Project Information

Project Nbr: **640965** **Title:** Wennes - Companion Unit CDP

Project Mgr: Mendez, Martin (619) 446-5309 MRMendez@sandiego.gov

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	**Submitted:**	10/18/2019	Deemed Complete on 10/18/2019
Reviewing Discipline:	LDR-Planning Review	**Cycle Distributed:**	10/18/2019	
Reviewer:	**Baker, Hani**	**Assigned:**	10/21/2019	
	(619) 446-5273	**Started:**	10/21/2019	
Hours of Review:	6.00	**Review Due:**	11/08/2019	
Next Review Method:	Submitted (Multi-Discipline)	**Completed:**	10/22/2019	
		Closed:		

. The review due date was changed to 11/14/2019 from 11/14/2019 per agreement with customer.

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

. The reviewer has requested more documents be submitted.

. Your project still has 14 outstanding review issues with LDR-Planning Review (7 of which are new issues).

First Review 9/5/19

Permits. Process & Zoning

Cleared?	Issue Num	Issue Text
☒	2	A Process 2 Coastal Development Permit (CDP) is required for companion units in the Coastal Overlay zone.Pursuant to SDMC 126.0702 the proposed project shall require a Coastal Development Permit. Pursuant to SDMC 126.0707 permit shall be made in accordance with Process Two. The decision may be appealed to the Planning Commission in accordance with Section 112.0504. (From Cycle 3)
☒	3	The premises on 4672-4674 Long Branch Avenue is currently developed with two single family dwellings and four parking spaces with in two garages. (From Cycle 3)
☒	4	The project is proposing a residential garage conversion of two parking spaces into a Companion Unit on a 5,000 square foot lot in the RM-1-1 Zone. The allowed density of the lot is two dwelling units. (From Cycle 3)
☒	5	Please provide permits for the additional to the primary unit, additional garage and second dwelling unit. There is no record of such development in the Project Tracking System, except for an orthographic aerial photo dated back in 1999. Google Maps however, does not show the second building on site. (From Cycle 3)

Development Summary

Cleared?	Issue Num	Issue Text
☒	6	Replacement Parking Per Garage Conversion Pursuant to SDMC 141.0302 replacement parking shall be provided on the premises when an existing garage is converted to a companion unit or demolished in conjunction with the construction of a companion unit (Information Bulletin 400) The parking space requirement for the premises is 2 per each SFD (Table 142-05C). The Companion Unit is exempt from Parking. Show 2 parking spaces conforming to the minimum parking dimensions noted in the municiple code. And note or mark the parking spaces on the plans (Information Bulletin 142). (From Cycle 3)
☐	7	Provide proposed and allowed Floor Area Ratio on the Cover Sheet. (From Cycle 3) - FAR. indd on Plans
☒	8	Provide existing Site Plan and Floor Plan. (From Cycle 3)
☐	9	Provide Demolition plan and Demolition matrix. (From Cycle 3)
☐	10	Replace 'Detached Garage' on the Floor plan to 'Attached Garage' as it is attached to the dwelling unit above. (From Cycle 3) - DONE
☐	11	Size: An attached companion unit shall not exceed 50 percent of the existing habitable area of the primary dwelling unit. Redesign Companion unit size to be a maximum of 984/2 = 492 square feet. (From Cycle 3)
☐	12	Tree: Pursuant to SDMC 141.0302(a)(9) one 24-inch box tree shall be planted in the required front yard of the premises or in the abutting parkway. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement. - Submitted on Approach Demonstrate tree as described in front yard. (From Cycle 3)
☐	13	Correct direction arrow of steps on Floor Plan and Site Plan to match and show the direction with up and down notes. (From Cycle 3)
☐	14	(From Cycle 3)

Community Plan

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 640965 / Cycle: 5

Cleared?	Issue Num	Issue Text
☒	15	Density: Density: The premises is designated with Residential; Medium Density land use plan which provides for both single and multi-unit housing within a density range of 15 to 29 dwelling units per acres. (From Cycle 3)
☒	16	Neighborhood: Ocean Beach is a small coastal community with four distinctive residential neighborhoods, which include North Ocean Beach, Northeast Ocean Beach, The Hill, and South Ocean Beach. The premises is located within the North Ocean Beach neighborhood. (From Cycle 3)
☒	17	North Ocean Beach typifies the history of the community as a beach resort destination. Although multi-family complexes provide the majority of housing opportunities in the neighborhood, there remain numerous smaller residential structures that reflect the early development pattern of the community. Smaller residential structures contribute to the community's emerging beach cottage historic district. (From Cycle 3)
☒	18	Conclusion: The development conforms to the Ocean Beach Community and General Plan. (From Cycle 3)
☒	19	Please contact the Ocean Beach Community Planning Association for a recommendation on the project. Please provide these comments to the City. (From Cycle 3)

