Reviewer Issues

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

L64A-002A

Project Information

Project Nbr: **672883** **Title:** Digital-Bellakaren Companion

Project Mgr: *System Managed, Project (619) 446-5000 DSDProjectInfo@sandiego.gov

Review Information

Cycle Type:	6 BDR-Planning (Submit)	**Submitted:**	09/08/2020	Deemed Complete on 09/11/2020
Reviewing Discipline:	BDR-Planning	**Cycle Distributed:**	09/11/2020	
Reviewer:	**Aceves, Grecia**	**Assigned:**	09/14/2020	
	(619) 446-5455	**Started:**	09/23/2020	
Hours of Review:	1.00	**Review Due:**	09/23/2020	
Next Review Method:	BDR-Planning (Submit)	**Completed:**	09/23/2020	**COMPLETED ON TIME**
		Closed:	09/23/2020	

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
. We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Submit).
. The reviewer has requested more documents be submitted.
. Your project still has 11 outstanding review issues with BDR-Planning (all of which are new).
. The reviewer has not signed off 1 job.
. Last month BDR-Planning performed 512 reviews, 77.0% were on-time, and 89.3% were on projects at less than < 3 complete submittals.

General Info.

Cleared?	Issue Num	Issue Text
☐	1	Please address all issues noted as comments to this project and resubmit set of plans for recheck (New Issue)
☐	2	Owners and Contractors: Please see the new COVID 19 requirements for all constructions sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations. https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf (New Issue)
☐	3	Additional comments may follow once information has been provided. (New Issue)

1st Review Issues

Cleared?	Issue Num	Issue Text
☐	4	Project is proposing a new attached companion unit to an existing two story single family residence. Work to include adding an companion unit above existing garage. new stairs and deck. Premise is located within the La Jolla Community Planning Area and Base zone LJSPD-SF. Existing overalys include Fire Brush Management, ESL'S and, Earthquake Fault 12 . (New Issue)
☐	5	San Diego Municipal Code Sec. 1510.0201(d) requires a Site Development Permit for additions within the La Jolla Shores Planned District. However, this section allows for minor additions to be approved through a building permit without first obtaining a Site Development Permit. City staff will approve through a building permit additions that do not increase floor area by over 10%. This project proposes to increase floor area by over 10%. This proposal may still be minor in scope, but City staff would like input from the La Jolla Shores Advisory Board before City staff makes a determination. (New Issue)
☐	6	This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Senior Planner Marlon Pangilinan of the City Planning (619) 235-5293 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue)
☐	7	After the La Jolla Shores Advisory Board has reviewed the project please contact this BDR-Planning reviewer for an appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue)
☐	8	§1510.0304 (b) Siting of Buildings (4) Building and structure setbacks shall be in general conformity with those in the vicinity. Please provide further information on the setbacks within the front and side yard setback. The setbacks would need to conform with those in the vicinity. (New Issue)
☐	9	Please make corrections to the FAR allowance .60%. The LJSPD does not have a standard FAR for the base zone and is in conformity with those in the vicinity. The lot coverage maximum is .60% per §1510.0304 (d) not flood area ratio. Refer to 113.0240 Lot Coverage within Rules and Calculation Ch 11. (New Issue)

For questions regarding the 'BDR-Planning' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 672883 / Cycle: 6

Cleared?	Issue Num	Issue Text
☐	10	(f) Off-Street Parking (1) Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) Please comply with the parking dimension requirements in Table 142-05K Minimum Off-Street Parking Space Dimensions. (New Issue)
☐	11	The carport would need to meet the openings of a carport in order to considered the structure as a carport. At least two elevations with an opening of 75% is required to be considered a carport. Refer to §113.0234 Calculating Gross Floor Area (6) . Otherwise, the caport would be calculated as part of the increase in square footage. Refer to Diagram 113-02M Garages/Carports (New Issue)