The City of SAN DIEGO
Development Services Department
Project Management Division

July 20, 2026

Imran Tarimo
Sycamore Resolutions Inc.
2812 Alpine Boulevard
Alpine, CA, 91901
i.tarimo@sycamoresolutionsllc.com

Subject: Assessment of Application for 1030 Alexandria Drive; Project No. PRJ-1150891

Dear Imran Tarimo,

The Development Services Department (DSD) has completed the initial review of your proposed project. We are providing you with the following information for your application.

Project Scope
Proposed development is an after the fact Neighborhood Development Permit for the instillation of six-foot heigh fence in the front yard and side yard setbacks of an existing single-dwelling unit. The 0.25-acre site is located at 1030 Alexandria Drive in the RS-1-5 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Peninsula Community Plan Area. Location: project address

Significant Project Issues
Carefully review the attached **Project Issues Report** and **Submittal Requirements** information enclosed, which contains review comments from staff. Once you have reviewed this information, please contact me if you wish to schedule a meeting with staff, or utilize DSD's Second Opinion Guarantee or Project Issue Resolution Conference services.

All issues must be addressed to move forward to a project decision; however, I've identified that the following issues are critical for your project:

- Engineering- has requested revisions to the plan set, the Stormwater Requirements Applicability Checklist DS-560, and a copy of the Building and Land Use, Code Enforcement Citation.
- Planning-a Neighborhood Development Permit is required or a fence exceeding the maximum permitted height by up to 20% per Section 142.0350. **Staff cannot support the project at this time** as the current design clearly exceeds the allowance of the NDP. Redesign according to SDMC Section 142.0310(c) for solid, open, and combination fence regulations within front and street side yard setbacks. Revise the plan set to show the setbacks, Floor Area Ratio, Lot Coverage, Please provide NDP draft finding per SDMC Section 126.0404(a) and specifically address the Community Plan Urban Design Element policies.
- Environmental-The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The environmental determination will be held in abeyance pending submitting additional information and resolution of the other reviewing issues.

Additional supporting materials and technical information are necessary for continued project review:

- Revised Site Plans.)
- Revised Stormwater Requirements Applicability Checklist (DS-560)
- NDP Findings per SDMC 126.0404(a)

Project Accounting
Your project application is funded by a flat fee, which covers three review cycles and any non-appeal public hearing. You will be invoiced hourly for any staff time on reviews and meetings after the third review. You will be required to fund a deposit account if your project requires an environmental document or if your project is appealed.

California Department of Fish and Wildlife (CDFW) Filing Fee: If this fee is needed, we will know with the CEQA environmental Determination.

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.

Please see Time and Costs Associated with the Discretionary Approval Process for additional information.

Next Steps
I encourage you to contact Eric Law the chairperson of the Peninsula Community Planning Group at (619) 354-5007 or elaw@pcpb@gmail.com to make arrangements to present your project at their next regular meeting. This group is officially recognized by the City Council as a representative of the community and as an advisor to the City in actions that would affect the community. I will also notify the Community Planning Group of your request and provide them with copies of all plans and documents that you submit. Additional contact information for Community Planning Groups can be found here: Community Planning Groups Contact List.

I look forward to working with you as this project progresses through the approval process.
Sincerely,

Karen Bucey
Development Project Manager
Phone: 619-446-5049
Email: kbucey@sandiego.gov

Enclosures:

1. Project Issues Report

cc: Chairperson Eric Law, Peninsula Community Planning Group

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address:	1030 Alexandria Dr San Diego, CA 92107
Project Type:	Discretionary Project
Primary Contact:	Imran Tarimo, i.tarimo@sycamoresolutionsllc.com
Instructions:	The following issues require corrections to the documents submitted.

Community Planning Group

Karen Bucey
KBucey@sandiego.gov, 619-446-5049

[Comment 00001 | Page | Open]
The proposed project is located within the Peninsula Community Planning Area. The Peninsula Community Planning Board is the officially recognized community group for the area to provide recommendations to the City.

Development Services Department 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.

[Comment 00002 | Page | Open]
Please contact the Chairperson Eric Law of the PCPB at elaw.pcpb@gmail.com or 619-354-5007 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 upload the Vote Sheet and/or minutes from the meeting indicating the advisory action and vote tally.

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov, 619-236-7713

[Comment 00003 | 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 00004 | Page | Open]
These comments are a 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. (Info Only)

[Comment 00005 | Page | Open]
The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Neighborhood Development Permit Plans.

[Comment 00006 | Page | Open]
Please revise the Site Plan to include 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 proposed driveways. Show all existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.).

