

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, JANUARY 14, 2014
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. FINAL REVIEW (PREVIOUSLY REVIEWED 05/21/13)

Project Name: **RUDOLPH NDP ENCROACHMENTS**
1559 El Paso Real Permits: NDP
Project #: PO# 320176 DPM: Tim Daly, (619) 446-5356
Zone: RS-1-2 tpdaly@sandiego.gov
Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Neighborhood Development Permit to allow existing fencing, greater than 3 feet in height, within the public right-of-way located at 1559 El Paso Real in the RS-1-2 zone, Coastal (Non-appealable area 1), Coastal Height Limit and Coastal Parking Impact Overlay Zones, and Steep Hillside within the La Jolla Community Plan.

Application was formerly for a CDP to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real. Findings for the CDP were made by the DPR on 5/21/13. NDP was subsequently required in addition to CDP. Changes to the City's Land Development Code effective Oct 10th, 2013, vacated the requirement that this project obtain a CDP.

APPLICANT PRESENTATION 05/21/13: (Paul Benton)

The site is 24,300 sq. ft. Existing house will remain unchanged. Existing setbacks are conforming. Proposing a 660 sq. ft. two-car garage, 660 sq. ft. guest quarters (home office) above. Both reduced to 660 sq. ft.; 27 ft. 8 ½ inch high. Guest quarters will have a bathroom, bar sink. Existing driveway will go to proposed garage. Existing FAR = 0.15; proposed FAR = 0.17. Neighbors contacted, one concerned about visual impact (though lots of foliage), but not ocean view. All trees will remain. Parking spaces: existing five, one lost for new construction; new garage adds two, net of six parking spaces. Main house has four bedrooms.

3. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: **7330 EADS DUPLEX CDP**
7330 Eads Ave Permits: CDP
Project #: PO# 342192 DPM: Renee Mezo, (619) 446-5001
Zone: RM-1-1 rmezo@sandiego.gov
Applicant: C.A. Marengo, 858-459-3769

Scope of Work:

A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue. The site is in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.



THE CITY OF SAN DIEGO

December 17, 2013

VIA EMAIL: cmarengo@san.rr.com

Morton Marengo
Morton Marengo Architects
7224 Girard Avenue #200
La Jolla, CA 92037

Dear Mr. Marengo:

Subject: 7330 Eads Duplex; Assessment Letter One; Project No. 342192; Account No. 24004167; La Jolla Community Plan.

The Development Services Department has completed the first of the project referenced above, and described as:

- A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue. The site is in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council

recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

- **Required approvals:**
 - Process 2 Coastal Development Permit

The decision to approve, conditionally approve, or deny the project will be made by the Development Services Staff.

- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 1 contains the required findings.

II. SIGNIFICANT PROJECT ISSUES: Minor corrections are required from LDR-Engineering, LDR-Landscape and LDR-Planning.

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).

IV. PROJECT ACCOUNT STATUS: During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

V. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 30 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the

applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Tony Crisafi of the La Jolla Community Planning Group, at (858) 456 -7900 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

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Mr. Marengo
December 17, 2013

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5001 or via e-mail at rmezo@sandiego.gov

Sincerely,



Renee Mezo
Development Project Manager

Enclosures:

1. Required Findings
2. Cycle No. 4 Issues Report
3. Submittal Requirements Report

cc: File
Tony Crisafi, La Jolla Community Planning Group via email info@lajollaCPA.org
Chris DeGregorio, Chris@marengomortonarchitects.com
Reviewing Staff (Assessment letter only)

Enclosure 1

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.
2. The proposed coastal development will not adversely affect environmentally sensitive lands.
3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.



L64A-003A

Project Information

Project Nbr: 342192 **Title:** 7330 Eads Duplex CDP
Project Mgr: Mezo, Renee (619) 446-5001 rmezo@sandiego.gov



Review Information

Cycle Type: 4 Submitted (Multi-Discipline) **Submitted:** 11/05/2013 Deemed Complete on 11/07/2013
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 11/07/2013
Reviewer: Gibbs, Antoinette **Assigned:** 11/07/2013
(619) 446-5475 **Started:** 12/13/2013
AGibbs@sandiego.gov **Review Due:** 12/10/2013
Hours of Review: 3.00 **Completed:** 12/13/2013 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 12/17/2013

- . The review due date was changed to 12/13/2013 from 12/10/2013 per agreement with customer.
- . 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 LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 113 reviews, 48.7% were on-time, and 36.9% were on projects at less than < 3 complete submittals.

First Review Cycle

Zoning, Permits, and Process

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located in the RM-1-1 zone, the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), City issued Coastal Development Permit jurisdiction (Non-appealable area 2), Coastal Overlay Zone, Parking Impact (coastal) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and Transit Area Overlay of the La Jolla Community Plan and Local Coastal Program Land Use Plan. (New Issue)
<input type="checkbox"/>	2	The project is proposing to demolish/remodel and existing residential unit and add/construct a second unit which will result in 3-bedroom duplex. (New Issue)
<input type="checkbox"/>	3	The project as proposed requires a Coastal Development Permit (CDP, Process 2, Staff level decision) per SDMC Section 126.0704(a)(3) for improvements that result in an intensification of use. For purposes of Section 126.0704, intensification of use means a change in the use of a lot or premises which, based upon the provisions of the applicable zone, requires more off-street parking than the most recent legal use on the property. (New Issue)

