La Jolla Shores Planned District Advisory Board (LJSPDAB)

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number and Project Name (only submitted projects can be heard as action items): **688307 / Espinosa Residence**_____
- Address and APN(s): **346-422-05-00**_____
- Project contact name, phone, e-mail: **shuntsman@hayerarchitecture.com**_____
- Project description: **New SFR, 2-stories with subterranean parking on vacant lot that has been previously graded**
- Please indicate the action you are seeking from the Advisory Board:
  ☐Recommendation that the Project is minor in scope (Process 1)
  ☐Recommendation of approval of a Site Development Permit (SDP)
  ☒Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  ☐Other:_____

- In addition, provide the following:
  - lot size: **0.65 AC - 28,434 S.F**.
  - existing structure square footage and FAR (if applicable): **N/A**
  - proposed square footage and FAR: **13,133 S.F. / 46.19%**
  - existing and proposed setbacks on all sides: **front 20'-0", south side 11'-0", north side 24'-6", rear 28'-10"**
  - height if greater than 1-story (above ground): **30 feet**

For Information Items (*For projects seeking input and direction. No action at this time*)

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
  - lot size: _____
  - existing structure square footage and FAR (if applicable): _____
  - proposed square footage and FAR: _____
  - existing and proposed setbacks on all sides: _____
  - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:
Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website: https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
  A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  B. Elevations for all sides;
  C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  D. If the proposal is for a building with more than one story, show:
    - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
    - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
    - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

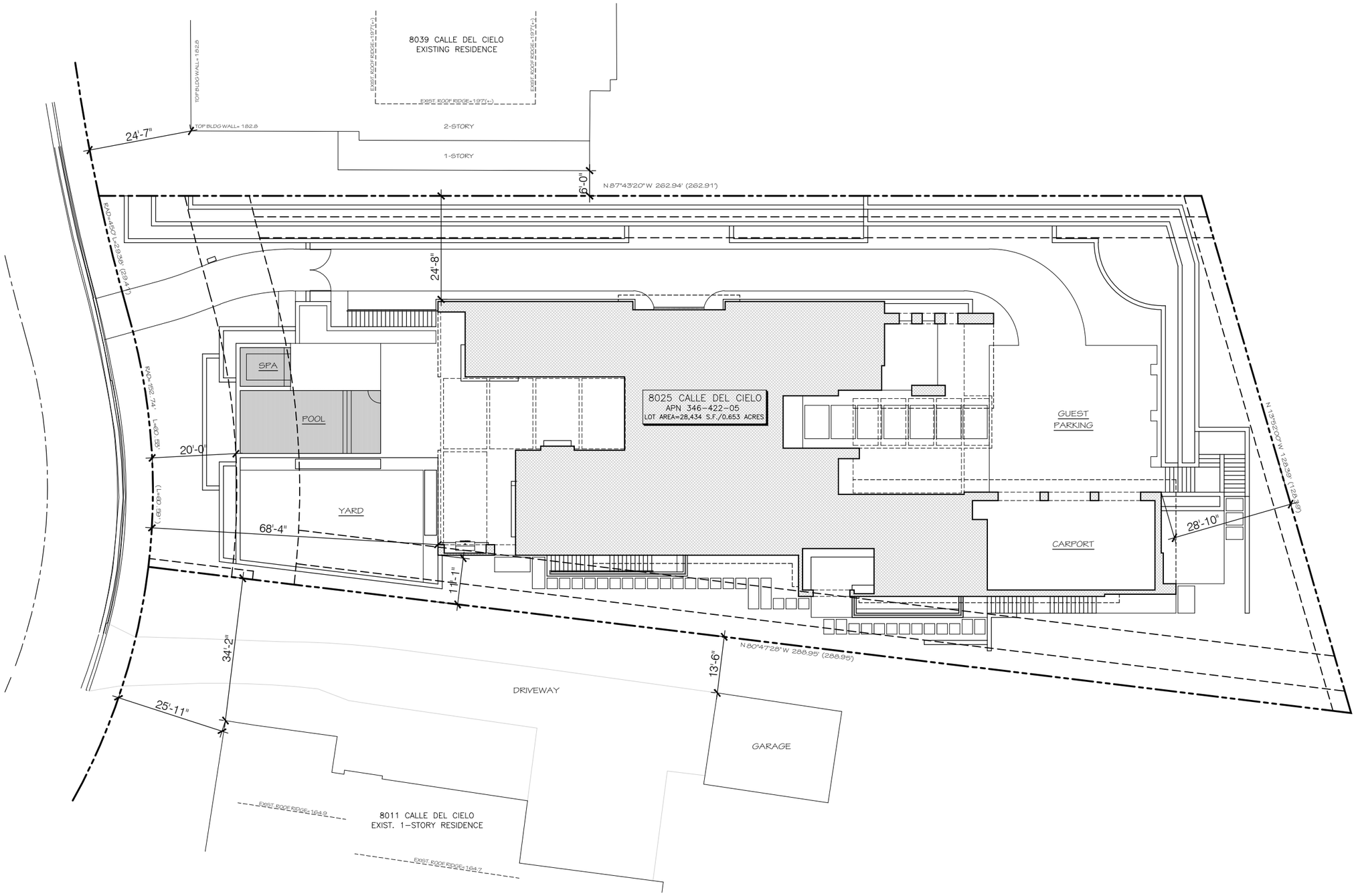
PLEASE DO NOT PROVIDE THE FOLLOWING:
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