Draft Conditions

Cleared?	Issue Num	Issue Text
☒	20	Making nessecary changes mentioned in the Development Summary section to be in conformation with the Zoning Code and Ordinances. (From Cycle 3)
☒	21	Please provide CDP findings. (From Cycle 3)
☒	22	Standard CDP conditions and companion unit conditions apply. (From Cycle 3)

Second Review

Cleared?	Issue Num	Issue Text
☐	24	Issue 7 Floor Area: Remove term 'actual' and replace with proposed. (New Issue) - This Proposed
☐	29	Proposed Floor Area is 887 square foot, primary dwelling unit, plus 300 square foot detached garage, plus 984 square foot apartment, and plus 869 square foot attached garage and companion unit. Total area is 2,549 square feet. Please calculate Proposed FAR accordingly and provide total square footage on Cover Sheet. (New Issue)
☐	25	Issues 8 & 9 Provide existing striucture (atached garage) existing and demolition plans. (New Issue)
☐	26	issue 11 The primary dwelling unit area is 887 square feet. 50% of that is 443.5 square feet. The proposed companion unit area is 460 square feet. Reduce companion uint area to a maximum of 50% of the existing habitable area of the primary unit per issue 11. (New Issue)
☐	27	issue 12 show tree on front yard on site plan as noted in issue 12, a note on the issues cycle will not suffice. (New Issue)
☐	28	issue 13 no arrow direction has changed. (New Issue)
☐	23	Remove 'landscaped planter' from Public ROW. (New Issue)

Project Information

Project Nbr: **640965** **Title:** Wennes - Companion Unit CDP

Project Mgr: Mendez, Martin (619) 446-5309 MRMendez@sandiego.gov

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	**Submitted:**	10/18/2019	Deemed Complete on 10/18/2019
Reviewing Discipline:	LDR-Engineering Review	**Cycle Distributed:**	10/18/2019	
Reviewer:	**Huynh, Khanh**	**Assigned:**	10/21/2019	
	(619) 446-5299	**Started:**	10/24/2019	
Hours of Review:	2.00	**Review Due:**	11/08/2019	
Next Review Method:	Conditions	**Completed:**	11/07/2019	
		Closed:		

. The review due date was changed to 11/14/2019 from 11/14/2019 per agreement with customer.

. The reviewer has requested more documents be submitted.

. Your project still has 2 outstanding review issues with LDR-Engineering Review (2 of which are new issues).

1St Review

Cleared?	Issue Num	Issue Text
☒	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed. (From Cycle 3)
☒	2	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project is subject to those regulations. (From Cycle 3)
☒	3	Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required. (From Cycle 3)
☒	4	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (From Cycle 3)
☒	5	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: (From Cycle 3)
☒	6	https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (From Cycle 3)
☒	7	Revise the Site Plan. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. (From Cycle 3)
☒	8	Please revise the Site Plan, to call out the R/W to R/W, curb to street center line, curb to property line, sidewalk, and full alley's dimension. (From Cycle 3)
☒	9	On the Site Plan, show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain. (From Cycle 3)
☒	10	Please show on the plans how the project will comply with parking requirements. (From Cycle 3)
☒	11	Please revise the Site Plan, to call out to reconstruct the existing sidewalk, adjacent to the side, on Long Branch Avenue, per current City Standard. (From Cycle 3)
☒	12	Please revise the Site Plan, to call out to remove the existing curb, and replace with curb and gutter, adjacent to the side on Long Branch Avenue, per current City Standard. (From Cycle 3)
☒	13	Please revise the Site Plan, to call out to reconstruct the existing driveway, adjacent to the side on Long Branch Avenue, per current City Standard. (From Cycle 3)
☒	14	Per SDMC Section 142.0521(d) the driveway curb cut shall be located a minimum of 3 ft from the side property line to accommodate a standard driveway apron. Show and call out the required distance. (From Cycle 3)
☒	15	Please note, the project is within the PIOZ-COASTAL-IMPACT zone. Therefore, maximum driveway's width shall be 12 feet wide. (From Cycle 3)
☒	16	Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on Long Branch Avenue. For the driveway, show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height (continue below). (From Cycle 3)
☒	17	Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material. (From Cycle 3)
☒	18	Please revise the Site Plan, to call out to reconstruct the existing alley, with full width concrete alley, per current City Standard. (From Cycle 3)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 640965 / Cycle: 5