Comments/Corrections

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The current project is going through a discretionary review process, during this time Staff has the responsibility to review the proposed project based on the current LDC in effect at the time of submittal. Throughout this review process and any subsequent review processes, Staff may ask for additional information to assist in the review process. Please keep in mind a thorough review may NOT have been done on the submitted project because more information may be needed. Additional issues and/or concerns may arise during subsequent reviews. (New Issue)
<input type="checkbox"/>	5	Prepare a cover letter that specifically describes how you have addressed each of the issues identified. Alternatively, the applicant can submit the Cycle Issues Report, identifying within the margins how you have addressed the issues. If the issues are addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. (New Issue)
<input type="checkbox"/>	6	Please revise the Scope of Work on Sheet T-1.1. The site currently has a single family residence, scope states that there are current two single family residence. Please correct scope of work. (New Issue)
<input type="checkbox"/>	7	Please revise the existing number of dwelling units shown within the Zoning information section on the Title Sheet (T-1.1). Existing units "1" Proposed units "2". (New Issue)

Development Regulations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Antoinette Gibbs at (619) 446-5475. Project Nbr: 342192 / Cycle: 4





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Issue

Cleared? Num Issue Text

8 Storage Requirements

In all RM zones, each dwelling unit shall have a fully enclosed personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane. Please demonstrate compliance. (SDMC 131.0454)
(New Issue)

Community Plan

Issue

Cleared? Num Issue Text

9 Land Use

The proposed project site is located within the La Jolla Community Plan area and is designated for Low Medium Residential (9-15 DU/AC). The project is consistent with this land use designation.
[INFORMATIONAL]
(New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/07/2013	
Reviewer: Ocampo Vivero, Elizabeth (619) 446-5375 EOCampoviver@sandiego.gov	Assigned: 11/20/2013	
	Started: 12/13/2013	
Hours of Review: 11.00	Review Due: 12/13/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/13/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . 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 LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 94 reviews, 47.9% were on-time, and 32.2% were on projects at less than < 3 complete submittals.

1st Review 12/13/2013

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project proposes a Coastal Development Permit (Process 2). The project consists of the partial demolition of a one-story single-dwelling residential structure and the construction of a 1,227-square-foot first floor addition, a 2,333-square-foot second floor addition, which will result in a 4,348-square-foot two-story multiple-dwelling structure, and a 570-square-foot addition resulting in a 929-square-foot four-car garage. (New Issue)
<input type="checkbox"/>	2	In addition, the project would also result in the construction of a 591-square-foot and a 331-square-foot first floor decks, a 90-square-foot second floor balcony, and a 685-square-foot roof deck. The project would also construct various associated site improvements (i.e. hardscape, landscaping and perimeter site walls). (New Issue)
<input type="checkbox"/>	3	The 0.16 acre project site is located at 7730 Eads Avenue within the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Coastal Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Low Medium Residential (9-15 dwelling units per acre) land use designation within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. (New Issue)

Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Until the information requested by other disciplines has been provided and the project is deemed complete, EAS staff is not able to complete the Initial Study for the project and the environmental processing timeline will be held in abeyance. A determination as to the appropriate environmental document will be made based on the submitted information. (New Issue)
<input type="checkbox"/>	5	EAS will coordinate with the other disciplines' 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. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/07/2013	
Reviewer: Canning, Jack (619) 446-5425 jcanning@sandiego.gov	Assigned: 11/14/2013	
	Started: 12/02/2013	
Hours of Review: 8.00	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/06/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . 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 LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 73 reviews, 83.6% were on-time, and 31.9% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 1 The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.

(New Issue)
- 2 Revise the Site Plan Sheet A-1.2. Add the existing and proposed grading spot elevations around the buildings and along all property lines to verify the surface drainage flow patterns and slope gradient. Add spot elevations at top and bottom of all proposed stairs/steps in the courtyards. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill, including spoil for proposed foundations. If the quantity is ZERO, add that value to the required Data Table.

(New Issue)
- 3 Submit a Standard Storm Water BMP Report, listed as a Water Quality Study in next time documents, that Identifies Pollutants from the Project Area (pg 4-3) and addresses how the 5 possible Low Impact Development (LID) BMPs and 15 possible Source Control BMPs (pgs 4-1 thru 3-7) have been incorporated into the project.

(continued below)
- 4 If any of the 20 possible BMPs have not been used in the project design, add a discussion in the report why the omitted BMPs are not feasible or not applicable.

Please Note: A Water Quality Study is required, not a Water Quality Technical Report.

City's Storm Water Standards are available online at:
<http://www.sandiego.gov/development-services/news/pdf/stormwatermanual.pdf>

(New Issue)
- 5 Revise the Site Plan Sheet A-1.2. Revise the note regarding updating the existing water meter. Add a note that states: Existing water service will be killed at the main. The new 1" water service shall be located a minimum for 30 inches from the existing water service. Show the water main, including the new lateral that will serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required.

(New Issue)
- 6 Revise the Site Plan Sheet A-1.2. If the existing sewer lateral will be used, add a note that states: The existing sewer service will remain. If a new sewer lateral is required: Show the Sewer Main, including the new laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required.

