



Development Services Department

Project Submittal & Management Division

March 18, 2020

Mr. Kobe Baik
JH2 Architects
250 Newport Center Drive, Suite M104
Newport Beach, CA 92660

Subject: Cape May Residence CDP, Assessment Letter; Project No. 651599;
Internal Order No. 24008457; Ocean Beach

Dear Mr. Baik:

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

Coastal Development Permit to construct a new 2 story 1,997- square-foot second residence with garage. Work to also include 2,436-square-foot second story addition and remodel to the existing residence, located at 4614 Cape May Avenue. The 0.13-acre site is located in the RM-1-1 Zone, Coastal (Non-Appealable) Overlay Zone, FAA Part 77 Notification Area, Parking Impact OZ (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Priority Area and within the Ocean Beach Community Plan area.

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:

- Process 2 - A Coastal Development Permit (CDP Process Two, Development Services Department as decision-maker, appealable to Planning Commission) in accordance with SDMC Sections 126.0707.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

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.

Key Issues:

Additional Historical Information Needed – Staff cannot make a determination with the information provided. Please provide the additional information as requested by Plan-Historic.

Climate Action Plan (CAP) Checklist – Please revise the CAP Checklist as requested by LDR-Environmental.

Consistency Determination - 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 no hazard letter or self-certification agreement with the ALUC application. ALUC will accept your avigation easement AFTER a consistency determination is made. Refer to Information Bulletin 519 (Attached) or :

<https://www.sandiego.gov/sites/default/files/dsdib519.pdf>

Storm Water I-4 & I-5 Forms - Submit a completed Form I-4 and Form I-5 (listed as a Water Quality Study in the Submittal Requirements) 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.

Off-Street Parking - A minimum of 5 parking spaces are required for the two units. The proposed 4 parking spaces (2 in each two-car garage) are not adequate. Please revise.

Number of Allowed Driveways - Per SDMC section 142.0560 (j)(8)(C), for properties with access to an alley and less than 150 feet of total street frontage, a driveway is not permitted, except that in the RM-1-1, RM-1-2, and RM-1-3 zones, one driveway may be permitted if the prohibition of a driveway opening would preclude achieving the maximum density permitted by the underlying zone.

Driveway Width - Project located within PIOZ-COASTAL-IMPACT zone, which is parking impact zone. Therefore, the maximum driveway width shall be 12 feet wide. Please refer to the SDMC, Table 142-05N.

Floor Area Ratio (FAR) Calculation - Decks and balconies shall only be included in FAR calculations as defined by SDMC 113.0234. Please review this section, and update project FAR calculations as necessary to reflect the correct proposed FAR for the property.

Building Height Measurement - On the site plan for each building, please identify the lowest and highest points of finish grade between the exterior building wall and 5-feet from said wall. These two points are considered the highest and lowest "adjacent ground elevation."

- III. STUDIES/REPORTS REQUIRED:** As mentioned above, please provide the I-4 and I-5 Storm Water Forms (listed as a Water Quality Study in Submittal Requirements) and a revised CAP Checklist.
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$4,117.75 billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, it is anticipated that approximately an additional \$2,000 will be required with your resubmittal.

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: A formal resubmittal is required. From a timeline stand point, the submittal and review of the requested items from LDR-Planning, LDR-Engineering, LDR-Transportation, Plan-Historic, Plan-Airport, LDR-Landscaping, PUD-Sewer & Water and LDR-Environmental are key. Until the requested Storm Water I-4 & I-5 Forms (listed as a Water Quality Study), additional Historic Information and revised Climate action Plan Checklist information has been provided; Environmental Analysis Section cannot make an environmental determination. The City also recommends that you receive a recommendation from the Ocean Beach Community Planning Group prior to Development Services Department sending out the Notice of Decision.

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 21 days to complete.

Municipal Code Section 126.0115 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). 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. Response to Cycle Issues Report: 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.

C. Deposit Account: Our most recent records show that there is a balance of \$3,882.25 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis. Please be advised that a minimum balance of \$3,000.00 is required in the deposit account prior to scheduling your project for public hearing.

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opensds.sandiego.gov/web/approvals/>. Invoices can be paid online by searching for the invoice number:

<http://opensdsd.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

D. CEQA Filing Fees: Since your project most likely will be 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.

E. Records Fee: 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). I will contact you regarding this fee in the future, closer to the Notice of Decision date.

- VII. COMMUNITY PLANNING GROUP:** The proposed project is located within the Ocean Beach Community Planning Area. The Ocean Beach Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Andrea Schlageter, Chairperson of the Ocean Beach Community Planning Group at aeschlag@gmail.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

- 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.

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

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>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opendsd/>.

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) 446-5142 or via e-mail at ggargas@sandiego.gov.

Sincerely,



Glenn Gargas
Development Project Manager

Enclosures:

1. Cycle No. (2) Issues Report
2. Required Findings
3. Submittal Requirements Report
4. Invoice
5. Information Bulletin No. 519

cc: File

Andrea Schlageter, Chairperson of the Ocean Beach Community Planning Group
Reviewing Staff (Assessment letter only)
Nathen Causman, Long Range Planner for Ocean Beach Planning Area (via email)

Cycle Issues



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

3/18/20 9:09 am

Page 1 of 18

L64A-003A

Project Information

Project Nbr: 651599 **Title:** Cape May Residence CDP
Project Mgr: Gargas, Glenn (619) 446-5142 **ggargas@sandiego.gov**



Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 01/27/2020 **Deemed Complete on** 01/28/2020
Reviewing Discipline: Plan-Historic **Cycle Distributed:** 01/28/2020
Reviewer: Tierney, Gemma **Assigned:** 02/05/2020
(619) 236-5993 **Started:** 02/25/2020
Gtierney@sandiego.gov **Review Due:** 02/26/2020
Hours of Review: 1.00 **Completed:** 02/25/2020 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 03/18/2020

- . The review due date was changed to 03/09/2020 from 03/02/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Plan-Historic (all of which are new).
- . Last month Plan-Historic performed 348 reviews, 82.5% were on-time, and 93.1% were on projects at less than < 3 complete submittals.