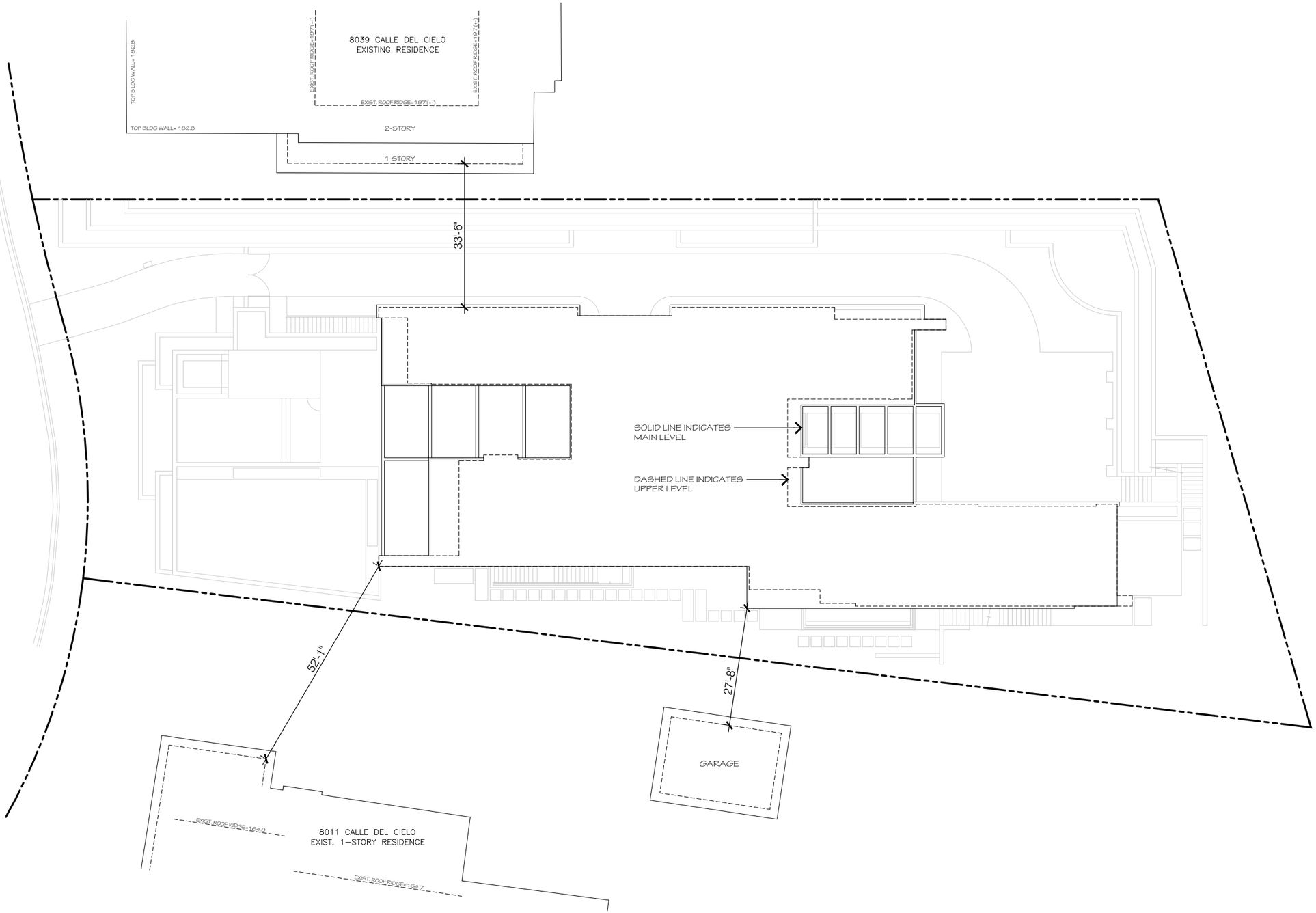
Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Interim Program Coordinator
mpangilinan@sandiego.gov
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293


8039 CALLE DEL CIELO
EXISTING RESIDENCE
EXIST. ROOF RIDGE=197'(+-)
TOP BLDG WALL= 182.8
2-STORY
1-STORY
24'-7"
6'-0"
N 87°43'20" W 262.94' (262.91')
24'-8"
SPA
POOL
YARD
20'-0"
68'-4"
8025 CALLE DEL CIELO
APN 346-422-05
LOT AREA=28,434 S.F./0.653 ACRES
GUEST
PARKING
CARPORT
28'-10"
N 19°32'00" W 128.39' (128.39')
11'-1"
34'-2"
25'-11"
13'-6"
N 80°47'28" W 288.95' (288.95')
DRIVEWAY
GARAGE
8011 CALLE DEL CIELO
EXIST. 1-STORY RESIDENCE
EXIST. ROOF RIDGE= 164.9
EXIST. ROOF RIDGE= 164.7

SITE PLAN



UPPER / MAIN LEVEL DIAGRAM

ATTACHMENT 1: Espinoza Residence

hayer
architecture
445 Marine View AVE
Suite 280
Del Mar , CA 92014
1858 792 2800
1858 792 2802
arch@hayerarchitecture.com

