

June 12, 2019

Ken Parel-Sewell
One World Architecture
9826 Ogram Drive
La Mesa CA 91941
Via: ken@oneworldarchitecture.com

Subject: Pescadero Avenue - CDP Assessment Letter; Project No. 630258;
Internal Order No. 12002110; Ocean Beach Community Plan Area

Dear Ken Parel-Sewell:

The Development Services Department has completed the initial review of the project referenced above, and described as a Coastal Development Permit, for the construction of a 783 square-foot, second floor addition to an existing single story 1,222 square-foot dwelling unit and the addition of a 849 square-foot second story companion unit over the existing detached garage. The 0.17-acre site is located at 4775 Pescadero Avenue in the Multiple Dwelling Unit (RM-1-1) Zone, and the Coastal (Non-Appealable) Overlay Zone of the Ocean Beach Community Plan and Local Coastal Program area.

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

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:

Required approvals: Your project, as currently proposed, requires the processing of a Coastal Development Permit, Process 2, for development in the coastal zone per SDMC 126.0708. The decision to approve, conditionally approve, or deny the project will be made by the Development Services Department.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Please provide written responses to each of the findings below and provide to the Project Manager.

Coastal Development Permit - SDMC Section 126.0708

1. Findings for all Coastal Development Permits:

- a. 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.
- b. The proposed coastal development will not adversely affect environmentally sensitive lands.
- c. 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.
- d. 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.

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:

LDR Engineering

LDR Engineering has reviewed the submitted materials. Please provide a Preliminary Drainage Study and Forms I-4 and I-5. Revise the Site Plan to show the existing and proposed grading contours and spot elevations, topography source, date and MSL datum, provide a Grading Data Table, drain locations and discharge points. Indicate the existing and proposed water and sewer utilities including City Improvement Plan numbers. Show construction of City Standard curb, gutter, and sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Pescadero Avenue. Indicate the driveway and indicate if it will be removed or remain. Note that a driveway in this location must be constructed to City standards. Globally check and clarify the correct dimension for curb to property line, curb to centerline of street, and right of way to right of way for Pescadero Avenue. An Encroachment Maintenance Removal Agreement will be needed for any private facility encroaching into the right of way. Show all encroachments on site plan. Please add notes as indicated in the Cycle issues Report attached to this Assessment Letter.

LDR Environmental

LDR Environmental Analysis Section has reviewed the submitted materials. The Environmental Analysis Section (EAS) will provide project notification to Tribal Representatives if ground disturbance is proposed. Please provide a table showing grading quantities and depth of cut. The subject property is underlain by Paralac Deposits considered highly sensitive for paleontological resources and will be analyzed once the grading table information is provided. Please provide a revised CAP Consistency Checklist to include written responses to each of the checklist questions. The CEQA determination for the project will be held in abeyance until all cycle issues are addressed.

LDR Planning Review

LDR Planning has reviewed the submitted materials. Roof projections appear to extend into the required yard, please assure compliance with San Diego Municipal Code Section 131.0461. A non-habitable accessory unit (Garage) is only allowed a one-half bathroom, limited to a water closet and a lavatory sink and a shower provided the property owner signs an agreement with the County Recorder and processed through the City Manager stating that the building will not be used for living or sleeping purposes. Please revise. Clarify openings from the garage into the storage and the workshop. 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. Show 3-car garage or parking spaces.

Plan Historic

Plan Historic has reviewed the submitted materials but cannot make a determination with the information provided. Please provide the documents identified in the cycle issues report.

- III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review are shown in the Submittal Requirements Report (Enclosure 2).

- IV. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

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

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

- V. RESUBMITTALS/NEXT STEPS:** Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). Please provide the number of sets of 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. Please produce any written document in double sided format to the degree possible. Include 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. Please reference the plan, sheet number, report or page number in which the issue has been addressed.

California Environmental Quality Act (CEQA): Once the environmental determination is complete and the appeal period concluded the determination will be filed with the County Clerk. The County requires a \$50 documentary handling fee. 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.

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](#)). Please forward to me a check payable to the "City Treasurer" in the amount of \$90.00.

- VI. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Andrea Schlageter, Chairperson of the Ocean Beach Community Planning Group, at aeschlag@gmail.com to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the

community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

[Information Bulletin 620](#), "Coordination of Project Management with Community Planning Committees", provides some valuable information about the advisory role the Community Planning Group. [Council Policy 600-24](#) provides standard operating procedures and responsibilities of recognized Community Planning Committees.