02.25.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The property located at 4614 Cape May Avenue, APN 448-522-13, 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) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteria-guidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	6	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	7	Staff has reviewed the water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input type="checkbox"/>	8	Staff cannot make a determination with the information provided. Please provide the following documents: (New Issue)

For questions regarding the 'Plan-Historic' review, please call Gemma Tierney at (619) 236-5993. Project Nbr: 651599 / Cycle: 2





L64A-003A

<u>Issue</u>		<u>Issue Text</u>
<u>Cleared?</u>	<u>Num</u>	
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)



Cycle Issues



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

3/18/20 9:09 am

Page 3 of 18

L64A-003A

Review Information

Cycle Type:	2 Submitted (Multi-Discipline)	Submitted:	01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline:	Plan-Public Facilities Planning	Cycle Distributed:	01/28/2020	
Reviewer:	Burgess, Victoria	Assigned:	02/18/2020	
	(619) 533-3684	Started:	02/18/2020	
	vburgess@sandiego.gov	Review Due:	02/26/2020	
Hours of Review:	0.50	Completed:	02/18/2020	COMPLETED ON TIME
Next Review Method:	Submitted (Multi-Discipline)	Closed:	03/18/2020	

- . The review due date was changed to 03/09/2020 from 03/02/2020 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 Plan-Public Facilities Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Public Facilities Planning performed 102 reviews, 84.3% were on-time, and 97.1% were on projects at less than < 3 complete submittals.

2-18-20

Issue		
Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted Ocean Beach DIF rate for residential development is \$7,945 per single-dwelling unit and/or \$7,945 per multi-dwelling unit. Rates are subject to change. (New Issue)
<input checked="" type="checkbox"/>	2	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 \$2,950 per single-dwelling unit and/or \$2,360 per multi-dwelling 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)
<input checked="" type="checkbox"/>	3	The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensd.sandiego.gov/web/invoices/ . The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing
Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study. (New Issue)		





Cycle Issues

3/18/20 9:09 am

Page 4 of 18

L64A-003A

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

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 01/28/2020	
Reviewer: Kohakura, Vanessa (619) 446-5120 Vkohakura@sandiego.gov	Assigned: 01/30/2020	
	Started: 02/24/2020	
Hours of Review: 1.00	Review Due: 02/26/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/24/2020	COMPLETED ON TIME
	Closed: 03/18/2020	

- The review due date was changed to 03/09/2020 from 03/02/2020 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 20 outstanding review issues with LDR-Landscaping (all of which are new).
- Last month LDR-Landscaping performed 34 reviews, 38.2% were on-time, and 32.3% were on projects at less than < 3 complete submittals.

1st Review (Cycle 2) 2/24/20

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Scope (Information Only): CDP to construct a new 2-story 1,997 sf. second residence with garage. Work to also include 2,436 sf second story addition and remodel to the existing residence. Site is located within the Ocean Beach Community Plan area. (New Issue)
<input type="checkbox"/>	2	Applicability (Information Only): The development is proposing an additional structure on a developed property over 1,000 sf. Per Table 142.04A of the Landscape Regulations, the development is subject to the following sections: 142.0403-142.0407, 142.0409, 142.0410(a), and 142.0413. *The development is not subject to 142.0411 nor 142.0412 due to proposed work and site location. (continued below...) (New Issue)
<input type="checkbox"/>	3	The development is proposing an additional 2,531 sf. on a developed site with 684 sf. The development is proposing a GFA increase of over 100%. Per 142.0410(a), the development is subject to the full requirements for new development. (New Issue)
<input type="checkbox"/>	4	Landscape Plans: Please provide landscape conceptual plans demonstrating the site is satisfying all applicable landscape requirements (i.e. Street Yard, Remaining Yard, VUA, Street Trees, and Water budget requirements). (New Issue)
<input type="checkbox"/>	5	For properties that contain plant materials that will be retained, the planting area and number of points for the existing material will be credited towards the above requirements. Existing street trees will also be credited towards the street tree requirements. (New Issue)
<input type="checkbox"/>	6	Please refer to the following links for more information: -Landscape Regulations (SDMC): http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf -Landscape Standards: https://www.sandiego.gov/sites/default/files/dsdlc_landscapestandards_2016-04-05.pdf -Submittal Requirements: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf -Ocean Beach Community Plan: https://www.sandiego.gov/sites/default/files/ocean_beach_community_plan-final_document_reduced_0.pdf (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 651599 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Yard Diagram: Please provide a yard diagram (NTS) clearly delineating and identifying the different required yards. Identify which planting areas are being used towards achieving the required planting areas. (New Issue)
<input type="checkbox"/>	8	Landscape Calculations: Please provide landscape calculations directly on the plans demonstrating the development is satisfying all planting area and plant points requirements. *Please note that half of the required plant points for each yard shall be achieved by trees. (New Issue)
<input checked="" type="checkbox"/>	9	Vehicular Use Area (Information Only): The development is proposing garages (all enclosed parking), therefore, is not subject to the VUA requirements. (New Issue)
<input type="checkbox"/>	10	Street Trees: Street trees shall be planted between the curb and abutting property line. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Please provide a calculation of the total linear feet of street frontage and the proposed amount of street trees. (New Issue)
<input type="checkbox"/>	11	Street Tree Species: The Ocean Beach Community Plan has a Street Tree District table (Table B.2). The site is located within the 'Highlands' Tree District. Please select either Bauhinia blakeana (Hong Kong Orchid) or Tabebuia impetiginosa (Pink Trumpet) as the street tree species. (New Issue)
<input type="checkbox"/>	12	Utilities/Improvements: Please clearly show and identify all existing and any proposed utilities on the landscape plan. Provide dimensions between utilities and street trees to demonstrate the development is meeting the minimum clearances per Table 142-04E. (New Issue)
<input type="checkbox"/>	13	Visibility Triangle Areas: Please show and label visibility triangle areas. No plant material with a mature height exceeding 36 inches shall be allowed within these areas. (New Issue)
<input type="checkbox"/>	14	Water Conservation: Although irrigation plans are not required at this time, please provide water budget calculations directly on the plans. Ensure ETWU does not exceed MAWA. Refer to Appendix E of the Landscape Standards for calculation worksheets and more information. (New Issue)
<input type="checkbox"/>	15	Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (New Issue)
<input type="checkbox"/>	16	Provide the following note on the Landscape Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (New Issue)
<input type="checkbox"/>	17	Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc. (New Issue)





