

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.): _____

ATTACHMENT 1: Espinosa Residence

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

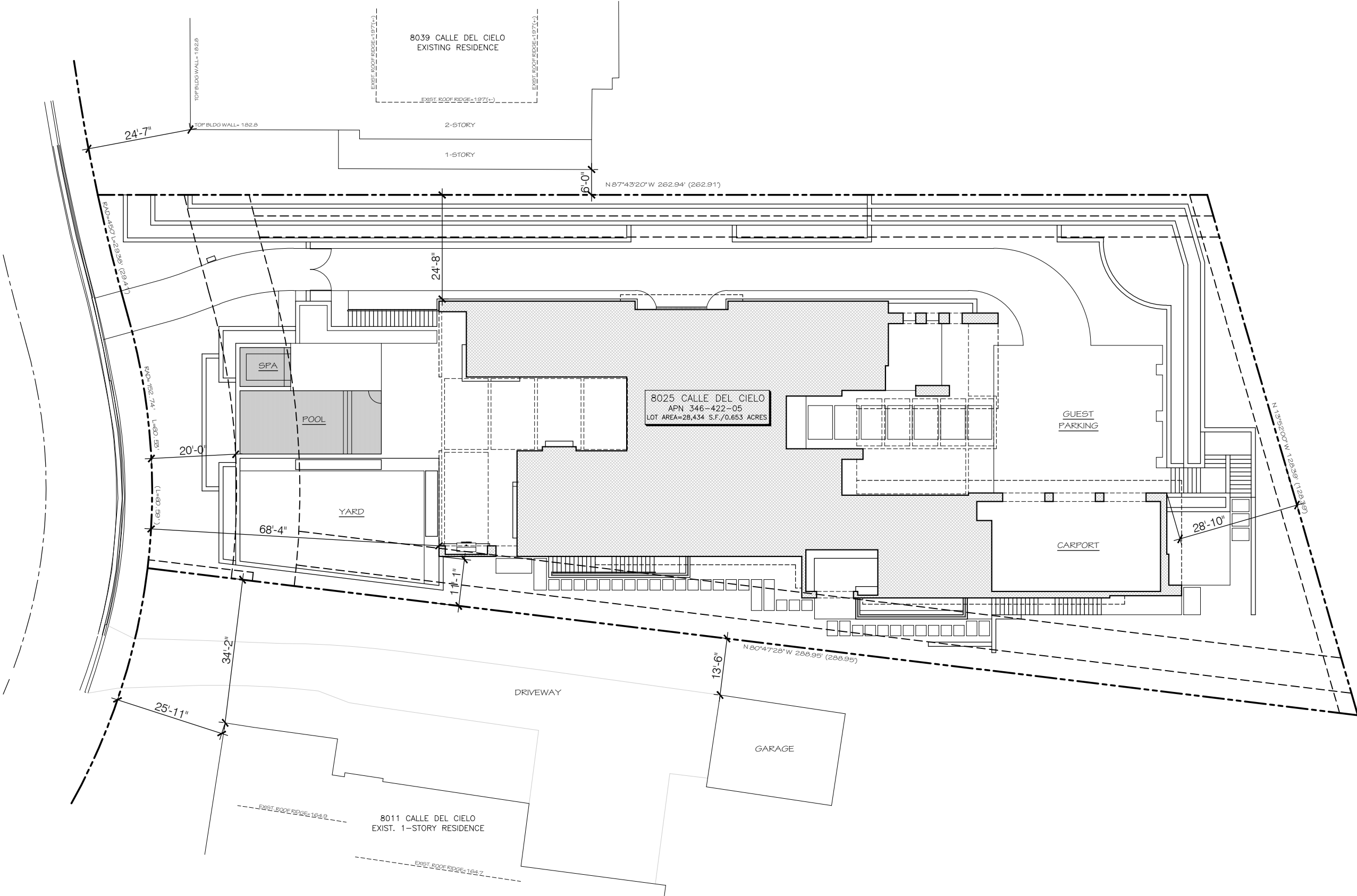