[Comment 00007 | Page | Open]
Please note that 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.

[Comment 00008 | Page | Open]
Call out the Project Number on the Stormwater Requirements Applicability Checklist DS-560.

[Comment 00009 | Page | Open]
Please revise DS-560 Part A, item #2, to Yes. Submit a revised DS-560 on the next cycle.

[Comment 00010 | Page | Open]
Please revise DS-560, Part F, item #2 to Yes. Submit a revised DS-560 on the next cycle.

[Comment 00011 | Page | Open]
Notice of violation: Please provide a copy of the notice of violation for review.

[Comment 00012 | Page | Open]
Notice of violation: Please show and explain how the notice of violation will be addressed.

[Comment 00013 | Page | Open]
The applicant shall provide responses to how the NDP findings are met.

[Comment 00014 | Page | Open]
On Sheet 2, Sections 2 and 3, show and identify the ROW line. Call out the distance between the ROW line and the wall footings.

[Comment 00019 | Page | Open]
The project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS. For visibility areas at the intersection of streets, two sides of the triangle extend along the intersecting property lines for 25 feet, and the third side is a diagonal line that connects the two. Please refer to San Diego Municipal Code Diagram 113-02SS for more information about measuring the visibility area. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00020 | Page | Open]
Encroachment Maintenance and Removal Agreement (EMRA) If a site has an existing EMRA, please submit it for review. If not, please note that one will be required for all private improvements in the public right-of-way and City easements.

[Comment 00021 | 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 00022 | Page | Open]
If you have any questions/comments, please email Layth Alani at LAlAni@sandiego.gov.

DSD-Planning Review
Linda Figueroa
lafigueroa@sandiego.gov

[Comment 00031 | Page | Closed]
Project Information: 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.

The project site is located at 1030 Alexandria Dr, APN:531-072-1900, within the PENINSULA Community Plan on a 10,908sf site. The site is zoned (RS-1-5)with overlays including:

- ALUCOZ (SDIA, NAS NORTH ISLAND)
- CHLOZ
- COZ N-APP-2
- AHPD
- AFFORDABLE HOUSING PARKING DEMAND HIGH
- AIA (SDIA REVIEW AREA 2, NAS NORTH ISLAND REVIEW AREA 2)
- FAA (SDIA 155', NAS NORTH ISLAND 146')
- VHFSZ 2025

Project proposes a 6' tall fence within the front and street side yard setbacks for an existing SDU. E**xempt from CDP per Section 126.0704.**

[Comment 00032 | Page | Open]
Permit Requirements: A Neighborhood Development Permit (NDP)is required for a fence exceeding the maximum permitted height by up to 20% per Section 142.0350.

[Comment 00033 | Page | Open]
Draft Findings: Please provide draft findings for a NDP per Section 126.0404(a).

[Comment 00034 | Page | Open]
Community Plan Review: The project site is in an area of the Peninsula Community Plan designated Single-Family Residential (5du/ac). The project proposes a 6-foot-tall fence within the front and street-side yard setbacks. The proposed development does not alter the existing density and does not exceed the density allowance of the community plan.(Information Only)

[Comment 00035 | Page | Open]
The Land Use element of the community plan recommends that existing low and very low density residential areas should be protected as single-family neighborhoods in the future (p. 23). The lot will remain a single-family lot and meets this recommendation.(Information Only)

[Comment 00036 | Page | Open]
The Urban Design element of the community plan recommends that structures be designed to protect views of natural scenic amenities (p. 105). The site is not within a view corridor and meets this recommendation. (Information Only)

[Comment 00037 | Page | Open]
The Urban Design element of the community plan recommends that new development be consistent with the scale and character of the surrounding area. Staff conducted a review of the neighborhood using available street imagery. Based on this review, no other property appears to have a fence of comparable height in the front or street-side yards. The proposed fence is noticeably out of character with the surrounding development and does not meet this recommendation. The applicant is requested to revise the proposal to align with the surrounding development and the neighborhood's character.(Response Required)

[Comment 00038 | Page | Open]
The Urban Design element recommends that fencing for private yards should avoid “blocking off” the building from the sidewalk (p. 112). The project proposes a 6-foot-tall fence above a retaining wall varying in height along the entirety of Piedmont Dr and a portion of Alexandria Dr. After reviewing the attached photographic survey, staff finds that the fence creates a walled, fortress-like effect from both sidewalks and does not meet this recommendation. Revise the proposal to achieve a more open, visual connection between the subject property and the public right-of-way. (Response Required)

[Comment 00039 | Page | Open]
LDC Review: Include the Code Enforcement case number on Sheet 1.