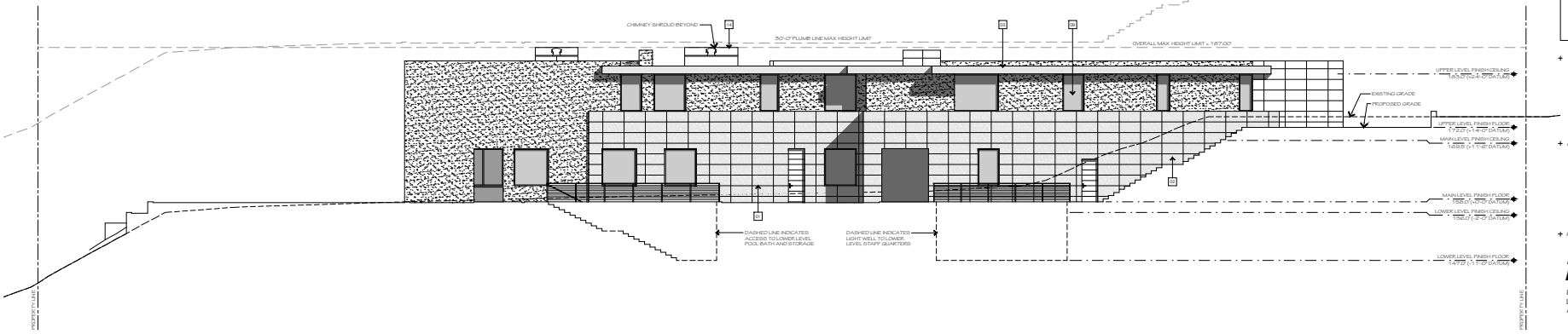
REGISTERED ARCHITECT WILLIAM STEVEN HUNTSMAN No. C28602 Exp. 6/31/2022 STATE OF CALIFORNIA

consultant

project

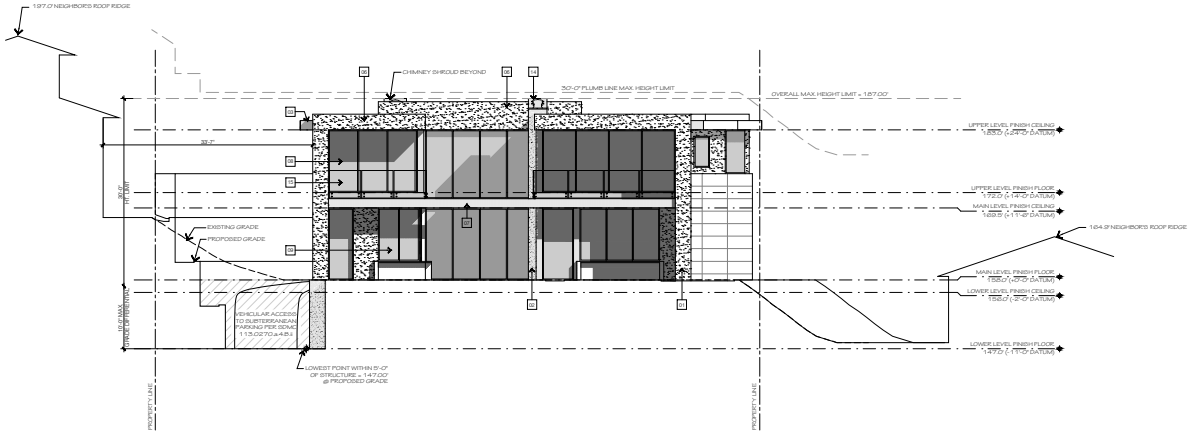
ESPINOSA RESIDENCE

8025 CALLE DEL CIELO
LA JOLLA, CA 92037
APN: 346-422-05-00



SIDE / SOUTH ELEVATION (B)

0 2 8 16 FT. SCALE: 1/8" = 1'-0"



FRONT / WEST ELEVATION (A)

0 2 8 16 FT. SCALE: 1/8" = 1'-0"

KEY

- LINE OF PRE-EXISTING GRADE
- 00.00 PRE-EXISTING SPOT ELEVATION
- PROPOSED GRADE
- 00.00 PROPOSED SPOT ELEVATION
- ELEV. = 48.0 PROPOSED ELEVATION OF STRUCTURAL ELEMENT
- 01 DOOR NUMBER
- 01 WINDOW NUMBER
- A/A1 BUILDING SECTION REFERENCE
- A/A1 WALL SECTION REFERENCE
- A/A1 DETAIL REFERENCE

ELEVATION NOTES

1. WALL INSULATION (R-21) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALCS.
2. FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS:
   0'-0" OR 0.00'
   EQUIVALENT TO SURVEYOR'S ELEVATION OF
   158'-0" OR 158.0'
3. CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
4. IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

NUMBERED NOTES

1. EXTERIOR PLASTER WALLS: 3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS. FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
2. EXTERIOR STONE CLAD WALLS: HONED LIMESTONE PANELS, 24X48 & COLOR PER ARCHITECT
3. METAL FASCIA: CUSTOM SHAPED SHEET METAL FASCIA / CAP, 1/8" ALUMINUM, KYNAR FINISH, NO FASTNERS TO BE VISIBLE
4. FLAT ROOF, CLASS A ASSEMBLY: THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE. ULTRAPLY TPO #3 OR #5 BY FIRESTONE OR APPROVED EQUAL. ICC ESR-2831 INSTALL PER MANUFACTURER INSTRUCTIONS.
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14. CHIMNEY CAP: CHIMNEY KING - METAL KYNAR PAINTED STYLE: #10 IMPERIAL - OPEN TOP UL: DGOU-MH35027
15. GLASS GUARDRAIL: 42" MIN. HEIGHT ABOVE F.F.

