

July 16, 2019

Scott Piddington
14781 Pomerado Road
Poway CA 92064
pacdesignstudios@gmail.com

Subject: 1776 Cable Street Assessment Letter; Project No. 621447;
Internal Order No. 24008084; Ocean Beach Community Plan

Dear Scott Piddington:

The Development Services Department has completed the third review of the project referenced above and requiring a Coastal Development Permit. The proposed project has been revised to include the partial demolition of an existing one-story dwelling unit and construction of new first and second floor additions, including second story decks. The project no longer proposes a companion unit. The 0.07-acre site is located at 1776 Cable Street in the Multiple Dwelling Residential (RM-2-4) Zone, Coastal (Non-Appealable), Coastal Height Limitation, Ocean Beach Cottage Emerging Historic District, Airport Approach, Airport Influence Areas, FAA Part 77 Noticing Area, ALUCP Noise Contours, Parking Impact (Beach and Coastal), Residential Tandem Parking, Transit Priority Area Overlay Zones, and within the Ocean Beach Community Plan area.

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. Enclosed is a Cycle Issues Report (Enclosure 1) containing review comments from staff representing various disciplines.

- I. **REQUIRED APPROVALS:** Your project, as currently proposed, requires a Coastal Development Permit (CDP) process Two, pursuant to SDMC 126.0702(a). The decision to approve, conditionally approve, or deny the project will be made by the Development Services Department with appeal rights to the Planning Commission.
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report. Please note the following key issues:

LDR Planning Review

LDR Planning has reviewed the submitted materials. Please revise the project to comply with a minimum area of one-fourth of the permitted floor area ratio reserved for required parking per SDMC 131.0446(e). The 3,170 square foot lot has an allowable floor area ratio of 0.70 which allows for 2,219 square foot of gross floor area. Of that gross floor area, 25% (or

555 square feet) shall be reserved for parking, and 75% (or 1,664 square feet) can be allotted to everything else. Please outline the proposed parking spaces on the site plan. Two parking spaces are required per SDMC 142.0520 for a single dwelling unit, however, the project demonstrate previously conforming premises per SDMC 127.0102.

LDR Environmental

LDR Environmental Analysis Section has reviewed the submitted materials. The CEQA determination for the project will be held in abeyance until all cycle issues are addressed.

- III. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$4,278.80 remaining in your deposit trust 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 minimum balance required for a Coastal Development Permit application is \$5,000.00, per [Information Bulletin 503](#). To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times. For your convenience, deposits can be made anytime online through [Open DSD](#) or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

- IV. 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). Please provide the number of sets of folded plan sets and reports shown on the attached Submittal Requirements Report. Provide a cover letter with each plan set that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report. Your next review cycle should take approximately 15 days to complete.

- V. COMMUNITY PLANNING GROUP:** Provide a copy of the Ocean Beach Planning Group action on your project.

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

- VII. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning

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Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.
Please contact me with any questions at kbucey@sandiego.gov or (619)446-5049.

Sincerely,



for Karen Bucey
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: Andrea Schlageter, Chair for the Ocean Beach Planning Board
Nathen Causman, Community Planner, Planning Department
Reviewing Staff

Cycle Issues



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

7/16/19 5:30 pm

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L64A-003A

Project Information

Project Nbr: 621447 **Title:** 1776 Cable Street CDP
Project Mgr: Bucey, Karen (619) 446-5049 **Kbucey@sandiego.gov**



Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 06/13/2019 Deemed Complete on 06/17/2019
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 06/17/2019
Reviewer: Mulderig, Shannon **Assigned:** 06/20/2019
(619) 446-5306 **Started:** 07/09/2019
SLMulderig@sandiego.gov **Review Due:** 07/09/2019 **Completed:** 07/09/2019 **COMPLETED ON TIME**
Hours of Review: 2.00 **Closed:** 07/16/2019
Next Review Method: Submitted (Multi-Discipline)

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th 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 5 outstanding review issues with LDR-Planning Review (4 of which are new issues).
- . Last month LDR-Planning Review performed 95 reviews, 81.1% were on-time, and 51.4% were on projects at less than < 3 complete submittals.

First Review 1/29/19

Zoning Regulations

<u>Issue</u>	
<u>Cleared?</u>	<u>Num Issue Text</u>
<input checked="" type="checkbox"/>	6 Demonstrate compliance with SDMC 131.0443(e)(1)(A), Up to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback. This may occur on a floor-by-floor basis. (From Cycle 2)
<input checked="" type="checkbox"/>	9 Pursuant to SDMC 131.0431, Table 131.04G (footnote 29), the maximum floor area ratio for the Ocean Beach community plan area, is 0.70. Demonstrate Compliance. (From Cycle 2)
<input checked="" type="checkbox"/>	10 Pursuant to SDMC 131.0446(e), in the RM-2-4 Zone, a minimum of one-fourth of the permitted floor area ratio shall be reserved for required parking. Demonstrate compliance. (From Cycle 2)
<input checked="" type="checkbox"/>	11 Applicant shall conform to the Visibility Area, SDMC 113.0273. Planning will coordinate with Engineering. (From Cycle 2)

