

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
APPLICANT PROJECT INFORMATION FORM**

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/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):  
PRJ: 1090238
- Address and APN(s):  
8330 PRESTWICK DRIVE. LA JOLLA, CA 92037  
APN: 346-211-04-00
- Project contact name, phone, e-mail:  
SPENCER MILLER: SMILLER@ISLANDARCH.COM
- Project description:  
COASTAL DEVELOPMENT PERMIT  
NEW SINGLE FAMILY RESIDENCE WITH WALKOUT SUBTERANEAN BASEMENT  
POOL & SPA UNDER SEPERATE PERMIT  
DRIVE WAY  
RETAINING AND SITE WALLS  
4 GAR GARAGE  
TERRACE  
DEMO OF EXISTING 2,276 SF HOUSE
- 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:  
24,319 SF
  - existing structure square footage and FAR (if applicable):  
2,276 SF  
FAR: .09
  - proposed square footage and FAR:  
6,590 SF  
FAR: .27
  - existing and proposed setbacks on all sides:  
NORTH SIDE SET BACK: 5'-0"  
EAST (FRONT) SET BACK: 15'-0"  
SOUTH SIDE SET BACK: 7'-3"  
WEST (REAR) SET BACK: 8'-0"
  - height if greater than 1-story (above ground): NO

**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 Board 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:

Melissa Garcia, Senior Planner  
[magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)  
City Planning Department  
619-236-6173

June 6, 2023

VIA EMAIL: [smiller@islandarch.com](mailto:smiller@islandarch.com)

Spencer Miller  
7626 Herschel Avenue  
San Diego, CA 92037

Subject: Professional Certification Process – 8330 Prestwick Assessment Letter; Project No. PRJ-1065876; La Jolla Community Plan Area.

Dear Spencer Miller:

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 **second** review of the project as described below:

- Coastal Development Permit and Site Development Permit (Process 3) to demolish existing residence for the construction of a 10,510 square-foot single-family residence with walkout subterranean basement, pool, retaining wall, terrace, garage, and associated site work at 8330 Prestwick Drive. The 0.56-acre site is in the La Jolla Shores Planned District – Single Family (LJSPD-SF) and Coastal Overlay Zone (Non-Appealable-2), Coastal Height Limitation, Brush Management Zone, Very High Fire Hazard Severity Zone, Complete Communities Mobility Choices (CCMC-Mobility Zone 4), Parking Impact Overlay Zone-Costal within the La Jolla Plan area, Council District 1.
- Process 3 - Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section Section [126.0702](#) for the construction within the Coastal Overlay Zone.
- Process 3 - Site Development Permit pursuant to SDMC Section [1510.0201](#) for a major development within the La Jolla Shores Planned District area.
- Process 3 – Site Development Permit pursuant to SDMC Section [143.0110\(c\)\(1\)](#) for development on a premises containing environmentally sensitive lands.

**NOTE:** If there are major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

Consolidation of Processing regulations ([SDMC 112.0103](#)) mandates that all actions be consolidated and processed at the highest decision level. At this time, the decision to approve, conditionally

approve, or deny the project will be made by the Hearing Officer, with appeal rights to the Planning Commission.

At a minimum, a formal recommendation to the Hearing Officer 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 (**completed**);
- 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; however, I have identified the following significant issues that are critical for your project:

LDR-Planning:

- Based on the submitted biology report by Athena Consulting conducted on March 9, 2023, the project site does contain Environmentally Sensitive Lands (ESL) in the form of Coastal Sage Scrub. Additional findings will be required due to the presence of ESL.

**TIMELINE:** How Long Will It Take to Process My Discretionary Approval? 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 the 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 **September 6, 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.

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **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. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. See SDMC [126.0505\(a\)\(b\)](#) for the Site Development Permit findings to include Supplemental Findings for Environmentally Sensitive Lands and SDMC [126.0708](#) for the Coastal Development Permit findings. Please provide a draft of the findings in your resubmittal.

#### FINANCIAL INFORMATION:

This project will be processed as a **Process 3** – Site Development Permit, Coastal Development Permit. The project will be transitioning from a flat fee account to a deposit account. The following information is regarding deposit accounts:

- Please be advised the [minimum required balance](#) for each approval type must be maintained throughout the process. **The minimum required balance for this project is \$8,000.** 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](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**
- 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](#)).

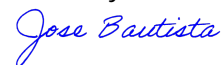
**Meetings with Staff:** Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones 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](#).

I look forward to working with you and your team. I may be reached at (619) 557-7983 or [JBautista@sandiego.gov](mailto:JBautista@sandiego.gov).

