

**La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037**

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

For Action Items

- Project name:
Hershfield Residence

- Address and APN(s):
8230 Prestwick Drive, La Jolla, CA; APN: 346-262-06-00

- Project contact name, phone, e-mail:
Chandra Slaven, Blue Heron, Project Manager – Forward Planning; 619-316-7645; cslaven@blueheron.com

- Project description:
The Project consists of A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing one-story single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, and back-yard swimming pool totaling 10,750 square-feet (5,537 square-feet consists of a basement). The 0.45-acre project site is located at 8230 Prestwick Drive. The project is located in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area of the City of San Diego’s certified Local Coastal Program, within Council District 1. The Project consists of A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing one-story single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, and back-yard swimming pool totaling 10,750 square-feet (5,537 square-feet consists of a basement). The one-story residence over basement will include features such as tile cladding, wood paneling, with a smooth cement plaster finish and a flat sloping roofline. The landscaping plan consists of City—approved street trees, native and drought-tolerant landscaping to minimize irrigation requirements.

- In addition to the project description, please provide the following:
Lot Size: 19,550 S.F. or .4480 acres
Existing Structure SQ.FT. and FAR (if applicable): 4,067 S.F. – No FAR Req.
Proposed SQ.FT. and FAR:
 - Total Residential: 10,757 SF
 - Total Non-Residential: 1,667 SF
 - Project Total: 12,424 SF
 - Total Included in GFA: 5,228 SF
 - Main Level Deck: 1,422 SF
 - Lower Level Patio: 1,080 SF
 - Deck/Patio Total: 2,502 SF

- Existing and Proposed Setbacks on All Sides:
- Front: 15'-0" Existing and Proposed
- Rear: 20'-0" Existing and Proposed
- North Side: 4'-0" Required, 6'-0" Proposed
- South Side: 4'-0" Required, 6'-0" Proposed
- Height if greater than 1-story (above ground: 21' 7"

Exhibits and other materials to provide:

Please provide the following which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications 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 Trustees 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.

Thank you,

Marlon I. Pangilinan
 Senior Planner
 Planning Department
 9485 Aero Drive MS 413
 San Diego CA 92123
 619-235-5293
www.sandiego.gov/planning

November 7, 2018

via email: cslaven@blueheron.com

Chandra Slaven
Blue Heron
4525 Ohio Street
San Diego, CA 92116

Subject: Hershfield Residence CDP/SDP Assessment Letter; Project No. 603740;
Internal Order No. 24007803; La Jolla Community Planning Area.

Dear Ms. Slaven, et. al.:

The Development Services Department has completed the third review of the project referenced above, and described as the demolition of a dwelling unit and construction of a 10,750-square-foot single dwelling unit located at 8230 Prestwick Drive. The project includes a 1,466-square-foot subterranean space and 2,502 square feet of deck and patio.

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

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with you – the assigned “Point of Contact.” Please notify me if you should your role change.

- I. **REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a Process Two Coastal Development Permit for development within the Coastal Overlay Zone. A Process Three Site Development Permit is required for development with the La Jolla Shores Planned District. All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing

regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer.

- II. **SIGNIFICANT PROJECT ISSUES:** The project as presented does not contain any significant issues. In lieu of reproducing the issues in this assessment letter, please review the Cycle Issues Report.
- III. **STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).
- IV. **PROJECT ACCOUNT STATUS:** Our records show approximately \$7600 billed to date, with \$8,360.50 remaining in the deposit account. Please note that the entire cost of this review has not posted to the account. During the processing of your project, the Financially Responsible Party will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 15 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. Please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. **RESUBMITTALS/NEXT STEPS:** Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). Please be prepared to provide the following:
 - A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.
 - B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan,

sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

C. San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

D. CEQA Filing Fees: A California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Wildlife Fee (CDFW) filing fee or a CDFW "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site:

<https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: R5NoEffect@dfg.ca.gov

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". -or-
- A check, payable to the "San Diego County Clerk" in the amount of \$2,330.75 (\$2,280.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,218.00 (\$3,168.00 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFW "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Bob Steck, Chairperson of the La Jolla Community Planning Association, at (858) 456-7900 or info@lajollaCPA.org, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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

IX. PROJECT ISSUE RESOLUTION CONFERENCE: Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

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

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached at (619)446-5433 or FMendoza@sandiego.gov.