(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 342192 / Cycle: 4





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Revise the Site Plan Sheet A-1.2. Add a note that states: No access gate shall swing open into Eads Right-of-Way. (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan Sheet A-1.1. The length of driveway in front of the two garages is less than 18 feet and therefore parking will not be allowed in front of the driveway. Add a note that states: No parking is proposed or will be allowed in front of the two parking garages adjacent to the alley. (New Issue)
<input type="checkbox"/>	9	Revise the Site Plan Sheet A-1.1. Add a note that states: All legal parking areas shall be surfaced with asphaltic concrete at least 2 inches in depth or it's equivalent, satisfactory of the City Engineer. (New Issue)
<input type="checkbox"/>	10	Revise the Site Plan Sheet A-1.1. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	11	Revise the Site Plan Sheet A-1.1. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	12	Revise the Site Plan Sheet A-1.1. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	13	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	14	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Jack Canning at 619 446-5425. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/07/2013	
Reviewer: Mezo, Renee (619) 446-5001 rmezo@sandiego.gov	Assigned: 12/03/2013	
	Started: 12/03/2013	
Hours of Review: 0.00	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/03/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month Community Planning Group performed 63 reviews, 46.0% were on-time, and 47.6% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





Cycle Issues

12/17/13 9:26 am

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THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: Park & Rec	Cycle Distributed: 11/07/2013	
Reviewer: Harkness, Jeff (619) 533-6595 Jharkness@sandiego.gov	Assigned: 11/12/2013	
	Started: 12/02/2013	
Hours of Review: 0.50	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/02/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 20 reviews, 80.0% were on-time, and 68.4% were on projects at less than < 3 complete submittals.

Review 12-10-13

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	There are no population-based park, adjacent open space, or Maintenance Assessment District (MAD) issues associated with this proposed single family residences. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 11/07/2013	
Reviewer: Carter, Ron (619) 446-5449 Rcarter@sandiego.gov	Assigned: 11/29/2013	
	Started: 12/10/2013	
Hours of Review: 1.00	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/10/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . We request a 2nd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 21 reviews, 52.4% were on-time, and 73.7% were on projects at less than < 3 complete submittals.

New Issue Group (1816506)

	<u>Issue</u>
<u>Cleared?</u>	<u>Num</u> <u>Issue Text</u>
<input checked="" type="checkbox"/>	1 No corrections or issues based on this submittal. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 11/07/2013	
Reviewer: Burgess, Victoria (619) 533-3684 vburgess@sandiego.gov	Assigned: 11/07/2013	
	Started: 11/07/2013	
Hours of Review: 0.50	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/07/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Facilities Financing performed 69 reviews, 97.1% were on-time, and 98.6% were on projects at less than < 3 complete submittals.

Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development. The currently adopted La Jolla DIF rate for residential development is \$5,046.00 per single-family unit and/or multifamily unit. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	Fees are subject to increase at the beginning of each new fiscal year (July 1), and/or upon Council approval of an update to the Public Facilities Financing Plan, and/or upon a change in project scope. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	Upon payment of any DIF, FBA, and/or RTCIP the 90-day protest period in which you may protest these impact fees under Government Code Section 66020 will begin. A written protest must be filed with the City Clerk pursuant to Government Code Section 66020. The protest procedures under Section 66020 are additional to other procedures authorized or required under the San Diego Municipal Code. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	The Facilities Financing Issues Report was sent to the project Point of Contact. The required impact fees have been added to the project. Facilities Financing has "signed off" the job and the building plan set routed to Facilities Financing has been recycled. A stamp transfer is not necessary. If there is a future change in the project scope or use, new plans and a review should be routed to Facilities Financing to determine if changes are necessary to the impact fees. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	City RTCIP Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. The current City RTCIP Fee is \$2,573 per single-family unit and/or \$2,059 per multi-family unit. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issuance. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	Two weeks prior to building permit issuance, email the following documentation to Facilities Financing in order to be considered for impact fee credit for demolition of building(s) on the site: (1) A copy of a completed Demolition/Removal Permit and (2) the Residential (619-236-3771) or Commercial-Industrial (858-505-6262) Building Record from the San Diego County Assessor's Office, which is released to the owner only. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 11/07/2013	
Reviewer: Ferracone, Nicholas (619) 687-5967 Nferracone@sandiego.gov	Assigned: 11/07/2013	
	Started: 12/10/2013	
Hours of Review: 2.50	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/10/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . 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 LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 15 outstanding review issues with LDR-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 58 reviews, 77.6% were on-time, and 40.7% were on projects at less than < 3 complete submittals.

Landscape 12/10/13

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 1 INFORMATIONAL: A Landscape Development Plan is required as part of the Coastal Development Permit (CDP) application and review process. The CDP requires findings for approval, including that the proposed project is consistent with the La Jolla Community Plan, which is the certified Local Coastal Program land use plan. Refer to §126.0708 and §126.0504 for additional information if needed. (New Issue)
- 2 Thank you for your submittal. This review is based primarily on sheets T-1.1, A-1.1, A-1.2, A-2.0 and L-1.1. The submittal did not sufficiently illustrate/develop landscape plans. Please revise Landscape Development Plan to appropriate level of detail. Refer to requirements for Landscape Development per City of San Diego Land Development Manual's "Project Submittal Requirements for Development Permits" (here: <http://www.sandiego.gov/development-services/pdf/industry/psmsec4.pdf>). (New Issue)
- 3 Before continuing with design please review requirements for landscape submittals for each item required on landscape development plan. Please note requirement for Design Statement and the Form and Function of each plant category. Incomplete submittals will delay projects unnecessarily.

