



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

Project Address 630 San Antonio
San Diego, CA 92106

Project Type Discretionary Project

Primary Contact Bruce Peeling
brucepeelingaia@mac.com
6195177400

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Other

DSD-Engineering Review

Layth Al Ani
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619-236-7713

[Comment 00020 | Page | Open]

The Engineering Review Section has reviewed the subject's development and has the following comments that need to be addressed. Upon the resubmittal, we will complete our review.

[Comment 00021 | Page | Open]

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 must adhere to the new Stormwater Development Regulations.

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Please note prior to issuing any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared by the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

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The applicant shall submit a Site Plan that shows the Legal Description, Vicinity Map, North Arrow, and Scales. Show the curb to property line, curb to centerline and property line to property line distances for all adjoining streets. Show the dimensions of all existing and/or propose driveways. Show all existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.).

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Per the provided form, the DS-560 project is a standard development project; 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 on why the omitted BMPs are not feasible or not applicable.

[Comment 00025 | Page | Open]

A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: <https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>

[Comment 00026 | Page | Open]

Please note all public improvements and dedications must be up to current City standards prior to the issuance of any building permit as required per SDMC 142.0610 (a).

[Comment 00027 | Page | Open]

Dedication: based on the Peninsula community plan and Street classification, San Antonio Ave is an unclassified street; therefore, a 12' minimum parkway with a contiguous sidewalk is required per current city Standards.

[Comment 00028 | Page | Open]

[The curb and gutter along the property frontage on San Antonio Ave needs to be reconstructed per current City Standard.](#)

[Comment 00029 | Page | Open]

Driveways should comply with current ADA, SDMC guidelines, and City of San Diego Standard drawings.

[Comment 00030 | Page | Open]

Please note prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) from the City Engineer for all existing private improvements such as landscape/irrigation San Antonio Ave ROW.

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The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities and maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. The plan shall include the proposed finished pad elevations, drainage patterns, and slope gradients. Show the collection/discharge points for any site and roof drains.

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Please provide a Grading Data Table to add the following information:

Max cut depth under building footprint ____ ft

Max cut depth outside building footprint ____ ft

Max fill depth under building footprint ____ ft

Max fill depth outside building footprint ____ ft



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Please provide a Building section showing/calling out existing and proposed grades and elevations.

[Comment 00034 | Page | Open]

Please show and call out how site drainage is conveyed to the public storm drain system.

[Comment 00035 | Page | Open]

Please provide a detailed written response to all comments regardless of whether you agree or not, and in case of disagreement, express your reasoning.

[Comment 00036 | Page | Open]

If you have any questions/comments please email Layth Alani at LAIAni@sandiego.gov.

DSD-Geology

Xiomara Rosenblatt-Dailey
xrosenblattd@sandiego.gov

[Comment 00001 | Page | Open]

The project is located in Geologic Hazard Category 53 as shown on the City's Seismic Safety Study Geologic Hazard Maps and is characterized by sloping terrain, unfavorable geologic structure, and variable slope stability. Submit a geotechnical investigation report that addresses the site and proposed site development as required by IB 515. For information regarding geotechnical reports, see the City's Guidelines for Geotechnical Reports (www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf).

[Comment 00002 | Page | Open]

The Architect of work must show the limits of grading on the grading plan. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant. This must be delineated on the plans with a call out and or symbol.

LDR-Environmental

Carissa Garcia
clgarcia@sandiego.gov

[Comment 00003 | Page | Open]

1st Environmental Analysis Section (EAS) Review:

These comments are draft and subject to change until presented by the City's Development Services Department (DSD) assigned Development Project Manager (DPM) in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. The DPM can assist with further questions.

EAS has reviewed the proposed project, as described below, and additional information is still required to complete the



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environmental review of your project subject to the California Environmental Quality Act (CEQA).