mpangilinan@sandiego.gov

Planning Department

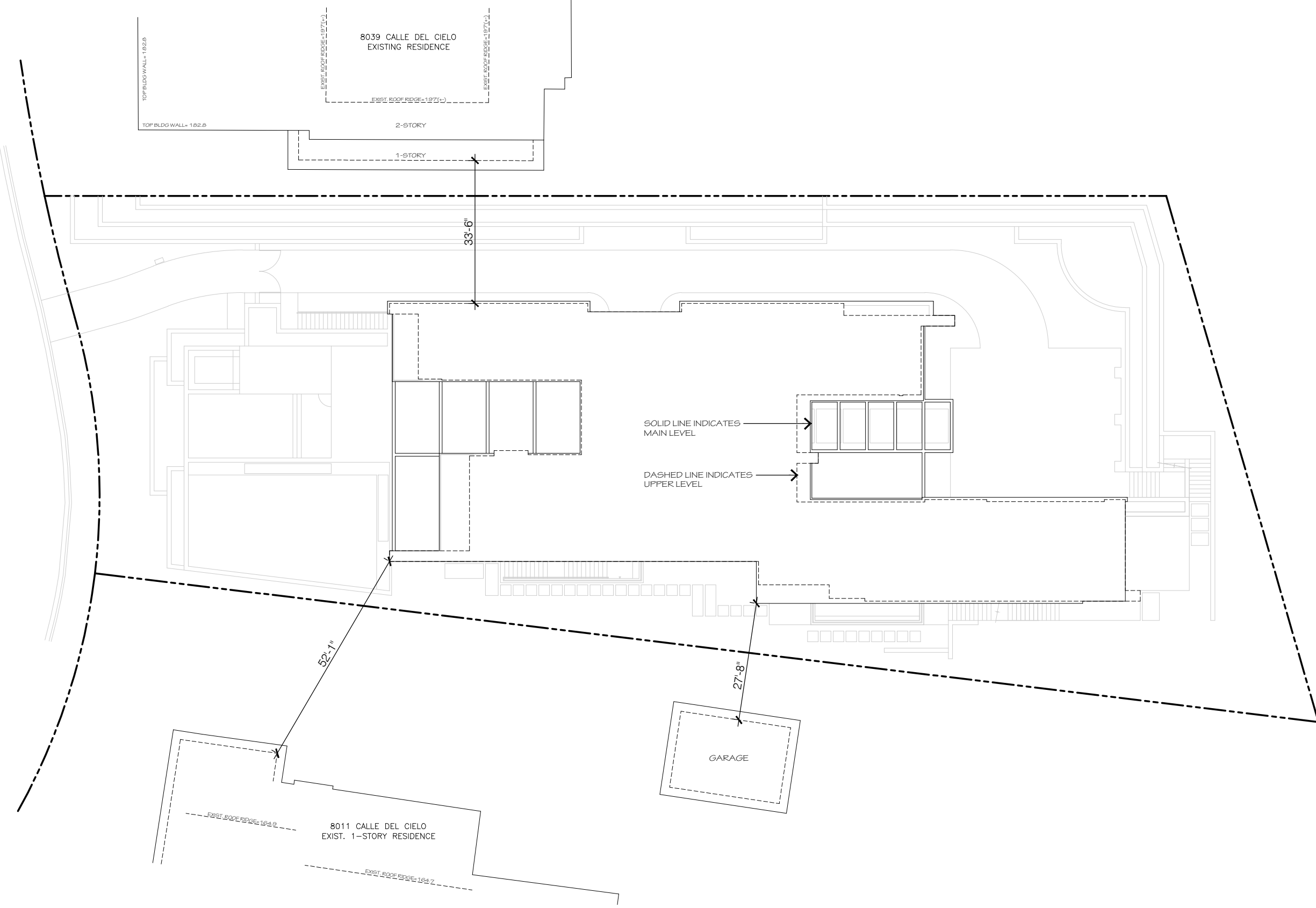
9485 Aero Drive MS 413

San Diego CA 92123

619-235-5293



SITE PLAN



UPPER / MAIN LEVEL DIAGRAM

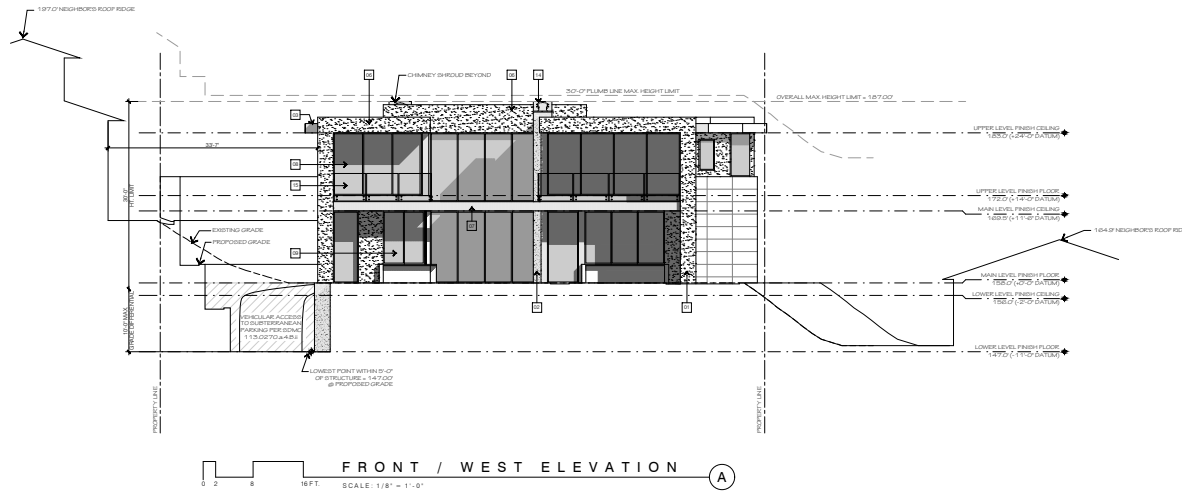