Please make the following revisions and additions on the appropriate sheet, and provide written responses to each comment with resubmittal.

This comment will be cleared when all other issues are cleared.
(New Issue)

- 4 Landscape Development Plan submittal shall identify all existing trees and shrubs on site. Label each as "to be removed" or "to remain." Identify trees with a dashed symbol, define limits of drip lines, and label height and spread. Provide the botanical and common name and caliper size. Provide the name and condition of any groundcover to remain. Refer to Land Development Manual 11.1.6. (New Issue)
- 5 Aerial reconnaissance indicates a substantial Eucalyptus in the City ROW, in the parkway to the immediate north of the project boundary. The tree's dripline and root zone extend into the proposed project and shall not be disturbed or damaged.

ALL REQUIRED STEPS MUST BE TAKEN TO PROTECT AND PRESERVE THIS TREE.

THE FOLLOWING ARE TREE PROTECTION NOTES WHICH SHALL APPEAR ON THE APPROPRIATE SHEET OF THE LANDSCAPE DEVELOPMENT PLAN RESBUMITTAL: (New Issue)

- 6 TREE PROTECTION
 1. Prior to any disturbance to the site, the Owner/Permittee shall make arrangements for a Pre-Construction meeting with the City of San Diego Mitigation Monitoring Coordination Section (MMC), the Resident Engineer (RE) and/or Building Inspector, Certified Consulting Arborist, Construction Manager, and Landscape Professional.
 2. The Construction Manager is responsible for preventing damage to trees.
 - a) Construction and maintenance staff shall avoid unnecessary activities within the dripline of trees. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	<p>b) Fines shall be assessed to those individuals found to be responsible for the illegal removal or damage of protected trees.</p> <p>3. Any damage or injury to trees shall be reported within 24 hours to MMC by the Certified Consulting Arborist.</p> <p>4. The Certified Consulting Arborist shall be responsible for establishing, implementing, and maintaining the Tree Protection Zone as shown on these plans during the entire construction period:</p> <p>a) Stake the complete drip line. (New Issue)</p>
<input type="checkbox"/>	8	<p>b) Roots shall be cleanly cut back approx. 6" from the limit of disturbance, unless otherwise directed by the Certified Consulting Arborist.</p> <p>c) Install a temporary 6-ft high chain link fence around the identified dripline, unless otherwise directed by the Certified Consulting Arborist.</p> <p>d) Attach an orange or yellow protective fence (min. 3' high) to the chain link fence.</p> <p>e) When areas under the tree canopy cannot be fenced, another method shall be required, as recommended by the Certified Consulting Arborist and approved by MMC. (New Issue)</p>
<input type="checkbox"/>	9	<p>f) Post "KEEP OUT" signs in both Spanish and English to the chain link fence.</p> <p>g) Place story poles where proposed building(s) and tree branches interface.</p> <p>h) Submit to MMC a tree maintenance schedule prepared by the Certified Consulting Arborist.</p> <p>i) If a tree is adjacent to or in the immediate proximity to a grade slope of 8% (23 degrees) or more, provide adequate erosion control.</p> <p>5. The Certified Consulting Arborist shall verify in writing to the Owner/Permittee that the Tree Protection Zone has been established. (New Issue)</p>
<input type="checkbox"/>	10	<p>6. The Owner/Permittee shall submit the Certified Consulting Arborist's verification letter to MMC before scheduling a site inspection with MMC, the RE and/or Building Inspector, Certified Consulting Arborist, and Landscape Professional.</p> <p>7. Restrictions within the Tree Protection Zone to be monitored by the Certified Consulting Arborist as follows:</p> <p>a) Tree pruning or root pruning will only occur under the guidance of the Certified Consulting Arborist with written approval from MMC. (New Issue)</p>
<input type="checkbox"/>	11	<p>b) Pruning for vertical clearance of buildings, traffic, and construction equipment shall be performed by the Certified Consulting Arborist only.</p> <p>c) Construction equipment and materials such as stockpiling of soil, vehicle use, foot traffic, utility containers, and storage of any kind, are prohibited.</p> <p>d) The existing grade shall not be disturbed unless otherwise approved by MMC, the RE, and/or Building Inspector.</p> <p>e) Root systems shall be protected from flooding, erosion, chemical spills, and excessive variations in soil moisture by construction activity. (New Issue)</p>
<input type="checkbox"/>	12	<p>8. Any modifications and/or additions to the approved Tree Protection Zone shall be submitted by the Certified Consulting Arborist with adequate information to MMC for approval.</p> <p>9. The Owner/Permittee shall be responsible for a minimum 3 year monitoring and maintenance period, designed by the Certified Consulting Arborist after construction to ensure the success of protected and/or replacement trees.</p> <p>10. The Certified Consulting Arborist shall provide annual reports to and request inspections from MMC during the monitoring and maintenance period. (New Issue)</p>
<input type="checkbox"/>	13	<p>Please relocate the two Queen Palm trees and any other plantings proposed for the northern/northeastern portion of the project site which would conflict with the existing Eucalyptus. (New Issue)</p>
<input type="checkbox"/>	14	<p>Existing plant materials that will be retained may be used to satisfy point and area requirements provided the existing material meets the minimums defined within the Landscape Regulations. Clearly note all existing plant information as shown in Project Submittal Requirements. (New Issue)</p>
<input type="checkbox"/>	15	<p>Please revise Landscape Calculations on sheet L-1.1 to address Remaining Yard. (New Issue)</p>





