Gmail

Kevin Hastings <obplanningkevin@gmail.com>

Fwd: PTS 640965 - Wennes Companion Unit

1 message

John Wennes <[redacted] Tue, Nov 26, 2019 at 4:23 PM
To: Kevin Hastings <obplanningkevin@gmail.com>, Andrea Schlageter <aeschlag@gmail.com>, Maggie Taft [redacted] KEA Architecture <[redacted]

Kevin,

I highlighted both comment 11 and 26 response form the city.

See answers below as I had the same questions you had in regards to the city review.

Please let me know if you have any other questions.

Thank you,
John

---------- Forwarded message ---------
From: **Casique, Jorge** <JCasique@sandiego.gov>
Date: Thu, Nov 14, 2019 at 9:23 AM
Subject: RE: PTS 640965 - Wennes Companion Unit
To: John Wennes [redacted]
Cc: Mendez, Martin <MRMendez@sandiego.gov>, Baker, Hani <HBaker@sandiego.gov>

Hello John,

I had a chance to discuss this with one of our Senior Planners and he mentioned that I would not be able to clear or revise the comments already entered. These will have to be cleared the next time around. For now, I'll provide some clarity on a comment-by-comment basis here in this email to assist in getting these cleared during the next review.

- Comment 7: This comment was addressed but in efforts to clarify, please revise the term "FAR Actual" to "FAR Existing/Proposed" in the Project Summary section
- Comment 9: No demolition plan is required
- Comment 10: This comment was addressed. No further action needed.
- Comment 11: This comment was addressed. No further action needed.
- Comment 12: Show and label the proposed tree in the front yard. Label it as a "new 24 in. box tree" and provide the tree type.
- Comment 13: This comment was addressed. No further action needed.

- Comment 14: N/A (empty)

- Comment 24: see comment 7 above.

- Comment 29: The GFA and FAR calculations provided appear to be incorrect. Please confirm the proper square footages and calculations. This is my calculation based on the information provided:

  Gross Floor Area (GFA) = 887 + 300 + 984 + 869 = 3,040 sf

  Floor Area Ratio (FAR) = 3,040 / 5,000 = .608 (or .61)

- Comment 25: Provide a floor plan of the existing ground floor, based on the most recent permits and show the "demo" of the openings for the new windows (FYI, we do require an "existing" and a separate "proposed" floor plan)

- Comment 26: N/A. See comment 11 above.

- Comment 27: see comment 12 above.

- Comment 28: The north arrow provided does not appear to point in the direction of "actual north" on a map. Revise the north arrow on the site plan and vicinity map to actually point in the north direction. In addition, a "project north" arrow can be established to make reading the drawings easier should you choose. If so, provide the "project north" arrow on the site plan as well.

- Comment 29: I believe this comment is referring to the landscape area that is found "on the sidewalk" in the public right-of-way. The site plan labels this as a "landscaped planter". Re-label it as "Existing Landscaped Parkway". Furthermore, from looking at Google Maps street view, it appears the locations of the sidewalk and landscaped parkway are transposed on the site plan. The sidewalk is actually on the inside and the parkway is on the outside (adjacent the street) as shown on Google

Lastly, I found something that I believe needs to be brought to your attention (although not one of Hani's comments). The elevations and floor plan still show the single garage door leading into the bedroom of the companion unit. This is something that likely won't meet building code requirements, so you may want to revise the drawings to show new wall fill-in.

I hope this helps, but don't hesitate to contact me should you have any further questions.

Jorge Casique
Asst. Planner
City of San Diego
Development Services Department

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Visit SanDiego.gov/DSD to pay invoices, schedule inspections, check project status, request a code enforcement investigation and other online services.

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From: John Wennes [mailto:[redacted]
Sent: Monday, November 11, 2019 6:46 PM
To: Casique, Jorge <JCasique@sandiego.gov>
Subject: Fwd: PTS 640965 - Wennes Companion Unit

Hello Mr. Casique,

I received an out of office auto reply from Hani Baker. She has you listed in her email as the POC and I wanted to forward this on to you to see if you could help me please? I have added the questions below and also attached the plans for reference.

