

December 27, 2024

VIA EMAIL: delariva_design@yahoo.com

Gerardo Sergio De La Riva Jr,
De La Riva Design & Build
2305 Sweetwater Rd,
Spring Valley, CA 91977

Subject: 660 Tarento Dr Assessment Letter; PRJ-1115514; Internal Order No.: 24009997

Dear Mr. De La Riva:

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different point of contact should be assigned while I manage the project. The Development Services Department has completed a review of the scope of work for the project as described below:

- **Project Scope:** Coastal Development for the construction of a one-story, 1,131-square-foot accessory dwelling unit on a site with an existing one-story, single dwelling unit at 658 and 660 Tarento Drive. The 0.23-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone within the Peninsula Community Plan Area.
- **Process 2:** A decision on an application for a City-issued Coastal Development Permit for an Accessory Dwelling Unit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two and may be appealed to the Planning Commission in accordance with San Diego Municipal Code [SDMC 112.0504](#).
- **Draft Findings:** An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes each of the findings in [SDMC 126.0708\(a\)](#). Please provide draft findings upon resubmittal to support your project.

NOTE: Please contact me as soon as possible for any major modifications to the project scope, submittal requirements, or other project related questions.

SIGNIFICANT PROJECT ISSUES: There are multiple review comments that need to be addressed. Resolution of these issues could affect your project. Please carefully review the Cycle Issues Report (Enclosure 1) and respond accordingly. Please contact me should you need a meeting to go over any of the comments.

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary depending upon a large number of unpredictable factors such as project complexity, quality of the information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete.

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC 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 of receiving this letter. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with the required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the [DSD Online Permit Application Help Guide](#) for support or contact your Development Project Manager. Please keep track of any review comments that are marked as “Conditions” as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).

- ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
- ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
- **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. See [SDMC 126.0708\(a\)](#) for Coastal Development Permit findings. Please provide a draft of the findings in your resubmittal.
- **Community Planning Group:** The proposed project is located within the Peninsula Community Plan Area. The Peninsula Community Planning Board is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact Fred Kosmo, Interim Chair of The Peninsula Community Planning Board by e-mail at fkosmo@wilsonturnerkosmo.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, copying the CPG chair on your email.

Development Services Department (DSD) Information Bulletin [#620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see [Community Planning Group Resources | Planning Department | City of San Diego Official Website](#).

FINANCIAL INFORMATION:

- Please be advised that the [minimum required balance](#) for [each approval type](#) must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be**

immediately halted on any deposit account that is in deficit or goes into collections.

- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: DSD Attn: Xavier Del Valle, MS-501, 1222 First Avenue, San Diego CA 92101. Please include your project number: PRJ-1099954 in the memo section of the check.
 - California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.
- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and project issues within our department. My goal is to respond to any communication within 48 hours and provide updates and next steps in a timely manner.

I look forward to working with you and your team. Please contact me at (619) 687-5928 or by email at msonuga@sandiego.gov for any project-related issues.

Sincerely,



Blake Sonuga
Development Project Manager

Page **5** of **5**
Mr. Sergio De La Riva Jr
December 17, 2024

Enclosures:

1. Comprehensive Issues Report

cc: File
Fred Kosmo, Interim Chair, Peninsula Community Planning Board
Grant Ruroede, Community Planner, Planning Department



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

Project Address 660 Tarento Dr
San Diego, CA 92106

Project Type Discretionary Project

Primary Contact GERARDO DE LA RIVA
DELARIVA_DESIGN@YAHOO.COM

Instructions

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

Other

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00001 | Page | Closed]

The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project is subject to those regulations.

[Comment 00002 | Page | Closed]

1. 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.
2. 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.
3. 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

[Comment 00003 | Page | Closed]

Please revise sheet TS, Legal Description, to include recorded date.

[Comment 00004 | Page | Open]

Please revise the Site plan, to include Benchmark information, per San Diego Vertical Control Book.



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Follow-up, there were three benchmark information showed on the plans. Which one did you use for the project? Please provide the information in this format:

City of San Diego Vertical Control Book:

Street & Cross Street:

Elevation:

Brass plug location:

[Comment 00005 | Page | Closed]

Please revise sheet SP, to call out the curb to property line dimension.

