
346-262-01-00	2522 CALLE DEL ORO	23.6
346-180-10-00	8350 CALLE DEL CIELO	25.1
346-250-03-00	2406 VALLECITOS	27.7
346-262-02-00	2532 CALLE DEL ORO	28.9
346-300-07-00	2351 VALLECITOS	33.7
346-180-23-00	8332 CALLE DEL CIELO	34.3
346-262-03-00	2542 CALLE DEL ORO	35.1
346-202-10-00	2502 CALLE DEL ORO	35.4
346-250-04-00	2446 VALLECITOS CT	35.7
346-202-06-00	2512 CALLE DEL ORO	36.9
346-202-04-00	2470 CALLE DEL ORO	37.5
346-190-02-00	8315 CALLE DEL CIELO	38.3
346-250-07-00	2486 VALLECITOS CT	45.2
346-300-05-00	2339 VALLECITOS	45.5
TBD	CIELO MAR LOT 6	10
346-322-01-00	8171 CALLE DEL CIELO	66.6
346-190-01-00	8305 CALLE DEL CIELO	94.1
346-240-07-00	2336 VALLECITOS	115.5
TOTAL		1362.9
AVERAGE		26.21

LOT 6 - SYSB 1

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 1
346-250-06-00	2466 VALLECITOS CT	3
346-190-02-00	8315 CALLE DEL CIELO	3
346-190-04-00	8347 CALLE DEL CIELO	3
346-261-02-00	2533 CALLE DEL ORO	3
346-240-15-00	2342 VALLECITOS	3
346-180-25-00	8308 CALLE DEL CIELO	3
346-201-06-00	2505 CALLE DEL ORO	3
346-261-04-00	2553 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-180-24-00	8320 CALLE DEL CIELO	3
346-331-01-00	2563 CALLE DEL ORO	3
346-331-02-00	2575 CALLE DEL ORO	3
346-240-09-00	2324 VALLECITOS	3
346-300-04-00	2333 VALLECITOS	3
346-300-06-00	2345 VALLECITOS	3
346-262-01-00	2522 CALLE DEL ORO	3
346-262-02-00	2532 CALLE DEL ORO	3
346-262-03-00	2542 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.9
346-190-01-00	8305 CALLE DEL CIELO	4.7
346-250-07-00	2486 VALLECITOS CT	5.4
346-240-17-00	2350 VALLECITOS	5.7
346-240-03-00	8317 LA JOLLA SHORES DR	5.7
346-300-05-00	2339 VALLECITOS	6.2
346-202-06-00	2512 CALLE DEL ORO	6.3
TBD	CIELO MAR LOT 6	12.6
346-240-19-00	8283 LA JOLLA SHORES DR	8.2
346-190-03-00	8333 CALLE DEL CIELO	8.3
346-240-07-00	2336 VALLECITOS	8.9
346-322-01-00	8171 CALLE DEL CIELO	9.5
346-262-09-00	2552 CALLE DEL ORO	10.2
346-321-01-00	2411 VALLECITOS	11
346-180-23-00	8332 CALLE DEL CIELO	12.3
346-201-02-00	2443 CALLE DEL ORO	13.8
346-180-21-00	2355 CALLE DE LA GARZA	14.2
346-300-07-00	2351 VALLECITOS	14.5
346-250-03-00	2406 VALLECITOS	18.4
346-201-03-00	2457 CALLE DEL ORO	18.6
346-321-02-00	2431 VALLECITOS	19.5
346-202-04-00	2470 CALLE DEL ORO	19.6
346-201-04-00	2471 CALLE DEL ORO	19.7
346-261-01-00	2521 CALLE DEL ORO	20.9
346-201-05-00	2485 CALLE DEL ORO	22.4
346-261-03-00	2543 CALLE DEL ORO	23.4
346-250-04-00	2446 VALLECITOS CT	24
346-180-22-00	2350 CALLE DE LA GARZA	26.4
346-202-10-00	2502 CALLE DEL ORO	71.3
TOTAL		567.3
AVERAGE		10.91