PREPARED BY:

HAYER ARCHITECTURE
Contact: Scott Huntsman
445 Marine View Avenue, Suite 280
Del Mar, CA 92014
(858) 792-2800
shuntsman@hayerarchitecture.com

PROJECT CONSULTANTS

Civil Engineer:
CHRISTENSEN ENGINEERING & SURVEY
7888 Silverton Ave., Suite J
San Diego, CA 92126
(858) 271-9901

Geotechnical Engineer:
TERRAPACIFIC CONSULTANTS, INC.
4010 Morena Boulevard, Suite 108
San Diego, CA 92117
(858) 521-1140

Surveyor:
WOODS LAND SURVEYING, INC.
2180 Garnet Ave., Suite 3G
San Diego, CA 92108
(858) 273-4700

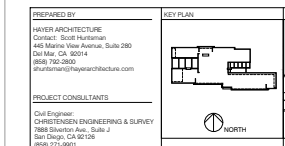
Landscape Architect:
NERI LANDSCAPE ARCHITECTURE
928 Hornblend Street, Suite # 3
San Diego, CA 92109
(858) 274-3222

OVERLAY ZONES
- Coastal Overlay Zone
- Coastal Height Limit Overlay Zone
- Geological Hazard Categories #26

APPROVALS:

PERMITS REQUIRED:
Coastal Development Permit
Site Development Permit

KEY PLAN

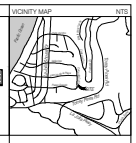


PROJECT DATA	
Construction:	VB Sprinklered
Occupancy:	R-3 S.F.R.
Code:	2019 Edition-C.R.C.
Zoning:	LJSPD-SF
No. of Stories:	2 Stories with basement
Site Area:	28,434 sf.
Gross Floor Area:	13,133 sf.
F.A.R.:	46.19%
Geo Hazzard Area:	#26
Landscape Area:	

EXISTING BUILDING	
Status:	Vacant Lot
Occupancy:	N/A
Constructed:	N/A
Soil Condition:	Prev. Developed

ORIGINAL DATE:	REVISIONS:
03-31-2021	01-25-2022 03-16-2022 02-13-2023

VICINITY MAP NTS



PROJECT ADDRESS
8025 Calle Del Cielo
La Jolla, CA 92037

PROJECT OWNER
Antonio & Karla Espinosa

ASSESSORS PARCEL NO.:
346-422-05-00

LEGAL DESCRIPTION:
LOT 33 OF LA JOLLA DEL NORTE
MAP NO. 4018

BENCHMARK:
Brass plug in the top of curb at Northwest corner of Calle Del Cielo & Paseo Dorado
Record from: City of San Diego Vertical Control
Elevation: 143.516'

PROJECT NO:
-

PROJECT NAME:
ESPINOSA RESIDENCE

SHEET TITLE:

SHEET NUMBER:
11 OF 14

ATTACHMENT 1: Espinoza Residence

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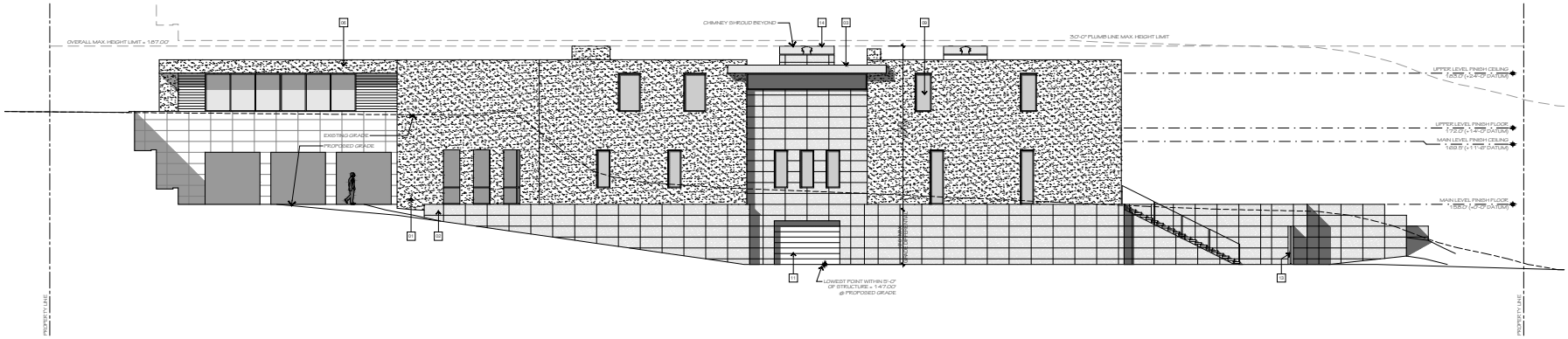
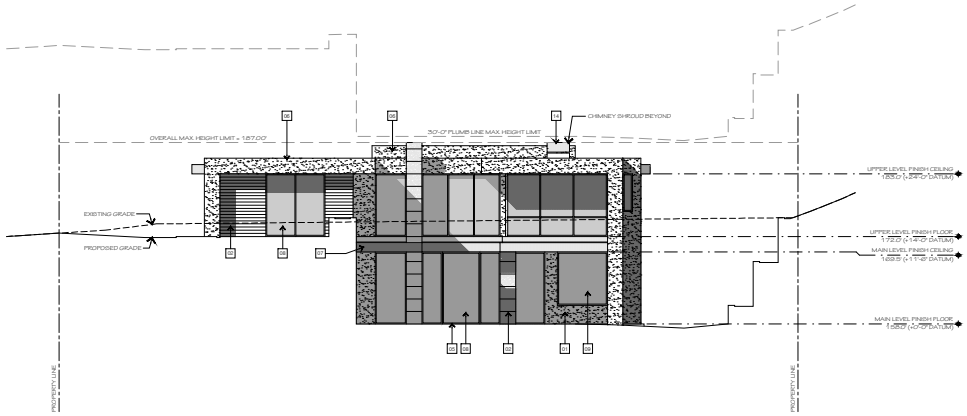