Sincerely,



Jose Bautista  
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: File

Harry Bubbins, Chair of the La Jolla Planning Group  
Reviewing Staff



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

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**Project Address** 8330 Prestwick Dr  
San Diego, CA 92037

**Project Type** Discretionary Project

**Instructions**

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

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Other

**Community Planning Group**

Jose Bautista  
jabautista@sandiego.gov

**[ Comment 00081 | Page ]**

On February 16, 2023, the La Jolla Shores Permit Review Committee voted 5-0-2 (2 abstentions) to approve the proposed project with no conditions.

On May 4, 2023, the La Jolla Community Planning Group voted 13-0-1 (1 abstention) to approve the proposed project with no conditions.

**DSD-Engineering Review**

Anwer Ibriheem  
Albriheem@sandiego.gov  
619-533-7445

**[ Comment 00065 | Page ]**

The Engineering Review Section has reviewed the subject development and have the following comments that needs to be addressed. Upon the resubmittal, we will complete our review.

**[ Comment 00066 | Page ]**

Per the provided form DS-560 project is a standard development project, Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

**[ Comment 00067 | Page ]**





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A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: <https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>

**[ Comment 00068 | Page ]**

Please revise the Site Plan to show proposed driveway per City Standard which includes 3ft wings and 3ft separation from any obstruction/property line.

**[ Comment 00069 | Page ]**

Please provide Grading Data Table to add the following information:

Max cut depth under building footprint \_\_\_\_ ft

Max cut depth outside building footprint \_\_\_\_ ft

Max fill depth under building footprint \_\_\_\_ ft

Max fill depth outside building footprint \_\_\_\_ ft

Please note the project may require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602 grading permit regulation

**[ Comment 00070 | Page ]**

For the proposed retaining wall to the south of the property, please provide sections including footing that show the entire proposed retaining wall is within the private property

**[ Comment 00071 | Page ]**

Please note all private improvements in the public Right-of-Way requires Encroachments Maintenance and Removal Agreement (EMRA) which is subject to City Engineer approval

**[ Comment 00072 | Page ]**

Please provide a detailed written response to all comments regardless you agree or not and in case of disagreement express your reasoning

**LDR-Environmental**

Anne Jarque  
AJarque@sandiego.gov

**[ Comment 00082 | Page ]**

**2<sup>nd</sup> Environmental Analysis Section (EAS) Review:**

EAS has reviewed the 2nd submittal and additional information is still required to complete the environmental review of your project subject to the California Environmental Quality Act (CEQA).

Environmental issues related to Historic (Archaeology), Historic (Built-Environment), Geologic Conditions, Paleontological Resources, and Transportation were determined to have no impact or a less than significant impact; no mitigation would be required; and comments have been closed.

Project issues from the 1<sup>st</sup> and 2<sup>nd</sup> reviews that remain uncleared must be addressed in you next submittal and a summary of how you addressed the issue must be summarized in your Applicant Response to Issues.



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In addition, any technical reports that require revisions must be provided in a strikeout underline (SOUL) WORD format and a PDF clean version. Not providing a SOUL format may delay the review of the technical study.

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

Once issues raised by EAS and other reviewing disciplines have been resolved, EAS will make a CEQA determination on the appropriate environmental document -or- no further documentation is required based on all reviewed and submitted information.

Previous comment #0024 will remain uncleared until all DSD-EAS issues have been addressed.

[ Comment 00083 | Page ]

#### **Visual Quality/Neighborhood Character:**

EAS defers to DSD-Planning to ensure the proposed development complies with the underlying base and overlay regulations, as well as with the La Jolla Community Plan, as it relates to bulk, height, scale, and neighborhood character. If there is an inconsistency with these regulations or the Community Plan, there may be a significant impact related to Visual Quality and Neighborhood Character. If there is an inconsistency or the project would not comply; a visual simulation study may be required to determine the extent that inconsistency/non-compliance feature would have on an identified Public View along Prestwick Drive as identified in the La Jolla Community Plan.

Previous comment #0011 regarding Visual Impact will remain uncleared.

[ Comment 00084 | Page ]

#### **Biological Resources**

EAS has reviewed the Biology Letter Survey Report (Athena Consulting, March 9, 2023). EAS has a few edits (including removing any reference to required Brush Management Zones) and comments to letter report. EAS' comments to the letter report will be sent to the applicant/consultant under a separate cover.

Previous comment #0012 regarding Biological Resources will remain uncleared until the Biological Letter Survey Report is approved by EAS staff.