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 11/07/2013	
Reviewer: French, Tanner (619) 446-5493 Tfrench@sandiego.gov	Assigned: 11/07/2013	
	Started: 12/02/2013	
Hours of Review: 7.00	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/10/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . 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 LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 39 reviews, 76.9% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

1st Review // 12.10.2013

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | <p>Parking - Summary Table:</p> <p>Please provide a Parking Summary Table on Sheet A-1.1 or A-1.2 of the plans showing minimum parking rates per Land Development Code (LDC) Section 142.0525 Table 142-05C, minimum parking required, and parking provided for the proposed project. Please note the proposed project is within the Parking Impact Overlay Zone and the Transit Area Overlay Zone; therefore the "Basic" parking rate from Table 142-05C will apply.</p> <p>(New Issue)</p> |
| <input type="checkbox"/> | 2 | <p>Parking Dimensions:</p> <p>Please dimension all automobile parking spaces on Sheet A-1.1 of the site plan (some of the space dimensions are shown on Sheet A-2.1). Refer to LDC Section 142.0560 Table 142-05K for the minimum automobile parking space dimensions. Please note that the project appears to utilize tandem parking and is within the Residential Tandem Overlay Zone. Please also note that an additional foot in length is required when garage doors are proposed.</p> <p>(New Issue)</p> |
| <input type="checkbox"/> | 3 | <p>Parking - Existing Structures:</p> <p>Please explain the purpose and feasibility of providing the project's required parking within existing (or modified) structures as noted on Sheet A-1.1 of the site plan. Several of the structures don't appear to be able to accommodate the parking, specifically the structure along the alley at the northern property boundary, which appears to be a shed.</p> <p>(New Issue)</p> |
| <input type="checkbox"/> | 4 | <p>Sidewalk Dimension:</p> <p>Please dimension the sidewalk fronting the proposed project along Eads Avenue on Sheet A-1.1 of the site plan.</p> <p>(New Issue)</p> |
| <input type="checkbox"/> | 5 | <p>Alley Dimension:</p> <p>Please dimension the allowable backing area for the off-street parking along the alley on Sheet A-1.1 of the site plan. Please note that off-street parking along the alley requires a minimum 21 feet backing area measured from the opposite edge of the right-of-way. (New Issue)</p> |





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/05/2013	Deemed Complete on 11/07/2013
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 11/07/2013	
Reviewer: Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	Assigned: 11/07/2013	
	Started: 12/04/2013	
Hours of Review: 4.00	Review Due: 12/10/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/10/2013	COMPLETED ON TIME
	Closed: 12/17/2013	

- . The review due date was changed to 12/13/2013 from 12/13/2013 per agreement with customer.
- . 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 PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month PUD-Water & Sewer Dev performed 115 reviews, 94.8% were on-time, and 77.7% were on projects at less than < 3 complete submittals.

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with the criteria established in the most current versions of the City's Water and Sewer Facility Design Guidelines, regulations, standards and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	2	All public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Public Utilities Department Director and the City Engineer. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	All public water services serving the site (including domestic, irrigation, and fire) now require a private above ground back flow prevention device (BFPD). These private BFPDs are typically located just outside the public ROW in-line with the water service. The Public Utilities Department no longer permits BFPDs to be located below grade or within a structure. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	All private water and sewer facilities within a public ROW or public easement must be designed and constructed in accordance with the current California Uniform Plumbing Code and labeled on the plans as "Private [facility description] - see EMRA# [number issued]". (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	The City does not warrant existing public sewer laterals to be suitable for reuse. Prior to reuse, an existing public sewer lateral must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of all debris, and properly connected to a public sewer main. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	If an existing water service and/or sewer lateral is determined to be unsuitable for reuse, the applicant will be required to kill the existing water service at the main and/or abandon the existing sewer lateral at the property line. All new water services, water meters, and sewer laterals should be located outside of any driveway or vehicular use area. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	7	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). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	8	The Owner/Permittee will be required to file CC&Rs, written to the satisfaction of the Public Utilities Department Director, to ensure the future operation and maintenance of all private water and sewer facilities that serve more than a single condominium unit or lot. (New Issue) [Recommended]

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 342192 / Cycle: 4





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	No trees or shrubs exceeding three feet in height at maturity are permitted within five feet (5') of any public water facilities or ten feet (10') of any public sewer facilities. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	10	Please direct any questions you may have regarding the information, comments or conditions contained in this review to Jay Purdy via email at jpurdy@sandiego.gov . (New Issue) [Recommended]

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	On the site plan, please locate and label the centerline and width of all public ROWs and easements which lie on or adjacent to the property associated with the review. (New Issue)
<input type="checkbox"/>	12	On the site plan, within those portions of the public ROWs and/or easements which lie on or adjacent to the property under review, please locate and label all existing and proposed public and private water and sewer facilities. (New Issue)
<input type="checkbox"/>	13	Please ensure that labels for existing public water and sewer mains include the construction reference drawing number, pipe diameter, and pipe material. For a new sewer lateral connection into an existing sewer main, please indicate the invert elevation at the tie-in point on the site plan. (New Issue)
<input type="checkbox"/>	14	For each existing water service and/or sewer lateral shown on the site plan, please indicate whether you are planning to kill, abandon, or reuse the facility. (New Issue)