SIDE / NORTH ELEVATION (D)

0 2 8 16 FT. SCALE: 1/8" = 1'-0"



FRONT / EAST ELEVATION (C)

0 2 8 16 FT. SCALE: 1/8" = 1'-0"

KEY

- LINE OF PRE-EXISTING GRADE
- PRE-EXISTING SPOT ELEVATION (00.00)
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION (00.00)
- ELEV. = 48.0' — PROPOSED ELEVATION OF STRUCTURAL ELEMENT
- 01 — DOOR NUMBER
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- A/S1 — BUILDING SECTION REFERENCE
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HAYER ARCHITECTURE
Contact: Scott Hurtaman
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OVERLAY ZONES
- Coastal Overlay Zone
- Coastal Height Limit Overlay Zone
- Geological Hazard Categories #26

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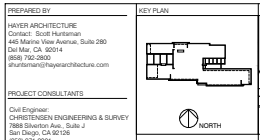
PERMITS REQUIRED:
Coastal Development Permit
Site Development Permit

KEY PLAN



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ORIGINAL DATE:	REVISIONS:
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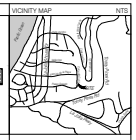

PROJECT ADDRESS
8025 Calle Del Cielo
La Jolla, CA 92037

PROJECT OWNER
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ASSESSORS PARCEL NO.:
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MAP NO. 4018

BENCHMARK:
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Record from: City of San Diego Vertical Control
Elevation: 143.516'

PROJECT NO:
-

PROJECT NAME:
ESPINOSA RESIDENCE

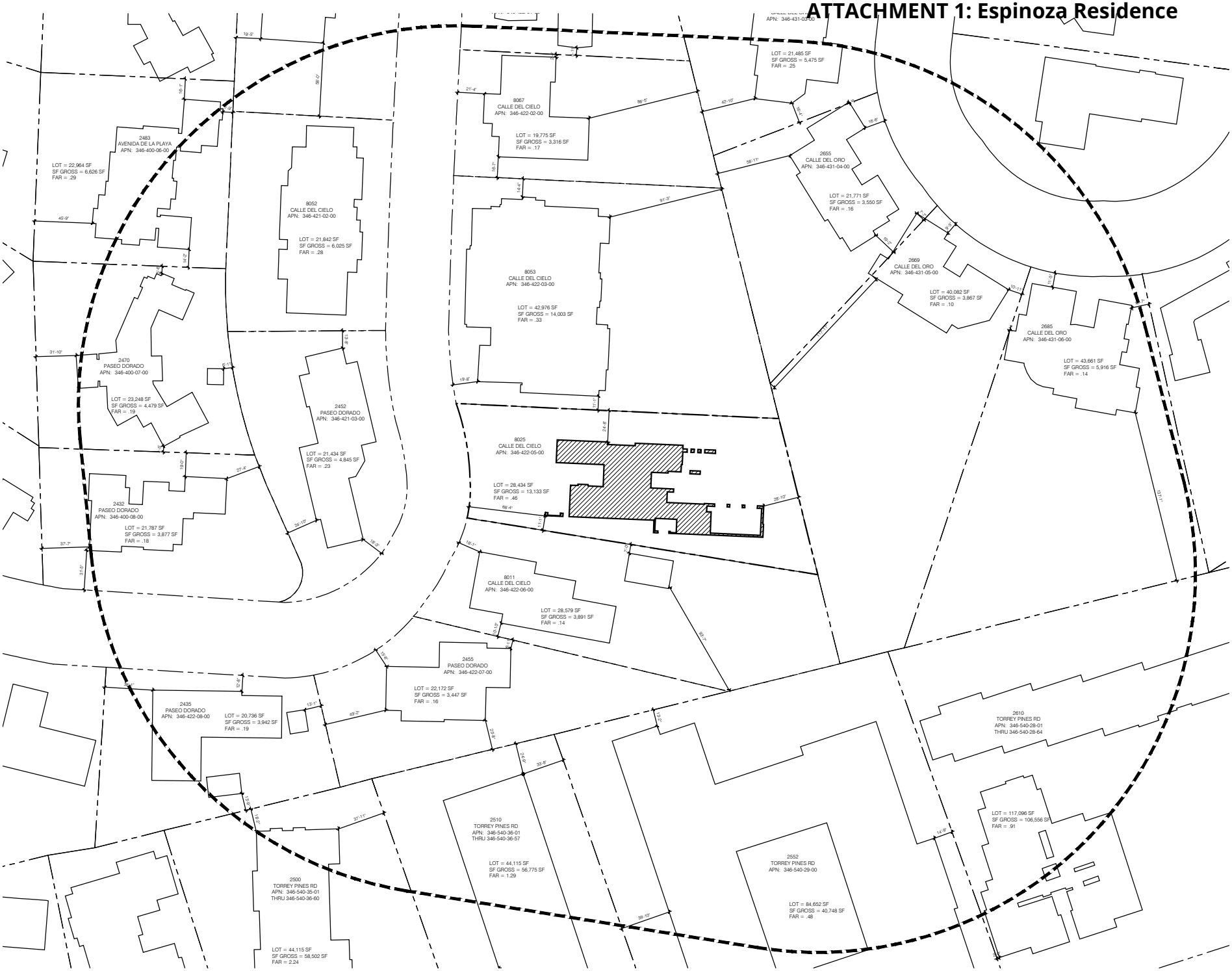
SHEET TITLE:

SHEET NUMBER:
12 OF 14

STREET VIEW - EXISTING

STREET VIEW - PROPOSED

ATTACHMENT 1: Espinoza Residence



The City of SAN DIEGO
Development Services Department
Project Submittal & Management Division

May 2, 2023

Tim Seaman
Champion Permits
P.O. Box 5955
Chula Vista CA 91912
E-MAIL: Tim@ChampionPermits.com

Subject: Espinosa CDP/SDP Assessment Letter; Project No. 688307; IO No. 24008893; La Jolla Community Plan Area

Dear Tim Seaman:

Your project is processing one or more discretionary permits. As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the fourth review of the project described as construction of a two-story, dwelling unit with subterranean parking garage and accessory dwelling unit. The 0.65-acre site located at 8025 Calle Del Cielo is in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Base Zone, Coastal Overlay (Non-Appealable), Coastal Height Limit, Parking Impact Overlay Zone, Transit Priority Area within the La Jolla Community Plan area.

