



December 23, 2021

Watermark DM LP (C/O Kitchell Development Company, Marne Bouillon)  
9330 Scranton Road, Suite 100  
San Diego, CA 92121

**SUBJECT: Administrative Coastal Development Permit ACDP21-005  
“Watermark” Residential Project**

Mr. Bouillon,

Thank you for your resubmittal for the above entitlement. In accordance with stipulations of Program 2-G of the City’s 5<sup>th</sup> Cycle Housing Element, applicable provisions of State Density Bonus Law and (Senate Bill) SB 330, the Planning and Community Development Department has conducted further review of the submitted materials and determined the application remains **INCOMPLETE**. Included with this correspondence are written comments as well as a mark-up of the latest plan-set that must be addressed in order for the application to be deemed complete and eligible for continued processing. Note that with submittal of new or revised materials, and/or new information, additional comments or corrections may potentially be forthcoming.

Please include the following items with resubmittal. Do not provide hardcopies unless instructed.

- An electronic iteration (PDF) of the project plan-set emailed to <https://delmar.sharefile.com/r-r84612b2ecd8a42c99e7cccadeedee99d> (the Planning Department “In-Box”), coupled with an email to my attention via [elangan@delmar.ca.us](mailto:elangan@delmar.ca.us), notifying of the upload of materials for review.
- A written response to each of the comments provided herein and on the mark-up project plans.

If you have any questions or need further clarification, please contact me at (858) 793-6144 or via [elangan@delmar.ca.us](mailto:elangan@delmar.ca.us) prior to resubmittal.

Sincerely,

Evan Langan, AICP  
Senior Planner

## **PLANNING DEPARTMENT**

1. Pursuant to comments forwarded in staff's second review, an addendum to the "Jurisdictional Resources Delineation Report and ESHA Evaluation (Merkel & Associates, Inc., December 6, 2018) and associated addendum (Merkel & Associates, Inc., March 31, 2020) were submitted. With updated documentation now submitted to the record regarding location and extent of the property's wetland, pursuant to Section 30.53.100 of the Del Mar Municipal Code (DMMC), please demonstrate concurrence from the California Department of Fish and Wildlife that the requested (reduced) development buffer of 50 feet is adequate to protect wetland resources, coupled with any other recommendations from that agency.
2. Government Code Section §65915 (p)(1) prescribes specific parking ratios available to qualifying housing developments proposed under State Density Bonus Law. Pursuant to the statute, use of these ratios must be by request of the project developer. The submitted plan-set lists project compliance with the ratio, but no request for use of the ratios has been provided. Please provide the required request in separate correspondence or, if the intention is to adhere exclusively to parking standards enumerated in the DMMC, please remove the parking conformance listing from the plan-set.
3. A small portion of the building's roof overhang extends into the 50-foot wetland buffer. Please revise (all sheets where shown) to remove the encroachment.

## **ENGINEERING DIVISION**

1. The Public Works / Engineering Division has conceptually approved the project, providing engineering requirements that will be included with the final/forthcoming Coastal Development Permit. For questions about the Engineering Division's review of the subject project, please contact Project Engineer Guillermo Landoni at 760-603-6264 or via [guillermo.Landoni@mbakerintl.com](mailto:guillermo.Landoni@mbakerintl.com).

## **FIRE DEPARTMENT**

1. Comments from this department are included. For questions about the Fire Department's review of the subject project, please contact the Project Planner (Evan Langan, information herein) to coordinate.

## DEL MAR FIRE DEPARTMENT- PROJECT REVIEW

CASE NO.: CDP21-005

ADDRESS: Jimmy Durante x San Dieguito

APPLICANT: Watermark

**NOTE TO PLANNER:** *The following comments, corrections and/or conditions are based on plans dated 11/12/2021.*

### **COMMENTS/CORRECTIONS:**

Approved fire access roads shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. **Walkways required around east side of Zone 5 and 6 north and south. See page 87 of 90 of architectural plans. An alternative to increase this length may be to improve fire sprinkler coverage to include all patios/balconies, bathrooms <55 sqft., and closets. We should discuss this.**

Overhead utility and power lines shall not be located over the aerial apparatus access road (Jimmy Durante) or between the access road and the building.

See Request for AM&M letter. **An updated AMMR may be required based on the discussion of extended 150' hose pull requirements.**

**See page 9 of FPP for comments on listed plants.**

### **CONTACT THE DEL MAR FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING REQUIREMENTS**

**ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 26 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.

**DEAD ENDS:** All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking.

**GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).

**GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Del Mar Fire Department standards.

**RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps.

**CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all of the following conditions shall be completed to the satisfaction of the Fire Department:

1. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
2. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
3. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.

**POSTING OR STRIPING ROADWAYS “NO PARKING FIRE LANE”:** Fire Department access roadways, when required, shall be properly identified as per Del Mar Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Del Mar Fire Department.

**FIRE HYDRANTS AND FIRE FLOWS:** The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Del Mar Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4” inch and two (2) 2 ½” inch NST outlets. Residential fire hydrants shall have one (1) 4” inch NST outlet, and one (1) 2 ½” inch NST outlets.

**ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4” high with a ½” inch stroke width for residential buildings, 8” high with a ½” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

**AUTOMATIC FIRE SPRINKLER SYSTEM:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department.

**CLASS "A" ROOF:** All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Del Mar Fire Department.

**WET STANDPIPE SYSTEM:** A Class I wet standpipe system is required. Standpipe system shall be designed and installed per NFPA 14 and Del Mar Fire Department requirements.

**FIRE ALARM SYSTEM:** A California State Fire Marshal listed fire alarm system is required and shall be designed and installed per NFPA 72, California Fire Code and Del Mar Fire Department requirements.

**SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels):** Solar Photovoltaic systems shall be installed per the California Fire Code and Del Mar Fire Department requirements.

**Basement:**

- All basements shall be designed and equipped with emergency exit systems consisting of operable windows, lightwells or exit doors that lead directly outside via staircase and exit door or exit door at grade. All lightwells if serving as exits from a basement shall be equipped with fixed metal ladders as part of the exit.
- Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning)
- The owner/applicant shall provide a Knox key box for emergency Fire Department access.

**Plan Reviewer:**                                      Hans Schmidt                  

**Date:**                                                      12/1/2021