THE CITY OF SAN DIEGO

January 6, 2014

VIA EMAIL: erin@alcornbenton.com

Erin Tompkins
Alcorn & Benton Architects
7757 Girard Avenue
La Jolla, CA 92037

Dear Ms. Tompkins:

Subject: Rudolph NDP Encroachments; Project No. 320176; Internal Order No. 24003698;
La Jolla Community Plan

The Development Services Department has completed the second review of the project referenced above, and described as an application for a Neighborhood Development Permit to allow existing fencing, greater than 3 feet in height, within the public right-of-way located at 1559 El Paso Real in the RS-1-2 zone, Coastal (Non-appealable area 1), Coastal Height Limit and Coastal Parking Impact Overlay Zones, and Steep Hillside within the La Jolla Community Plan.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS:** Based upon the California Coastal Commission's recent approval of the City's changes to San Diego Municipal Code (SDMC) Land Development Code (LDC) and our meeting on November 6, 2013, City staff has noted your change of project for a Process Two, Neighborhood Development Permit. Your previous Coastal Development Permit application for a guest quarters/garage no longer requires a Coastal Development Permit based upon the Coastal Commission's latest approval of the City's 7th amendment to the City's LDC and City Council's recent adoption of the Coastal Commission changes to the 7th amendment. The changes to the LDC became effective October 10, 2013. Specifically, SDMC sec. 141.0306, Guest Quarters or Habitable Accessory Buildings and SDMC sec. 126.0704(i), Exemptions from a Coastal Development Permit, are applicable and would now make a decision on Guest Quarters or Habitable Accessory Buildings in the coastal zone a Process One, ministerial approval.

Therefore, consistent with the City's Municipal Code Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Two, Development Services Department decision with appeal rights to the Planning Commission.

In order to recommend approval of your project, certain findings must be substantiated in the record. Thank you for submitting your recent draft Neighborhood Development Permit findings for City staff's consideration.

- II. PROJECT ISSUES:** As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review all the City staff comments and draft conditions.

- Please contact the Chair, La Jolla Community Planning Association to determine if they desire to provide a recommendation on your change of project scope and application.
- Please provide me with one revised set of plans with the following corrections made:
 - All project plans should only reflect scope of work related to the encroachments and NDP application, not the previous garage and guest quarters proposal;
 - Revise TS plan sheet and all sheet titles to reflect "Rudolph NDP Encroachments;"
 - Delete plan sheets A0.1, A2.0, A2.1, A4.0, and A5.0;

- Plan sheet A1.0 should only reflect site plan related to NDP encroachments; and
- Incorporate plan sheets NDP-1 and NDP-2 into one complete plan set.

III. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status and most recent City staff charges have not been posted on the account. Unfortunately, our existing accounting program is undergoing a transition to a new program; however, our latest data indicates you have \$3,002.00 remaining in the account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The account statements also include an invoice for payment stub to be utilized as necessary. The minimum balance required for a Neighborhood Development Permit application is \$5,000.00, <http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib504.pdf>.

No additional payments are requested; however, should any appeals be filed during the City's Notice of Decision period, please immediately provide payment to maintain the minimum \$5,000.00 amount utilizing the account statement invoice for payment stub. The processing of any project applications with a deficit in their deposit account will be suspended immediately (including processing for project review, public hearings, and project completion) by City staff until sufficient funds are provided in the account.

IV. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants. Please phone me if you wish to schedule such a meeting. Based upon the remaining issues identified by staff and the status of the environmental document, I anticipate scheduling the Decision Date for your project during the month of January 2014.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

V. NEXT STEPS: Please be prepared to provide the following:

A. CEQA Fee: Since your project has been determined to be Exempt from the provisions of the California Environmental Quality Act (CEQA); a Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

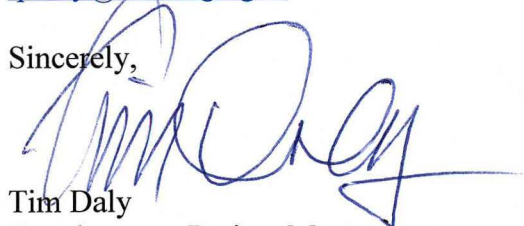
B. Records Fee: Required for all projects at any time prior to close-out: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503, <http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib503.pdf>). Please forward to me a check payable to the "City Treasurer" in the amount of \$90.00.

VI. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me. I may be reached by telephone at (619) 446-5356 or via e-mail at tpdaly@sandiego.gov.

Sincerely,



Tim Daly
Development Project Manager

Page 5
Ms. Tomkins
January 6, 2014

Enclosures: 1. Cycle Issues Report

cc: Chair, La Jolla Community Planning Association
File
Reviewing Staff



L64A-003A

Project Information

Project Nbr: **320176**

Title: Rudolph NDP Encroachments

Project Mgr: Daly, Tim

(619) 446-5356

TPDaly@sandiego.gov



Review Information

Cycle Type: 7 Submitted (Multi-Discipline)

Submitted: 11/22/2013 Deemed Complete on 11/22/2013

Reviewing Discipline: LDR-Planning Review

Cycle Distributed: 11/22/2013

Reviewer: Chou, Peter

Assigned: 11/22/2013

(619) 446-5384

Started: 11/25/2013

pchou@sandiego.gov

Review Due: 12/17/2013

Hours of Review: 2.00

Completed: 12/17/2013 **COMPLETED ON TIME**

Next Review Method: Submitted (Multi-Discipline)

Closed: 01/06/2014

- The review due date was changed to 01/09/2014 from 12/24/2013 per agreement with customer.
- We request a 3rd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- The reviewer has not signed off 1 job.
- Last month LDR-Planning Review performed 101 reviews, 54.5% were on-time, and 53.4% were on projects at less than < 3 complete submittals.