Your project, as currently proposed, requires a Process Two Coastal Development Permit per San Diego Municipal Code 126.0704 and a Process Three Site Development Permit per SDMC Section 1510.0201, as a major project in the La Jolla Shores Planned District. All actions will be consolidated under this application pursuant to SDMC Section 112.0103 with the Hearing Officer as decision maker, with appeal rights to the Planning Commission.

At a minimum, a formal recommendation will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation;
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision:

LDR Planning
Planning has reviewed the materials is awaiting the La Jolla Community Planning Association and the La Jolla Planned District Ordinance Advisory Board advisory votes.

LDR Environmental
LDR Environmental Analysis Section determined that the proposed activity is exempt from CEQA pursuant to Section 15303 (New Construction) of the State CEQA Guidelines.

LDR Engineering
LDR Engineering has reviewed the submitted materials and found that the previous comments have not been addressed. Additional comments are open regarding stormwater, ROW dedication, plan set inconsistency, previous development onsite, and stormwater retention.

LDR Geology
Geotechnical documents must be submitted in a specific manner in order to be captured properly. Geotechnical documents that are uploaded incorrectly are unacceptable as record documents. The "Cycle Issue Responses" prepared by TerraPacific Consultants, dated January 6, 2022, must be uploaded correctly with the next review.

TIMELINE: The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC Section 126.0115 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 of receiving this letter, or April 10, 2023. Closed projects cannot be “reactivated”. Once closed, 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.

- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the DSD Online Permit Application Help Guide for support or contact your

Development Project Manager. Please keep track of any review comments that are marked as 'Conditions,' as these will become conditions of approval for your discretionary permit.

- **Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded**. It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

  Please refer to the
  - DSD and Online Permit Application Help Guide.
  - DSD Training Videos on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
  - For support contact the Development Services Department Help line at 619-446-5000.

- **Applicant Response to Project Issues Report**: Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.

- **Draft Findings**: Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. Coastal Development Permit - SDMC Section 126.0708(1) and Site Development Permit – SDMC Section 126.0505(1) findings are required to be submitted. Please provide the draft findings in paragraph form discussing how the project confirms to each of the CDP and SDP finding, La Jolla Community Plan goals and policies, and community character. DSD Planning, Project Management, and the City Attorney will review. Delaying the findings will slow the project from being scheduled for hearing. This is due now with a copy included in your resubmittal.

- **Community Planning Group**: The proposed project is located within **both** the La Jolla Community Planning Association and the La Jolla Planned District Ordinance Advisory Board areas. Please provide recommendations from both groups (link).

FINANCIAL INFORMATION:

- Our most recent records show that there is a balance of $2,528.61 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the

breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

Please be advised that the minimum required balance for each approval type must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following link or on the Accela Citizen Access portal. **Reviews will be immediately halted on any deposit account that is in deficit or goes into collections**.

- The Project is exempt from the California Environmental Quality Act (CEQA) and must be posted with the County of San Diego. Please provide a check made payable to the County of San Diego in the sum of $50 to file the Notice of Determination.

- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin 503).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this link.

SECOND OPINION GUARANTEE: For more information, see this link.

SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and concerns within our department. My goal is to respond to any communication within 48 hours and provide updates and next steps in a timely manner. If you feel I am not meeting these expectations, please reach out to my manager, Catherine Rom at 619-446-5277 or CRom@sandiego.gov.

I look forward to working with you and your team. I may be reached at kbucey@sandiego.gov or 619-446-5049.

Sincerely,

Karen Bucey
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc:

La Jolla Community Planning Association
La Jolla Planned District Ordinance Advisory Board
Marlon Pangilinan, Community Planner, Planning Department

Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **688307** **Title:** Digital Espinosa SDP/CDP

Project Mgr: Bucey, Karen (619) 446-5049 Kbucey@sandiego.gov

688307

Review Information

Cycle Type:	7 Submitted (Multi-Discipline)	**Submitted:**	02/21/2023	Deemed Complete on 02/21/2023
Reviewing Discipline:	LDR-Planning Review	**Cycle Distributed:**	02/21/2023	
Reviewer:	**Hatinen, Sarah**	**Assigned:**	02/22/2023	
	(619) 446-5394	**Started:**	03/23/2023	
	Shatinen@sandiego.gov	**Review Due:**	03/14/2023	
Hours of Review:	0.00	**Completed:**	03/23/2023	**COMPLETED LATE**
Next Review Method:	Submitted (Multi-Discipline)	**Closed:**	05/02/2023	

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. We request a 5th complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
. Last month LDR-Planning Review performed 28 reviews, 32.1% were on-time, and 46.7% were on projects at less than < 3 complete submittals.

