



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

Project Address 956 Cordova St
San Diego, CA 92107

Project Type Discretionary Project

Primary Contact TIM SEAMAN
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6199938846

Instructions

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

Other

Community Planning Group

Ollie Shepherd
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(619) 446-5412

[**Comment 00014** | Page | Open]

September 12, 2024

Community Planning Group: The proposed project is located within the Peninsula Community Planning Area. The Peninsula Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the Peninsula CPG via this [link](#) 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](#).

DSD-Engineering Review

Khanh Huynh
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(619) 446-5299

[**Comment 00001** | Page | Open]



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

The entire site is only 7,897 square feet. Therefore, the total existing impervious area can't exceed the 7,897 square feet. Thus, the DS-560 needs to be revised. Please check Part E, item # 2, as "No", and Part F, item # 2 as "Yes", and "No" for item # 4. The project should be a Standard Development Project.

[Comment 00002 | Page | Open]

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 | Open]

Please revise sheet C-2 as follow: (Please see the next comments below.)

[Comment 00004 | Page | Open]

Provide Grading Table. to include the maximum depth of cut or fill for the outside building footprint I(in feet), import or export amount (in cubic yards).

[Comment 00005 | Page | Open]

Provide the impervious area table to include the total existing impervious area, proposed/new impervious area, existing pervious area, proposed pervious area, and total disturbance area (in square feet.)

[Comment 00006 | Page | Open]

Label Cordova Street on sheet C-2.

[Comment 00007 | Page | Open]

Call out R/W to R/W, curb to curb, curb to street center line, and sidewalk dimension.

[Comment 00008 | Page | Open]

Show the drainage pattern for the entire site. (Please use arrow to show direction of flow.) Show downspout location (if any). Show how the storm water run off discharges to public storm drain system (curb & gutter). Show any proposed sidewalk underdrain.

[Comment 00009 | Page | Open]

Please revise the plans, to call out the replacement of the existing curb with City Standard curb & gutter, adjacent to the site on Cordova Street.

[Comment 00010 | Page | Open]

Please revise the plans to call out the closure of non-utilized driveway with City Standard curb & gutter, and sidewalk, adjacent to the site on Cordova Street.

[Comment 00011 | Page | Open]



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

Please revise the plans to call out the replacement of the existing asphalt alley pavement with City concrete alley pavement, full width from the project site to Hill Street.

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

On sheet C-2, all section details and all Elevation sheets, please call out the existing grade and proposed grade (for the outside building footprint) with elevations. This will help to determine whether grading permit will be required. Please note, maximum depth of cut of fill of 5 feet or more for the outside building footprint will require a grading permit.)

[[Comment 00013](#) | [Page](#) | [Open](#)]

An EMRA will be required for the existing wall, new private walkway, landscape and irrigation in the ROW.

DSD-Geology

Michael Jensen
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[[Comment 00019](#) | [Page](#) | [Open](#)]

SUBMITTED REFERENCES (Reviewed):

Site Development Plans, Vardoulakis Residence, 956 Cordova Street, San Diego, California, dated May 31, 2024, by christian rice Architects, 12 pages

Report of Preliminary Geotechnical Investigation, Proposed Vardoulakis Residence, 956 Cordova Street, San Diego, California, CWE 2240344.01, dated September 3, 2024, by Christian Wheeler

[[Comment 00020](#) | [Page](#) | [Open](#)]

Please note, the requested addendum/update letter be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only.

To avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project.

Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

[[Comment 00021](#) | [Page](#) | [Open](#)]

REVIEW COMMENTS:

The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:

[[Comment 00022](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

[[Comment 00023](#) | [Page](#) | [Open](#)]



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

The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable following project completion.

[Comment 00024 | Page | Open]

The project's geotechnical consultant must review the development plan set, indicate if the plan set is in accordance with their recommendations, and indicate whether or not additional recommendations are necessary.

LDR-Environmental

Kristy Blodgett
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[Comment 00030 | Page | Open]

1st Environmental Analysis Section (EAS) Review:

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

EAS has reviewed the proposed project, as described below, and additional information is still required to complete the environmental review of your project subject to the California Environmental Quality Act (CEQA).

