



THE CITY OF SAN DIEGO

June 6, 2011

Stephen Dalton
Stephen Dalton Architects
444 S. Cedros Ave, Studio 182
Solana Beach, CA 92075

Dear Stephen:

Subject: Ness Residence Assessment Letter; Project No. 234775; 24001636; Peninsula

The Development Services Department has completed the Initial Review of the project referenced above, and described as a Coastal Development Permit for a 98 square-foot first floor expansion and a 532 square-foot second story addition to an existing single family residence on a 0.11 acre site. The property is located at 2923 Perry St in the RS-1-7 Zone within the Peninsula Community Plan, Coastal Overlay (appealable), Coastal Height Limit, FAA Part 77, First Public Roadway, Council District 2.

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

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

Required approvals:

- Process 3 Coastal Development Permit for the addition to an existing home with located within the first public right-of-way within the Coastal Overlay Zone

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

- II. SIGNIFICANT PROJECT ISSUES:** No significant issues were identified with the initial review. Minor remaining issues remain regarding Floor Area Ratio, grading, legal description of site, parking and visibility information, and stone wall within the public right-of-way. Please review Enclosure 1, Cycle Issues Report for a detailed analysis of each remaining issue:
- III. STUDIES/REPORTS REQUIRED:** Documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$2,000 billed to date. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- V. TIMELINE:**

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

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data

submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Suhail Khalil, Chairperson of the Peninsula Community Planning Group, at (619) 224-1527 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and

responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 687-5942 or via e-mail at wzounes@sandiego.gov.

Sincerely,



William Zounes
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Required Findings
3. Submittal Requirements Report

cc: File
Suhail Khalil, Chairperson of the Peninsula Community Planning Group
Reviewing Staff (Assessment letter only)
Tony Kempton, CPCI

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Enclosure 1 Cycle Issues Report

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Project Information

Project Nbr: **234775**

Title: **NESS RESIDENCE**

Project Mgr: Zounes, Will

(619) 687-5942

wzounes@san Diego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/30/2011	Deemed Complete on 04/20/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 04/20/2011	
Reviewer: Abalos, Raynard	Assigned: 04/21/2011	
(619) 446-5377	Started: 05/17/2011	
Hours of Review: 3.00	Review Due: 05/18/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/18/2011	COMPLETED ON TIME
	Closed: 06/06/2011	

- . The review due date was changed to 05/23/2011 from 05/18/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 144 reviews, 52.8% were on-time, and 64.8% were on projects at less than < 3 complete submittals.

1st Rev May 2011

Project Info

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☒	1	The project site is located within the RS-1-7 zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable and Non-Appealable), the First Public Roadway, and the Peninsula Community Plan and Local Coastal Program area. [Info Only - No Response Required] (New Issue)
☒	2	The project site is also located within the FAA Part 77 Notification Area. With a proposed height of approximately 57' MSL, the proposed building will not penetrate into the FAA Part 77 planes of 145' and 86' MSL for Lindbergh Field and North Island NAS respectively. The project does not require FAA notification. [Info Only - No Response Required] (New Issue)
☒	3	The project proposes additions (1st and 2nd stories), interior remodeling and other improvements to an existing single dwelling unit. [Info Only - No Response Required] (New Issue)

Permits

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☒	4	The project site is within the First Public Roadway and does not qualify for an exemption per SDMC 126.0704. The project requires a Coastal Development Permit (CDP) for development within the Appealable and Non-Appealable areas of the Coastal Overlay Zone. [Information Only - No Response Required] (New Issue)
☒	5	The CDP shall be processed in accordance with Process Three with the Hearing Officer as the decision maker. The CDP may be approved or conditionally approved only if the decision maker makes all the required findings in SDMC 126.0708(a). The decision may be appealed to the Planning Commission in accordance with SDMC 112.0504. [Information Only - No Response Required] (New Issue)
☒	6	A Coastal Development Permit that has been approved by the City may be appealed to the Coastal Commission as discussed in SDMC 126.0710. [Information Only - No Response Required] (New Issue)