1st review 8/9/21

Land Use Plan Analysis

☐ 13 La Jolla Community Planning Group: It is recommended that after the notice of application and first assessment letter has been distributed, that the proposal be presented to the La Jolla Community Planning Group. Please contact Dianne Kane, Chair (858) 459-9490. The proposal shall also be presented to the La Jolla Shores Planned District Advisory Board. Please contact Marlon Pangilinan, (619) 235-5293. Please provide the CPG and La Jolla Shores Planned District Advisory Board determination to Planner. (From Cycle 2)

☐ 28 Applicant plans to "defer presenting until after all other city issues are resolved to be sure we present a design that complies with city requirements and will not require further revisions." Planning shall review and take into consideration comments from Community Group and La Jolla Shores Advisory Board when provided. (From Cycle 4)

Review

☐ 35 4th Request: Please provide the Planning group vote and any comments they may have. (New Issue)

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type:	7 Submitted (Multi-Discipline)	**Submitted:**	02/21/2023	Deemed Complete on 02/21/2023
Reviewing Discipline:	LDR-Environmental	**Cycle Distributed:**	02/21/2023	
Reviewer:	**Szymanski, Jeffrey**	**Assigned:**	02/22/2023	
	(619) 446-5324	**Started:**	05/02/2023	
	Jszymanski@sandiego.gov	**Review Due:**	03/17/2023	
Hours of Review:	1.00	**Completed:**	05/02/2023	**COMPLETED LATE**
Next Review Method:	Submitted (Multi-Discipline)	**Closed:**	05/02/2023	

. We request a 5th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
. The reviewer has requested more documents be submitted.
. Last month LDR-Environmental performed 24 reviews, 62.5% were on-time, and 15.0% were on projects at less than < 3 complete submittals.

Geologic Hazards

Cleared?	Issue Num	Issue Text
☒	7	Please see comments from LDR Geology who are requiring the preparation of a geology addendum report. The CEQA determination can not be made until all issues have been addressed. (From Cycle 2)

LDR-Planning Comments

☒	8	See comments from LDR-Planning who are requesting clarification regarding the measurement of height for the project. (From Cycle 2)

EAS 6/13/2022

☒	9	Some of the previous comments have been addressed. However, comments from Planning and Geology staff remain outstanding. Until all issues have been addressed the CEQA determination can not be made. (From Cycle 4)

EAS 11/15/2022

☒	10	LDR-Geology still has issues that needs to be addressed. In addition, please see comments from LDR-Planning. The CEQA determination can not be made until all issues have been addressed. (From Cycle 6)

CEQA Exemption

☒	11	The proposed activity is exempt from CEQA pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the NORA represents the official environmental determination date. (New Issue)

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type:	7 Submitted (Multi-Discipline)	**Submitted:**	02/21/2023	Deemed Complete on 02/21/2023
Reviewing Discipline:	LDR-Engineering Review	**Cycle Distributed:**	02/21/2023	
Reviewer:	**Hasani, Tariq**	**Assigned:**	02/22/2023	
	(619) 446-5149	**Started:**	04/19/2023	
	THASANI@sandiego.gov	**Review Due:**	03/14/2023	
Hours of Review:	4.00	**Completed:**	04/19/2023	**COMPLETED LATE**
Next Review Method:	Submitted (Multi-Discipline)	**Closed:**	05/02/2023	

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. We request a 5th complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
. The reviewer has requested more documents be submitted.
. Last month LDR-Engineering Review performed 23 reviews, 39.1% were on-time, and 6.7% were on projects at less than < 3 complete submittals.

2nd Review - 04/11/2022

Cleared?	Issue Num	Issue Text
☒	21	SWRAC - Please revise Part F of the Storm Water Requirements Applicability Checklist (form DS-560). (From Cycle 4)
☒	22	SWQMP - Page 15 of the SWQMP indicates some runoff will flow to alley. There are no alley adjacent to the site. Please revise the discussion consistent with the drainage study. (From Cycle 4)
☒	23	Drainage Study - In the Post-Construction Areas fo Drainage, please revise the basin name for the pool and spa (PC-P) consistent with the post-development drainage map. (From Cycle 4)
☒	24	The SWQMP and Drainage Study shall be signed by the Engineer of Work. (From Cycle 4)

Draft Permit Conditions

☐	25	This project proposes to export 8,300 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i). (From Cycle 4)
☐	26	The drainage system proposed for this development is private and subject to approval by the City Engineer. (From Cycle 4)
☐	27	Prior to the issuance of a building permit, the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. (From Cycle 4)
☐	28	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the Engineer. (From Cycle 4)
☐	29	Prior to the certificate of occupancy, the Owner/Permittee shall dedicate an additional 3 feet on Calle Del Cielo to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer. (From Cycle 4)
☐	30	Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities. (From Cycle 4)
☐	31	Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual. (From Cycle 4)
☐	32	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for private curb outlet, sidewalk underdrains and landscape & irrigation, satisfactory to the City Engineer. (From Cycle 4)
☐	33	Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance. (From Cycle 4)
☐	34	Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (From Cycle 4)
☐	35	Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer. (From Cycle 4)

For questions regarding the 'LDR-Engineering Review' review, please call Tariq Hasani at (619) 446-5149. Project Nbr: 688307 / Cycle: 7

Incomplete Submittal

- [x] 36 The submitted documents are dated Jan 2022 and do not address comments. Please address all outstanding comments and submit the revised documents for review. (From Cycle 6)