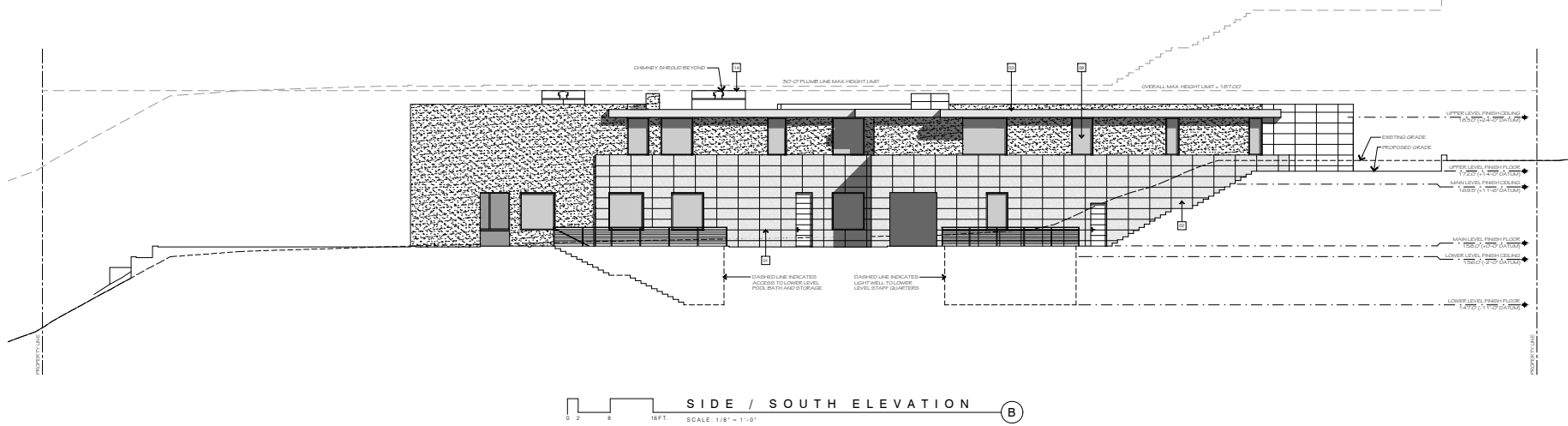
ATTACHMENT 1: Espinosa Residence

hayer
architecture
445 Marina View Ave
Suite 280
Daly City, CA 94014
658 792 2800
658 792 2800
www.hayerarchitecture.com