LOT 6 - SYSB 2

PARCEL NUMBER	SITE ADDRESS	SIDE SETBACK 2
346-240-07-00	2336 VALLECITOS	3
346-201-03-00	2457 CALLE DEL ORO	3
346-201-04-00	2471 CALLE DEL ORO	3
346-180-21-00	2355 CALLE DE LA GARZA	3
346-201-05-00	2485 CALLE DEL ORO	3
346-240-17-00	2350 VALLECITOS	3
346-261-03-00	2543 CALLE DEL ORO	3
346-180-10-00	8350 CALLE DEL CIELO	3
346-261-01-00	2521 CALLE DEL ORO	3
346-300-05-00	2339 VALLECITOS	3
346-202-10-00	2502 CALLE DEL ORO	3
346-180-20-00	2339 CALLE DE LA GARZA	3.6
346-250-03-00	2406 VALLECITOS	4.3
346-300-04-00	2333 VALLECITOS	4.6
346-201-02-00	2443 CALLE DEL ORO	5.3
346-250-04-00	2446 VALLECITOS CT	5.4
346-240-09-00	2324 VALLECITOS	5.6
346-240-15-00	2342 VALLECITOS	7.6
346-321-02-00	2431 VALLECITOS	7.6
346-321-01-00	2411 VALLECITOS	11
346-300-07-00	2351 VALLECITOS	11.2
346-202-04-00	2470 CALLE DEL ORO	11.4
346-190-02-00	8315 CALLE DEL CIELO	11.5
346-180-22-00	2350 CALLE DE LA GARZA	11.6
346-180-23-00	8332 CALLE DEL CIELO	11.8
346-202-06-00	2512 CALLE DEL ORO	11.8
346-190-04-00	8347 CALLE DEL CIELO	13.7
346-262-03-00	2542 CALLE DEL ORO	13.8
346-180-24-00	8320 CALLE DEL CIELO	14.2
346-250-06-00	2466 VALLECITOS CT	16
346-261-02-00	2533 CALLE DEL ORO	16.2
346-190-01-00	8305 CALLE DEL CIELO	16.3
346-180-25-00	8308 CALLE DEL CIELO	16.5
346-331-02-00	2575 CALLE DEL ORO	18
346-300-06-00	2345 VALLECITOS	18.1
346-262-02-00	2532 CALLE DEL ORO	19.4
346-322-01-00	8171 CALLE DEL CIELO	19.7
346-261-04-00	2553 CALLE DEL ORO	19.9
TBD	CIELO MAR LOT 6	10.1
346-190-03-00	8333 CALLE DEL CIELO	21
346-331-01-00	2563 CALLE DEL ORO	21.4
346-240-19-00	8283 LA JOLLA SHORES DR	23.7
346-262-01-00	2522 CALLE DEL ORO	24.6
346-201-06-00	2505 CALLE DEL ORO	24.7
346-250-07-00	2486 VALLECITOS CT	28.3
346-262-09-00	2552 CALLE DEL ORO	45.9
346-240-03-00	8317 LA JOLLA SHORES DR	71.4
	TOTAL	689.9
	AVERAGE	13.27

LOT 6 - RYSB

PARCEL NUMBER	SITE ADDRESS	REAR SETBACK
346-300-05-00	2339 VALLECITOS	51.2
346-202-04-00	2470 CALLE DEL ORO	68.3
346-240-03-00	8317 LA JOLLA SHORES DR	79.9
346-250-06-00	2466 VALLECITOS CT	14.5
TBD	CIELO MAR LOT 2	75.1
346-250-04-00	2446 VALLECITOS CT	108.4
346-180-21-00	2355 CALLE DE LA GARZA	96.9
346-190-01-00	8305 CALLE DEL CIELO	74
TBD	CIELO MAR LOT 3	92.7
TBD	CIELO MAR LOT 5	3.7
346-300-07-00	2351 VALLECITOS	143.7
346-180-22-00	2350 CALLE DE LA GARZA	66.8
346-300-04-00	2333 VALLECITOS	59.3
346-300-06-00	2345 VALLECITOS	19.2
346-322-01-00	8171 CALLE DEL CIELO	42.6
346-250-07-00	2486 VALLECITOS CT	12.6
TBD	CIELO MAR LOT 4	136.1
346-180-24-00	8320 CALLE DEL CIELO	92.7
TBD	CIELO MAR LOT 1	38.6
346-190-04-00	8347 CALLE DEL CIELO	50.1
346-321-01-00	2411 VALLECITOS	17.1
346-240-07-00	2336 VALLECITOS	7.6
TBD	CIELO MAR LOT 6	48.9
346-250-03-00	2406 VALLECITOS	17.4
346-180-20-00	2339 CALLE DE LA GARZA	86.8
346-201-03-00	2457 CALLE DEL ORO	120.7
346-180-10-00	8350 CALLE DEL CIELO	49.5
346-201-05-00	2485 CALLE DEL ORO	108.4
346-331-02-00	2575 CALLE DEL ORO	28.1
346-201-04-00	2471 CALLE DEL ORO	8.5
346-190-03-00	8333 CALLE DEL CIELO	99.6
346-331-01-00	2563 CALLE DEL ORO	14.8
346-180-23-00	8332 CALLE DEL CIELO	97.8
346-201-06-00	2505 CALLE DEL ORO	77.1
346-262-09-00	2552 CALLE DEL ORO	21.7
346-240-15-00	2342 VALLECITOS	113
346-261-01-00	2521 CALLE DEL ORO	23.9
346-261-03-00	2543 CALLE DEL ORO	98.4
346-180-25-00	8308 CALLE DEL CIELO	57
346-261-04-00	2553 CALLE DEL ORO	82.5
346-261-02-00	2533 CALLE DEL ORO	85.6
346-262-03-00	2542 CALLE DEL ORO	40.4
346-262-02-00	2532 CALLE DEL ORO	114.1
346-262-01-00	2522 CALLE DEL ORO	88.9
346-202-06-00	2512 CALLE DEL ORO	24.4
346-240-09-00	2324 VALLECITOS	90.55
346-202-10-00	2502 CALLE DEL ORO	8.2
TOTAL		3083.65
AVERAGE		59.30