L64A-003A

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	18	Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."
		(New Issue)
<input type="checkbox"/>	19	Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."
		(New Issue)
<input type="checkbox"/>	20	Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411."
		(New Issue)
<input type="checkbox"/>	21	Landscape 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.
		(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline: Plan-Airport	Cycle Distributed: 01/28/2020	
Reviewer: Causman, Nathen (619) 236-7225 NCausman@sandiego.gov	Assigned: 02/03/2020	
	Started: 02/28/2020	
Hours of Review: 1.00	Review Due: 02/26/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/28/2020	COMPLETED LATE
	Closed: 03/18/2020	

- The review due date was changed to 03/09/2020 from 03/02/2020 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 Plan-Airport on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 6 outstanding review issues with Plan-Airport (all of which are new).
- Last month Plan-Airport performed 6 reviews, 50.0% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	ALUCP: The project is located in the Airport Influence Area (AIA) Review Area 1 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). (New Issue)
<input type="checkbox"/>	2	NOISE: The project is located in the 65 to 70 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 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. Please note on the title sheet of the plans the EXACT following: "Adequate noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms." (New Issue)
<input type="checkbox"/>	3	NOISE: Conditionally compatible land uses located within the 65 dB CNEL (and higher) noise contour require a dedicated avigation easement to SDIA that includes the following provisions: 1. Provide the right of flight in the airspace above the property 2. Allow the generation of noise and other impacts associated with the legal operation of aircraft over the property. See the following for a template: http://www.san.org/Portals/0/Documents/Land%20Use%20Compatibility/Avigation%20Easement%20-%202018-Feb.pdf (New Issue)
<input checked="" type="checkbox"/>	4	SAFETY: The projects in not located in a Safety Zone as depicted in the 2014 ALUCP; therefore, the use and density are consistent with the ALUCP. (New Issue)
<input type="checkbox"/>	5	AIRSPACE: The maximum height of the proposed structure is 105 ft Above Mean Sea Level (AMSL), Although the FAA Part 77 notification surface for SDIA is above the site at 130 ft AMSL and the notification surface for North Island Naval Air Station is above the site at 181 ft AMSL, the area is in proximity to a navigation facility and may impact the assurance of navigation signal reception; therefore, provide notification to the FAA or submit the FAA notification self certification agreement. (New Issue)
<input type="checkbox"/>	6	AIRSPACE: Refer to Information Bulletin 520: https://www.sandiego.gov/sites/default/files/dsdb520.pdf and the FAA obstruction evaluation site: https://oeaaa.faa.gov/oeaaa/external/portal.jsp (New Issue)
<input type="checkbox"/>	7	CONSISTENCY DETERMINATION: 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 no hazard letter or self certification agreement with the ALUC application. ALUC will accept your avigation easement AFTER a consistency determination is made. Refer to Information Bulletin 519: https://www.sandiego.gov/sites/default/files/dsdb519.pdf (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 01/28/2020	
Reviewer: Germukly, Nadeen (619) 446-5207 Ngermukly@sandiego.gov	Assigned: 01/29/2020	
	Started: 03/03/2020	
Hours of Review: 6.00	Review Due: 02/26/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/04/2020	COMPLETED LATE
	Closed: 03/18/2020	

- The review due date was changed to 03/09/2020 from 03/02/2020 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 11 outstanding review issues with LDR-Transportation Dev (all of which are new).
- Last month LDR-Transportation Dev performed 31 reviews, 58.1% were on-time, and 29.6% were on projects at less than < 3 complete submittals.