Parking

- ☒ 14 Clarify existing parking spaces. (From Cycle 2)
- ☒ 15 Demonstrate compliance with parking regulations pursuant to SDMC 142.0500. (From Cycle 2)

Community Plan

- ☐ 18 Please provide planning with comments from the Ocean Beach Community Planning Group. (From Cycle 2)

Other

- ☒ 20 Planning staff reserves the right to provide additional comments on subsequent review cycles pending further review of any redesign and/or comments from other reviewing disciplines. These comments are not exclusive. (From Cycle 2)
- ☒ 21 Contact SLMULDERIG@SANDIEGO.GOV or 619-446-5306 with any questions or if you need further clarification. (From Cycle 2)

Second Review 5/29/19

- ☒ 30 With the next submittal please submit a response sheet that contains responses to all outstanding issues. (From Cycle 4)

Zoning Regulations

- ☒ 22 Issue number 6 still applies. Please call out the front yard setback on all floor plans. (From Cycle 4)
- ☒ 23 Issue number 9 still applies. Remove reference of the incorrect F.A.R. The proposed project exceeds the allowable F.A.R. (From Cycle 4)
- ☒ 24 Issue number 10 still applies. The 3,170 s.f. lot has an allowable F.A.R. of .70 which allows for 2,219 s.f. of gross floor area. Of that gross floor area, 25% (or 555 s.f.) shall be reserved for parking, and 75% (or 1,664 s.f.) can be allotted to everything else. (From Cycle 4)
- ☒ 25 Issue 11 still applies. Please label visibility triangles on the site plan. (From Cycle 4)

For questions regarding the 'LDR-Planning Review' review, please call Shannon Mulderig at (619) 446-5306. Project Nbr: 621447 / Cycle: 6





L64A-003A

Accessory Dwelling Unit

- ☒ 26 Disregard comment #13. The project site allows for a maximum of 2 dwelling units and therefore a companion unit is allowed per SDMC 141.0302(a)(2). (From Cycle 4)
- ☒ 27 Pursuant to SDMC 141.0302(a)(8), the proposed companion unit is exempt from providing parking because the companion unit is 500 square feet or less. Please see issues 14,15, and 29; the entire site needs to demonstrate compliance with parking regulations outlined in SDMC 142.0500. (From Cycle 4)

Parking

- ☒ 29 Issues number 14 and 15 still apply. The project proposes 0 parking spaces, which does not comply with SDMC 142.0500. If the applicant is hoping to demonstrate previously conforming premises through SDMC 127.0102, please provide sufficient documentation to establish the existence of the previously conforming premises. Building permits that show 0 parking spaces were permitted would be suffice. (From Cycle 4)

Third Review 7/9/19

Project Information

- ☐ 31 The scope of the project has changed. The Proposed project includes the partial demolition of an existing one story Single Family Dwelling Unit and construction of new 1st and 2nd story. Additions include new 2nd story decks. The project no longer proposes an Companion Unit. [Info Only - No Response Required] (New Issue)

Zoning Regulations

- ☐ 32 The proposed project does not comply with SDMC 131.0446(e), in the RM-2-4 Zone, a minimum of one-fourth of the permitted floor area ratio shall be reserved for required parking. The 3,170 s.f. lot has an allowable F.A.R. of 0.70 which allows for 2,219 s.f. of gross floor area. Of that gross floor area, 25% (or 555 s.f.) shall be reserved for parking, and 75% (or 1,664 s.f.) can be allotted to everything else. (New Issue)

Parking

- ☐ 33 Please outline the proposed parking spaces on the site plan so planning can determine compliance with SDMC 142.0500, Parking Requirements. (New Issue)
- ☐ 34 2 parking spaces are required per SDMC 142.0520 for a single dwelling unit. If the project is not proposing 2 parking spaces and wishes to demonstrate previously conforming premises through SDMC 127.0102, please provide sufficient documentation to establish the existence of the previously conforming premises. Building permits that show what parking is permitted would be suffice. (New Issue)





L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 06/13/2019	Deemed Complete on 06/17/2019
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/17/2019	
Reviewer: Brunette, Mark	Assigned: 06/20/2019	
(619) 446-5379	Started: 07/02/2019	
MBrunette@sandiego.gov	Review Due: 07/12/2019	
Hours of Review: 0.50	Completed: 07/05/2019	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 07/16/2019	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Environmental (1 of which are new issues).
- . Last month LDR-Environmental performed 101 reviews, 74.3% were on-time, and 49.0% were on projects at less than < 3 complete submittals.