ESPINOSA RESIDENCE

8035 CALLE DEL CIELO
LA JOLLA, CA 92037
APN: 346-422-05-00



KEY	
	LINE OF PRE-EXISTING GRADE
	PRE-EXISTING SPOT ELEVATION
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	ELEV. = 48.0' PROPOSED ELEVATION OF STRUCTURAL ELEMENT
	DOOR NUMBER
	WINDOW NUMBER
	BUILDING SECTION REFERENCE
	WALL SECTION REFERENCE
	DETAIL REFERENCE

ELEVATION NOTES	
1.	WALL INSULATION (R-20) AND CEILING INSULATION (R-18) THROUGHOUT FOR TIE-IN ENERGY CODES.
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'-0.00" EQUIVALENT TO SURVEYORS 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 FINISH: ROCK SET LIMESTONE, COLOR PER ARCHITECT
2.	EXTERIOR STONE CLAD WALLS: TONED LIMESTONE PANELS, 20x48 x COLOR PER ARCHITECT
3.	METAL FABRIC, CUSTOM SHAPED SHEET METAL, RECOAT FOR THE ALUMINUM VINYL FINISH, NO FASTENERS TO BE VISIBLE
4.	FLAT ROOF, CLAS A ASSEMBLY, THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE, ULTRAVIA TPO #109 #3 BY FREESTONE OR APPROVED EQUAL, ICC ESR-2881 INSTALL PER MANUFACTURER INSTRUCTIONS.

5.	EXTERIOR STONE PANELS: ROCK SET LIMESTONE, COLOR PER ARCHITECT
6.	PLASTER FABRICA: ROCK BRICK OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SERENITY" COLOR PER ARCHITECT
7.	METAL GLAZING: 1/4" ALUMINUM WITH TONED FINISH COLOR PER ARCHITECT
8.	DOORS: MEDIUM BRONZE COLOR PER SPECIFICATIONS. MEDIUM BRONZE COLOR WITH CLEAR LOW E, INSUL. GLASS, TEMPER. ALL GLASS DOORS. OPERATION PER DOOR SCHEDULE.

9.	WINDOWS: MEDIUM BRONZE COLOR PER SPECIFICATIONS. MEDIUM BRONZE COLOR WITH CLEAR LOW E, INSUL. GLASS, TEMPERED GLASS AND OPERATION PER WINDOW SCHEDULE.
10.	VENTS & FLUES: ALL WHITE FLUES FROM FAU, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARCHETS OR SHROUDS.
11.	GARAGE DOORS: MEDIUM BRONZE COLOR PER SPECIFICATIONS. MEDIUM BRONZE COLOR WITH PRIVACY GLASS, TEMPER. ALL GLASS DOORS. OPERATION PER DOOR SCHEDULE.

12.	BIT WALL: 5/8" X 1/2" WALL W/ PLASTER OR STONE SURFACE PER PER PLANE, VERY COLOR SELECTION WITH ARCHITECT
13.	BATHS: CUSTOM UNITS, ALL SHOP DRAWINGS. DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.
14.	CHIMNEY CAP: CHIMNEY TUBE, METAL VINYL PAINTED STYLE #10 IMPERIAL - OPEN TOP (L, D, O, G, A, H, S, H, O, T)
15.	GLASS BALUNDRAL: 1/2" W/ 1/2" REINFORC. F.F.