First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Info: The project is located at 4614 Cape May Ave, in the RM-1-1 zone within the Transit Priority Area in the Ocean Beach Community Planning Area. (New Issue)
<input type="checkbox"/>	2	Scope of Work: Project proposes to demolish existing one floor unit and add a second floor on existing unit in the front and construct a second 2-story residential unit in the back of the alley. (New Issue)
<input type="checkbox"/>	3	Parking: Per Land Development Code section 142.0525, Table 142-05C, the minimum parking requirements are as follows: Unit A: 3-bedrooms unit x 2.25 spaces/unit = 2.25 spaces Unit B: 3-bedrooms unit x 2.25 spaces/unit = 2.25 spaces Total: 2.25 + 2.25 = 4.5 ~ 5 parking spaces are required. A minimum of 5 parking spaces are required for the two units. The proposed 4 parking spaces (2 in each two-car garage) are not adequate. Please revise. (New Issue)
<input type="checkbox"/>	4	Sheet T-1: Provide parking calculation table as shown in comment 3 above. (New Issue)
<input type="checkbox"/>	5	Access: Per SDMC section 142.0560 (j)(8)(C), for properties with access to an alley and less than 150 feet of total street frontage, a driveway is not permitted, except that in the RM-1-1, RM-1-2, and RM-1-3 zones, one driveway may be permitted if the prohibition of a driveway opening would preclude achieving the maximum density permitted by the underlying zone. (New Issue)
<input type="checkbox"/>	6	Driveway: Site plan should show and call out width of the existing driveway on Cape May Ave and shall comply with ADA standards. (New Issue)
<input type="checkbox"/>	7	Visibility Triangles: Per Land Development Code Diagram 113-02SS, the visibility area at project driveways shall be shown on private property and extend 10 feet inward along the driveway and along the property line. Add a diagonal line that connects the two. Add a note that states: No obstruction including landscaping or solid walls in the visibility area shall exceed 24 inches in height. (New Issue)





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	CROSS-SECTION: Site plan should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of Cape May Avenue and the Alley including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk, in order to determine any potential street dedication or improvement requirements. (New Issue)
<input type="checkbox"/>	9	Sheet T-1: Show the power pole on the plan. Located in the Alley. (New Issue)
<input type="checkbox"/>	10	Public Improvements: Full size scaled plans should show and call out all existing and proposed: curb, gutter, sidewalk width, driveways and their width, curb to property line distance, curb to centerline distance, street width, striping, curb ramps, and street lights. (New Issue)
<input type="checkbox"/>	11	Additional Comments and Conditions (information only): Additional comments and conditions may be provided pending further review or redesign of this project. (New Issue)



Cycle Issues



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

3/18/20 9:09 am

Page 10 of 18

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 01/28/2020	
Reviewer: Purdy, Jay	Assigned: 01/28/2020	
(619) 446-5456	Started: 02/25/2020	
JPurdy@sandiego.gov	Review Due: 02/26/2020	
Hours of Review: 4.00	Completed: 02/25/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 03/18/2020	

- . The review due date was changed to 03/09/2020 from 03/02/2020 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 8 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 161 reviews, 90.7% were on-time, and 71.9% were on projects at less than < 3 complete submittals.

1st Review: Cycle 2:

Informational Issues:

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). Unless specifically authorized by the City's Cross-Connection Control Section, BFPDs shall be located above ground on private property, in line with the service, and immediately adjacent to the public right-of-way. (New Issue)
<input checked="" type="checkbox"/>	2	If it is determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director. To ensure acceptability, the location should be at least 30" from any prior water service line connection, 5 feet from any driveway or tree, and 10 feet from any active sewer lateral. (New Issue)
<input checked="" type="checkbox"/>	3	All proposed private water and sewer facilities located within a single lot must be designed to meet the requirements of the current California Uniform Plumbing Code as adopted by the City of San Diego and will be reviewed as part of a separate Building Permit or Plumbing Permit plan check. (New Issue)
<input checked="" type="checkbox"/>	4	No private improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's operation, access, maintenance, repair, or replacement of its public water and sewer utilities may be installed, constructed, or stored within the limits of either the public ROW or a public water, sewer, or general utility easement without a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA). (New Issue)
<input checked="" type="checkbox"/>	5	Water and sewer capacity charges will be due at the time of Building Construction 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). The following link provides a fee schedule: https://www.sandiego.gov/sites/default/files/legacy/water/pdf/2014/watersewerfees1406.pdf . (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	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]

Action Issues:

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 651599 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Please be advised that the project proposal does not contain enough detail regarding the proposed development's use of existing or proposed water and sewer facilitate a complete review. If you choose to resubmit, please ensure that the proposal includes enough information to establish the extent to which the proposed development will utilize the public water and sewer infrastructure, the locations at which the proposed development will connect to the public water and sewer infrastructure, and the route and width of any existing or proposed water, sewer, or general utility easements.
		(New Issue)
<input type="checkbox"/>	8	On the Site Plan, please locate and label the full width of all public ROW's as well as all public and private water, sewer, and general utility easements which lie on or are contiguous to the property under review. Both proposed and to be vacated public water, sewer, or general utility easements are required to be processed concurrently with the document currently under review. If there are no public water, sewer, or general utility easements on the property under review, please so state on the Site Plan.
		(New Issue)
<input type="checkbox"/>	9	On the Site Plan, within that portion of any public ROW (or any public or private water or sewer easement) which lies on or is contiguous to the property under review, please locate and label all existing and proposed water and sewer facilities, both public and private (e.g. mains, services, FH's, MH's, CO's, BFPD's, etc...). For existing public water and sewer mains, please include the City's Construction Ref. Drawing #, pipe diameter, and pipe material.
		(New Issue)
<input type="checkbox"/>	10	On the Site Plan, please locate and label all existing and proposed water and sewer service laterals, all associated appurtenances (meters, backflow preventers, cleanouts), and show all points of connection to the public mains.
		(New Issue)
<input type="checkbox"/>	11	On the Site Plan, please locate all existing water services and label as: EXISTING WATER SERVICE TO BE KILLED AT THE MAIN or EXISTING WATER SERVICE TO BE RETAINED; and,
		Please locate all existing sewer services and label as: EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE or EXISTING SEWER LATERAL TO BE RETAINED.
		(New Issue)
<input type="checkbox"/>	12	On the Site Plan, please add the following note: ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
		(New Issue)
<input type="checkbox"/>	13	On the Site Plan, please locate and label the existing and/or proposed Private Backflow Prevention Device (BFPD) for all domestic and irrigation water services. If the domestic water service is exempt from this requirement and will not have a BFPD, please add the following note: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.
		(New Issue)
<input type="checkbox"/>	14	On the Site Plan, please locate and label as EMRA REQUIRED all private improvements, existing and proposed, within the limits of the public ROW or public utility easement. Note: Private water lines for irrigation purposes within a Public ROW, and private sewer lines connecting to a public sewer main within a public sewer easement, do not require an EMRA.
		(New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 01/27/2020 Deemed Complete on 01/28/2020
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 01/28/2020
Reviewer: Kessler, Matthew **Assigned:** 01/29/2020
(619) 446-5306 **Started:** 03/06/2020
MSKessler@sandiego.gov **Review Due:** 02/26/2020
Hours of Review: 8.00 **Completed:** 03/13/2020 **COMPLETED LATE**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 03/18/2020