[Comment 00006 | Page | Closed]

Please revise sheet SP, to show drainage patterns for the entire site. Show any existing or proposed downspout location. Demonstrate how the storm water runoff conveys to public storm drain system?

[Comment 00007 | Page | Closed]

Please revise sheet SP, to add a note that states: "No additional runoff shall be discharged to adjacent properties."

[Comment 00008 | Page | Closed]

Please revise sheet SP, to provide the total existing impervious area, proposed impervious area, existing pervious area, proposed pervious area, and total disturbance area (in square feet.)

[Comment 00009 | Page | Open]

Please revise sheet SP to provide the maximum depth of cut of fill for the outside building footprint (in feet) and import or export amount (in cubic yards).

Follow-up: the Grading Table showed the project's proposed export of 2 cubic yards. However, the note stated that the project proposes to export 0 cubic yards. Please revise either the table or the note for consistency.

[Comment 00010 | Page | Closed]

Please revise sheet 2 & 3, Elevations & Sections, to call out the proposed grade lines with elevations (for the outside building footprint.

[Comment 00011 | Page | Open]

Please revise the Site plan, sheet SP, to remove the proposed steps in the ROW. An EMRA is acceptable only for flat work.

Follow-up, an EMRA is required for the existing steps and steps stone in the ROW, subject to the City Engineer's approval.

[Comment 00012 | Page | Closed]

Please note, an EMRA will be required for private improvements, including landscape and irrigation in the ROW.

[Comment 00013 | Page | Closed]



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

DSD-Planning Review

Hugo Aguilar
aguilarh@sandiego.gov

[Comment 00026 | Page | Closed]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager 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. Your DSD Development Project Manager can assist with further questions.

[Information Only]

[Comment 00027 | Page | Closed]

Project is located at 660 Tarento Dr (APN 532-091-0900) within the RS-1-7 zone of the Peninsula Community Plan Area. On a 10,044sf lot.

Applicable overlays include:

- Coastal – Appealable
- Coastal Height Limit
- First Public Roadway
- Airport Land Use Compatibility Overlay Zone – San Diego International (SDIA), NAS North Island (NASNI)
- Airport Influence Area – SDIA Review Area 2, NASNI Review Area 2
- FAA Part 77 Noticing Area – SDIA 165ft AMSL, NASNI 126ft AMSL
- Mobility Choices Zone 4
- Affordable Parking Demand – High
- Paleontological Sensitivity Area – Moderate
- Historic Resources Designation – Theosophical Institute
- Slopes 25% or Greater (295-305)

The project proposes a detached 1,117sf Accessory Dwelling Unit. Scope to include a new 6ft fence, no work proposed to the existing dwelling unit. [Information Only]

[Comment 00028 | Page | Closed]

Permit Requirements

A Coastal Development Permit (CDP) is required pursuant to §126.0702.

§126.0707 (b) A decision on an application for a City-issued CDP for an Accessory Dwelling Unit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two and may be appealed to the Planning Commission in accordance with section 112.0504.

[Comment 00029 | Page | Open]

Please provide draft findings for a CDP per §126.0708(a).

(1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by



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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; and

(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.

[Comment 00030 | Page | Closed]

Community Plan Review

The project site is in an area of the Peninsula Community Plan designated Single Family Residential (9 du/ac). The project proposes a new Accessory Dwelling Unit (ADU) and other site improvements. ADUs do not count towards the density. The proposed development meets the density allowance of the community plan.

[Information Only]

[Comment 00031 | Page | Closed]

The Urban Design element of the community plans recommends avoiding abrupt differences in scale (building height) between new development and neighboring development (p. 108). The project proposes detached on-story ADU that does not exceed the 13ft in height that is located towards the rear of the site adhering to the policy and meets this recommendation.