6-10-13 Comments

Issue

Cleared?	Num	Issue Text
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 4 | Indicate the side yard setback dimension of the proposed guest quarter on the Site Plan. (From Cycle 2) |
| <input checked="" type="checkbox"/> | 5 | Explain why there are two shed structures located outside of the property line along the Camino Del Teatro Street? Do they have an encroachment removal agreement with the City? (From Cycle 2) |
| <input checked="" type="checkbox"/> | 6 | The use of the proposed guest quarter shall comply with the regulations of Sec.141.0306.J. (From Cycle 2) |

12-17-13 Comments

Issue

Cleared?	Num	Issue Text
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- | | | |
|-------------------------------------|---|---------------------------------|
| <input checked="" type="checkbox"/> | 7 | No planning issues. (New Issue) |
|-------------------------------------|---|---------------------------------|





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/22/2013	Deemed Complete on 11/22/2013
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/22/2013	
Reviewer: Brunette, Mark (619) 446-5379 MBrunette@sandiego.gov	Assigned: 11/26/2013	
	Started: 11/26/2013	
Hours of Review: 2.00	Review Due: 01/09/2014	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/02/2014	COMPLETED ON TIME
	Closed: 01/06/2014	

- . The review due date was changed to 01/09/2014 from 12/24/2013 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 71 reviews, 54.9% were on-time, and 54.4% were on projects at less than < 3 complete submittals.

CEQA Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the Coastal Development Permit to develop a detached garage with guest quarters above on a site with an existing single family dwelling at 1559 El Paso Real and determined that the activity is a project which is subject to the California Environmental Quality Act (CEQA). (From Cycle 2)
<input checked="" type="checkbox"/>	2	The following project issues will need to be addressed before EAS can make a determination of whether the project is categorically exempt from CEQA or requires an initial study to determine if the project may have a significant effect on the environment. Until these issues are resolved the environmental processing timeline will be held in abeyance. Additional issues may arise as the project review progresses. (From Cycle 2)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	EAS will coordinate with the LDR-Geology review discipline to determine whether the project could result in significant geology or seismic safety impacts. LDR-Geology review has requested an addendum geotechnical report and additional information. Please provide copies of this information to EAS with the next submittal. Refer to LDR-Geology project issues for further information. (From Cycle 2)

Water Quality/Hydrology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	LDR-Engineering Review has requested a Water Quality Study and revised plans showing grading quantities and drainage patterns. Please refer to LDR-Engineering Review project issues for further information. Provide a copy of the Water Quality Study and revised plans to LDR-Environmental review with the next submittal. LDR-Environmental will review this information and coordinate with Engineering review staff to determine if the project has the potential to result in environmental impacts related to water quality or hydrology. (From Cycle 2)

Cycle 7 - 12/20/13

CEQA Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	The proposed Neighborhood Development Permit to allow existing wall and wooden gate to remain within the public right-of-way qualifies for a Class 1 categorical exemption from CEQA (Existing Facilities) because this exemption applies to the permitting of small existing structures which involves no expansion of the existing structure. (New Issue)
<input checked="" type="checkbox"/>	11	The Environmental Analysis Section will prepare and have posted the Notice of Right to Appeal the Environmental Determination (NORA) and will provide the Development Project Manager with the Notice of Exemption should the project be approved. (New Issue)





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1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/22/2013	Deemed Complete on 11/22/2013
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/22/2013	
Reviewer: Bakier, Zakaria (619) 557-7982 Zbakier@sandiego.gov	Assigned: 11/25/2013	
	Started: 11/26/2013	
Hours of Review: 1.00	Review Due: 01/02/2014	
Next Review Method: Conditions	Completed: 12/20/2013	COMPLETED ON TIME
	Closed: 01/06/2014	

- The review due date was changed to 01/09/2014 from 12/24/2013 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- We request a 3rd complete submittal for LDR-Engineering Review on this project as: Conditions.
- The reviewer has requested more documents be submitted.
- Your project still has 1 outstanding review issues with LDR-Engineering Review (2 of which are new issues).
- Last month LDR-Engineering Review performed 71 reviews, 85.9% were on-time, and 47.7% were on projects at less than < 3 complete submittals.

1st Review Issues

General

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This application is a Coastal Development Permit (CDP) to construct a 660 square foot garage with 660 square foot guest quarters above the garage, located at 1559 El Paseo Real, within the La Jolla Community Plan. (From Cycle 2)

Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	There are two existing sheds shown on the plans within the curb to property line distance at Camino Del Teatro. Per site visit, the sheds do not exist within the curb to property line distance as shown. Please remove them from the plans. (From Cycle 2)
<input checked="" type="checkbox"/>	3	The existing site plan needs to be revised to show private improvements along El Paseo Real and El Camino Del Teatro. Provide evidence that encroachments have been approved. If none has been approved, an Encroachment Maintenance and Removal (EMRA) must be obtained. A Neighborhood Development Permit is required if there is any structure greater than 3 feet in height. The encroachment of the wall on El Camino Del Teatro is not supported. It segregates right-of-way for exclusive private use. (From Cycle 2)