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Resubmittal Requirements:

Applicant written responses to all staff comments is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format and a PDF clean version. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit in a SOUL format or complete revisions may delay the review of the technical study.

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Environmental Determination:

Until the requested information has been provided, staff is not able to complete the environmental review in accordance with CEQA and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that our environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised by EAS and other reviewing disciplines have been resolved, EAS will make a CEQA determination on the appropriate environmental document -or- no further documentation is required consistent with CEQA Section 15162, or tiering/consistency using a previously certified/adopted environmental document would be appropriate based on all reviewed and submitted information.

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Project Scope:

Coastal Development Permit to demolish an existing three-story residence and construct a new three-story, 4,117 square-foot single dwelling unit at 630 San Antonio Avenue. The 0.14-acre site is zoned Residential-Single Unit (RS-1-7) base zone and designated Single Family Residential in the Peninsula Community Plan. The project site is within Council District 2 and is located within the following overlays/areas: Coastal Overlay Zone (COZ), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) (San Diego International Airport and NAS North Island), Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA), Federal Aviation Administration (FAA) Part 77 Noticing Area, Parking Impact Overlay Zone (PIOZ), and Affordable Housing Parking Demand (High).

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Land Use:

The project site is currently developed and contains an existing three-story single dwelling unit. It is zoned Residential-Single Unit (RS-1-7) base zone and designated Single Family Residential in the Peninsula Community Plan. The project is proposing the demolition of the existing three-story structure and replacing it with a new three-story residential dwelling unit. The project site is also located within the following overlays: Coastal Overlay Zone (COZ), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) (San Diego International Airport and NAS North Island), Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA), Federal Aviation Administration (FAA) Part 77 Noticing Area, Parking Impact Overlay Zone (PIOZ), and Affordable Housing Parking Demand (High).



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As discussed in the City's CEQA Significance Thresholds an inconsistency with a plan, policy or regulation is not, by itself, considered a significant environmental impact. However, the inconsistency or conflict would have to relate to a secondary environmental issue (e.g., Visual Quality and Neighborhood Character, Biological Resources, etc.) that could be significant under CEQA which then results in a land use impact. For example, a project that conflicts with height or zoning regulations could trigger secondary Visual Quality and Neighborhood Character impact resulting in a potential land use impact. EAS will continue to coordinate with DSD-Planning and other discipline reviews to ensure the project would not result in a potential land use impact; or the secondary impact can be appropriately mitigated to a level below significance.

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Visual Quality and Neighborhood Character:

The project proposes to demolish the existing three-story dwelling unit and construct a new 4,117 square foot residence, which is located within the Peninsula Community Planning Area. Per DSD-Planning, the project site is not located in a designated Coastal View or Coastal Vista. Therefore, the project would not have potential to block a scenic vista as identified in the community plan.

However, a project that severely contrasts with the surrounding neighborhood character could result in a visual quality impact if one more of the following conditions apply:

- a. The project exceeds the allowable height or bulk regulations and the height and bulk of the existing patterns of development in the vicinity of the project by a substantial margin;
- b. The project would have an architectural style or use building materials in stark contrast to adjacent development where the adjacent development follows a single or common architectural theme (e.g., Gaslamp Quarter, Old Town);
- c. The project would result in the physical loss, isolation or degradation of a community identification symbol or landmark (e.g., a stand of trees, coastal bluff, historic landmark) which is identified in the General Plan, applicable community plan or local coastal program;
- d. The project is located in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive height, bulk, signage, or architectural projections; - AND/OR -
- e. The project would have a cumulative effect by opening up a new area for development or changing the overall character of the area (e.g., rural to urban, single-family to multi-family). As with views, cumulative neighborhood character effects are usually considered significant for a community plan analysis, but not necessarily for individual projects.