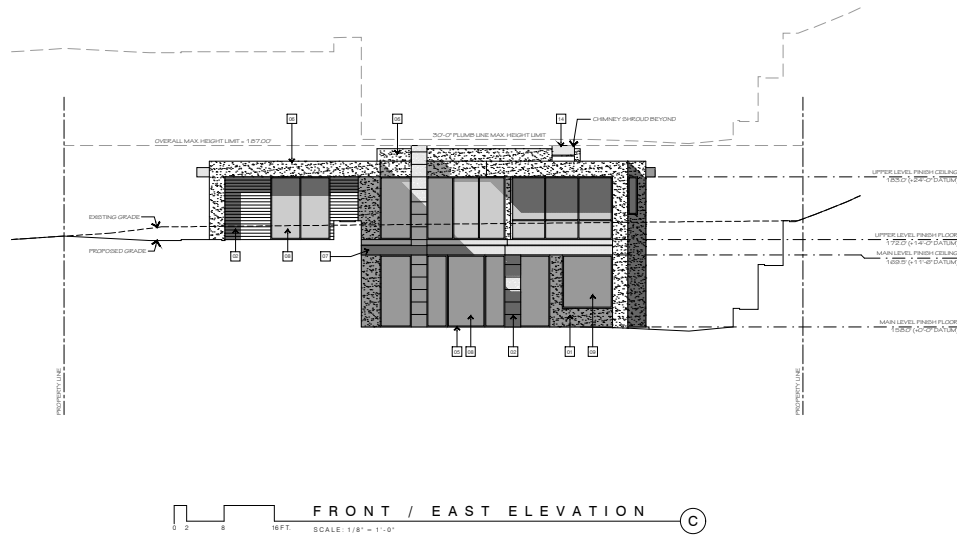
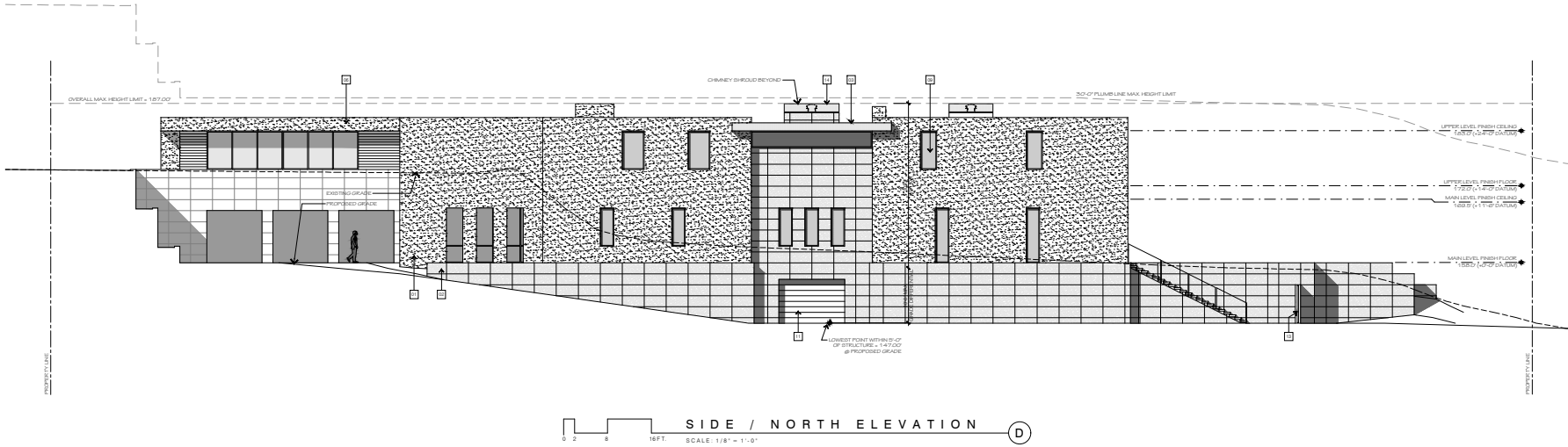
PREPARED BY	KEY PLAN	MOONEY MAP	NTS
HAYER ARCHITECTURE Contact: Scott Hayerman 445 Marina View Avenue, Suite 280 Daly City, CA 94014 658 792 2800 whayerman@hayerarchitecture.com			
PROJECT CONSULTANTS Civil Engineer: CHRISTENSEN ENGINEERING & SURVEY 2888 Sherman Ave., Suite 2 San Diego, CA 92126 (619) 271-2001			
PROFESSIONAL ENGINEER CHRISTENSEN ENGINEERING & SURVEY, INC. 2888 Sherman Avenue, Suite 108 San Diego, CA 92117 (619) 271-1100	PROJECT DATA Compliance: 1/5 Sprinklered Occupancy: R-3, S-F-R Code: 2019 Edition C.R.C. Zoning: LRPD-SF No. of Stories: 2 Stories Site Area: 28,434 sq. ft. Street Floor Area: 13,133 sq. ft. F.A.R.: 46.19%	PROJECT ADDRESS 8035 Calle Del Cielo La Jolla, CA 92037	
Surveyor WOODS LANE SURVEYING, INC. 2180 Grand Ave., Suite 3G San Diego, CA 92108 (619) 275-4700	PROJECT OWNER Antonio & Karla Espinosa	ASSESSOR'S PARCEL NO. 346-422-05-00	
Landscape Architect LENN LANDSCAPE ARCHITECTURE, INC. 103 Hammond Street, Suite # 3 San Diego, CA 92109 (619) 514-3225	LEGAL DESCRIPTION: LOT 38 OF LA JOLLA DEL NORTE MAP NO. 4078	UNDEVELOPED Remaining in the top of south of Northwest corner of Calle Del Cielo & Powers Overlot Record from: City of San Diego Village Center	
	EXISTING BUILDING: Status: Vacant Lot Occupancy: N/A Construction: N/A Soil Condition: Prev. Developed	PROJECT NO.: -	PROJECT NAME: ESPINOSA RESIDENCE
APPROVALS	ORIGINAL DATE: 09-31-2021	REVISIONS: 01-29-2022 03-16-2022 02-19-2023	SHEET NUMBER: 11 OF 14
PERMITS REQUIRED: Coastal Development Permit Site Development Permit			