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 Municipal Code may be accessed on line at <http://www.sandiego.gov/development-services>. Community plans are available at <https://www.sandiego.gov/planning/community/plans>. To view project details online, visit: <http://www.sandiego.gov/development-services/opendsd/>. Please contact me with any questions at kbucey@sandiego.gov or (619)446-5049.

Sincerely,



Karen Bucey
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: Andrea Schlageter, Ocean Beach Community Planning Group
Nathen Causman, Community Planner, Planning Department
Reviewing Staff

Cycle Issues



6/11/19 3:34 pm

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L64A-003A

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

Project Information

Project Nbr: **630258**

Title: Pescadero Avenue - CDP

Project Mgr: Bucey, Karen

(619) 446-5049

Kbucey@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)**Submitted:** 04/29/2019 Deemed Complete on 04/29/2019**Reviewing Discipline:** Plan-Historic**Cycle Distributed:** 04/29/2019**Reviewer:** Haggerty, Emma**Assigned:** 04/30/2019**(619) 236-7173****Started:** 05/16/2019

EHaggerty@sandiego.gov

Review Due: 05/28/2019**Hours of Review:** 0.00**Completed:** 05/16/2019**COMPLETED ON TIME****Next Review Method:** Submitted (Multi-Discipline)**Closed:** 06/11/2019

- . The review due date was changed to 05/31/2019 from 05/31/2019 per agreement with customer.
- . 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 19 outstanding review issues with Plan-Historic (all of which are new).
- . Last month Plan-Historic performed 356 reviews, 86.5% were on-time, and 93.2% were on projects at less than < 3 complete submittals.

5.16.19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The property located at 4775 Pescadero Ave, 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 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/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input 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 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 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 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 type="checkbox"/>	7	Staff has reviewed the photos, 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 Emma Haggerty at (619) 236-7173. Project Nbr: 630258 / Cycle: 2



p2k v 02.03.38

Karen Bucey 446-5049



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: (New Issue)
<input type="checkbox"/>	10	Written description of the property including architectural style, materials, features, setting and related structures. (New Issue)
<input type="checkbox"/>	11	Written description of any alterations including dates and the architect/ builder associated with the alterations. Please provide any available permits from the second floor of our office. Note: The City of San Diego does not have building records older than 1955. (New Issue)
<input type="checkbox"/>	12	Notice of Completion is typically provided as part of a chain of title search. It can also be found at the County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. If a Notice of Completion cannot be located, add the following note on the Building Record: "Notice of Completion cannot be located." (New Issue)
<input type="checkbox"/>	13	Chain of Title, available through title search companies or by conducting research at the County Administration Center. The Chain of Title must list the property's conveyance from seller to buyer (with date) since construction through the present day. Please note that deed copies do not satisfy this requirement. (New Issue)
<input type="checkbox"/>	14	List of Occupants, available in the City Directories at the San Diego Public Library, 820 E Street, San Diego CA 92101; or San Diego Historical Society Archives, 1649 El Prado #3, San Diego CA 92101.5. (New Issue)
<input type="checkbox"/>	15	Historic photographs, available at San Diego Historical Society Archives and through research. Please note in writing if historical photographs cannot be located. (New Issue)
<input type="checkbox"/>	16	Sanborn Maps for all published years, available at San Diego Public Library or San Diego Historical Society Archives. Please note in writing if the property is not mapped in any published year of the Sanborn Maps. (New Issue)
<input type="checkbox"/>	17	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 digitally on a CD or USB flash drive. Please note, Google or Bing images are not permissible. (New Issue)
<input type="checkbox"/>	18	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)
<input type="checkbox"/>	19	If you would like to meet with Historic Resource's staff regarding the required documentation or would like a list of qualified consultants to help assist with the Historic Resources package, please contact the Project Manager (New Issue)





L64A-003A

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

Review Information

Cycle Type:	2 Submitted (Multi-Discipline)	Submitted:	04/29/2019	Deemed Complete on 04/29/2019
Reviewing Discipline:	LDR-Planning Review	Cycle Distributed:	04/29/2019	
Reviewer:	Baker, Hani	Assigned:	04/30/2019	
	(619) 446-5273	Started:	05/17/2019	
	HBaker@sandiego.gov	Review Due:	05/28/2019	
Hours of Review:	8.00	Completed:	05/28/2019	COMPLETED ON TIME
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/11/2019	

- . The review due date was changed to 05/31/2019 from 05/31/2019 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 10 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 113 reviews, 87.6% were on-time, and 45.0% were on projects at less than < 3 complete submittals.