LOT 6 - GFA

PARCEL NUMBER	SITE ADDRESS	GFA
346-322-01-00	8171 CALLE DEL CIELO	2,220
346-300-06-00	2345 VALLECITOS	2,372
346-331-02-00	2575 CALLE DEL ORO	2,416
346-180-22-00	2350 CALLE DE LA GARZA	2,587
346-240-07-00	2336 VALLECITOS	2,640
346-300-07-00	2351 VALLECITOS	2,664
346-180-23-00	8332 CALLE DEL CIELO	2,807
346-321-01-00	2411 VALLECITOS	2,872
346-201-04-00	2471 CALLE DEL ORO	2,968
346-201-03-00	2457 CALLE DEL ORO	3,057
346-202-10-00	2502 CALLE DEL ORO	3,315
346-240-09-00	2324 VALLECITOS	3,329
346-201-05-00	2485 CALLE DEL ORO	3,381
346-262-02-00	2532 CALLE DEL ORO	3,490
346-261-02-00	2533 CALLE DEL ORO	3,528
346-300-05-00	2339 VALLECITOS	3,625
346-250-06-00	2466 VALLECITOS CT	3,637
346-321-02-00	2431 VALLECITOS	3,650
346-201-02-00	2443 CALLE DEL ORO	3,717
346-262-03-00	2542 CALLE DEL ORO	3,989
346-202-06-00	2512 CALLE DEL ORO	4,121
346-202-04-00	2470 CALLE DEL ORO	4,126
346-180-20-00	2339 CALLE DE LA GARZA	4,169
346-240-15-00	2342 VALLECITOS	4,297
346-190-04-00	8347 CALLE DEL CIELO	4,299
346-201-06-00	2505 CALLE DEL ORO	4,335
346-261-03-00	2543 CALLE DEL ORO	4,425
346-250-03-00	2406 VALLECITOS	4,541
346-261-04-00	2553 CALLE DEL ORO	4,556
346-250-07-00	2486 VALLECITOS CT	4,905
346-331-01-00	2563 CALLE DEL ORO	5,002
346-180-21-00	2355 CALLE DE LA GARZA	5,052
346-240-17-00	2350 VALLECITOS	5,160
346-190-02-00	8315 CALLE DEL CIELO	5,171
346-240-03-00	8317 LA JOLLA SHORES DR	6,140
346-180-25-00	8308 CALLE DEL CIELO	6,433
346-190-03-00	8333 CALLE DEL CIELO	6,930
346-300-04-00	2333 VALLECITOS	7,081
346-250-04-00	2446 VALLECITOS CT	7,498
346-262-01-00	2522 CALLE DEL ORO	7,552
346-240-19-00	8283 LA JOLLA SHORES DR	8,385
346-261-01-00	2521 CALLE DEL ORO	8,452
346-190-01-00	8305 CALLE DEL CIELO	9,091
346-262-09-00	2552 CALLE DEL ORO	9,945
346-180-10-00	8350 CALLE DEL CIELO	10,000
346-180-24-00	8320 CALLE DEL CIELO	11,423
TBD	CIELO MAR LOT 6	13,264
	TOTAL	294,946
	AVERAGE	5,672