- The review due date was changed to 03/09/2020 from 03/02/2020 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 16 outstanding review issues with LDR-Planning Review (all of which are new).
- Last month LDR-Planning Review performed 74 reviews, 51.4% were on-time, and 32.0% were on projects at less than < 3 complete submittals.

First Review

Project Information

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	The project site is located at 4614 Cape May Avenue (APN 448-522-1300) within the Ocean Beach Community Plan area, on a 5980sf site. (Info only) (New Issue)
<input type="checkbox"/>	2	The project site is located within the following Overlay Zones: - Airport Influence Area (SDIA / Review Area 1) - Coastal Overlay Zone (Non-Appealable Area) - Coastal Height Limit OZ - FAA Part 77 Notification Area (SDIA: 130' AMSL / North Island NAS: 181' AMSL) - Parking Impact OZ (Beach Impact Area) - Residential Tandem Parking OZ - Transit Priority Area (Info only) (New Issue)
<input type="checkbox"/>	3	The project is for: - Remodel of existing residence with second floor addition. - Construct of a new, 2 story unit with garage behind existing residence. (Info only) (New Issue)

Community Plan

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	4	The Ocean Beach Community Plan designates the site as Low-Medium Density Residential use (10-14 du/ac). The proposed duplex on a 5,980sf lot is consistent with the residential density identified in the land use plan (14.5 du/ac). (Info only - no response required) (New Issue)
<input type="checkbox"/>	5	Recommendation UD-4.2.5 of the Ocean Beach Community Plan states that buildings should reflect the prevalent pattern and rhythm of spacing between structures, and the bulk and scale of the surrounding neighborhood's character. By providing separation between both units, the proposed project maintains this pattern found on surrounding properties, and continues the existing scale of the neighborhood. (Info only - no response required) (New Issue)
<input type="checkbox"/>	6	Recommendation UD-4.6.1 of the Ocean Beach Community Plan encourages multi-story buildings to avoid "walling off" public views by incorporating building articulation and upper story step backs. The proposed 2nd floor addition to Unit A is stepped back to provide this recommended articulation. (Info only - no response required) (New Issue)
<input type="checkbox"/>	7	Recommendation UD-4.1.11 of the Ocean Beach Community Plan encourages that the pedestrian entrance of buildings be accentuated with the use of materials, awnings, canopies, and/or architectural features. This recommendation should be considered for the pedestrian entrance to unit A as it will be visible from the public Right-of-Way. (New Issue)

RM-1-1 Base Zone Regulations

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	8	Decks and balconies shall only be included in FAR calculations as defined by SDMC 113.0234. Please review this section, and update project FAR calculations as necessary to reflect the correct proposed FAR for the property. (New Issue)





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	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. (SDMC 131.0454) (New Issue)
<input type="checkbox"/>	10	A total of 24 square feet of area for refuse and recyclable storage shall be provided, as required by SDMC 142.0820. Please show the location of this required area on the submitted site plan. (New Issue)
<input type="checkbox"/>	11	A total of 5 parking spaces are required for the proposed project. Please show the location of these required spaces, and ensure all applicable requirements of SDMC 142.0510 are met. (New Issue)

Height Regulations

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Please provide the following information in order for staff to determine compliance with the Coastal Height Limit Overlay Zone (i.e. Prop. D). Assess buildings separately if separated by 6 feet or more in accordance with Section 113.0270(a)(3). (New Issue)
<input type="checkbox"/>	13	On the site plan for each building, please identify the lowest and highest points of finish grade between the exterior building wall and 5-feet from said wall. These two points are considered the highest and lowest "adjacent ground elevation." (New Issue)
<input type="checkbox"/>	14	On the elevation plans for each building, please identify the difference in elevation between the highest and lowest "adjacent ground elevation."

If the difference in elevation is 10 feet or less, the reference datum (base of measurement for Coastal Height) is established at the highest adjacent ground elevation. See Figure 2 of Technical Bulletin 5-4 for an example.

If the difference in elevation is greater than 10 feet, the reference datum is established at 10 feet above the lowest adjacent ground elevation. See Figure 3 of Technical Bulletin 5-4 for an example.
(New Issue)

CAP Checklist

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	The project site includes a roof component. Please revise the response to Question 1, Cool/Green Roofs within Strategy 1 to reflect this. (New Issue)
<input type="checkbox"/>	16	Blank spaces provided beneath each question shall be completed by the applicant as applicable. Please review the submitted CAP checklist and add these required responses. (New Issue)





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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 01/28/2020	
Reviewer: Kennedy, Jamie	Assigned: 01/28/2020	
(619) 446-5445	Started: 02/27/2020	
JMKennedy@sandiego.gov	Review Due: 03/09/2020	
Hours of Review: 10.00	Completed: 03/02/2020	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Closed: 03/18/2020	

- The review due date was changed to 03/09/2020 from 03/02/2020 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- 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 12 outstanding review issues with LDR-Environmental (all of which are new).
- Last month LDR-Environmental performed 69 reviews, 62.3% were on-time, and 37.9% were on projects at less than < 3 complete submittals.