[Information Only]

[Comment 00032 | Page | Closed]

The Urban Design Guidelines recommends protecting public access to the bay and ocean (p. 73). The site is within the First Public Roadway but does not have direct access to the ocean due to Point Loma Nazarene University and Sunset Cliffs Natural Park located between the site and the ocean. Furthermore, the site is not identified as an existing or proposed physical access to the shoreline, as shown in Shoreline Access Figure 19. The project complies with this recommendation. [Information Only]

[Comment 00033 | Page | Closed]

The Urban Design element recommends protecting public coastal views (p. 105). The site is not identified as a public vantage point in the Coastal Views Figure 27. Furthermore, the proposal is a one-story ADU not exceeding 13ft in height located at the rear of the site with no impact on any potential view of the coast. The project complies with this recommendation. [Information Only]

[Comment 00034 | Page | Closed]

LDC Review

Coastal Overlay: The site is located within the coastal overlay zone and the first public roadway but does not have an existing or potential public view. The development conforms to §132.0403.

Coastal Height Limit: The proposal is a one-story ADU not exceeding 13ft in height. The development conforms to §132.0505.

Environmentally Sensitive Lands (ESL): Staff has confirmed there is no ESL on site. [Information Only]

[Comment 00035 | Page | Closed]



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Area Totals and FAR Tables: FAR 'Provided' should be 'Proposed', which does not match the Area Totals. Please recalculate.

[Comment 00036 | Page | Conditional]

The Accessory Dwelling Unit may not be sold or conveyed separately from the primary dwelling unit.

[Comment 00037 | Page | Conditional]

The Accessory Dwelling Unit shall not be used for a rental term of less than 31 consecutive days.

[Comment 00038 | Page | Open]

Second request for required findings for a CDP per §126.0708(a). See previous comment 29.

LDR-Environmental

Stephanie Kellogg
SKellogg@sandiego.gov

[Comment 00015 | Page | Closed]

Biological Resources: A review of aerial and street-level photography shows that the project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. No further comment is required.

[Comment 00016 | Page | Closed]

Cultural Resources/Archaeology:

Archaeological Resources: The City's Historic Resource Guidelines (2022) require archaeological surveys when development is proposed on previously undeveloped parcels, when a known resource is identified on site or within a one-mile radius, when a previous survey is more than five years old if the potential for resources exists, or based on a site visit by a qualified consultant or knowledgeable City staff. No known archaeological sites are mapped within the project site, and the site has also been heavily disturbed. The proposed project would be unlikely to impact archaeological resources. EAS has no further comment at this time.

[Comment 00017 | Page | Closed]

Cultural Resources/Archaeology:

Built Environment: SDMC Section 143.0212 directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. EAS defers to LDR-Plan Historic on historical resource determination.

The project site underwent historic review in November 2023. Based on this review Plan Historic staff has determined that the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. This determination is good for 5 years from the date of review unless new information is provided that speaks to the building's eligibility for designation. Therefore, no historical research report is required at this time and the project as proposed has no potential to impact any unique or non-unique historical resources.

Please refer to previous Plan Historic comments for further reference. No additional information is required.



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[Comment 00018 | Page | Closed]

Geology: No active faults are known to underlie or project toward the site. The project is located in Geologic Hazard Category Designation 51 (possible or conjectured landslides). According to Information Bulletin 515, a geotechnical study is usually not required for Coastal Development Permits in this category. No further comment is required.

[Comment 00019 | Page | Closed]

GHG: As of June 8, 2023, the CAP Consistency Checklist is no longer applicable in the Coastal Zone. The city's GHG Emissions CEQA Significance Thresholds (GHG Thresholds) has been updated to be compliant with the CAP Consistency regulations under Chapter 14, Article 3, Division 14. All current projects will be subject to these regulations. EAS defers to LDR Permit Planning, Landscape and Engineering to determine the project's consistency with the CAP consistency regulations.

The City's Thresholds state that a project is consistent with the CAP if the proposed project is consistent with existing General Plan and Community Plan land use and zoning designations, and if the project implements regulations required under San Diego Municipal Code sections 143.1410 and 143.1415. The proposed project is consistent with the General Plan and Community Plan land use designations. No additional information is required at this time.