ATTACHMENT 1: Espinosa Residence

hayer
architecture
445 Marina View Ave
Suite 280
Del Mar, CA 92014
858 792 2800
858 792 2800
www.hayerarchitecture.com



ESPINOSA RESIDENCE
8035 CALLE DEL CIELO
LA JOLLA, CA 92037
APN: 346-422-05-00



KEY	
	LINE OF PRE-EXISTING GRADE
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	PROPOSED ELEVATION OF STRUCTURAL ELEMENT
	DOOR NUMBER
	WINDOW NUMBER
	BUILDING SECTION REFERENCE
	WALL SECTION REFERENCE
	DETAIL REFERENCE

ELEVATION NOTES	
1.	WALL INSULATION (R-20) AND CEILING INSULATION (R-16) THROUGHOUT FOR TIE-IN ENERGY RAISES.
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'-0.0"
3.	EQUivalent TO SURVEYORS ELEVATION OF 158'-0" OR 158.0'
4.	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.
5.	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 PANELS: ROCK SET LIMESTONE, COLOR PER ARCHITECT
2.	EXTERIOR STONE CLAD WALLS: TONED LIMESTONE PANELS, 20x48 & COLOR PER ARCHITECT
3.	METAL FABRIC, CUSTOM SHAPED SHEET METAL DOOR/CORNER FOR ALUMINUM VINYL FRAMES, NO PARTNERS TO BE VISIBLE
4.	FLAT ROOF, CLAS & ASSEMBLY: THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE, ULTRAVIX TPO #109 #3 BY FRESTONE OR APPROVED EQUAL, ICC ESR-2881. INSTALL PER MANUFACTURER INSTRUCTIONS.
5.	EXTERIOR STONE PANELS: ROCK SET LIMESTONE, COLOR PER ARCHITECT
6.	PLASTER FABRICA: ROCK BRICK OVER METAL LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE W/ INTEGRAL "SENIORY" COLOR PER ARCHITECT
7.	METAL CLAD TIE-BL: 1/4" ALUMINUM WITH TYPICAL FINISH COLOR PER ARCHITECT
8.	DOORS: EXTERIOR UNITS PER SPECIFICATIONS: MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS, TEMPER. ALL GLASS DOORS. OPERATION PER DOOR SCHEDULE.
9.	WINDOWS: EXTERIOR UNITS PER SPECIFICATIONS: MEDIUM BRONZE COLOR WITH CLEAR, LOW E, INSUL. GLASS, TEMPER. GLASS AND OPERATION PER WINDOW SCHEDULE.
10.	VENTS & FLUES: ALL VENTS & FLUES FROM FAU, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS.
11.	GARAGE DOORS: EXTERIOR UNITS PER SPECIFICATIONS: MEDIUM BRONZE COLOR WITH PRIVACY GLASS, TEMPER. ALL GLASS DOORS. OPERATION PER DOOR SCHEDULE.
12.	BEIT WALL: EXTERIOR WALL W/ PLASTER OR STONE SURFACE PER PER PLANE. VERIFY COLOR SELECTION WITH ARCHITECT
13.	BATES: EXTERIOR UNITS, ALL SHOP DRAWINGS. DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.
14.	CHIMNEY CAP: METAL VINYL PAINTED STYLE #10 IMPERIAL - OPEN TOP UL DODOLRHS007
15.	GLASS SUBMERAL: 1/2" MIN. HEIGHT ABOVE F.F.