[Comment 00040 | Page | Open]
City mapping records indicate the site has an established 20’ front yard setback on Piedmont Dr and an established 15’ street side setback on Alexandria Dr. The side yard setback shall be 8% of the lot width and the rear yard setback shall be 10% of the lot width per Table 131 04D (see O-21836 https://docs.sandiego.gov/municode_strikeout_ord/O 21836 SO.pdf) Please revise the front, side, street side, and rear yards accordingly.

[Comment 00041 | Page | Open]
Provide the existing FAR and lot coverage on the Title Sheet.

[Comment 00042 | Page | Open]
Please provide fully dimensioned elevations of the fence.

[Comment 00043 | Page | Open]
Photographic survey shows a solid fence and retaining wall. Call out the solid fence on the Site Plan. Show, label, and dimension the adjacent property line and front yard setback on each Section.

[Comment 00044 | Page | Open]
The “existing” retaining walls in the front yard setback exceed 3’. Please provide the Assessors Building Record and permit history.

[Comment 00045 | Page | Open]
Show, label, and dimension the visibility area triangles on the Site Plan as requested by DSD Engineering Review comment #00019. Please be advised that fences exceeding 3 feet in height are not permitted within visibility areas per Section 142.0310(b).

[Comment 00046 | Page | Open]
Staff cannot support the project at this time. An NDP permits a 20% height increase to the fence and retaining wall height limits, and the current design clearly exceeds this allowance. See Section 142.0310(c) for solid, open, and combination fence regulations within front and street side yard setbacks and redesign accordingly.

[Comment 00047 | Page | Open]
The site does not abut a major street, primary arterial, or freeway per the Peninsula community plan. (Info Only)

[Comment 00048 | Page | Open]
COZ Review: The site is not identified as a view corridor within the Peninsula community plan or located between the sea and first public roadway. (Info Only)

[Comment 00049 | Page | Open]
Community Planning Group: If the applicant has not already done so, please contact Eric Law, Chairperson of the Peninsula Community Planning Group, at lelaw.pcpb@gmail.com or 619-354-5007 to schedule this project for a presentation before the group at their next available meeting. If the applicant has already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Karen Bucey. Planning will review the recommendation as part of this review.

LDR Environmental
Rhonda Benally
RBenally@sandiego.gov, 619-446-5468

[Comment 00023 | Page | Closed]
Scope of Work: The project proposes a Neighborhood Development Permit (NDP to allow an existing over-height fence at an existing single-dwelling unit, located at 1030 Alexandria Drive. The 0.25-acre site is addressed at 1030 Alexandria Drive (APNs: 531 072 1900 in the RS 1 5 Base Zone within the Peninsula Community Plan Area, Coastal Overlay Zone (Non-Appealable), Housing Parking Demand, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA and Naval Air Station North Island (NASNII Review Area 2 and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and NASNI)

[Comment 00024 | Page | Open]
Project Issues: The project has been reviewed in accordance with the California Environmental Quality Act (CEQA . The Environmental Analysis Section (EAS is not able to make a determination at this time pending submittal of additional information and resolution of the other reviewing disciplines' DSD Planning and DSD Engineering issues.

[Comment 00025 | Page | Closed]
INFORMATIONAL: In order to stay in compliance with construction best practices on job sites, we need to emphasize the following requirement: Owners and Contractors: Please see the new COVID 19 requirements for all construction sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations. https://www.sandiego.gov/sites/ default/ files/2020 04 24_covid-19_inspection_protocols.pdf

[Comment 00026 | Page | Closed]
Discretionary Projects: 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.

[Comment 00027 | Page | Closed]
Grading/Excavation: According to the earthwork quantities on the Title Sheet (Sheet 1), it states "N/A" for cut, fill, and import/ export.

[Comment 00028 | Page | Open]
Greenhouse Gas Emissions (GHG): 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. The CAP Consistency Checklist is no longer applicable. All current projects will be subject to these regulations. EAS defers to LDR Permit Planning, Landscape, Engineering (Long Range Planning and Transportation – if applicable) to determine the project's consistency with the CAP consistency regulations.

[Comment 00029 | Page | Closed]
Noise-AIRPORTS: The project site is located in the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA . EAS defers to DSD Planning for comments and any additional requirements.

Construction Noise: If the project involves construction, then the applicant would be required to comply with Section 59.5.0404 of the San Diego Municipal Code for construction noise. Land Use/Noise: Refer to LDR Planning for consistency with the General Plan.

[Comment 00030 | Page | Open]
Other: Please note additional environmental issues may arise as the review progresses. Should the project be redesigned or changed in project scope then EAS would need to review the project.