Community Plan

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☒	7	Community Plan Land Use The project site is designated for Single-Family Residential use at a maximum density of 9 dwelling units per acre. One dwelling unit exists and will remain on the existing 4,984 sf lot, providing a density of 8.7 dwelling units per acre. The project is therefore consistent with the prescribed density and land use designation. (New Issue)
☒	8	Community Plan Urban Design Recommendations Rosecrans Street is located approximately 150 feet west of the project site. Rosecrans is identified as a coastal vista within the community plan, with views looking east toward the bay between existing homes along Rosecrans. Although there is an existing view from Rosecrans to the bay, the views occur over the existing residences on Perry St since Rosecrans is elevated above Perry St. The proposed second story addition does not affect the existing public view from Rosecrans to the bay. (New Issue)
☒	9	The community plan provides several urban design recommendations, including avoiding differences in scale with the surrounding development. Specifically, the plan states that buildings should be sympathetic to the scale, form and texture of the surrounding development. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Raynard Abalos at (619) 446-5377. Project Nbr: 234775 / Cycle: 2



Cycle Issues



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Development Services

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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☒	10	The plan also states that where new buildings are larger than existing structures, large surfaces should be articulated and textured to reduce their apparent size and to reflect the pattern of the surrounding development. Abrupt differences in scale (building height) between new development and neighboring development should be avoided. Gradual transitions in scale are preferred. (New Issue)
☒	11	The plan continues...Building bulk should be controlled through the use of vertical and horizontal offsets and other architectural features (balconies, porches, bay windows) which serve to break up building facades. New facades should support and enhance a block and design unity and sense of character. (New Issue)
☒	12	The immediate neighbor to the east is the only 1-story structure on the block. All other structures are 2 stories, with a three-story structure on the corner of San Antonio Ave and Perry St. No specific architectural style prevails on the block, however, most buildings are of a contemporary style. (New Issue)
☒	13	The proposed project continues the modern architecture of the existing home, while adding articulation and façade variations to break up the perceived bulk and scale. The proposed addition compliments the surrounding block in terms of scale, form and texture, therefore implementing the policies in the community plan. (New Issue)

Comments

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☐	14	The project conforms to all RS-1-7 zone requirements and the policies in the community plan. LDR-Planning recommends approval of the project pending the following plan correction. (New Issue)
☐	15	Staff has reviewed the floor plans and has confirmed the area tabulations on Sheet A1-1. However, based on the area tabulations, the proposed FAR is 0.55 not 0.44 as indicated on Sheet A1-1. Please revise to show 0.55. Be advised that FAR includes GFA of the garage and the phantom floor areas as called out. (New Issue)



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Development Services

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/30/2011	Deemed Complete on 04/20/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 04/20/2011	
Reviewer: Cameron, Jean	Assigned: 04/22/2011	
(619) 446-5379	Started: 06/06/2011	
Hours of Review: 1.50	Review Due: 05/23/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/06/2011	COMPLETED LATE
	Closed: 06/06/2011	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 78 reviews, 39.7% were on-time, and 55.3% were on projects at less than < 3 complete submittals.

Environmental initial study

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☐	1	The site is underlain within the Bay Point geological formation which has a high sensitivity rating for paleontological resources. (New Issue)
☐	2	Please demonstrate that the soil disturbance on the site is below the threshold of significance for paleontological monitoring-a grading threshold of more than 1000 cu .ft.and more than 10 ft. deep. If available, a geotechnical report can also be submitted. (New Issue)
☐	3	An environmental determination will be made pending resolution of the paleo issue and Engineering discipline issues. (New Issue)



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/30/2011	Deemed Complete on 04/20/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 04/20/2011	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 04/21/2011	
Hours of Review: 4.00	Started: 05/17/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/18/2011	
	Completed: 05/17/2011	COMPLETED ON TIME
	Closed: 06/06/2011	

- . The review due date was changed to 05/23/2011 from 05/23/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 55 reviews, 94.5% were on-time, and 55.8% were on projects at less than < 3 complete submittals.