3rd Review - 04/19/2023

- [ ] 37 Civil Plans - There seems to be a small portion of the private storm drain encroaching into the 4ft GUE. Please relocate this storm drain out of the easement. (New Issue)
- [ ] 38 Civil Plans - Please show and call out the 3ft ROW dedication on the street section for Calle Del Cielo. (New Issue)
- [ ] 39 The proposed drainage map and the DMA exhibit both seem to show the proposed filterra unit encroaching into the 3ft ROW dedication. Please revise both consistent with the civil plans. (New Issue)
- [ ] 40 The civil plans in Attachment 4 are inconsistent with the plan set. Please ensure the proposed retaining walls and private storm drains are outside of the GUE. (New Issue)
- [ ] 41 The following comments are from the Deputy City Engineer: The project is within ASBS. The DCE will provide an ASBS permit condition and it should be called out on the plans. (New Issue)
- [ ] 42 The drainage study claims the site was previously developed. When was the existing structure demolished? (New Issue)
- [ ] 43 The project is utilizing the pool area for volume retention. Do any of the proposed impervious areas run through landscaping which can be used for volume retention instead? (New Issue)

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type:	7 Submitted (Multi-Discipline)	**Submitted:**	02/21/2023	Deemed Complete on 02/21/2023
Reviewing Discipline:	LDR-Geology	**Cycle Distributed:**	02/21/2023	
Reviewer:	**Mills, Kreg**	**Assigned:**	02/22/2023	
	(619) 446-5295	**Started:**	04/11/2023	
	Kmills@sandiego.gov	**Review Due:**	03/14/2023	
Hours of Review:	2.50	**Completed:**	04/12/2023	**COMPLETED LATE**
Next Review Method:	Submitted (Multi-Discipline)	**Closed:**	05/02/2023	

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. We request a 5th complete submittal for LDR-Geology 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-Geology (2 of which are new issues).

0688307-2 (7/28/20211

REVIEW COMMENTS:

Cleared?	Issue Num	Issue Text
☒	5	Submit an addendum geotechnical investigation report prepared in accordance with the City's Guidelines for Geotechnical Reports. http://www.sandiego.gov/development-services/industry/pdf/geoguidelines.pdf (From Cycle 2)
☒	6	The surficial stability analysis indicates a factor of safety of 1.3. The geotechnical consultant indicates that the potential for surficial slope failure can be mitigated, and adequate factors of safety can be maintained with proper drainage of top of slope improvements and close monitoring of irrigation on and at the top of slope. Demostrate the site will have a factor of safety of 1.5 or greater with respect to surficial slope stability following completion of the project. (From Cycle 2)
☒	7	Clarify if the site is suitable for the intended use. (From Cycle 2)
☒	8	The geotechnical consultant must comment whether or not the proposed development as recommended will measurably destabilize neighboring properties or induce the settlement of adjacent structures. (From Cycle 2)

0688307-4 (4/7/2022)

REVIEW COMMENTS:

☒ 10 The previous PTS Cycle 2 Issues 5, 6, 7 & 8 remain unaddressed and uncleared. (From Cycle 4)

0688307-6 (10/24/2022)

REFERENCES REVIEWED:

☒ 11 Drainage and Grading Site Plan, Espinosa Residence, 8025 Calle Del Cielo, La Jolla, California, prepared by Christensen Engineering & Surveying, dated March 16, 2022. Geotechnical Investigation, Espinosa Residence, 8025 Calle Del Cielo, La Jolla, California; prepared by TerraPacific Consultants, Inc., dated April 6, 2021 (their project no. 21-062). Geotechnical Investigation, Timothy Shirley Trust Residence, 8025 Calle Del Cielo, La Jolla, California; prepared by TerraPacific Consultants, Inc., dated April 21, 2015 (their project no. 15024). (From Cycle 6)

REVIEW COMMENTS:

☒ 12 The previous PTS Cycle 2 Issues 5, 6, 7 & 8 remain unaddressed and uncleared. (From Cycle 6)

0688307-7 (4/12/2023)

REFERENCES (information only):

☐ 13 Geotechnical Investigation, Espinosa Residence, 8025 Calle Del Cielo, La Jolla, California; prepared by TerraPacific Consultants, Inc., dated April 6, 2021 (their file no. 21-062) Cycle Issue Responses - LDR Geology, 8025 Calle Del Cielo, La Jolla, California; prepared by TerraPacific Consultants, Inc., dated January 6, 2022 (their file no. 21-062). Development Plans, Espinosa Residence, 8025 Calle Del Cielo, La Jolla, California, prepared by Hayer Architecture, revision dated February 13, 2023; Civil Sheets prepared by Christensen Engineering & Surveying, dated September 21, 2022 (New Issue) [Recommended]

REVIEW COMMENTS:

☐ 14 Geotechnical documents submitted digitally for a PTS project review must be uploaded using any of the "Geotechnical..." file name options available (do not use "Applicant Responses" file name for any geotechnical document). Geotechnical documents that are uploaded incorrectly are unacceptable as record documents. The "Cycle Issue Responses" prepared by TerraPacific Consultants, dated January 6, 2022 must be uploaded correctly with the next review. (New Issue)

For questions regarding the 'LDR-Geology' review, please call Kreg Mills at (619) 446-5295. Project Nbr: 688307 / Cycle: 7

Submittal Requirements

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-001

Project Information

Project Nbr: **688307** **Title:** Digital Espinosa SDP/CDP

Project Mgr: Bucey, Karen (619)446-5049 Kbucey@sandiego.gov

688307

Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline) **Opened:** 05/02/2023 5:36 pm **Submitted:**

Due: **Closed:**

Document Name (Required)

Drainage Study

Community Planning Group Recommendations

La Jolla Community Planning Association, and

La Jolla Planned District Ordinance Advisory Board

Draft Findings

Geotechnical Investigation Report (Addendum)

Site Development Plans