[ Comment 00085 | Page ]

#### **Landform Alteration:**

EAS has reviewed the Grading Plan (C001-C002) and Figure 5 on A1.1(a). The grading quantities indicate approximately 16,512 square feet (SF) (0.38 acres) of the existing 24,320 SF (0.56 acres) would be graded with an approximate 2,500 cubic yard (CY) of cut/400 CY of fill proposed. The maximum depth of cut in the existing hillside is 13 feet for the proposed subterranean basement and deck footings. EAS defers to DSD-Planning to ensure compliance with the City's ESL Regulations and Steep Hillside Guidelines would or would not create a significant landform alteration impact.

Previous comment #0014 regarding ESL/Landform Alterations/Development Features will remain uncleared.

[ Comment 00086 | Page ]

#### **Development Features:**

The applicant's response regarding the retaining walls does not fully address the previous comment #0014. There are no notes or elevations on the Civil Plans (C001-C002) of how long and high the retaining walls would be; and if any type of screening or treatment will be used. A complete response in your Applicant to Response to Issues to provide the



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length, height and screening or treatment of the proposed retaining wall is still required. See also DSD-Engineering and DSD-Landscaping comments regarding the proposed retaining walls.

Previous comment #0014 regarding ESL/Landform Alternations/Development Features will remain uncleared.

[ **Comment 00087** | Page ]

### **Tribal Cultural Resources:**

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. It requires public agencies to consult with California Native American tribes to determine potential impacts to significant Tribal Cultural Resources during the CEQA review. In accordance with the requirements of Public Resources Code 21080.3.1, EAS staff will distribute notifications to the Lipay Nation of Santa Isabel, the Jamul Indian Village and San Pasqual Band of Mission Indians for possible consultation on this project.

These notifications are typically sent when a CEQA determination on the appropriate environmental document (Negative Declarations, Mitigated Negative Declarations, and Environmental Impact Report(s)) is made because project changes could result in further delays.

Please note that a tribe must submit a request for consultation within 30 days of initial notification. If no request is made, the environmental processing timeline can proceed. If a request for consultation is made, this process can be on-going and could result in additional measures that would avoid or mitigate a significant effect on Tribal Cultural Resources. The environmental processing timeline will be held in abeyance until the consultation process has been completed.

Previous comment #0017 regarding Tribal Cultural Resources will remain uncleared until a CEQA determination on the appropriate environmental document is made by EAS.

[ **Comment 00088** | Page ]

### **Paleontological Resources:**

Based on grading data on the Civil Plan (COO1) and the Geotechnical Investigation (Terra Pacific, September 2, 2022) boring data (Figure 5 and Appendix C (Subsurface Excavation Logs)); it appears that excavation and cut depths would be within artificial fill; and the underlying Ardath Shale formation is approximately 25 (B-2) to 50 feet (B-1) below existing grade. Even with the recommended footing depths, it is unlikely the proposed grading would impact highly sensitive formations or yield enough cubic yardage of formational soils to exceed thresholds to uncover significant paleontological resources. Impacts are considered less than significant, and no mitigation would be required. EAS has no further comments.

[ **Comment 00089** | Page ]

### **Hydrologic Conditions and Water Quality:**

DSD-Engineering still requires additional information and clarification related to proposed BMPs (Form I-4 and I-5), grading quantities, and retaining wall elevations/sections. This information is also relevant to potential visual quality impacts, in addition to potential hydrology and water quality impacts. See DSD-Engineering comments.

Previous comment #0020 will remain uncleared until DSD-Engineering issues are addressed.

[ **Comment 00090** | Page ]

### **Wildfire (Landscaping):**

In coordination with DSD-Landscape staff, the project would not be required to provide Brush Management (Zones) since existing adjacent brush is less than 100 feet and is proposed to be removed. In addition, the lower street would provide a fire break. The previous comment regarding potential wildfire impacts has been cleared.



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Note, revisions to the Biology Letter Survey Report (Athena Consulting, March 9, 2023) are required to remove any reference to Brush Management Zones. EAS' comments to the letter report will be sent to the applicant/consultant under a separate cover.

**[ Comment 00091 | Page ]**

**Greenhouse Gases (GHG):**

EAS has reviewed the resubmitted Climate Action Plan (CAP) Checklist and it is still incomplete. Please make the following revisions and in your Applicant's Response to Issues, specifically state what changes were made to address this and the previous comment related to consistency with the Climate Action Plan and Greenhouse Gases (GHG).

Step 1: It is unacceptable to just state that "YES, PROPOSED PROJECT IS CONSISTENT WITH EXSITING GENERAL PLAN AND COMMUNITY PLAN LAND USE AND ZONING DESIGNATIONS." Provide a specific explanation and substantial evidence on HOW and WHY the proposed development is consistent with the existing General Plan and Community Plan land use and zoning designation.