Cleared?	Issue Num	Issue Text
☒	19	Revise the Site Plan. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (From Cycle 3)
☒	20	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (From Cycle 3)
☒	21	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 Khanh Huynh at 619 446-5299. (From Cycle 3)

2nd Review

Conditions

Cleared?	Issue Num	Issue Text
☐	22	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction portion of damaged sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Long Branch Avenue, satisfactory to the City Engineer. (New Issue)
☐	23	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)

Reviewer Issues DRAFT

11/13/19 3:04 pm

L64A-002B

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

Project Information

Project Nbr: 640965 **Title:** Wennes - Companion Unit CDP
Project Mgr: Mendez, Martin (619) 446-5309 MRMendez@sandiego.gov

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)
Reviewing Discipline: PUD-Water & Sewer Dev
Reviewer: Itkin, Irina
(619) 446-5422
Hours of Review: 3.00
Next Review Method: Submitted (Multi-Discipline)

Submitted: 10/18/2019 Deemed Complete on 10/18/2019
Cycle Distributed: 10/18/2019
Assigned: 10/21/2019
Started: 11/12/2019
Review Due: 11/08/2019
Completed: 11/12/2019
Closed:

. The review due date was changed to 11/14/2019 from 11/14/2019 per agreement with customer.
. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. The reviewer has requested more documents be submitted.
. Your project still has 11 outstanding review issues with PUD-Water & Sewer Dev (7 of which are new issues).

1st review:

Cleared?	Issue Num	Issue Text
☐	7	Show and label on the site plan all existing water and sewer utilities include size, material and reference drawing numbers. (From Cycle 3)
☐	8	Show all existing water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main. (From Cycle 3)
☐	9	If the existing water service need to be killed, show the proposed water services from the existing water main to the point of connection to the subject property. (From Cycle 3)
☐	10	Show the water meters and the location of backflow preventer. (From Cycle 3)
☒	11	Show all existing sewer laterals. Unused existing sewer lateral (if any) need to be plug at property line. (From Cycle 3)
☒	12	Show the proposed sewer laterals (if any) from the subject property to the point of connection to the existing sewer main. (From Cycle 3)

2nd review

Cleared?	Issue Num	Issue Text
☐	13	Please show and label the existing 8" sewer main per 31617-D in in the Alley. (New Issue)
☐	14	Show the existing sewer lateral from the property to the point of connection to the existing 8" sewer main in the Alley. (New Issue)
☐	15	Show and label the existing 12" water main per 31653-D in Long Branch Avenue. (New Issue)
☐	16	Show two existing 1" water services from the existing 12" water main to the property. (New Issue)
☐	17	Show two existing water services located out of the existing driveway, please revise the plan A1.0. (New Issue)
☐	18	Show the existing water meters and location of backflow preventer. (New Issue)
☐	19	Label if the two existing water services will be remained. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 640965 / Cycle: 5

Project Information

Project Nbr: **640965** **Title:** Wennes - Companion Unit CDP

Project Mgr: Mendez, Martin (619) 446-5309 MRMendez@sandiego.gov

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	**Submitted:**	10/18/2019	Deemed Complete on 10/18/2019
Reviewing Discipline:	Plan-Historic	**Cycle Distributed:**	10/18/2019	
Reviewer:	**Anthony, Shannon**	**Assigned:**	10/22/2019	
	(619) 533-6301	**Started:**	10/28/2019	
Hours of Review:	1.50	**Review Due:**	11/08/2019	
Next Review Method:	Submitted (Multi-Discipline)	**Completed:**	10/28/2019	
		Closed:		

. The review due date was changed to 11/14/2019 from 11/14/2019 per agreement with customer.

. The reviewer has requested more documents be submitted.

20190903

Cleared?	Issue Num	Issue Text
☒	1	The property located at 4674 Long Branch Ave., APN 448-531-2300, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (From Cycle 3)
☒	7	Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; and Notices of Completion. In addition, staff has considered any input received through applicable public noticing and outreach and have made the following determination: (From Cycle 3)
☒	8	Staff cannot make a determination with the information provided. Please provide the following documents: (From Cycle 3)
☒	9	Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD or USB flash drive. Please note, Google or Bing images are not permissible. (From Cycle 3)
☒	10	A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. (From Cycle 3)
☒	11	Provide a copy of the Notice of Completion, available at the County Assessor's Office (County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101.) If a Notice of Completion cannot be located, provide the following note on a sheet of paper along with the date: "Notice of Completion cannot be located." (From Cycle 3)
☒	12	Written description of the property including architectural style, materials, features, setting & related structures. A list of proposed building specs does not address the existing building in its current state and does not satisfy this requirement. Please provide a narrative description of the building and its features. This written description supplements the photo survey, and assists in the identification of character defining features and alterations. (From Cycle 3)
☒	13	Resubmit the required documentation to intake staff on the 3rd floor of the Development Services Department for routing and review. (From Cycle 3)