[Comment 00020 | Page | Closed]

Hazards: A records search identified that no hazardous materials sites pursuant to Government Code section 65962.5 exist onsite. The site is approximately 600 feet from a Voluntary Assistance Program case, however, the case has been officially closed since 2012. Given the status of the case, and the general location and proximity of the former site, this location would not present a high risk to uncover contaminated soils or hazards. The project site is located within the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP). The proposed project site is not within the SDIA noise contours, and is not within a Safety Zone established in the airport's ALUCP. The project is compatible with ALUCP noise and safety compatibility policies. No additional information is required at this time.

[Comment 00021 | Page | Closed]

Hydrology/Water Quality: EAS defers to LDR-Engineering with regards to hydrology and water quality; please see the discipline's comments for further direction. EAS will coordinate with Engineering staff to determine if the project would result in potential hydrology and/or water quality impacts. EAS has no further comment at this time.

[Comment 00022 | Page | Closed]

Paleontological Resources: According to the "Geologic Map of the San Diego 30' x 60' Quadrangle, California" (Kennedy and Tan, 2008), the project site is underlain with very old paralic deposits from the middle to early Pleistocene. This is assigned a high potential for fossil resources. Please provide a grading table that shows grading quantities and maximum depth of cut/fill areas. If no grading is proposed, please clarify this on the project plans. Please note that for the purposes of determining potential paleontological impacts, all earthwork is considered, including footings etc..

[Comment 00023 | Page | Closed]

Land Use/Planning: EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. At the time of this review, comments from LDR-Planning are outstanding. EAS will coordinate with Planning Review staff. No further comment is required.

[Comment 00024 | Page | Closed]



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Noise: The project is designated as residential in the Peninsula Community Plan; as well as the City's General Plan. According to the General Plan Noise Element, Table NE-3, Single Dwelling Unit Residential, interior noise should not exceed 45 dB, while exterior noise would be compatible at noise levels below 60 dB, and conditionally compatible at noise levels below 65 dB. Anything in excess of 65 dB for exterior noise is unacceptable. The proposed development would be compatible and is not anticipated 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.

The applicant will be required to comply with Section 59.5.0404 of the San Diego Municipal Code to prevent short-term construction noise impacts. No additional information required.

[Comment 00025 | Page | Closed]

Environmental Determination: A CEQA determination cannot be made until all issues have been addressed. Until the requested information has been provided, staff is not able to complete the environmental review for the project, 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 the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the need of new and/or technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

[Comment 00039 | Page | Closed]

Paleontological Resources: According to the "Geologic Map of the San Diego 30' x 60' Quadrangle, California" (Kennedy and Tan, 2008), the project site is underlain with very old paralic deposits from the middle to early Pleistocene. This is assigned a high potential for fossil resources. Paleontological resources monitoring is required under San Diego Municipal Code section 142.0151 if project grading involves 1,000 cubic yards or greater, and 10 feet or greater in depth, in a high resource potential geologic deposit/formation/rock unit. Based on the site plan and earthwork quantities provided, this project proposes a maximum cut depth of 2 feet, and is unlikely to impact paleontological resources. No additional information is required at this time.

[Comment 00040 | Page | Closed]

ENVIRONMENTAL DETERMINATION:

EAS has completed the environmental review of your project subject to the California Environmental Quality Act (CEQA) and can make an environmental determination.

The proposed project is exempt from CEQA pursuant to CEQA Section 15332 (In-Fill Development Projects), and Section 15303 (New Construction or Conversion of Small Structures). This determination is preliminary until the posting of the Notice of Right to Appeal (NORA). The posting of the NORA represents the environmental determination date.



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Alvin Lin
AMLin@sandiego.gov

[Comment 00014 | Sheet TS | Closed]

The property located at **658-660 Tarento Dr, APN 532-091-0900** was reviewed under San Diego Municipal Code Section 143.0212 and determined not significant per **PRJ-1106273** on **11/16/2023**, no historical research report required at this time. This determination is good for 5 years from that date unless new information is provided that speaks to the property's eligibility for designation. (Info only. No response required.)

However, the applicant did not pay the review fees were not charged under the previous project. Therefore, a historical review fee will be charged under this current project.