Per DSD-Planning, at least one of the above conditions apply, specifically whether the project's architectural style and/or building materials are consistent with adjacent development. Further, please revise the proposed design to reduce a boxlike appearance, provide a materials list to demonstrate the proposed design compatibility with surrounding structures, and clarify whether the driveway would incorporate the use of recommended pavement patterns per the Peninsula Community Plan. EAS will continue to coordinate with DSD-Planning staff to determine whether the proposed structure, including the driveway and proposed retaining walls, would result in impacts related to visual quality.

[[Comment 00009](#) | [Page](#) | [Closed](#)]

Biological Resources:

The project site is located in a developed, urbanized area with an existing single dwelling unit. A potential impact to biological resources could be identified if the project would impact sensitive biological resources or conflict with any



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local policies or ordinances protecting biological resources. Review of aerial and street level photography show that the project site contains ornamental vegetation that would not classify as sensitive biological resources. The project site does not contain any sensitive habitat or other identified habitat community. Furthermore, the project site is not mapped within or adjacent to the City Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) designated lands. No impacts would result due to project implementation. EAS has no further comments.

[[Comment 00010](#) | [Page](#) | [Open](#)]

Geologic Conditions:

The project is proposing to demolish an existing three-story residential structure and construct a 4,117 square foot, three-story single dwelling unit with a new basement area, pool, and spa. A potential impact could occur if the project would expose people or structures to geologic hazards (i.e. earthquakes, ground failures, landslides), result in a substantial increase in soil erosion on- or off-site, and/or be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Per DSD-Geology staff, the project site is within Geologic Hazard Category 53 (Level or sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk) on the City of San Diego Seismic Safety Study – Geologic Hazards and Faults maps. Further, please submit a geotechnical investigation report that addresses the site and proposed site development as required by Information Bulletin 515, Geotechnical Study Requirements. Additionally, DSD-Geology is asking that the architect show the limits of grading on the grading plan, which must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant. EAS will continue to coordinate with DSD-Geology staff to determine if a potential geology impact would result due to project implementation.

More information regarding geotechnical reports is provided in the City's Guidelines for Geotechnical Reports (www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf).

[[Comment 00011](#) | [Page](#) | [Closed](#)]

Hazards and Hazardous Materials:

Staff accessed the State Waterboard's Geotracker and the California Department of Toxic Substances Envirostor databases and reviewed the Cortese list. There are no records/listings associated with the subject parcel that would indicate there would be a direct potential to create or uncover hazards or hazardous materials. However, there are two known cases (1 Intersection of Qualtrough Street and San Antonio Avenue 2 Intersection of Noren Place and San Antonio Avenue) associated with the FISC/Miramar Fuel Pipeline – Qualtrough Street Release located within 1,000 feet of the proposed development. Given that these sites have been closed for several years, the findings associated with Cases SL0607307742 and SL0607312103 near the project site would not present a high risk to uncover contaminated soils or hazards and potential impacts would be considered less than significant. No additional information is required at this time; and this information is being provided for disclosure.

[[Comment 00012](#) | [Page](#) | [Closed](#)]

Historic Resources:

Archeology

The project site has been previously disturbed and developed with an existing single dwelling unit. Further, the City Archeologist conducted a California Historical Resources Information System (CHRIS) record search February 28, 2024, and no historic resources were identified on the project site, adjacent to the site, or in the general area. No additional evaluation is recommended based upon the project location and negative CHRIS search. No impact would result due to project implementation. EAS has no further comments related to archeological historic resources.

Built Environment



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The project information indicated the existing building was constructed in 1930. A structure that is 45 years or older may have historic significance and CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." Per DSD-Historic staff, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no potential impact would result due to project implementation and EAS has no further comments.