LOT 6 - FAR

PARCEL NUMBER	SITE ADDRESS	FAR
346-180-22-00	2350 CALLE DE LA GARZA	0.11
346-322-01-00	8171 CALLE DEL CIELO	0.11
346-240-07-00	2336 VALLECITOS	0.12
346-300-06-00	2345 VALLECITOS	0.12
346-180-23-00	8332 CALLE DEL CIELO	0.13
346-300-07-00	2351 VALLECITOS	0.14
346-240-03-00	8317 LA JOLLA SHORES DR	0.14
346-240-09-00	2324 VALLECITOS	0.14
346-321-01-00	2411 VALLECITOS	0.15
346-240-19-00	8283 LA JOLLA SHORES DR	0.17
346-180-20-00	2339 CALLE DE LA GARZA	0.18
346-250-06-00	2466 VALLECITOS CT	0.18
346-202-10-00	2502 CALLE DEL ORO	0.18
346-300-05-00	2339 VALLECITOS	0.18
346-321-02-00	2431 VALLECITOS	0.19
346-331-02-00	2575 CALLE DEL ORO	0.19
346-202-04-00	2470 CALLE DEL ORO	0.20
346-261-02-00	2533 CALLE DEL ORO	0.21
346-190-04-00	8347 CALLE DEL CIELO	0.21
346-250-03-00	2406 VALLECITOS	0.22
346-201-05-00	2485 CALLE DEL ORO	0.22
346-240-15-00	2342 VALLECITOS	0.22
346-250-07-00	2486 VALLECITOS CT	0.22
346-201-04-00	2471 CALLE DEL ORO	0.22
346-201-03-00	2457 CALLE DEL ORO	0.22
346-180-21-00	2355 CALLE DE LA GARZA	0.23
346-201-02-00	2443 CALLE DEL ORO	0.26
346-190-02-00	8315 CALLE DEL CIELO	0.26
346-240-17-00	2350 VALLECITOS	0.26
346-262-02-00	2532 CALLE DEL ORO	0.27
346-190-01-00	8305 CALLE DEL CIELO	0.30
346-202-06-00	2512 CALLE DEL ORO	0.31
346-180-25-00	8308 CALLE DEL CIELO	0.32
346-201-06-00	2505 CALLE DEL ORO	0.33
346-262-03-00	2542 CALLE DEL ORO	0.33
346-300-04-00	2333 VALLECITOS	0.33
346-190-03-00	8333 CALLE DEL CIELO	0.35
346-261-03-00	2543 CALLE DEL ORO	0.37
346-250-04-00	2446 VALLECITOS CT	0.37
346-331-01-00	2563 CALLE DEL ORO	0.40
346-261-04-00	2553 CALLE DEL ORO	0.40
346-180-10-00	8350 CALLE DEL CIELO	0.45
346-262-09-00	2552 CALLE DEL ORO	0.46
TBD	CIELO MAR LOT 6	0.51
346-180-24-00	8320 CALLE DEL CIELO	0.54
346-262-01-00	2522 CALLE DEL ORO	0.62
346-261-01-00	2521 CALLE DEL ORO	0.76
	TOTAL	14.86
	AVERAGE	0.29

CIELO MAR DEVELOPMENT

08/21/2024 ADVISORY BOARD COMMENT 4:

VMT MEASURES -- NO LONGER APPLICABLE

CIELO MAR DEVELOPMENT

VMT MOBILITY CHOICES COMMENT
CITY DETERMINED THIS AS NON-APPLICABLE
SEE COMMENT BELOW FOR REFERENCE

[Comment 00368 | Page | Open]

Mobility Choices, updated:

Following up on comments #96, #195 #291, #329, per SDMC Section 143.1102, the Mobility Choices Regulations apply to any development for which a Building Permit is issued, except: (h) development that does not require a Certificate of Occupancy. Per SDMC Section 129.0113(a), ...A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their accessory structures. The proposed development with 6 single family dwelling units each on their own lot plus an accessory dwelling unit on Lot 6 meets the exception per SDMC Section 143.1102(h); therefore, the Mobility Choices Regulations do not apply to the proposed project.