Step 2: The text box under Strategy 1, 1. Cool/Green Roof was left blank. If N/A, please state why this strategy does not apply to the proposed development.

Note, the information in your CAP Checklist will be incorporated into the appropriate environmental document to ensure consistency with the City's CAP and reduce GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in the CAP Consistency Regulations to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP."

Sara Osborn  
sosborn@sandiego.gov  
(619) 446-5276

**[ Comment 00011 | Page ]**

**SCOPE**

Coastal Development Permit to demo existing residence for the construction of a 10,510 s.f. single family residence with walkout subterranean basement, pool, retaining wall, terrace, garage, and associated site work at 8330 Prestwick Drive.

**[ Comment 00012 | Page ]**

**Visual Impact**

The City's Significance Determination Thresholds considers a blockage of a public view from scenic vistas (Pacific Ocean) may result in a significant impact. According to the La Jolla Community Plan, Prestwick Drive has been identified as a Public Vantage Point for Intermittent or Partial Vista in the community plan and local coastal program (Page 35). EAS defers to LDR-Planning as it relates to the community plan.

**[ Comment 00013 | Page ]**

**Biological Resources**

The proposed project site is developed and is mapped as "Urban Developed" in the PTS mapping system and the site is not within or adjacent to the City's MSCP/MHPA. However, the proposed project is encroaching into the current vegetated area down the western slope that appears native. Before a determination of the significance of an impact can be made, the presence and nature of the biological resources must be established. Please review City's Significance Determination Thresholds under Biological Resources for further info. Please provide a Bio Letter report identifying any



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sensitive species that will be impacted by the proposal in accordance with the City of San Diego's *Biology Guidelines (2018)*.

**[ Comment 00014 | Page ]**

ESL

The project site contains slopes greater than 25% which means the project is potentially subject to Environmentally Sensitive Lands (ESL). EAS will defer to LDR-Planning as it relates to ESL and will look for their recommendations/validations moving forward with the project.

Land Form Alterations

Please provide an exhibit that identifies any encroachment of the project into steep hillsides and clearly demonstrate the existing and future elevations and contours to determine landform alteration impacts.

Development Features

The project is proposing retaining walls along the west side of the project. The significance threshold for visual appearance - walls greater than 6 feet in height and 50 feet in length with minimal landscape screening or berming where the walls would be highly visible to the public. The walls appear to be greater than 6 feet. Please confirm the length. Also, identify the height of all walls and identify what type of screening or treatment will be used to soften the walls.

**[ Comment 00017 | Page ]**

Tribal Cultural Resources

This project is subject to Tribal Consultation under AB 52.

**[ Comment 00020 | Page ]**

Hydrologic Conditions and Water Quality

EAS defers to LDR-Engineering as it relates to drainage and water quality. Please see LDR Engineering's review.

**[ Comment 00023 | Page ]**

GHG CAP Checklist

EAS reviewed the checklist for completeness and request edits to the document and strategies. Under Step 1: Land Use Consistency, please provide an explanation in the text box describing consistency with the existing General Plan and Community Plan land use and zoning designations. Refer to DSD-Planning's comments on land use consistency. Under Step 2: Cool Roofs, please include description of compliance. For all strategies that do not apply, state why (ie. This is a single family residence.)

**[ Comment 00024 | Page ]**

Environmental Determination

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

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Site Development Plans PRJ-1065876.pdf

**DSD-Historic**

Alvin Lin  
AMLin@sandiego.gov

**[ Comment 00075 | Sheet T1 ]**

The property located at **8330 Prestwick Dr, APN 346-211-0400**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:  
<http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)

More information regarding this review process can be found in Information Bulletin 580:  
[http://www.sandiego.gov/development-services/pdf/industry/info\\_bulletin/ib580.pdf](http://www.sandiego.gov/development-services/pdf/industry/info_bulletin/ib580.pdf) (Informational Only; No Response or Action Required)

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

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

Staff has reviewed the photos, Assessor's Building Record, description of property, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)

**DSD-Landscape Review**

Clare Gamelin  
CGamelin@sandiego.gov  
(619) 446-5228



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

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[ Comment 00025 | Sheet A1.1 ]

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

[ Comment 00026 | Sheet A1.1 ]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: [cgamelin@sandiego.gov](mailto:cgamelin@sandiego.gov)

Refer to the following link for DSD's user guide on electronic submittals:  
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[ Comment 00027 | Sheet A1.1 ]

Landscape Area Diagram [§ 1510.0304(h)]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each. Note that turfblock and hardscape areas will not contribute to this requirement.

[ Comment 00028 | Sheet A1.1 ]

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.

[ Comment 00029 | Sheet A1.1 ]

Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits.