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Tribal Cultural Resources:

Assembly Bill 52 (AB52) requires public agencies to consult with California Native American tribes to determine potential impacts to significant Tribal Cultural Resources during the CEQA review. This consultation typically occurs after an environmental determination on the appropriate document is made because project changes could result in further delays. Tribal consultation requires a 30-day review and can be an on-going process that could result in additional measures that would avoid or mitigate a significant effect on Tribal Cultural Resources. If the environmental determination requires tribal consultation, EAS will notify the applicant when this has been initiated and coordinate should any additional information be required. Once tribal consultation is complete, EAS staff will be able to release the appropriate environmental document for public review.

[[Comment 00014](#) | [Page](#) | [Open](#)]

Hydrology:

The project site is currently developed with residential use and is in Flood Hazard Area X, area of minimal hazard, according to the Federal Emergency Management Agency (FEMA) Flood Map. The Letter of Request states that drainage patterns would remain unchanged with all flow directed to the San Antonio Avenue right-of-way. However, a potential hydrology impact could be identified if the project would result in increased flooding on- or off-site that may have a significant effect on downstream properties and if a project would result in modifications to existing drainage patterns that may have a significant effect on biological resources.

Per DSD-Engineering, please submit a Conceptual Grading Plan that shows the grading quantities and maximum depth of cut/fill areas. The grading quantities must include any remedial grading as recommended by the project's geotechnical consultant. Please also include the proposed finished pad elevations, drainage patterns, and slope gradients. Additionally, the grading plan should show the collection/discharge points for any site and roof drains. Lastly, DSD-Engineering is requesting that the applicant show and call out how site drainage is conveyed to the public storm drain system. EAS will continue to coordinate with DSD-Engineering to determine if a potential hydrology impact would result due to project implementation.

[[Comment 00015](#) | [Page](#) | [Closed](#)]

Noise:

The project is designated as Single Family Residential in the Peninsula Community Plan; as well as the City's General Plan. According to the General Plan Noise Element, Table NE-3, residential, interior noise should not exceed 45 dB, while exterior noise would be compatible at noise levels below 60 dB and conditionally compatible between 60 and 65 dB. Anything in excess of 65 dB for exterior noise is unacceptable. The project would demolish the existing three-story dwelling unit and construct a new 4,117 square foot, three-story residence. Therefore, the proposed development would be compatible and is not anticipated to exacerbate or increase noise levels beyond what is allowed. Noise generated by residential uses would also need to comply with the sound level limits set for by the City of San Diego Municipal Code Noise and Abatement Control Ordinance Section 59.5.0401. No impact is identified.



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There could be a potential for short-term construction noises to generate a substantial increase in ambient noise levels. However, according to Section 59.5.0404 of the City of San Diego Municipal Code Noise and Abatement Control Ordinance, it is unlawful for any person to conduct any construction activity so as to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00 a.m. to 7:00 p.m. The impact would be less than significant.

No additional information required.

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Paleontological Resources:

The project site appears to be underlain with Old Paralac Deposits Unit 6 which is assigned a high sensitivity rating as identified in Sensitivity Matrix (General Grading Guidelines for Paleontological Resources).

The City Significance Determination Thresholds state that monitoring is required when a depth of 10 feet and 1,000 cubic yards of excavation would be exceeded when a project is located on a formation that has a high sensitivity rating. However, monitoring may still be required for shallow grading (i.e., <10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.

To determine if a potential paleontological impact exists, provide a Grading Data/Quantities table on your Grading Plan that indicates the total area of the site to be graded in square feet and acres; the maximum cut and fill quantities in cubic yards, and the maximum depth of cut and fill in feet. The grading quantities must include any recommended remedial grading required and site disturbance for public improvements on- and off-site.

Based on this information, EAS would determine if the development would/would not have a low/moderate/high likelihood to encounter formation soils that have a high sensitivity to find paleontological resources. If a potential impact is identified, the applicant would be required to comply with the City's grading regulations related to paleontological resources (Land Development Code Section 142.0151) and implement the conditions set forth in Appendix P of the Land Development Manual (General Grading Guidelines for Paleontological Resources): https://www.sandiego.gov/sites/default/files/grading_guidelines_for_paleontological_resources.pdf.