Resubmittal Requirements:

The applicant must provide written responses to staff's comments (including technical reports) with each resubmittal.

Any revisions to technical reports must be provided in a strikeout underline (SOUL) WORD format and a PDF clean version. The applicant/consultant must also respond to all comments and text edits; carry through applicable revisions in all technical reports; and conduct a thorough quality assurance/control (QA/QC). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical report. The assigned DPM, in coordination with the EAS reviewer, can assist should you have any questions.

Environmental Determination:

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

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



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

Project Scope:

Coastal Development Permit to demolish the existing 1,095 square-foot one-story single-dwelling unit to construct a 5,660 square-foot two-story single-dwelling unit. The new two-story unit, located at 956 Cordova Street, would include a 1,310 square-foot attached below-grade garage and a 592 square-foot roof deck. The 0.18-acre site is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2.

[Comment 00031 | Page | Open]

Land Use:

The site is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan.

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

[Comment 00032 | Page | Open]

Aesthetics (Visual Quality):

The project site is within the Peninsula Community. The Peninsula Community Plan identifies scenic vistas of the ocean shoreline, downtown, San Diego Bay, Sunset Cliffs Shoreline Park, Coronado, Mission Bay and Pacific Beach as significant. These vistas occur primarily from existing roadways located throughout the community. A potential visual quality impact could be identified if there is a substantial blockage to a visual corridor or view as identified in the Peninsula Community Plan. According to Figure 27, Coastal Views, from the Peninsula Community Plan, the project site is not located within a view corridor. There would be no impact to views.

A potential visual quality impact related to neighborhood character could be identified if it exceeds the allowable height or bulk regulations and the height and bulk of the existing patterns of development in the vicinity of the project by a substantial margin. The project is required to comply with the Coastal Zone Height Limit and stand at a maximum of 30 feet above the base of measurement. According to page A6 of the Site Development Plans, the height of the structure is expected to stand at a maximum of 28 feet, 5 inches. Please see comments from DSD-Planning. EAS will coordinate with DSD-Planning to determine if there is a potential significant impact to neighborhood character.

[Comment 00033 | Page | Open]

Geologic Conditions:

The project site is mapped in Geologic Hazard Category 52 (Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk) on the City of San Diego Seismic Safety Study – Geologic Hazards and Faults maps. A potential impact could occur if the project site is located in an area of unstable slopes, strong seismic ground shaking or if substantial soil erosion occurred. EAS reviewed the Report of Preliminary Geotechnical Investigation Proposed Vardoulakis Residence of 956 Cordova Street prepared by Christian Wheeler Engineering, September 3, 2024, that was submitted. DSD-Geology has asked that the applicant submit an addendum geotechnical report. EAS will coordinate with DSD-Geology to determine if there is a potential significant geology impact.



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

[[Comment 00034](#) | [Page](#) | [Open](#)]

Historic (Built):

The existing structure at the project site was built in 1942, making it 82 years old. A structure that is 45 years or older may have historic significance and CEQA Section 21084.1 states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment. DSD-Historic has requested that the applicant submit all documentation identified in Information Bulletin 580. EAS will coordinate with DSD-Historic staff to determine if a potentially significant historic impact to the built environment is identified.

[[Comment 00035](#) | [Page](#) | [Open](#)]

Historic (Tribal Cultural Resources):

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

[[Comment 00036](#) | [Page](#) | [Open](#)]

Hydrology:

A potential significant impact would occur if the amount of impervious area is increased, increasing runoff, and creating property damage or disturbance of wildlife habitat. For technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. DSD-Engineering has asked the applicant to provide the impervious area table and drainage pattern for the entire site. EAS will coordinate with staff to ensure compliance with City standards and regulations would reduce potential hydrology impacts to less than significant.