[ Comment 00030 | Sheet A1.1 ]

Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with La Jolla community plan(available online) and located away from all utilities. Show the location, species, and size (min. 24" box) on the plans.

[ Comment 00033 | Sheet A1.1 ]

Screening – Retaining Walls: Provide landscape screening in all locations where proposed retaining wall exceed 5' in height. Include a plant legend that identifies 2-3 plant species per plant symbol, and indicates the container size and the mature spread and height of proposed species.

[ Comment 00076 | Sheet A1.1 ]

Issues from the previous review which have not been fully addressed have not been cleared in this report, and are restated and clarified herein.

[ Comment 00077 | Sheet A1.1 ]

Street Tree: Please provide a required street tree from the La Jolla Community Plan. The proposed African Sumac is not from tree district one. Please select a street tree from tree district one .



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[ Comment 00078 | Sheet A1.1 ]

Grasscrete: Grasscrete is considered hardscape, please omit this sf from Landscape calculation.

[ Comment 00079 | Sheet A1.1 ]

Landscape Area Diagram: Please review the calculations for area percentages they are incorrect.

[ Comment 00080 | Sheet A1.1 ]

Retaining Walls: It appears the rear retaining walls are 15 plus feet high with proposed screening shrubs 1 foot high. Per previous comment please screen walls that are 5 feet high or greater.

#### DSD-Planning Review

Grecia Aceves  
GAceves@sandiego.gov  
(619) 446-5455

[ Comment 00042 | Sheet T1 ]

#### Information

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

[ Comment 00046 | Sheet T1 ]

Findings for the Coastal Development Permit shall be required according to the Land Development Code, Sections §126.070.

#### §126.0708 Findings for Coastal Development Permit Approval

##### (a) Finding for all Coastal Development Permits

(1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;

(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and

(3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation Program.

(4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

[ Comment 00047 | Sheet T1 ]

Findings for the Site Development Permit shall be required according to the Land Development Code, Sections §126.0505.





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1222 1st Avenue, San Diego, CA 92101

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A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m) that are applicable to the proposed development as specified in this section.

(a) Findings for all Site Development Permits

(1) The proposed development will not adversely affect the applicable land use plan;

(2) The proposed development will not be detrimental to the public health, safety, and welfare; and

(3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code

[ Comment 00048 | Sheet T1 ]

**La Jolla Community Plan**

The La Jolla Community Plan designates the site and surrounding area as Low Medium Density Residential (0-5 dwelling units/acre). The low medium density range allows for multiple dwelling unit developments in the form of townhomes, low-scale apartments, and minor commercial service allowances. The project is consistent with the prescribed land use and density.

The site is located within the Prestwick Estates Unit No. 1. There are no public views or view corridors designated as shown in the La Jolla Community Plan Figures. [Informational only - No Action Required]

A recommendation in the La Jolla Community Plan says to promote transitions in scale between new and older structures, create visual relief through diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements (LJCP, 76.)

Many of the existing structures within the community consist of first and second-story structures. The proposal will be designed as a one-story with a projected basement that lays proportionally below grade.

A recommendation to promote community character with the LJCP includes "To address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air."(LJCP, 76).

A primary goal in the LJCP is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (LJCP. 67)

Please include a response on how the project's development complies with the goals, policies, and objectives of the La Jolla community plan and local coastal program.

[ Comment 00059 | Sheet A4.2 ]

***Design***

The La Jolla Shores Planned District Ordinance describes different design regulations to be used in evaluating the appropriateness of any development when applied under the LJSPDO. The area's primary character describes the LJSPD as a single-family residential community, where the use of building materials and architectural styles create the orientation of life in southern California styles such as Spanish Mediterranean and Mexican influences and integrated



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with landscape design. SDMC 1510.0301(a). [Informational Only]

These design principles describe in LJSPDO are to provide a theme of "unity with variety" as a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved, substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. SDMC 1510.0301(b) [Informational Only]

In addition, the design requirements include a set of requirements when proposing materials, color, and preservation of seaside character.

Please refer to (c) and include the color palette, materials, and roof materials. Provide further detail on how the project meets these design requirements in §1510.0301(c). Also, provide the architectural theme as described in §1510.0301 (a).

Will the existing materials, color, and architectural design generally conform with the PDO? Please provide a clear description of the scope of the work's design. Provide descriptions from your photograph survey of how the design complies.