[[Comment 00017](#) | [Page](#) | [Open](#)]

Public Utilities:

The submitted site plans show that the project is proposing to include ten area drains on the project site that would drain into the San Antonio public right-of-way. Potential impacts related to public utilities may be identified if existing public utilities (sewer, water, stormwater, etc.) are not adequate for the proposed development and new or relocated facilities are required to be constructed that may have a physical impact (grading, trenching, etc.) on the environment.

Per DSD-Engineering, please provide site plans that show the existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.). Public improvements and dedications must be up to current City standards prior to the issuance of any building permit as required by San Diego Municipal Code 142.0610(a). Thus, DSD-Engineering is requiring that the curb and gutter along the property frontage of San Antonio Avenue be reconstructed per current City Standards. EAS will continue to coordinate with DSD-Engineering to determine if a potential impact related to public utilities would result due to project implementation.

[[Comment 00018](#) | [Page](#) | [Open](#)]

Transportation (Circulation):



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The project is proposing to utilize the existing curb cut and driveway of the original three-story structure. A potential circulation impact could result if a project substantially increases hazards due to a design feature or incompatible use. Per DSD-Engineering, please provide a site plan that shows the dimensions of all existing and/proposed driveways. Further, driveways are required to comply with current ADA, San Diego Municipal Code guidelines, and City of San Diego Standard drawings. EAS will continue to coordinate with DSD-Engineering to determine if a potential impact related to transportation/circulation would result due to project implementation.

[Comment 00019 | Page | Open]

Water Quality:

A potential significant impact may occur if the degradation of water quality impacts human health or wildlife systems. Per the City's Stormwater Requirements Applicability Checklist, projects that propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater are required to develop a Water Pollution Control Plan.

Per DSD-Engineering, the project must adhere to the new Stormwater Development Regulations and a Water Pollution Control Plan shall be prepared pursuant to the guidelines in Part 2 of Construction Best Management Practice (BMP) Standards Chapter 4 of the City's Stormwater Standards. Further, the applicant shall submit completed Forms I-4 and I-5 that address how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. EAS will continue to coordinate with DSD-Engineering to determine if a potential impact related to water quality would result due to project implementation.

Site Development Plans PRJ-1110305.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00037 | Sheet 1 | Closed]

The property located at **630 San Antonio Av, APN 532-352-1000**, 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.)

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/201102criteriaguilines.pdf> (Informational Only; No Response or Action Required)

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)

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.)



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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. 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.)

Staff has reviewed the photos, Assessor's Building Record, notice of completion (not available), and written description of property 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:

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)

DSD-Planning Review

Aleli Balaguer
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619-557-7970

[Comment 00038 | Sheet 1 | Closed]

SITE INFO AND SCOPE

The subject site is located at 630 San Antonio Av, San Diego, CA 92106 (APN 532-352-1000), in the RS-1-7 (Residential—Single Unit) zone, within the Peninsula Local Coastal Program and Community Plan area, on a 6,250sf site.

The subject site is located within the following overlay zones:

- *Airport Land Use Compatibility Overlay Zone (ALUCOZ) – San Diego International Airport (SDIA), NAS North Island*
- *ALUCP Airport Influence Area (AIA) – SDIA, NAS North Island (Review Area 2)*
- *FAA Part 77 Noticing Area – SDIA notification threshold at 140 feet Above Mean Sea Level (AMSL), NAS North Island notification threshold at 86 feet AMSL*
- *Coastal Height Limit Overlay Zone (CHLOZ)*
- *Coastal Overlay Zone (COZ) – Coastal Appealable (CST-APP)*
- *Elevation: Min. Contour: 10 feet AMSL / Max. Contour: 35 feet AMSL*
- *Paleontological Sensitivity Area – High*
- *Affordable Housing Parking Demand – High*
- *Complete Communities Mobility Choices (CCMC) – Mobility Zone 4*