Sincerely,



Francisco Mendoza
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Bob Steck, Chair, La Jolla Community Planning Association
Claude-Anthony Marengo, Applicant
Reviewing Staff (Assessment letter only)
Marlon Pangilinan, Community Planner, Planning Department



Remaining Cycle Issues

11/7/18 1:11 pm

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

L64A-003A-2

Page 1 of 9

Project Information

Project Nbr: 603740 **Title:** Hershfield Residence CDP/SDP
Project Mgr: Mendoza, Pancho (619) 446-5433 Fmendoza@sandiego.gov



Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 10/04/2018	Deemed Complete on 10/04/2018
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 10/04/2018	
Reviewer: Mulderig, Shannon (619) 446-5306 SLMulderig@sandiego.gov	Assigned: 10/05/2018	
	Started: 10/25/2018	
Hours of Review: 4.00	Review Due: 11/13/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/06/2018	COMPLETED ON TIME
	Closed: 11/07/2018	

- . The review due date was changed to 11/13/2018 from 10/30/2018 per agreement with customer.
- . We request a 4th complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Planning Review (1 of which are new issues).

Development

No outstanding Issues

La Jolla Shores Planned Distri

No outstanding Issues

Parking

No outstanding Issues

Community Plan

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Please contact the La Jolla Community Planning Association for a recommendation on your project. Your project is also required to go before the La Jolla Shores Advisory Board for their recommendation. Provide LDR Planner with the results from both meetings. Please contact Marlon Pangilinan, with Long Range Planning to attend those meetings: (619)235-5293 or MPangilinan@sandiego.gov. (From Cycle 3)

Second Review 8/21/18

Fence Regulations

No outstanding Issues

Third Review 10/25/18

No outstanding Issues





Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 10/04/2018	Deemed Complete on 10/04/2018
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/04/2018	
Reviewer: Lindquist, Rachael (619) 446-5129 Rlindquist@sandiego.gov	Assigned: 10/08/2018	
	Started: 10/29/2018	
Hours of Review: 2.00	Review Due: 10/30/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/30/2018	COMPLETED ON TIME
	Closed: 11/07/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Environmental (5 of which are new issues).

June 2018 Review

Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	CDP and SDP to demolish existing single-family dwelling and construct a new single-story, single-family dwelling with a basement totaling 10,750 square feet, consisting of 5,213 square feet at the main level (above grade), 5,537 square feet at the lower level (basement), and 1,422 square feet of decks. The 0.44 acre site is located at 8230 Prestwick Drive in the La Jolla Shores Planned District (SF zone), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (COASTAL), Coastal Overlay Zone (Non-appealable) in the La Jolla Community Plan area. Council District 1. (Info only) (From Cycle 3)

XIS

No outstanding Issues

Tribal Cultural Resources

No outstanding Issues

Paleontological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975) and the Preliminary Geotechnical Investigation (Hershfield Residence, November 2016), the project site is partly underlain with the highly sensitive Ardath Shale formation which has a high probability of containing important paleontological resources. (Info only) (From Cycle 3)
<input type="checkbox"/>	11	(Cont) The project proposes to excavate 3,280 cubic yards of cut at a depth to 11 feet. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. (Info only) (From Cycle 3)

Geologic Conditions

No outstanding Issues

Hydrologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	EAS defers to LDR-Engineering as it relates to the site's drainage. This review discipline has open comments regarding a preliminary drainage study that must be addressed before EAS can make an environmental determination on the project. As such, the initial study timeline will be held in abeyance. (From Cycle 3)

Landscaping

No outstanding Issues

Land Use/Planning

No outstanding Issues

Next Review

No outstanding Issues

August 2018





Project Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	Paleontological Resources - Staff reviewed the updated Geotechnical Investigation for 8230 Prestwich Drive, by TerraCoasta Consulting Group, Inc. (July 12, 2018) and concluded that due to the amount of disturbance within a highly sensitive Ardath Shale formation for the proposed basement construction, paleontological monitoring would be required. (From Cycle 5)
<input type="checkbox"/>	30	(Cont.) Paleontological Monitoring will be incorporated in the Mitigation, Monitoring and Reporting Program (MMRP) in the California Environmental Quality Act (CEQA) document for the proposed project. Please respond by acknowledging that a MMRP would be required for the project. (From Cycle 5)

Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	Please address all issues in the above review, in previous review cycles, and in other discipline's reviews before EAS can make an environmental determination on the project. (From Cycle 5)
<input type="checkbox"/>	33	Please provide a response to all comments. If you have any questions, please contact Planner Rachael Lindquist, RLindquist@sandiego.gov (From Cycle 5)

October 2018

Paleontological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	34	Please provide quantities of amount excavated for retaining walls on adjacent side properties. The MMRP will include Paleontological Monitoring for those neighboring properties affected by overexcavation along with the project site. (New Issue)

Tribal Cultural Resources

No outstanding Issues

Other Review Disciplines

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	Please address all other reviewers issues before EAS can make a final environmental determination. (New Issue)

Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	36	Please be aware that the lowest level of document required by CEQA would be a Mitigated Negative Declaration (MND) due to the MMRP that would need to be in place to reduce impacts to paleontological resources to a level below significance. (New Issue)

Next Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	EAS did not receive any responses to the previous review (cycle 5). Please provide responses to comments. If you have any questions please contact Rachael Lindquist (RLindquist@sandiego.gov) (New Issue)





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 10/04/2018	Deemed Complete on 10/04/2018
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 10/04/2018	
Reviewer: Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov	Assigned: 10/04/2018	
	Started: 10/22/2018	
Hours of Review: 2.00	Review Due: 10/25/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/22/2018	COMPLETED ON TIME
	Closed: 11/07/2018	

- . The review due date was changed to 11/13/2018 from 10/30/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Landscaping (5 of which are new issues).

1st Review - 6/7/2018

No outstanding Issues

2nd Review - 8/23/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Species Legend: List 2-3 plant species per plant symbol on legend, consistent with the Land Development Manual: Project Submittal Requirements Section 4 - Item 11.1.4 (available online,) in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes.

(From Cycle 5)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
		(New Issue)
<input type="checkbox"/>	17	Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
		(New Issue)
<input type="checkbox"/>	18	Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
		(New Issue)
<input type="checkbox"/>	19	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

(New Issue)





Remaining Cycle Issues

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

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection for Single-Dwelling Unit development. (New Issue)





Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 10/04/2018	Deemed Complete on 10/04/2018
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 10/04/2018	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 10/05/2018	
	Started: 10/24/2018	
Hours of Review: 6.00	Review Due: 10/25/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 10/25/2018	COMPLETED ON TIME
	Closed: 11/07/2018	

- . The review due date was changed to 11/13/2018 from 10/30/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 28 outstanding review issues with LDR-Engineering Review (20 of which are new issues).

First Review Issues

No outstanding Issues

Second Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	44	Please revise the call out for the closure of existing driveway to state: Close existing driveway with current city standard curb, gutter and SIDEWALK.
		(From Cycle 5)
<input type="checkbox"/>	45	Please submit a revised DS-560 form on the next review cycle. If project is a Standard Development Project, all answers in Part E on Page 3 should be "NO". Please check and resubmit.

(From Cycle 5)

Drainage Study - 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	46	Please revise the existing and proposed impervious areas in the drainage study and Sheets C1 & A1.01 to be consistent.
		(From Cycle 5)
<input type="checkbox"/>	49	If there are no negative impacts to any adjacent properties, a statement should be made in the report.
		(From Cycle 5)
<input type="checkbox"/>	55	Please make sure impervious areas on the Hydrology Exhibits are consistent with the Drainage Plan Sheet C1 and the Site Plan Sheet A1.01.

(From Cycle 5)

INFO

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(From Cycle 3)
<input type="checkbox"/>	29	Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.

