



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
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Instructions

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

Other

DSD-Engineering Review

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[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] **SEE SHEET SP FOR BENCHMARK INFORMATION**

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] **SEE REVISED QUNATITY ON SHEET TS**

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] **REMOVED STEPS IN ROW**

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
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[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] **I ADDED THE NOTES ON SHEET TS, THE ADU IS NOT NEAR ANY PUBLIC AREA ITS IN THE REAR OF THE HOUSE SO IT DOES NOT AFFECT THE PUBLIC**

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] **SEE NOTE ON SHEET TS**

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

LDR-Environmental

Stephanie Kellogg
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[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.

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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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[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.