20191028

Cleared?	Issue Num	Issue Text

For questions regarding the 'Plan-Historic' review, please call Shannon Anthony at (619) 533-6301. Project Nbr: 640965 / Cycle: 5

Cleared?	Issue Num	Issue Text
☒	14	The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)
☒	15	Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)

For questions regarding the 'Plan-Historic' review, please call Shannon Anthony at (619) 533-6301. Project Nbr: 640965 / Cycle: 5

Project Information

Project Nbr: **640965** **Title:** Wennes - Companion Unit CDP
Project Mgr: Mendez, Martin (619) 446-5309 MRMendez@sandiego.gov

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	**Submitted:**	10/18/2019	Deemed Complete on 10/18/2019
Reviewing Discipline:	LDR-Environmental	**Cycle Distributed:**	10/18/2019	
Reviewer:	**Benally, Rhonda**	**Assigned:**	10/22/2019	
	(619) 446-5468	**Started:**	11/13/2019	
Hours of Review:	0.00	**Review Due:**	11/14/2019	
Next Review Method:	Submitted (Multi-Discipline)	**Completed:**	11/14/2019	
		Closed:		

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. The reviewer has requested more documents be submitted.
. Your project still has 6 outstanding review issues with LDR-Environmental (6 of which are new issues).

Project Issues

Cleared?	Issue Num	Issue Text
☒	3	The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) is not able to make a determination at this time pending submittal of additional information and resolution of the other reviewing disciplines' (LDR-Planning, Plan-Historic, LDR-Engineering, Fire-Plan Review and PUD-Sewer and Water) issues. (From Cycle 3)

Community Plan

Cleared?	Issue Num	Issue Text
☒	4	Refer to LDR-Planning for consistency with the community plan. (From Cycle 3)

Historical Resources (Architec

Cleared?	Issue Num	Issue Text
☒	5	The project has been reviewed by the City's Plan-Historic staff (PHS). PHS needs additional information, refer to PHS for additional information. Please provide a copy of the information as requested by PHS to EAS. Until this issue is addressed to the satisfaction of PHS, this issue cannot be cleared. (From Cycle 3)

Greenhouse Gas Emissions

Cleared?	Issue Num	Issue Text
☒	6	EAS received a CAP Consistency Checklist in this submittal. The following revisions are required; (From Cycle 3)
☒	7	Page 3, Application Information: State the assigned PTS no. 640965 in the contact information. (From Cycle 3)
☒	8	Step 1, Land Use Consistency: State what the land use designation is per the existing General Plan, community plan and the zone designation. Also provide a statement clarifying the project is consistent with the General Plan and the zone designation. (From Cycle 3)
☒	9	Step 2, question nos. 4 through 7: These questions are marked "not applicable." State the project is a residential project to explain why the question is "not applicable." (From Cycle 3)
☒	10	Submit the revised CAP Checklist to the project manager in the next submittal. (From Cycle 3)

New Issue Group (3683361)

Cleared?	Issue Num	Issue Text
☐	13	Please note additional environmental issues may arise as the review progresses. Should the project be redesigned or changed in project scope then EAS would need to review the project. (From Cycle 3)

Review 11/14/2019

Cleared?	Issue Num	Issue Text
☐	14	EAS is not able to make a determination at this time pending submittal of additional information and resolution of the other reviewing disciplines' (LDR-Planning, and PUD-Sewer and Water) issues. (New Issue)

Greenhouse Gas Emissions

Cleared?	Issue Num	Issue Text

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 640965 / Cycle: 5

Cleared?	Issue Num	Issue Text
☐	15	EAS received a CAP Consistency Checklist in this submittal. EAS is likely to accept the checklist once the following revisions is made; (New Issue)
☐	16	Page 3, question no. 4: Remove the following statement, "Project is consistent with the General Plan and the zone designation" from this section. (New Issue)
☐	17	SECOND REQUEST Step 1, Land Use Consistency: State what the land use designation is per the existing General Plan, and existing community plan and the zone designation. Also provide a statement clarifying the project is consistent with the General Plan, community plan and the zone designation. (New Issue)
☐	18	Submit the revised CAP Checklist to the project manager. (New Issue)

Historical Resources (Architec

Cleared?	Issue Num	Issue Text
☒	19	The project has been reviewed by the City's Plan-Historic staff (PHS). PHS stated "The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria." PHS also "This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation." Refer to PHS for additional information. (New Issue)