Permits, Process & Zoning

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located in the RM-1-1 Zone, in the Ocean Beach Community Plan, the Ocean Beach Cottage Emerging District, the Coastal Impact Parking Overlay Zone within the Area 2 Non-Appealable Coastal Overlay Zone and the Coastal Height Limit Overlay Zone. (New Issue)
<input type="checkbox"/>	2	The project is proposing a Process Two Coastal Development Permit for additional development of 783 square foot 2nd floor to an existing 1 story 1,222 square foot house, and development of a 849 square feet Companion Unit on the top of existing detached garage, and a non-habitable accessory unit on a 7,500 square foot lot in the Coastal Overlay Zone at 4775 Pescadero Ave. (New Issue)
<input type="checkbox"/>	3	Pursuant to SDMC 126.0702(a), the proposed project shall require a Coastal Development Permit. Pursuant to SDMC 126.0707(a), permit shall be made in accordance with Process Two. The decision may be appealed to the Planning Commission in accordance with Section 112.0504. (New Issue)
<input type="checkbox"/>	4	The maximum permitted density allowed on the 7,500 lot in the RM-1-1 zone is two dwelling units plus a companion unit. (New Issue)

Development Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Setbacks: Pursuant to SDMC 131.0461 Roof projections such as eave projections may extend into the required yard if no closer than 2 foot - 6 inches. The proposed overhangs of the main building are encroaching into the side yards on both sides. Redesign overhang to meet a minimum of 2' - 6" overhang distance from the property line. (New Issue)
<input type="checkbox"/>	6	A garage including a shower is a non-habitable accessory unit and requires an agreement. Pursuant to SDMC 131.0448 a proposed non-habitable accessory unit is only allowed a one-half bathroom, limited to a water closet and a lavatory sink and a shower provided the property owner signs an agreement with the County Recorder and processed through the City Manager stating that the building will not be used for living or sleeping purposes. Note non-habitable accessory unit on the plans and revise project scope to include the non-habitable unit. (New Issue)
<input type="checkbox"/>	7	Please explain the openings from the garage into the storage and the workshop. (New Issue)
<input checked="" type="checkbox"/>	8	Companion Unit: Pursuant to SDMC 141.0302 a permitted garage or non-habitable accessory structure that is converted to a companion unit may maintain the existing setbacks if the setbacks are determined to be in compliance with the current California Building Code and California Fire Code at the time of the conversion. A companion unit may encroach within the side and rear yard setbacks up to the property line if constructed above a permitted garage or non-habitable accessory structure. (New Issue)
<input checked="" type="checkbox"/>	9	Parking Spaces: Pursuant to SDMC 141.0302 Parking for the entire premises shall be brought into compliance with Chapter 14, Article 2, Division 5 (Parking Regulations) and with this section, except as otherwise indicated herein by the zone. If access from an improved abutting alley exists, vehicular access to parking spaces for the companion unit shall also be from the alley unless the premises has a garage that accommodates all off-street parking required in accordance with this section. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Hani Baker at (619) 446-5273. Project Nbr: 630258 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	10	Parking Continued: 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.
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The parking space requirement for the premises is 2 per the existing 2-bedroom SFD (Table 142-05C) and 1 per the companion unit. Show 3-car garage or parking spaces conforming to the minimum parking dimensions noted in the municipality code. And note or mark the parking spaces on the plans. (New Issue)

<input checked="" type="checkbox"/>	11	The proposed FAR is less than the maximum allowance per zone and therefore conforming. (New Issue)
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Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	12	Public Coastal Views: The California Coastal Act requires both visual and physical access to the shoreline be protected and expanded. Accordingly, development should not be permitted to interfere with the public use of the coastline and should not obstruct the public views of the ocean. (New Issue)
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<input checked="" type="checkbox"/>	13	The Ocean Beach Community Plan determines that the lot is a Framed View Corridor per Figure 4.4.A Framed View Corridor is a roadway offering a view from a public right-of-way or public property without obstruction from allowable building envelopes on adjacent private property. (New Issue)
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<input checked="" type="checkbox"/>	14	The proposed project conforms with the Urban Design Element of the Community Plan and that the proposed building envelope does not impose a view obstruction on the public right of way of Pescadero Avenue. (New Issue)
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Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	15	In addition to standard conditions a non-habitable accessory structure agreement is required. (New Issue)
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<input type="checkbox"/>	16	Please provide CDP findings. (New Issue)
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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 04/29/2019	Deemed Complete on 04/29/2019
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 04/29/2019	
Reviewer: Benally, Rhonda	Assigned: 04/30/2019	
(619) 446-5468	Started: 05/28/2019	
Rbenally@sandiego.gov	Review Due: 05/31/2019	
Hours of Review: 0.00	Completed: 06/07/2019	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 06/11/2019	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 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 11 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 98 reviews, 77.6% were on-time, and 40.2% were on projects at less than < 3 complete submittals.