[ Comment 00062 | Sheet A4.1 ]

*Structure Height*

§1510.0304 Single Family Zone-Development Regulations

(c) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet [Informational Only - No Action Required]

This project is within the Coastal Height Limit Overlay and, therefore, will need to meet Plumb Line height, Overall Height, and Proposition D Height. Please see SDMC Section 113.0270 as well as BLDG-5-4. The link is included here. <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/techbulletin/bldg-5-4.pdf>

[ Comment 00063 | Sheet A4.1 ]

*Overall Height - Base Zone Height*

Please provide details of the grade differential per SDMC §113.0270 Measuring Structure Height (a)(2)(b), include the 5'-dimension measurements, and call out the datums on the site plan showing the 5' measurement on the plans. This measurement is the elevation difference, within the building footprint, between the highest point of the building and the lowest point of grade within five feet of the building perimeter (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer.

Planning staff is unclear where the 5' measurement of the farthest projection is measured from?

Please note that the retaining walls shall not be counted as an architectural projection or included in height measurement.

*§113.0270 Measuring Structure Height*

*(a) Structure Height of Buildings and Structures (Excluding Fences, Retaining Walls, or Signs)*

[ Comment 00064 | Sheet A4.1 ]

*Coastal Height Limitation - Finish Grade*

Coastal Height limitations should be measured following Technical Bulletin BLDG 5-4. Please refer to Figure 2 if the Adjacent Grade datums are lower than 10' or higher than 10' in Figure 3.



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[ Comment 00092 | Sheet A1.1 ]

Based on the biology report by Athena Consulting conducted on March 9th, 2023, by Senior Biologist Catherine MacGregor states that the project site does contain Environmentally Sensitive Lands in the form of Coastal Sage Scrub. However, the existing acres of CSS will not trigger mitigation requirements.

All remaining ESL on the property shall be incorporated into a covenant of an easement that shall be recorded against title to the property in accordance with procedures set forth in Section 143.0152.

The COE shall be recorded on the property prior to the issuance of the building permit. The architectural plans shall contain an architectural sheet describing the total acres and types of ESL that exists on the site. All these portions shall be noted located within the COE. Please note there is no natural Steep Hillside (per SDMC Definition) on the site since the geotechnical report conducted by TerraPacific Consultants, Inc. has proven that the site is within artificial fill and is not required to be included in the COE.

[ Comment 00093 | Sheet A1.1 ]

The applicant is required to provide additional findings due to the presence of ESL on the site. Please refer to SDP Findings §126.0505(b) Supplemental Findings--Environmentally Sensitive Lands. Please incorporate how the project meets each finding with the regulations in the LDC and La Jolla Community Plan.

[ Comment 00094 | Sheet A4.2 ]

Planning staff is unclear on the retaining wall's overall height measurement. Per §113.0270(a) includes Structure Height of Buildings and Structures but excludes fences, retaining walls, or signs. Please include a response to clarify the measurement presented on the plans.

[ Comment 00095 | Sheet A4.2 ]

In addition to overall height, the applicant shall present which is the farthest project from the structure for its lowest point and shall only measure from the existing or proposed grade, whichever is the lowest. Please present the elevations and sections to show the lowest point of grade within five feet of the building perimeter (building wall, balcony, bay window, or similar architectural projection) or the property line, whichever is closer.

Refer to Diagram 113-02LL Overall Structure Height

[ Comment 00096 | Sheet A4.1 ]

1st review comments will be cleared once comments have been addressed.

[ Comment 00097 | Sheet A4.1 ]

Coastal Height Limitation

The "Adjacent Ground Elevation is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 5 feet distance from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than 5 feet distance from said wall.

Please note coastal height limitation is based on the finished grade.

[ Comment 00099 | Sheet T1 ]

Please correct the overlays that apply to the site. The site is not located within a La Jolla Shores Archaeological site or beach impact.



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Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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**Required Submittal**

PRJ-1065876



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

**Project Address:** 8330 Prestwick Dr, San Diego, CA 92037

**Project Type:** Discretionary Project

**Primary Contact:**  
smiller@islandarch.com

Upload any additional/optional documents prior to submitting the required documents.