1st Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☐	1	The subject development is a standard BMPs project which requires the applicant to submit a Water Quality Study in accordance with the City's Storm Water Standards. The report shall include, but not be limited to how Low Impact Development (LID) AND Source Control have been incorporated to the project, selection and the responsible party for future maintenance and associated costs (New Issue)
☐	2	The report shall document how each item of the Low Impact Development and Source Control BMPs are being implemented on the project. If any of the listed BMPs are not incorporated into the project, justification of their omission is required. (New Issue)
☐	3	The report will also need to address water quality, by describing the type of pollutants which will be generated during post construction, the pollutants to be captured and treated by the proposed BMPs and the quality of the resultant discharge. The Storm Water Standards are available online at : http://www.sandiego.gov/development-services/news/pdf/stormwatermanual.pdf (New Issue)
☐	4	Revise the legal description on the site plan, sheet A1-1, to state "...of block 156.., being also a portion of lot 3, 2, map number 2". Include the miscellaneous map number as part of the legal description. (New Issue)
☐	5	Revise the benchmark on the site plan to include the City datum. (Mean Sea Level) (New Issue)
☐	6	Revise the site plan to show the sight visibility triangles adjacent to the existing driveway on Perry Street. No structure, tree, scrubs, etc.. higher than 3 feet in height shall be located within this triangle. (New Issue)
☐	7	Since there is no existing sidewalk adjacent to the project site, the visibility triangles shall be shown as follows: one side of the triangle extends from the intersection of the street and the driveway for 10 feet along the existing edge of pavement. The second side extends from the intersection of the street and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two. (New Issue)
☐	8	There are existing stacked stone walls located within the Perry Street right-of-way. Either call out the removal of these walls from the City's right-of-way or there will be a condition requiring the property owner to obtain an Encroachment Maintenance and Removal Agreement for the walls. (New Issue)
☐	9	Revise the first floor plan, sheet A2-1, to show and call out the dimension of the parking spaces within the existing garage. No door shall swing into the parking spaces area. (New Issue)
☐	10	Revise the site plan to identify the source and date of the topographic information. Show drainage patterns for the site as well as the collection/discharge points for all site drains. (New Issue)



Cycle Issues



THE CITY OF SAN DIEGO
Development Services

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/30/2011	Deemed Complete on 04/20/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 04/20/2011	
Reviewer: Zounes, Will	Assigned: 05/26/2011	
(619) 687-5942	Started: 05/26/2011	
Hours of Review: 1.00	Review Due: 05/18/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/26/2011	COMPLETED LATE
	Closed: 06/06/2011	

- . The review due date was changed to 05/23/2011 from 05/23/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 48 reviews, 33.3% were on-time, and 59.6% were on projects at less than < 3 complete submittals.

Peninsula CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
☐	1	Please contact the Chair for the Peninsula Community Planning Board, Suhail Khalil at (619) 224-1527 to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)



Cycle Issues



THE CITY OF SAN DIEGO
Development Services

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 03/30/2011	Deemed Complete on 04/20/2011
Reviewing Discipline: Coastal Commission	Cycle Distributed: 04/20/2011	
Reviewer: Zounes, Will (619) 687-5942	Assigned: 05/26/2011	
Hours of Review: 1.00	Started: 05/26/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 05/18/2011	
	Completed: 05/26/2011	COMPLETED LATE
	Closed: 06/06/2011	

- . The review due date was changed to 05/23/2011 from 05/23/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for Coastal Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Coastal Commission (all of which are new).
- . Last month Coastal Commission performed 6 reviews, 83.3% were on-time, and 66.7% were on projects at less than < 3 complete submittals.

Cosatal Commission Comments

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☐	1	The project site is within the Coastal Overlay Zone. The City's final decision on this discretionary request can be appealed to the California Coastal Commission. (New Issue)
☐	2	As of May 26, 2011 the City of San Diego has not received comments from the California Coastal Commission. If comments are received, the applicant will be notified. (New Issue)



Cycle Issues



THE CITY OF SAN DIEGO
Development Services

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Review Information

Cycle Type:	2 Submitted (Multi-Discipline)	Submitted:	03/30/2011	Deemed Complete on 04/20/2011
Reviewing Discipline:	Plan-Historic	Cycle Distributed:	04/20/2011	
Reviewer:	Oakley, Jeffrey	Assigned:	04/22/2011	
	(619) 236-6582	Started:	05/17/2011	
Hours of Review:	1.00	Review Due:	05/18/2011	
Next Review Method:	Conditions	Completed:	05/17/2011	COMPLETED ON TIME
		Closed:	06/06/2011	

- . The review due date was changed to 05/23/2011 from 05/23/2011 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Historic on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Historic performed 138 reviews, 96.4% were on-time, and 94.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
☒	1	This Potential Historical Resource Review is required by San Diego Municipal Code Section 143.0212, which 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. More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
☒	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/hrbcriteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
☒	3	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
☒	4	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
☒	5	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
☒	6	The property located at 2923 Perry Street is not an individually designated resource and is not located within a designated historic district. (Info Only, No Response Required) (New Issue)
☒	7	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) (New Issue)



Required Findings for Ness Residence
Project No. 234775

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and**
- 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; and**
- 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.**

Submittal Requirements



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

Enclosure 3 Submittal Report

6/6/11 1:23 pm

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Project Information

Project Nbr: **234775** Title: NESS RESIDENCE
Project Mgr: Zounes, Will (619)687-5942 wzounes@san Diego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline)

Opened: 06/06/2011 1:01 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	4	Site Development Plans	4
Water Quality Study	3	Water Quality Study	3