(From Cycle 3)





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 30 Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov

(From Cycle 3)

Third Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 57 Please remove "EMRA#: _____" from notes on Sheet A1.01, as the EMRA will be obtained on the ministerial phase of the project.
- 58 (New Issue)
On the Conceptual Drainage Plan, Sheet C1, please revise Note#3 to remove the standard drawing number for the proposed driveway and add "Per current city standards" instead.
- 59 (New Issue)
Please resubmit forms I-4 and I-5 per the current Storm Water Design Standards Manual (2018). Link to form can be found below:
https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf
- 60 (New Issue)
Following up with comment#44: On Sheet C1, please address comment as directed and revise the call out for driveway enclosure to state "Close non-utilized portions of existing driveway with current city standard curb, gutter and sidewalk".
- 61 (New Issue)
Following up with comment#45: Revised DS-560 was not received by LDR-Engineering. Please resubmit on the next review cycle.
- 62 (New Issue)
Following up with comments#46 & 55: Areas stated in the drainage study (0.4706 acres for overall site and 0.2212 acres for disturbed area) are not consistent with the scope of work in PTS or cover sheet (0.4480 acres for overall site and 0.2732 for disturbed area). Please revise for consistency.
- 63 (New Issue)
In the Drainage study, Page 1, please revise the paragraph Existing Project Site Description to change "down a steep slope to a public street" to "down a steep slope to a public ALLEY".
- 64 (New Issue)
In the Drainage study, Page 2, Under "Storm Water Design Storm: Statement is incorrect: Per City's current Drainage Design Manual, the storm drain system shall be analyzed for 100-year frequency storm. Hydrology must be analyzed for 100 year frequency storm. Hydraulics must be analyzed for 50 year frequency storm.
- 65 (New Issue)
Please remove information regarding storm water treatment from the drainage study.
- 66 (New Issue)
In the Drainage study, Page 2, under the "Pre-Development Runoff Volumes and Peak Flows": Please revise "Total runoff for the propose condition" to "Total runoff for the existing condition".
- 67 (New Issue)
Following up with comment#49: Comment has not been addressed. Please address comment as directed.

(New Issue)





Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	68	The project proposes to export 3806 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
		(New Issue)
<input type="checkbox"/>	69	The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
		(New Issue)
<input type="checkbox"/>	70	Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains, private walkways, landscape and irrigation in the Prestwick Drive right of way.
		(New Issue)
<input type="checkbox"/>	71	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of additional stone paving and restoration of parkway to original condition, adjacent to the site on Prestwick Drive, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	72	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction/replacement of existing driveway with a new 12 ft driveway per current City Standards, adjacent to the site on Prestwick Drive, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	73	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized portions of existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Prestwick Drive, satisfactory to the City Engineer.
		(New Issue)
<input type="checkbox"/>	74	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the encroaching mail box from the Prestwick Drive right of way.
		(New Issue)
<input type="checkbox"/>	75	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 SDMC, into the construction plans or specifications.
		(New Issue)
<input type="checkbox"/>	76	Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
		(New Issue)





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 10/04/2018	Deemed Complete on 10/04/2018
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/04/2018	
Reviewer: Mendoza, Pancho (619) 446-5433 Fmendoza@sandiego.gov	Assigned: 10/08/2018	
	Started: 10/31/2018	
Hours of Review: 0.50	Review Due: 10/25/2018	
Next Review Method: Conditions	Completed: 10/31/2018	COMPLETED LATE
	Closed: 11/07/2018	

- . The review due date was changed to 11/13/2018 from 10/30/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 4th complete submittal for Community Planning Group on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (None of which are new)

La Jolla

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association at 858.456.7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (From Cycle 3)
<input type="checkbox"/>	2	Projects within La Jolla Shores require a recommendation from the La Jolla Shores Planned District Advisory Board, in addition to the La Jolla Community Planning Association (LDC Section 1510.0105(b)). Contact the City Planner Marlon Pangilinan at 619-235-5293 or MPangilinan@sandiego.gov when ready to schedule your project before the LJSPBAB, which meets the third Tuesday of the month. Presentation materials should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. (From Cycle 3)





Submittal Requirements

11/7/18 1:19 pm

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

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L64A-001

Project Information

Project Nbr: 603740 **Title:** Hershfield Residence CDP/SDP
Project Mgr: Mendoza, Pancho (619)446-5433 Fmendoza@sandiego.gov



Review Cycle Information

Review Cycle: 9 Submitted (Multi-Discipline)

Opened: 11/07/2018 1:11 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Drainage/Hydrology Study	3	Drainage Study	3
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560) <i>include forms I-4/I-5 with DS-560</i>	3
Development Plans	4	Site Development Plans	4
Development Plans	4	Applicant Response to Issues	4
Dev. Plans reduced 11x17	2	Dev. Plans reduced 11x17	2