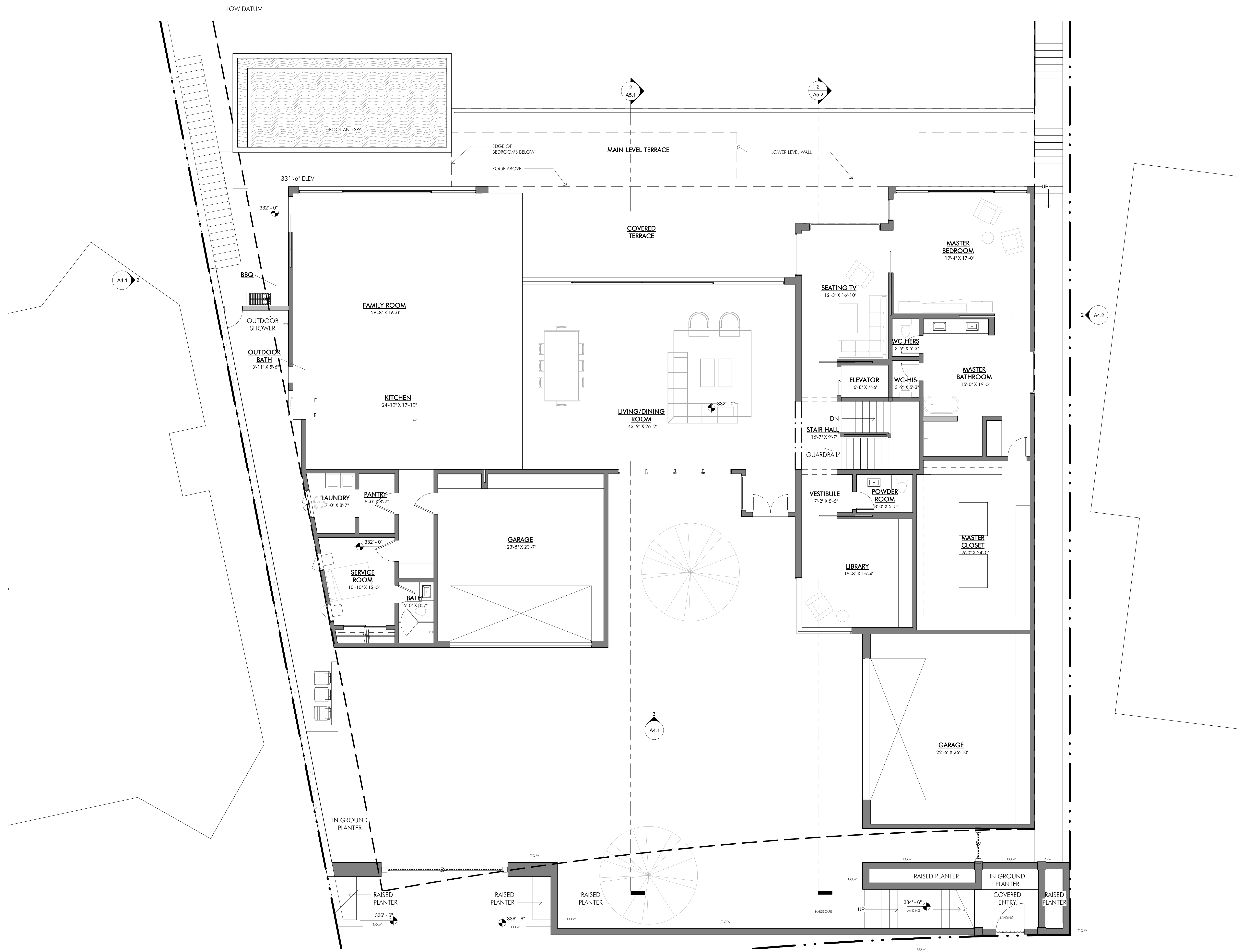
Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

**Required Documents:**

Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Environmental
Biology Study Report	DSD-Environmental
Climate Action Plan Consistency Checklist	DSD-Environmental
Draft Findings	DSD-Planning Review
Site Development Plans	DSD-Environmental
Site Development Plans	DSD-Landscape Review

**Wall Legend**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

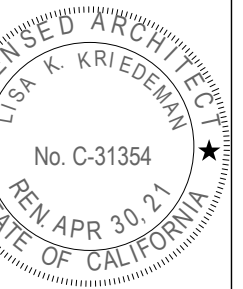
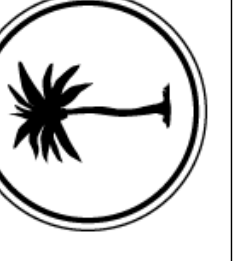


MAIN LEVEL FLOOR PLAN 3/16" = 1'-0" 1

**CITY STANDARD TITLE BLOCK**

Prepared By:	Island Architects	Revision 08:	_____
Contact:	Cori del Castillo	Revision 07:	_____
Address:	7626 Herschel Avenue La Jolla, CA 92037	Revision 06:	_____
Phone:	(858) 459-9291	Revision 05:	_____
Street Address:	8330 PRESTWICK DRIVE, LA JOLLA, CA 92037	Revision 04:	_____
Project Name:	8330 PRESTWICK RESIDENCE	Revision 03:	_____
Sheet Title:	FIRST FLOOR PLAN	Revision 02:	_____
Sheet:	4 of 9	Revision 01:	_____
DEP#:	_____	Original Date:	_____