[[Comment 00037](#) | [Page](#) | [Open](#)]

Water Quality:

A potential significant impact may occur if the degradation of water quality impacts human health or wildlife systems. Per DSD-Engineering, Forms I-4 and I-5 are required to ensure the applicant proposes the appropriate Low Impact Development Best Management Practices (BMPs) to reduce potential water quality impacts and comply with the City's Stormwater Standards and National Pollutant Discharge Elimination System permit. EAS will coordinate with DSD-Engineering to ensure post-construction water quality impacts are reduced to a level below significance.

[[Comment 00038](#) | [Page](#) | [Open](#)]

Paleontological Resources:

The underlying formation on the site is Artificial Fill, Old paralic deposits, and Point Loma Formation.

The City Significance Determination Thresholds state that monitoring would be required when ground-disturbing activities exceed a depth of 10 feet and 1,000 cubic yards of excavation within a formation assigned a high sensitivity rating; or for shallow grading (i.e., <10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.



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

To determine if paleontological monitoring would be required, provide approximate grading quantities in a table on your Site Development Plans. The table should include the total area of the site to be graded in square feet and acres; the maximum depth of cut and fill quantities in cubic yards, and the maximum depth of cut and fill in feet.

[**Comment 00039** | Page | Open]

Public Utilities:

A potential impact would occur if the proposed project would result in a need for new systems, or require substantial alterations to existing utilities, the construction of which would create physical impacts. DSD-Engineering has asked the applicant to provide the impervious area table and drainage pattern for the entire site. EAS will coordinate with Engineering staff to ensure existing and the potential of new facilities are addressed appropriately and identify if any potential impacts to public utilities is identified.

Site Development Plans PRJ-1118355.pdf

DSD-Historic

Alvin Lin
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[**Comment 00015** | Sheet T1 | Open]

The property located at **956 Cordova St, APN 531-400-0300**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf (Informational Only; No Response or Action Required)

More information regarding this review process can be found in Information Bulletin 580:

<https://www.sandiego.gov/sites/default/files/dsdib580.pdf> (Informational Only; No Response or Action Required)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

[**Comment 00016** | Sheet T1 | Open]

Staff cannot make a determination with the information provided. Please provide the following documents:



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

Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: written description of the property including architectural style, materials, features, setting & related structures; and Notice of Completion.

Written description of the existing property - including architectural style, materials, features, setting and related structures. This narrative analysis should also include the building's construction history and its current condition/design with a focus on the existing architectural design and any observed alterations.

[Comment 00017 | Sheet T1 | Open]

Notice of Completion – this document is typically provided as part of a chain of title search. This item can be obtained at the same location as the County building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego, CA 92101. If a Notice of Completion cannot be located, then add this note to a standalone sheet: “Notice of Completion cannot be located.”

[Comment 00018 | Sheet T1 | Open]

Please upload the requested historical review document(s) onto Accela as a single PDF under document type “Historic Resource Information.”

DSD-Planning Review

Adan Pacheco Palma
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[Comment 00025 | Sheet T1 | Closed]

Information

These comments are drafts 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.

Site Info and Scope

The subject property is located at 925 Cordova Street, San Diego, CA 92107 (APN 531-400-03-00), in the Residential – Single Unit (RS-1-7) zone, within the Peninsula Community Plan area, on a 7,897 sf (0.18 acre) site.

The subject property is located within the following overlay zones:

- Airport Influence Area (AIA): NAS North Island, San Diego International Airport (SDIA) – Review Area 2
- ALUCOZ: NAS North Island, SDIA
- Coastal Height Limit Overlay Zone (CHLOZ)
- Coastal Overlay Zone: N-APP-2
- FAA Part 77 Noticing Area: NAS North Island notification threshold is 156 feet above mean sea level. SDIA notification threshold is 175 feet above mean sea level.
- Paleontological Sensitivity Area: High
- Parking Impact Overlay Zone: PIOZ-Coastal-Impact, Beach-Impact
- Parking Standards Transit Priority Area (PSTPA)



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

Site information based on past projects or other relevant information:

- No previous Discretionary permits have been issued.
- No ESL on site.
- No current code enforcement cases found.

Scope of Work

The project proposes the full demolition of an existing one-story single-dwelling unit to be replaced with a two-story single-dwelling unit and below-grade garage.