Cycle 2 - 2/1/19

Land Use

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	The Plan-Airport review discipline has identified Cycle 2 project review issues that will need to be addressed before the LDR-Environmental Review discipline can determine the significance of potential project impacts on the environment with respect to the project's compliance with the SDIA Land Use Compatibility Plan. (From Cycle 2)
<input type="checkbox"/>	12	The LDR-Planning review discipline has identified Cycle 2 project review issues that will need to be addressed before the LDR-Environmental Review discipline can determine the significance of potential project impacts on the environment with respect to the project's compliance with the San Diego Municipal Code and Ocean Beach Community Plan. (From Cycle 2)

CEQA Determination

- ☐ 13 Provided the project review issues of all reviewing disciplines are adequately addressed, without the potential to result in a significant impact on the environment, the proposed project may qualify for a Categorical Exemption from CEQA pursuant to Section 15301 (Existing Facilities) of CEQA Guidelines. This section applies to the permitting and minor alteration of existing structures with negligible expansion of use and additions to existing structures that are less than 50% of the existing floor area of the structure at the time of the CEQA determination. (From Cycle 2)
- ☐ 14 However, a final CEQA determination cannot be made until all outstanding project review issues of all reviewing City disciplines are adequately addressed. Therefore, since there are outstanding project review issues, the categorical exemption determination is preliminary and subject to change. The project will remain in extended initial study status and the CEQA processing timeline will be held in abeyance until all project review issues are addressed. (From Cycle 2)

Cycle 4 - 5/30/19

CEQA Determination

- ☒ 15 The LDR-Planning and Plan-Airport review disciplines have outstanding project review issues. Therefore, review issues 13 and 14 from review cycle 2 are still applicable. (From Cycle 4)

Cycle 6 - 7/5/19

CEQA Determination

- ☐ 16 The LDR-Planning review discipline has outstanding project review issues. Therefore, review issues 13 and 14 from review cycle 2 are still applicable. (New Issue)



Cycle Issues



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L64A-003A

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

Review Information

Cycle Type:	6 Submitted (Multi-Discipline)	Submitted:	06/13/2019	Deemed Complete on 06/17/2019
Reviewing Discipline:	Community Planning Group	Cycle Distributed:	06/17/2019	
Reviewer:	Bucey, Karen	Assigned:	06/21/2019	
	(619) 446-5049	Started:	06/27/2019	
	Kbucey@sandiego.gov	Review Due:	07/09/2019	
Hours of Review:	0.50	Completed:	06/27/2019	COMPLETED ON TIME
Next Review Method:	Submitted (Multi-Discipline)	Closed:	07/16/2019	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th 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 3 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 71 reviews, 43.7% were on-time, and 45.1% were on projects at less than < 3 complete submittals.

Ocean Beach Community Planning

		Issue
Cleared?	Num	Issue Text
<input type="checkbox"/>	1	Please contact the Andrea Schlageter, Chair for the Ocean Beach Planning Board at aeschlag@gmail.com to make arrangements to present your project for review at their next available meeting. This Community Planning 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. (From Cycle 2)
<input type="checkbox"/>	2	Please provide a copy of the Ocean Beach Planning Groups Vote Sheet or Approved Minutes showing their advisory vote on your project. (From Cycle 4)
<input type="checkbox"/>	3	Provide a copy of the Planning Committee action on your project. (New Issue)



Cycle Issues



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

7/16/19 5:30 pm

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L64A-003A

Review Information

Cycle Type:	6 Submitted (Multi-Discipline)	Submitted:	06/13/2019	Deemed Complete on 06/17/2019
Reviewing Discipline:	Plan-Airport	Cycle Distributed:	06/17/2019	
Reviewer:	Causman, Nathen (619) 236-7225 NCausman@sandiego.gov	Assigned:	06/19/2019	
Hours of Review:	0.50	Started:	06/20/2019	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	07/09/2019	
		Completed:	06/24/2019	COMPLETED ON TIME
		Closed:	07/16/2019	

- . We request a 4th complete submittal for Plan-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Airport performed 8 reviews, 87.5% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

ALUCP First Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	NOISE: The project is located in the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP. The ALUCP requires new residential uses above the 60 dB CNEL provide noise attenuation to ensure an interior noise level of 45 dB CNEL for all habitable rooms. This would apply to any additions to the existing residence and the new accessory dwelling unit. Please revise the note on the title sheet of the plans to read exactly as follows: "Adequate noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms." (From Cycle 2)
<input checked="" type="checkbox"/>	6	CONSISTENCY DETERMINATION: The project is located in the AIA Review Area 1; therefore, the City is required to submit the proposed project to the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), for a consistency determination with the adopted ALUCP for SDIA prior to final approval. Please provide the FAA Determination of No Hazard letter or completed No FAA Notification Self-Certification Agreement with the ALUC application. Refer to Information Bulletin 519: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib519.pdf (From Cycle 2)

ALUCP Second Review

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 7 | NOISE: Please revise the note on the title sheet of the plans to read EXACTLY as follows: "Adequate noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms." (From Cycle 4) |
|-------------------------------------|---|---|



Submittal Requirements



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

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Project Information

Project Nbr: 621447 **Title:** 1776 Cable Street CDP
Project Mgr: Bucey, Karen (619)446-5049 Kbucey@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 07/16/2019 5:27 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	3	Site Development Plans	3
Development Plans	3	Applicant Response to Issues	3