I have the questions below in red that I sent to her and wondering if you could please review and let me know if you can either answer via email or if I could please meet with you to discuss further? I am free on Thursday the 14th this week if you would like to meet?

I submitted three times for cycles review and would like to meet or email to help get some clarification on the issues below.

Thank you!

John

Sent from my iPhone

Begin forwarded message:

> **From:** John Wennes <[redacted]
> **Date:** November 8, 2019 at 11:36:55 AM HST
> **To:** HBaker@sandiego.gov, "Mendez, Martin" <mrmendez@sandiego.gov>, KEA Architecture
> [redacted]
> **Subject: PTS 640965 - Wennes Companion Unit**
>
> Dear Hani,
>
> I wanted to reach out to you directly as I just received the attached LDR Planning Review back. I am unsure of a few things if you could please help me out. I also attached my responses to the project in my submission on 10/18 but not sure if that was inadequate?
>
> - Issue Number 7 "Provide proposed and allowed Floor Area Ratio (FAR) on the Cover Sheet" This was provided on the SITE plan 11-5-2019 Summary in my last review submitted on 10/18. **FAR allowed 5000 S.F. x .75 = 3,750 SF. FAR Actual 2331 actual .47 FAR**
> - Issue Number 9 - Provide Demolition Plan and Demolition Matrix. Existing garage is going to be used and there will be no demolition. Only the addition of two windows to the side.
> - Issue Number 10 - Replace 'Detached Garage' on the Floor plan to 'Attached Garage' as it is attached to the dwelling unit above - This was provided on SITE plan 11-5-2019 Summary in my last

review submitted on 10/18

- Issue Number 11- 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. Primary dwelling unit is located above garage and 984 square feet. This was provided on SITE plan 11-5-2019 Summary in my last review submitted on 10/18 Proposed Conversion of Garage 460 SF. The primary residence is 984 SF.
- Issue Number 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.Addressed on Cycle Response letter 10.18.2019 (attached)
- Issue Number 13 - Correct direction arrow of steps on Floor Plan and Site Plan to match and show the direction with up and down notes. This was provided on SITE plan 11-5-2019 Summary in my last review submitted on 10/18
- Issue Number 14 - I can't find an issue as nothing is listed
- Issue Number 24 - Issue 7 Floor Area: Remove term 'actual' and replace with proposed. This was provided on SITE plan 11-5-2019 Summary in my last review submitted on 10/18
- Issue Number 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.- This contradicts Issue Number 11 which was addressed in last submission on 10.18. See above.
- Issue Number 25 - Issues 8 & 9 Provide existing structure (attached garage) existing and demolition plans. Existing Floor Plan attached to this email. Again there will be no demolition just the addition of two windows.
- Issue Number 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 unit area to a maximum of 50% of the existing habitable area of the primary unit per issue 11.- Seem to be a contradiction of Item 11.
- Issue Number 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.I was unaware that this had to be done on the SITE Plan as it was done on the cycles draft There was not any clarity on last draft report stating it needed to be done on SITE plan. I thought this would suffice?
- Issue Number 28 - issue 13 no arrow direction has changed.- This was provided on SITE plan 11-5-2019 Summary in my last review submitted on 10/18
- Issue Number 23 - Remove 'landscaped planter' from Public ROW I don't understand this as Landscape Planter is not actually located on Public sidewalk. There is a small arrow above the wording on the SITE Plan that points to this item. If this was labeled above the steps it would be to crowded to read. I believe this is just an administrative item. Correct?

If you could please help me out so i don't have to keep resubmitting proposals as I want to ensure this is done correctly. Hopefully you can help me understand more via email? If not I would like to meet with you next week to go over everything in person so I can ensure changes made will clear LDR review.

Please help!

Respectfully,

John