ELEVATION NOTES	
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PREPARED BY	KEY PLAN	MOONEY MAP	NTS
HAYER ARCHITECTURE Contact: Scott Hartman 445 Marina View Avenue, Suite 280 Del Mar, CA 92014 858 792 2800 shartman@hayerarchitecture.com			
PROJECT CONSULTANTS Civil Engineer: CHRISTENSEN ENGINEERING & SURVEY 7388 Electra Ave., Suite J San Diego, CA 92126 619 271 2001		PROJECT ADDRESS 8035 Calle Del Cielo La Jolla, CA 92037	
Professional Engineer HAYER ARCHITECTURE, INC. 445 Marina View Avenue, Suite 280 San Diego, CA 92014 858 792 2800	PROJECT DATA Construction: 1/5 Sprinkled Occupancy: R-3 S.F.R. San Diego, CA 92014 858 201 1100	PROJECT OWNER Antonio & Karla Espinosa	
Surveyor WOODS LAND SURVEYING, INC. 2180 Grand Ave., Suite 3G San Diego, CA 92108 619 574 4700	Site Area: 28,434 sq ft Shed Floor Area: 13,133 sq ft F.A.R.: 46.19% Landscaping Area: #26	ASSESSORS PARCEL NO.: 346-422-05-00	
Landscaping Architect 8035 CALLE DEL CIELO ARCHITECTURE 303 Hammond Street, Suite # 3 San Diego, CA 92109 619 574 3225	LEGAL DESCRIPTION: LOT 38 OF LA JOLLA DEL NORTE MAP NO. 4078	UNICHAMBER Plans (sh) in the top of cut at Northwest corner of Calle Del Cielo & Power Street Record from: City of San Diego Vertical Curve Elevation: 143.5' ±	
APPROVALS	EXISTING BUILDING Status: Vacant Lot Occupancy: N/A Construction: N/A Soil Condition: Prev. Developed	PROJECT NO.: - PROJECT NAME: ESPINOSA RESIDENCE SHEET TITLE:	PROJECT NO.: - SHEET NUMBER: 12 OF 14
PERMITS REQUIRED: Coastal Development Permit Site Development Permit	ORIGINAL DATE: 01-25-2022 REVISIONS: 03-16-2022 02-13-2023		