Review 6/7/2019

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Scope of Work (INFORMATION ONLY, NO ACTION REQUIRED) The project proposes a Coastal Development Permit (CDP), for the addition of 783 square-feet on the 2nd floor to existing 1-story, 1,222 square-foot house, and addition of 849 square-foot companion unit above the existing detached garage with roof deck, on a 0.17-acre site. (New Issue)
<input checked="" type="checkbox"/>	2	The project is located at 4775 Pescadero Avenue (APN 448-352-2800) in the RM-1-1 zone, of the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable 2), Coastal Height Limit Overlay Zone, Transit Priority Area, Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Coastal Impact), Airport Influence Area (Review Area 2), and the Federal Aviation Administration Part 77 Notification area. (New Issue)

Project Issues

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

AB 52 (Tribal Cultural Resources)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	EAS is required to provide a project notification to Tribal Representatives if ground disturbance is proposed. However, excavation information was not provided in this submittal. EAS needs clarification if any excavation is proposed with the project. Please clarify the total amount of excavation proposed for the entire project. Until this information is received EAS cannot address if AB 52 Notification is required. (New Issue)

Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	Refer to LDR-Planning for consistency with the community plan. (New Issue)

Grading/Excavation/Paleontology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	According to the Geology of the San Diego Metropolitan Area, the subject property is underlain by Paralac Deposits (formerly known as Bay Point Formation). Paralac Deposits are considered highly sensitive for paleontological resources. Please clarify the total amount (in cubic yards) of excavation required for the entire project, including the maximum depth of cut on the plans. Until this information is provided EAS cannot address paleontological resources. (New Issue)

Historical Resources (Architecture)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	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. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 630258 / Cycle: 2





Cycle Issues

6/11/19 3:34 pm

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L64A-003A

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

Greenhouse Gas Emissions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	EAS received a CAP Consistency Checklist (dated June 2017) in this submittal. The following revisions are required; (New Issue)
<input type="checkbox"/>	9	Step 1, Land Use Consistency: The information provided refers to question B above which states the project is not consistent with the existing land use plan and zoning designations, etc. However, it looks like you meant to reference A above. State the land use designations of the existing community plan and the General Plan. Provide a statement clarifying the project is consistent with land use designations of the existing General Plan, and Community Plan. Revise. (New Issue)
<input type="checkbox"/>	10	Step 2, question nos. 1 and 2: Specify which bullet you are referring to. Revise response to address the question. (New Issue)
<input type="checkbox"/>	11	Step 2, question nos. 3 through 7: These questions have no responses. Provide a response to each of the questions. If the response is "not applicable" please also explain why the question is not applicable. (New Issue)
<input type="checkbox"/>	12	Submit the revised CAP Checklist to the project manager in the next submittal. (New Issue)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	LDR-Engineering stated that a Preliminary Drainage Study and a standard Storm Water Quality Management Plan (SWQMP) will need to be submitted. Provide a final standard SWQMP and final Preliminary Drainage Study to EAS, upon acceptance by LDR-Engineering. (New Issue)

New Issue Group (3587218)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	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. (New Issue)

Noise

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	Construction Noise: Based on the information submitted it looks like the project proposes the construction activities for the addition to an existing structure and companion unit. Please note the applicant would be required to comply with Section 59.5.0404 of the Municipal Code for construction noise. (New Issue)
<input checked="" type="checkbox"/>	16	Land Use/Noise: Refer to LDR-Planning for consistency with the General Plan. (New Issue)





L64A-003A

Review Information

Cycle Type:	2 Submitted (Multi-Discipline)	Submitted:	04/29/2019	Deemed Complete on 04/29/2019
Reviewing Discipline:	LDR-Engineering Review	Cycle Distributed:	04/29/2019	
Reviewer:	Guillermo, Erick (619) 446-5169 Eguillermo@sandiego.gov	Assigned:	05/17/2019	
Hours of Review:	5.00	Started:	05/28/2019	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	05/28/2019	
		Completed:	05/28/2019	COMPLETED ON TIME
		Closed:	06/11/2019	

- . The review due date was changed to 05/31/2019 from 05/31/2019 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 20 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 96 reviews, 90.6% were on-time, and 42.5% were on projects at less than < 3 complete submittals.