Project Description

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Coastal Development Permit to construct a new 2-story 1,997- square-foot second residence with garage. Work to also include 2,436-square-foot second story addition and remodel to the existing residence, located at 4614 Cape May Avenue. The 0.13-acre site is located in the RM-1-1 base zone of the Coastal (Non-Appealable) overlay zone of the Ocean Beach Community Plan area. Council District 2. (Info only - No response required) (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	There are no sensitive biological resources on site. No biological study will be required, and the project would not impact biological resources. (Information only - no response required) (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The project is located on Geologic Hazard Category 52, Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk. The project is not required to submit a geological report, and would not have significant impacts due to geologic hazards. (Information only - no response required) (New Issue)

Greenhouse Gas Emissions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	EAS defers to LDR-Planning regarding the CAP Checklist Step 1: Land Use Consistency. (New Issue)
<input type="checkbox"/>	5	Please clarify under 1. Cool/Green Roofs why the project checks N/A. The project does appear to include a roof component. (New Issue)

Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	EAS completed a search on the State Water Board GeoTracker, and did not find any known contamination sources. The project is not located on or near an active landfill, in an or in an area previously used for agriculture. (Information only - no response required). (New Issue)
<input type="checkbox"/>	7	EAS-defers to Plan-Airport with regard to impacts to health and safety from airport uses. Please see their issues for further direction. (New Issue)

Historical Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	EAS defers to LDR-Historical Resources regarding the review of impacts to historical resources. The applicant has not provided a complete submittal for the Historical Resources review discipline, Therefore, EAS cannot make a determination regarding the potential for impacts at this time. (New Issue)



Cycle Issues



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

3/18/20 9:09 am

Page 15 of 18

L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	EAS consulted with qualified staff and determined the project is not anticipated to have a significant effect on archaeological resources. Qualified Staff conducted a search on CHRIS and there have been no discoveries in or adjacent to the project area. While historic and prehistoric resources have been found in the general area, given the limited scope of work and past disturbances at the project site, no additional archeological evaluation is required. (Info only - no response required) (New Issue)

Hydrology and Water Quality

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	EAS defers to LDR-Engineering with regards to impacts regarding hydrology and water quality. The discipline has not completed its review. (New Issue)

Land Use

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	EAS defers to LDR-Planning Review and LDR-Landscaping regarding the review of impacts to Land Use. LDR-Planning is still undergoing review. Please see LDR-Landscaping's outstanding issues for further direction. (New Issue)

Paleontological Resources

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	The project is located in old paralic deposits, Unit 6, which has a high sensitivity rating for paleontological resources. Compliance with Municipal Code section 142.0151, Paleontological Resource Requirements for Grading Activities, would reduce the potential for impacts below significance. As a condition of approval, paleontological monitoring will be required for any grading that involves 1,000 CY or greater, and 10 feet or greater in depth. (Info only - no response required.) (New Issue)

Public Services and Facilities

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	EAS defers to Fire - Plan Review regarding review of impacts to fire services. (New Issue)

Public Utilities

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	EAS defers to PUD-Water & Sewer to review project requirements for water and sewer. Please see their comments for further direction. (New Issue)

Transportation/Circulation and

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	EAS defers to LDR-Transportation regarding review of transportation/circulation and parking. (New Issue)

CEQA Determination

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Provided that the other review disciplines' remaining project review issues are addressed and their project reviews do not identify project issues that could potentially have a significant impact on the environment, the project may qualify for a Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. However, since other disciplines have outstanding issues, this determination is preliminary. (New Issue)
<input type="checkbox"/>	17	The project is located in an urbanized area characterized by one- and two-story developments of similar bulk and scale. No environmentally sensitive lands exist on site. The project would not impact sensitive coastal resources. The project would not have cumulatively significant impacts, unusual circumstances, impacts to scenic highways, or impacts to hazardous waste. None of the exceptions to exemptions in CEQA Guidelines 15300.2 appear to apply. However, since other disciplines have outstanding issues, this determination is preliminary and subject to change. (New Issue)
<input type="checkbox"/>	18	The CEQA compliance review for the project will remain in extended environmental initial study status and the project processing timeline Requirements under CEQA will be held in abeyance until the review issues of all reviewing disciplines are adequately addressed. (New Issue)



Cycle Issues



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

3/18/20 9:09 am
Page 16 of 18

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 01/28/2020	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 02/13/2020	
	Started: 03/02/2020	
Hours of Review: 4.50	Review Due: 02/26/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/02/2020	COMPLETED LATE
	Closed: 03/18/2020	

- The review due date was changed to 03/09/2020 from 03/02/2020 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 17 outstanding review issues with LDR-Engineering Review (all of which are new).
- Last month LDR-Engineering Review performed 53 reviews, 71.7% were on-time, and 32.0% were on projects at less than < 3 complete submittals.