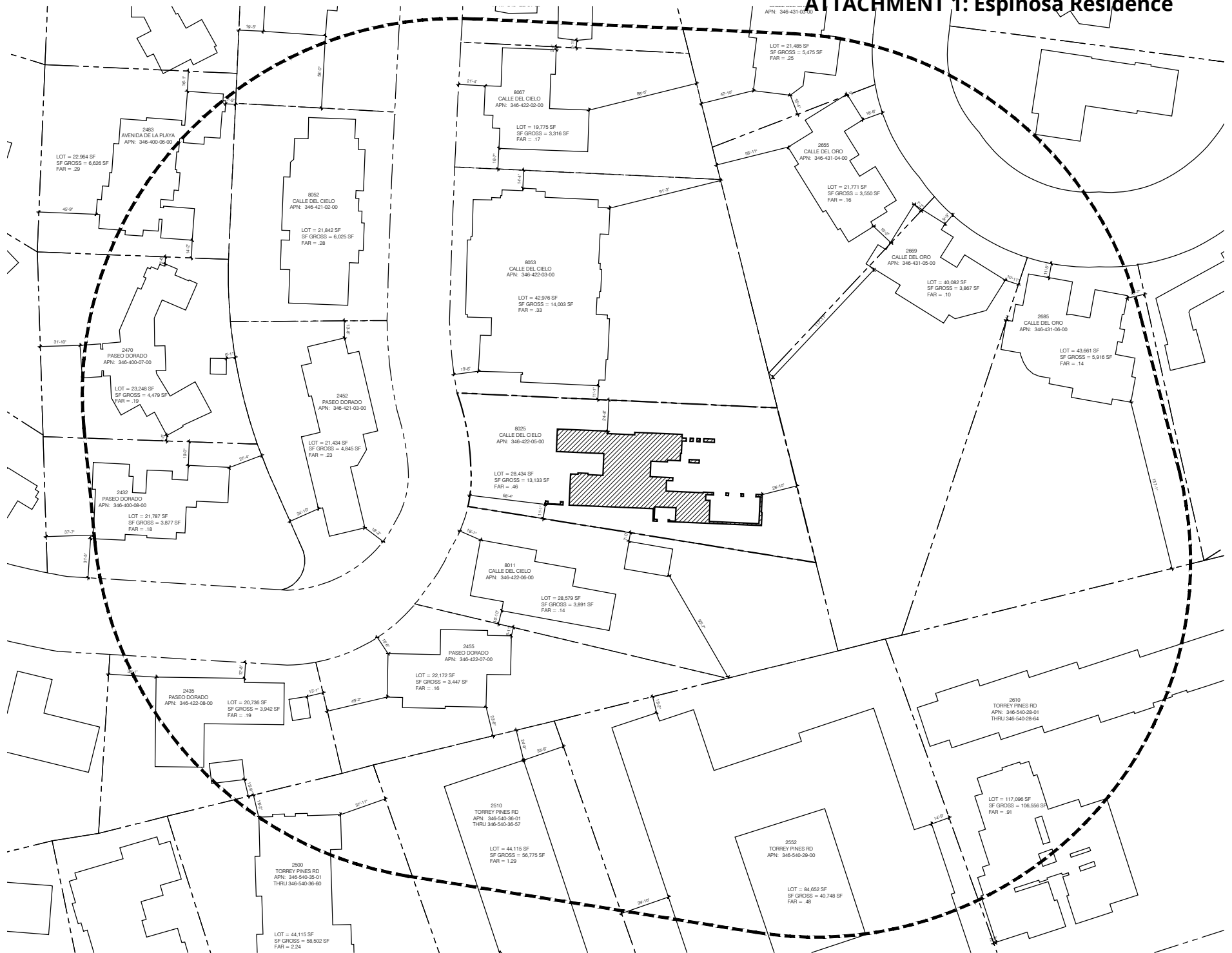


STREET VIEW - EXISTING



STREET VIEW - PROPOSED

ATTACHMENT 1: Espinosa Residence



ATTACHMENT 1: Espinosa Residence

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:

ATTACHMENT 1: Espinosa Residence

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

ATTACHMENT 1: Espinosa Residence

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

ATTACHMENT 1: Espinosa Residence

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

ATTACHMENT 1: Espinosa Residence

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	*688307*
Project Mgr: Bucey, Karen	(619) 446-5049	Kbucey@sandiego.gov

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 (619) 446-5394 Shatinen@sandiego.gov	Assigned: 02/22/2023	
	Started: 03/23/2023	
Hours of Review: 0.00	Review Due: 03/14/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/23/2023	COMPLETED LATE
	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)





Cycle Issues

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 (619) 446-5324 Jszymanski@sandiego.gov	Assigned: 02/22/2023	
	Started: 05/02/2023	
Hours of Review: 1.00	Review Due: 03/17/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 05/02/2023	COMPLETED LATE
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 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

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 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

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 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

- | | | |
|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 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

- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 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) |
|-------------------------------------|----|---|





Cycle Issues

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 (619) 446-5149 THASANI@sandiego.gov	Assigned: 02/22/2023	
	Started: 04/19/2023	
Hours of Review: 4.00	Review Due: 03/14/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/19/2023	COMPLETED LATE
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	SWRAC - Please revise Part F of the Storm Water Requirements Applicability Checklist (form DS-560). (From Cycle 4)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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





Cycle Issues

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

L64A-003A

Incomplete Submittal

- 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)





Cycle Issues

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 (619) 446-5295 Kmills@sandiego.gov	Assigned: 02/22/2023	
	Started: 04/11/2023	
Hours of Review: 2.50	Review Due: 03/14/2023	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/12/2023	COMPLETED LATE
	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 (7/28/2021)

REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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. Demonstrate 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)
<input checked="" type="checkbox"/>	7	Clarify if the site is suitable for the intended use. (From Cycle 2)
<input checked="" type="checkbox"/>	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	*688307*
Project Mgr: Bucey, Karen	(619)446-5049 Kbucey@sandiego.gov	

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