First Review

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	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"/>	2	Revise the Site Plan. Show the existing and proposed grading contours and spot elevations. 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. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan. Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: No roof, deck or balcony drains are proposed for this project (New Issue)
<input type="checkbox"/>	4	Submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site (New Issue)
<input type="checkbox"/>	5	Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance (New Issue)
<input type="checkbox"/>	6	Revise the site plan. Add the source, date and MSL datum of the required topography (New Issue)
<input type="checkbox"/>	7	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"/>	8	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"/>	9	Revise the Site Plan. If the existing water service and sewer lateral will be used, add a note that states: The existing water and sewer services will remain. If new services are required: Show the Water and Sewer Mains, including the new laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required (New Issue)
<input type="checkbox"/>	10	On the Site Plan, call out to reconstruct the damaged existing curb with current City Standard curb and gutter, adjacent to the site on Pescadero Ave (New Issue)
<input type="checkbox"/>	11	On the Site Plan, call out to reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Pescadero Ave (New Issue)
<input type="checkbox"/>	12	The site plan does not show the existing driveway. Provide explanation if the driveway will be removed or remain. If the driveway is to remain it needs to meet current standards (New Issue)
<input type="checkbox"/>	13	Clearly show and callout the correct dimension for: curb to property line, curb to centerline of street, and right of way to right of way for Pescadero Ave. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Erick Guillermo at (619) 446-5169. Project Nbr: 630258 / Cycle: 2





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	An Encroachment Maintenance Removal Agreement will be needed for any private facility encroaching into the right of way. Clearly show and callout all encroachments on site plan. (New Issue)
<input type="checkbox"/>	15	Provide the percent slope of the driveway from the alley to the garage (New Issue)
<input type="checkbox"/>	16	Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/ Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications (New Issue)
<input type="checkbox"/>	17	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"/>	18	With your next submittal, provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/ sheet each issue was addressed. (New Issue)
<input type="checkbox"/>	19	Development Permit Conditions will be determined on the next submittal when all requested information is provided (New Issue)
<input type="checkbox"/>	20	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 contact Erick Guillermo via email EGuillermo@sandiego.gov or (619)446-5169 (New Issue)



Cycle Issues



6/11/19 3:34 pm

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L64A-003A

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

Review Information

Cycle Type:	2 Submitted (Multi-Discipline)	Submitted:	04/29/2019	Deemed Complete on 04/29/2019
Reviewing Discipline:	Community Planning Group	Cycle Distributed:	04/29/2019	
Reviewer:	Bucey, Karen	Assigned:	05/08/2019	
	(619) 446-5049	Started:	05/08/2019	
	Kbucey@sandiego.gov	Review Due:	05/28/2019	
Hours of Review:	0.50	Completed:	05/08/2019	COMPLETED ON TIME
Next Review Method:	Submitted (Multi-Discipline)	Closed:	06/11/2019	

- . The review due date was changed to 05/31/2019 from 05/31/2019 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 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 64 reviews, 53.1% were on-time, and 45.3% were on projects at less than < 3 complete submittals.

Ocean Beach CPG

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Andrea Schlageter, Chair for the Ocean Beach Planning Board at aeschlag@gmail.com to make arrangements to present your project for review at their next available meeting. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents.



Submittal Requirements



6/12/19 9:44 am

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L64A-001

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

Project Information

Project Nbr: 630258 **Title:** Pescadero Avenue - CDP
Project Mgr: Bucey, Karen (619)446-5049 Kbucey@sandiego.gov



Review Cycle Information

Review Cycle: 4 Submitted (Multi-Discipline)

Opened: 06/11/2019 3:34 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	4	Site Development Plans	4
Drainage/Hydrology Study	3	Drainage Study	3
Development Plans	4	Applicant Response to Issues	4
Dev. Plans reduced 11x17	1	Dev. Plans reduced 11x17	1
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4

Please be sure to provide the Stormwater Forms I-4 and I-5
(https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf)