Grading and Storm Water Qualit

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	There are proposed exterior stairs and a retaining wall shown on the plans. Please note that per Municipal Code §129.0603(a), a grading permit is not required. However a grading data table with cut/fill import/export quantities. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Please show the drainage patterns, and the collection/discharge points for site/roof drains at the proposed garage and guest quarters must be included in the plans. (From Cycle 2)
<input checked="" type="checkbox"/>	6	Part B item 1 of the Storm Water Applicability Checklist is blank and it needs to be checked as "No". Additionally, this project is a Standard Development Project as presented in Chapter 3 of the Storm Water Standards, the project will be required to prepare a Water Quality Study. Please provide an analysis (Water Quality Study) of the project's anticipated pollutants of concern with the next project submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	7	...The analysis needs to "Identify Pollutants from the Project Area" and address how "Low Impact Development (LID)" and "Source Control BMP's will be incorporated into the project. Storm Water Standards is available online at http://www.sandiego.gov/development-services/industry/information/stormwater.shtml (From Cycle 2)

EngineeringSecondReview

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Please provide findings for the NDP to support the encroachments on Camino Del Teatro and El Paso Real Right-of-Way. (New Issue)

Conditions



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Within 60 days of recordation of the NDP, the applicant shall obtain an Encroachment Maintenance and Removal agreement from the City Engineer for the existing wall encroachment in the Camino Del Teatro and El Paso Real city right of way.

(New Issue)





L64A-003A

Review Information

Cycle Type: 7 Submitted (Multi-Discipline)	Submitted: 11/22/2013	Deemed Complete on 11/22/2013
Reviewing Discipline: LDR-Geology	Cycle Distributed: 11/22/2013	
Reviewer: Thomas, Patrick (619) 446-5296 pathomas@sandiego.gov	Assigned: 11/25/2013	
	Started: 12/02/2013	
Hours of Review: 1.00	Review Due: 12/24/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/02/2013	COMPLETED ON TIME
	Closed: 01/06/2014	

- We request a 3rd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Last month LDR-Geology performed 52 reviews, 73.1% were on-time, and 76.7% were on projects at less than < 3 complete submittals.

Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project site is located within geologic hazard zones 25 and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 25 is characterized by Slide-Prone Formations consisting of the Ardath Shale Formation with neutral or favorable geologic structure. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk. (From Cycle 6)

1st Review/Cycle 6 References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Proposed Site Plan, Rudolf Garage & Guest Quarters, 1559 El Paso Real, La Jolla, California, prepared by Alcorn & Benton Architects, dated May 2, 2013. Report of Limited Geotechnical Investigation and Geologic Reconnaissance, Rudolf Detached Garage Project, 1559 El Paso Real, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated March 26, 2013 (their project no. 13-10280). (From Cycle 6)

1st Review/Cycle 6 Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Submit an addendum geotechnical report that addresses the project as currently proposed (PTS No. 320176) on the referenced plans. The geotechnical report must be prepared in accordance with the City's "Guidelines for Geotechnical Reports." (From Cycle 6)
<input checked="" type="checkbox"/>	4	Provide a geotechnical map on a topographic base that shows the proposed construction. Show the location of the cross section. (From Cycle 6)
<input checked="" type="checkbox"/>	5	Provide a representative geotechnical cross section of the site conditions and proposed construction. (From Cycle 6)
<input checked="" type="checkbox"/>	6	Demonstrate the site will have a factor of safety of 1.5 or greater with respect to gross and surficial slope stability following completion of the project. (From Cycle 6)

2nd Review/Cycle 7 Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	As requested by the project manager: Hi Pat, Although the subject project's documents were recently distributed for cycle 7, LDR/Geology no longer needs to review this project. The recent LDC update changes were approved by the Coastal Commission and Council, which includes not requiring CDP for guest quarters/garages for single family homes, only ministerial building permits. The project only needs an NDP for their existing wall encroachments in public ROW. So, please start, note change of project scope, clear all issues, and close. Thx, td (New Issue)



From: [Daly, Tim](#)
To: ["Erin M. Tompkins"](#)
Subject: RE: PTS 320176 - Rudolph CDP
Date: Tuesday, November 19, 2013 4:13:14 PM
Importance: High

Hi Erin,

As discussed on the phone today, our Planning Review staff informed me today that the guest quarters/garage no longer requires a Coastal Development Permit based upon the Coastal Commission's latest approval of the City's 7th amendment to the City's Land Development Code (LDC) and City Council's recent adoption of the Coastal Commission changes to the 7th amendment. The changes to the LDC became effective Oct. 10, 2013.

Specifically, SDMC sec. 141.0306, Guest Quarters or Habitable Accessory Buildings and 126.0704(i), Exemptions from a Coastal Development Permit are applicable and would now make a decision on Guest Quarters or Habitable Accessory Buildings in the coastal zone a Process One, ministerial approval.

Therefore, if you still desire to retain the wall structures in the public ROW under the current application filed, you may submit a letter requesting only a Neighborhood Development Permit for the encroachments and revise your plans to reflect the proposed encroachments.

Should you have any questions, please contact me.
Sincerely,

Tim Daly

Development Project Manager
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From: Erin M. Tompkins [<mailto:erin@alcornbenton.com>]
Sent: Friday, November 15, 2013 9:18 AM