1st Review comments

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed. (New Issue)
<input type="checkbox"/>	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 will be subject to those regulations. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	5	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (New Issue)
<input type="checkbox"/>	6	Please revise the Site Plan, show and call out the location of the roof drains for the proposed structure. Show the drainage pattern for entire site (south of the property of Unit A). (New Issue)
<input type="checkbox"/>	7	Revise the Site Plan or add a Conceptual Grading Plan. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. (New Issue)
<input type="checkbox"/>	8	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. (New Issue)
<input type="checkbox"/>	9	Revise the Site Plan, show and call out the R/W to R/W, curb to property line, curb to center line, and sidewalk on Cape May Avenue. Also, show and call out the alley, and call out the alley's width. (New Issue)
<input type="checkbox"/>	10	Revise the Site Plan to show the existing driveway on Cape May, and call it out as to be removed and reconstructed per current City Standard. (New Issue)
<input type="checkbox"/>	11	Project located within PIOZ-COASTAL-IMPACT zone, which is parking impact zone. Therefore, the maximum driveway width shall be 12 feet wide. Please refer to the SDMC, Table 142-05N. (New Issue)
<input type="checkbox"/>	12	Revise the Site Plan, to call out to reconstruct the damaged sidewalk portion, adjacent to the site on Cape May, per current City Standard. (New Issue)
<input type="checkbox"/>	13	Please note, project will be conditioned for an Encroachment Maintenance Removal Agreement (EMRA) for the existing tree and irrigation in the public right-of-way. (New Issue)
<input type="checkbox"/>	14	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. (New Issue)
<input type="checkbox"/>	15	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 651599 / Cycle: 2



Cycle Issues



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

3/18/20 9:09 am

Page 17 of 18

L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
<input type="checkbox"/>	17	(New Issue) 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. (New Issue)





L64A-003A

Review Information

Cycle Type:	2 Submitted (Multi-Discipline)	Submitted:	01/27/2020	Deemed Complete on 01/28/2020
Reviewing Discipline:	Community Planning Group	Cycle Distributed:	01/28/2020	
Reviewer:	Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov	Assigned:	02/13/2020	
		Started:	02/13/2020	
Hours of Review:	0.20	Review Due:	02/26/2020	
Next Review Method:	Submitted (Multi-Discipline)	Completed:	02/13/2020	COMPLETED ON TIME
		Closed:	03/18/2020	

- The review due date was changed to 03/09/2020 from 03/02/2020 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 Community Planning Group on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- Last month Community Planning Group performed 42 reviews, 50.0% were on-time, and 35.7% were on projects at less than < 3 complete submittals.

Ocean Beach Community Planning

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the Ocean Beach Community Planning Area. The Ocean Beach Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. (New Issue) [Recommended]
<input type="checkbox"/>	2	If you have not already done so, please contact Andrea Schlageter, Chairperson of the Ocean Beach Community Planning Group by email at aeschlag@gmail.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Glenn Gargas. (New Issue) [Recommended]



REQUIRED PERMIT FINDINGS

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway 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.**

Submittal Requirements



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

3/18/20 12:52 pm

Page 1 of 1

L64A-001

Project Information

Project Nbr: 651599 **Title:** Cape May Residence CDP
Project Mgr: Gargas, Glenn (619)446-5142 ggargas@sandiego.gov



Review Cycle Information

Review Cycle: 4	Submitted (Multi-Discipline)	Opened: 03/18/2020 9:09 am	Submitted:
		Due:	Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	9	Applicant Response to Issues	9
Water Quality Study	3	Water Quality Study	3
Photographic Survey	3	Photographic Survey	3
Building Permit Records	3	Assessor's Building Record	3
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4
Development Plans	9	Site Development Plans	9



Invoice



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

3/18/20 1:08 pm

Page 1 of 1

L64A-007

Invoice Number: 931985



Status: Invoiced

Issued: 03/18/2020 1:08 pm Gargas, Glenn

Voided:

Customer: Her, Joohyun

Development: 397839 Devel Num 397839

Project: 651599 Cape May Residence CDP PM: Gargas, Glenn (619)446-5142



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	8,000.00	Dollars	\$-8,000.00
Deposit Account	10,000.00	Dollars	\$10,000.00

Approval Total: \$2,000.00

Job Total: \$2,000.00

Project Total: \$2,000.00

Invoice Total: \$2,000.00





Airport Land Use Commission Consistency Determination Review Process

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 FIRST AVENUE, MS 302 SAN DIEGO, CA 92101-4101
CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION

INFORMATION
BULLETIN

519

JANUARY 2012

This information bulletin provides general information concerning development that requires a consistency determination from the San Diego County Regional Airport Authority (SDCRAA) prior to City approval. As the Airport Land Use Commission (ALUC) for San Diego County, SDCRAA adopts Airport Land Use Compatibility Plans (ALUCPs) that identify policies and requirements applicable to new development surrounding local public use and military airports in accordance with California Public Utilities Code sections 21670-21679.5. The City has the authority to determine ALUCP consistency for certain actions in the Airport Land Use Compatibility Overlay Zone (ALUCOZ) and is required by state law to submit other specified actions to SDCRAA for an ALUCP consistency determination prior to final approval by the City. Refer to information below for a description of the type of development that requires a consistency determination from SDCRAA and the process for coordinating SDCRAA review via the City.

I. TYPES OF DEVELOPMENT PROJECTS/ ACTIONS REQUIRED TO BE SUBMITTED

Each adopted ALUCP identifies an Airport Influence Area (AIA) that establishes the area subject to consistency with the policies and criteria in an ALUCP. SDCRAA determined the City's land use plans and implementing regulations to be consistent with the adopted ALUCPs for MCAS Miramar, Brown Field, Gillespie Field, and Montgomery Field, therefore fewer development types in the ALUCOZ are subject to SDCRAA review. To the contrary, most development in the AIA for San Diego International Airport is subject to SDCRAA review because it is not yet a part of the ALUCOZ.