Required Permits/ Actions

Based on the project scope identified in this review, the following discretionary permits are required and/or requested as part of this application: Coastal Development Permit Process 2.

Per 126.0704(a)(5), projects located in the Coastal Overlay Zone (N-APP-2) that propose wall demolition of 50% or more require a Coastal Development Permit (CDP), Process Two decision.

[Comment 00027 | Sheet T1 | Conditional]

Conditions of Approval

16. Conditional Comment: DPM, please include all standard conditions of approval for the project in your documentation.

[Comment 00029 | Sheet T1 | Open]

Findings for Coastal Development Permit Approval

1. Per section 126.0704(a)(5) of the San Diego Municipal Code (SDMC), projects that propose wall demolition of 50% or more require a Coastal Development Permit (CDP), Process 2. Please provide findings as outlined in SDMC 126.0708(a).

1st Review Comments

2. The project site falls within a high-risk Paleontological Sensitivity Area. In accordance with Section 142.0151 of the San Diego Municipal Code (SDMC), if paleontological resources are discovered during grading, all work in the affected area must immediately stop. A qualified paleontological monitor must assess the discovery and ensure proper recovery, following the General Grading Guidelines for Paleontological Resources. Please add this note to the cover sheet.

3. Revise and label the existing and proposed grades on the elevation and section plans.

4. To verify compliance with the overall structure height, plumb line height, and the Prop D height limit, please include a section cut through the chimney as well as a section cut through the entire building.

5. Identify the plumb line height on the elevation plans, as it is unclear whether it is being measured from the lower of the existing or proposed grade. Refer to Diagram 113-02N of the SDMC for guidance.

6. Include section plans for all four elevation views, ensuring that height dimensions are clearly shown. Additionally, indicate the property lines and setback distances from each of them on the plans.



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

7. Include in the section plans height dimensions for the proposed below-grade garage and livable area.
8. Review Diagram 113-02NN and section 113.0270(a)(4)(B)(i) of the SDMC to include an imaginary straight through the garage, ensuring it connects the grade elevations on both sides of the structure accurately. Show and label this line to all elevation and section plans.
9. Staff is unable to determine whether the roof deck complies with section 113.0234(b)(4) of the SDMC. Include a dimension to clarify whether the roof deck is included in the gross floor area calculation.
10. Please include the height of the proposed retaining walls in the side yard setbacks.
11. Please include the shaded areas of the basement that are designated as part of the gross floor area in the section plans.
12. To use the No FAA Notification Self-Certification Agreement, provide information on the plans that justify to the reviewer that the project is "shielded" by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height and if it is evident beyond all reasonable doubt that the shielded structure will not adversely affect safety in air navigation. In addition to the self-certification note on the plans signed by the licensed professional, the applicant must sign and submit a "No FAA Notification Self Certification Agreement" ([Form DS-503](#)) before permit issuance. Completed Form DS-503 must be scanned into the Plan Set.
13. The visibility area is defined as a triangular portion of the property formed by one line perpendicular and one line parallel to the property line or public right-of-way, with a diagonal line connecting them, as illustrated in Diagram 113-02SS. Planning staff defer to the City Engineer to assess whether the proposed development provides sufficient sight distance based on the development context and guidelines per Section 113.0273(b).

Peninsula Community Plan Analysis

14. The Peninsula Community Plan designates the site and surrounding area as single-family development. The scope of work consists of demolishing an existing single-family residence and building a new two-story Single-Dwelling Unit. The project is consistent with the prescribed land use and density.
15. The primary goal of the Peninsula Community Plan is to maintain the character of the residential areas by ensuring that building facades are articulated to enhance block unity. Incorporating features such as setbacks and offsets reduces the appearance of building bulk to fit into the existing neighborhood pattern. The proposed design complements surrounding rooflines and avoids the "boxlike" flat-roof forms discouraged by the guidelines. The proposed project aligns with these principles and is visually consistent with the surrounding buildings.
16. Parking is thoughtfully integrated to minimize its impact on neighborhood character. The project plans include rear-access parking and limit curb cuts, in line with the guidelines to reduce the visual prominence of on-site parking.