The project scope proposes new construction of a three-story 4,117sf Single Dwelling Unit (SDU) residence with attached 2-car garage. Work to include demolition of an existing three-story SDU with garage. [Information Only – No Response Required]

[Comment 00039 | Sheet 1 | Closed]

PERMITS: CDP



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Located within the Coastal Overlay Zone (CST-APP), project is proposing complete demolition of an existing three-story SDU (100% demolition of exterior walls), and new construction of a three-story SDU. Per SDMC 126.0704(a)(5), projects that propose wall demolition of 50% or more to an existing structure require a Coastal Development Permit (CDP), which will be processed in accordance with Process 3 (Hearing Officer), appealable to the Planning Commission.

Per SDMC 126.0702(a), a CDP issued by the City is required for all *coastal development* of a premises within the Coastal Overlay Zone (CST-APP). *Coastal development* as defined in SDMC 113.0103 includes the construction of any structure. The project site is in the *appealable area* of the Coastal Commission. Per SDMC 126.0707(a)(b), a City-issued CDP in the *appealable area* of the Coastal Overlay Zone shall be made in accordance with Process 3 (Hearing Officer), appealable to the Planning Commission. Findings must be made as outlined in SDMC 126.0708(a). [Information Only – No Response Required]

[Comment 00040 | Sheet 1 | Open]

Please provide a draft written narrative of required findings for the CDP, as outlined in SDMC 126.0708(a).

[Comment 00041 | Sheet 1 | Closed]

ZONING REVIEW

ALUCP: The project is located in the Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP) and AIA Review Area 2 for Naval Air Station (NAS) North Island as depicted in the adopted 2020 ALUCP. [Information Only – No Response Required]

[Comment 00042 | Sheet 1 | Closed]

FAA Part 77 Noticing Area: According to City mapping the highest-grade elevation at the site is approximately 35 ft Above Mean Sea Level (AMSL). Both FAA Part 77 notification surfaces are above the site at 86 ft AMSL for NAS North Island and 140 ft AMSL for SDIA. The project does not exceed either notification surface. Therefore, FAA notification is not required. [Information Only – No Response Required]

[Comment 00043 | Sheet 1 | Open]

City topographic mapping and aerial imagery appear to indicate the subject site is within 300 feet of the mean high tide line. Please confirm this by outlining the mean high tide line on the Site Plan or Vicinity Map, and providing a distance measurement.

[Comment 00044 | Sheet 1 | Open]

Please provide a Demolition Plan showing all existing structures and identify all structures to be demolished as part of this scope, including but not limited to the existing SDU, accessory shed structures, any retaining walls and/or fences.

[Comment 00045 | Sheet 1 | Closed]

Project scope proposes to demolish (1) SDU and construct (1) SDU replacement. Therefore, project conforms to the Dwelling Unit Protection regulations per SDMC 143.1210. Existing SDU does not meet the definition of a *protected dwelling unit*.

Project is exempt from the Coastal Overlay Zone Affordable Housing Replacement regulations per SDMC 143.0820(c), as project proposes demolition of a residential structure of less than 3 dwelling units. [Information Only – No Response Required]

[Comment 00046 | Sheet 1 | Open]



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Please provide the setback dimensions from proposed pool/spa to rear and side property lines. Per SDMC 131.0461(a)(11)(A), swimming pools/spas that project 3 feet or less above grade may be located a minimum of 3 feet from the property line. Please demonstrate conformance.

[Comment 00047 | Sheet 1 | Open]

Proposed pool equipment/storage shown on Site Plan/sheet 1 is unclear. Is pool equipment proposed within an enclosed structure, or will it be open with retaining walls or screening? Proposed pool equipment/storage area is subject to architectural encroachment provisions under SDMC 131.0461.