The following development requires a consistency determination by SDCRAA prior to City approval:

A. DEVELOPMENT IN ALUCOZ IN ACCORDANCE WITH SECTION 132.1550

1. Development in Clear Zone or Safety Zone 1.
2. Development that deviates from ALUCOZ.
3. Development that has been determined to be a hazard by the FAA.
4. Development that includes a rezone or land use plan approval.
5. Development that includes aviation uses, non-aviation uses located on airport property (public use airport only), or approval of airport master plan.
6. Development of a power plant or electrical substation per Section 132.1515.

Documents Referenced in this Information Bulletin

- California Public Utilities Code [Sections 21670-21679.5](#).
- Title 14 Code of Federal Regulations, [Part 77](#), Objects Affecting Navigable Airspace
- [Airport Land Use Compatibility Plans](#)
- [Airport Land Use Commission Consistency Determination Application](#)
- [Information Bulletin 520](#), Federal Aviation Administration Notification and Evaluation Process
- No FAA Notification Self Certification Agreement, [\(DS-503\)](#)

B. DEVELOPMENT IN THE AIA FOR SAN DIEGO INTERNATIONAL AIRPORT

1. Development in Runway Protection Zone (If located in the NTC Precise Plan area RPZ, refer to the procedures/policy stated in the NTC Precise Plan, Appendix A);
2. Residential density increase (the addition of one or more dwelling units);
3. Non-residential intensity (building floor area) increase, except that accessory structures 1500 s.q. f.t. or less are exempt;
4. A change in use or building occupancy;
5. Any building or structure (new, replacement, or supplementary antennas, poles, or associated utility equipment) that requires Part 77 notification to the Federal Aviation Administration (see Procedure 5.22);
6. Rezones and land use plan amendments;
7. Amendments to the Land Development Code that affect structure height, density, or non-residential intensity;
8. All Substantial Conformance Reviews (SCR) or Extensions of Time for:
 - a. Projects that **do not have** an ALUC consistency determination for past-approved actions/permits that meet any of the criteria in no. 1 through 5 above; or
 - b. Projects that **have** an ALUC consistency determination for past-approved actions/permits that:
 - i. Are proposing a change in any of the items in no. 1 through 5 above from the original approval;
 - ii. Original approval/permit has ALUC condition requiring subsequent ALUC determinations for SCRs; or
 - iii. Change in building materials to highly reflective materials that could affect a pilot's vision.

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Upon request, this information is available in alternative formats for persons with disabilities.

9. Tentative Map or Map Waiver if:
 - a. Constructed after February 28, 1992 (ALUCP/CLUP–SDIA original adoption date); and
 - b. SDIA does not have an aviation easement.

II. CITY ALUCP PROJECT REVIEW PROCESS

As part of the first review cycle, the City will determine if the proposed development project is required to be submitted to SDCRAA and notify the applicant. The City will identify foreseeable conflicts with the ALUCOZ and/or the applicable ALUCP for the applicant to address prior to the City submitting the development project to the SDCRAA.

III. SDCRAA APPLICATION PROCESS

The City will complete and sign the SDCRAA application and submit the application package to SDCRAA concurrently with the distribution of the applicant's second submittal.

When a project is required by the Code of Federal Regulations, Title 14, Part 77 to provide notification to the FAA of an Obstruction Evaluation/Airport Airspace Analysis, it is the responsibility of the applicant to provide the City with a valid and final determination provided by the FAA as addressed in Information Bulletin 520.

Note that SDCRAA only accepts consistency determination applications signed by the City and depending on proposed project may not accept the "No FAA Notification Self Certification Agreement (Form DS-503)."

IV. SDCRAA RECEIPT OF APPLICATION

SDCRAA will mail a letter to the City confirming that they received the SDCRAA consistency determination application and will indicate if the application is complete or missing required or additional submittal materials. SDCRAA has 60 calendar days to make a determination from the time they mail the letter to the City indicating that the application is complete.

The City will contact the project applicant if additional information is needed for the SDCRAA application.

V. SDCRAA CONSISTENCY HEARING

SDCRAA will mail the City a notice of the SDCRAA hearing for the project. The SDCRAA staff reports and draft resolutions are posted on the Airport Authority website under "Airport Land Use Commission" a minimum of 72 hours before the meeting at www.san.org. SDCRAA hearings are typically held the first Thursday of the month.

VI. SDCRAA CONSISTENCY DETERMINATION

SDCRAA will make one of the following types of determinations for a proposed project or action:

1. Consistent Determination: SDCRAA determines that a project is consistent with the ALUCP with no conditions.
2. Conditionally Consistent Determination: If SDCRAA determines that a project is conditionally consistent with conditions placed on the determination, the City will place the SDCRAA conditions on the permit/action.
3. Inconsistent Determination: If SDCRAA has determined that a project is inconsistent, the City will inform the project applicant that the state requires that the City Council overrule the SDCRAA determination with a two-thirds vote and make specific findings for the project to proceed in accordance with Municipal Code Section 132.1555.

VII. SDCRAA RESOLUTION

SDCRAA will mail the City a signed copy of the SDCRAA resolution within two weeks following the hearing. The City will inform the applicant of the determination made by SDCRAA.

VIII. FINAL CITY APPROVAL

- A. For discretionary approvals (projects that are subject to public noticing) required to be submitted to SDCRAA, the City will not schedule a project for decision without a SDCRAA Consistency Determination for the project.
- B. For ministerial approvals (projects that are reviewed solely by City staff) required to be submitted to SDCRAA, the City will not approve a project without a SDCRAA consistency Determination for the project.
- C. Irrespective of the requirement for a Consistency Determination by SDCRAA, the project is still subject to all federal, state and City of San Diego rules or regulations.