[Comment 00048 | Sheet 1 | Open]

Per SDMC 131.0461(a)(5)(A), at-grade mechanical equipment such as pool equipment shall be located a min. 4ft from property lines (PLs). Please demonstrate conformance.

[Comment 00049 | Sheet 1 | Open]

New construction in the RS-1-7 zone is subject to Maximum Third Story Dimensions regulations under SDMC 131.0460. Upper Level/sheet 2 shows proposed third story at 41ft width, which exceeds the 37.5ft third story width limitation (70% x 50ft lot width = 37.5ft). Please reduce the proposed third story to demonstrate conformance with the maximum 37.5ft third story width limitation.

[Comment 00050 | Sheet 1 | Open]

Please provide the guardrail/low wall/parapet height at Main and Upper Level decks, on applicable Elevations. Where deck guardrail/low wall/parapet height exceeds 42 inches, proposed deck square footage(s) should be included in the GFA/FAR calculation.

[Comment 00051 | Sheet 1 | Open]

Please review resolve the following discrepancies:

Building Areas/sheet 1 shows Lower Level Residence floor area = 1,137sf

Lower Level Garage at 461sf + Basement Exemption at 956sf = 1,417sf Lower Level – inconsistent with 1,137sf

Lower Level Plan/sheet 2 shows 642sf + 956sf exempt = 1,598sf Lower Level floor area – 642sf is inconsistent with 461sf and 1,598sf Lower Level floor area is inconsistent with 1,137sf

[Comment 00052 | Sheet 1 | Open]

Please confirm on proposed Lower Level Patio/sheet 2 whether low walls are proposed, and provide the low wall height.

[Comment 00053 | Sheet 1 | Open]

The minimum width for a new detached SDU development on a 50-foot wide lot is 12 feet minimum per Table 142-05N of SDMC 142.0560(j)(1). Please revise the existing driveway to propose a 12ft minimum driveway.

Note SDMC 142.0560(j)(2) is applicable, where existing driveways shall be modified to comply with this section when redevelopment occurs after demolition of the primary structure on a premises.

[Comment 00054 | Sheet 1 | Open]



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Please provide the proposed drive aisle width(s) on the Site Plan/sheet 1 to demonstrate conformance with SDMC 142.0521(e), where drive aisle width shall be min. 10 feet and max. 25 feet.

[Comment 00055 | Sheet 1 | Open]

All office rooms must not have doors that lead into the office room. Office room on Main Level Floor Plan/sheet 2 show a door. If the door is to be retained, please either relabel the "office" to "bedroom". If the "office" label is to remain, please ensure no door is shown, and/or propose that the office entrance is widened so that a door is not used. Per SDMC 113.0103, a *Bedroom* is defined as an enclosed space.

[Comment 00056 | Sheet 1 | Open]

Lower Level Plan/sheet 2 shows a secondary "kitchen" label. Please provide more information and specify whether this will be a kitchenette, efficiency kitchen, wet bar, etc. Dwelling units cannot have 2 kitchens with full appliances. Is a sink proposed, or just a counter as shown?

[Comment 00057 | Sheet 1 | Open]

Planning verification of the 25ft portion of San Antonio closed by Resolution No. 17359 is pending confirmation by Engineering. Please provide further information if available.

[Comment 00058 | Sheet 1 | Open]

COMMUNITY PLAN REVIEW

Community Planning Group Recommendation: If you have not already done so, please contact Fred Kosmo, Interim Chairperson of the Peninsula Community Planning Group at (419) 215-4287 or by email at fkosmo@wilsonturnerkosmo.com to schedule your project for a presentation before the group at their next available meeting. Once you've obtained a recommendation from the group, please submit a copy of the recommendation, any comments, and/or minutes from the meeting including the vote count to DPM Chandra Clady (cclady@sandiego.gov). Planning will review Community Planning Group recommendation and any comments prior to sign off.

[Comment 00059 | Sheet 1 | Closed]

Density Consistency: The proposed residential project (1 dwelling unit) is consistent with the land use designation of single-family residential development (9 dwelling units per acre maximum) as outlined in Figure 5 (p.12). The proposed three-story SDU on one lot is not proposing to increase density beyond what currently exists, and thus is consistent with the Peninsula Community Plan. [Information Only – No Response Required]

[Comment 00060 | Sheet 1 | Closed]

Neighborhood Character Consistency: The project site is located in the La Playa neighborhood, which "is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs" (p.6). The Peninsula Community Plan and Local Coastal Program identifies one community goal and recommendation is to protect single-family neighborhoods (Figure 7A, p.31), including the "very low-density housing [to] be retained in parts of Loma Portal, *La Playa* and Fleetridge" (p. 11, emphasis added). The proposed project will retain and preserve the existing single-family, low-density character of the La Playa neighborhood, and thus is consistent with the Peninsula Community Plan. [Information Only – No Response Required]

[Comment 00061 | Sheet 1 | Open]

Physical Access Consistency: The project site is located near the north street ending of San Antonio Avenue in the Kellogg Beach area, which is currently only partially improved (p.72). The Peninsula Community Plan identifies another community goal and recommendation is to enhance public access to all areas of the shoreline, including specifically coordinating improved access to the bay in the Kellogg Beach/La Playa area (p.74), as shown in the Pedestrian Pathway



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System in Figure 18 (p.76). Plans are unclear in whether an improved sidewalk is proposed as part of project scope, and thus Plans are inconsistent with the Peninsula Community Plan.

Please revise the Site Plan to complete missing sidewalk segments along San Antonio Avenue, in order to be consistent with the Peninsula Community Plan recommendation to prioritize pedestrian path linkages along San Antonio Avenue (p.75).

[Comment 00062 | Sheet 1 | Open]

Coastal View Consistency: The project site is located on an interior lot along San Antonio Avenue. Per Figure 27, project site is not located in a designated Coastal View or Coastal Vista (p.106). The Peninsula Community Plan recommends under the public access component that access (physical and visual) be encouraged through coordinated efforts (p.150). In expanding physical access by improving a pedestrian sidewalk along San Antonio Avenue, visual access would be enhanced in the La Playa area.

[Comment 00063 | Sheet 1 | Open]

Urban Design Consistency: The proposed three-story SDU is consistent with the scale of existing three-story SDU development in La Playa. The Peninsula Community Plan describes how new buildings should be sympathetic to the scale, form and texture of surrounding development (p.108). Consistent with the Peninsula Community Plan, the proposed project controls its building bulk through the use of vertical and horizontal offsets, and alternating balconies and porches on each level to break up its building façade (p.108). However, more information is needed to confirm consistency with the character of the neighborhood:

Proposed three-story structure appears “boxlike” in design with its flat roofs and is inconsistent with the Peninsula Community Plan recommendation that “the roofline of new structures should complement the dominant rooflines of the neighboring buildings” (p.108). While flat roofs are generally discouraged, the proposed flat roof surfaces in the proposed design appear to be terraced as suggested by the Community Plan (p.108). Please revise the design to reduce the “boxlike” appearance of the façade, such as incorporating pitched roof elements consistent with the character of surrounding development. Please clarify in your response how the proposed design meets consistency with the character of the neighborhood.

[Comment 00064 | Sheet 1 | Open]

Urban Design Consistency: The Peninsula Community Plan identifies façade texture (surface materials) and finish as significant architectural detailing factors in determining “how well a building contributes and relates to surrounding buildings” (p.110). Please provide a materials list upon resubmittal to demonstrate the proposed design’s compatibility with existing structures.

[Comment 00065 | Sheet 1 | Open]

Urban Design Consistency: The Peninsula Community Plan encourages pavement patterns at driveway entrances (p.110). Please clarify whether the required proposed driveway will incorporate the use of pavement patterns as recommended.