**ISLAND ARCHITECTS**  
 TONY CRISAFEL, LISA KRUEEMAN, R.A.  
 7626 HERSCHEL AVENUE  
 LA JOLLA, CA 92037  
 TEL: 658.459.9991 FAX: 658.456.0351



Copyright Island Architects 2019

JOB #	22222
DESIGN BY	Architect
PROJ. MGR.	Checker
DATE	ISSUE

REVISIONS	#	DESCRIPTION	DATE
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**8330 PRESTWICK RESIDENCE**  
 8330 PRESTWICK DRIVE, LA JOLLA, CA 92037

**A2.1**  
 FIRST FLOOR PLAN

03/21/22



8330 PRESTWICK DR. EXISTING RESIDENCE

LA JOLLA SHORES ADVISORY BOARD

## 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



PROPOSED RESIDENCE

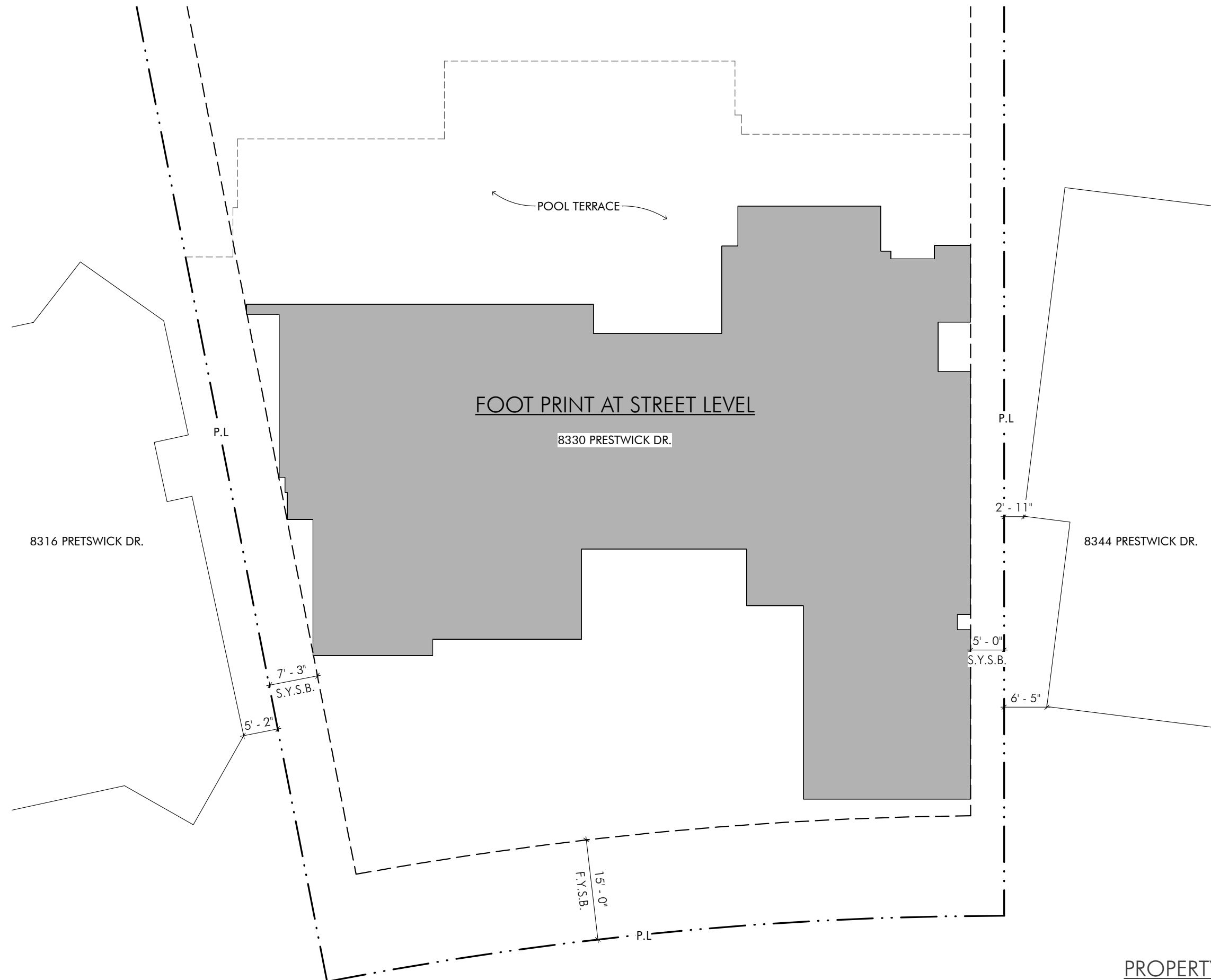
PRESTWICK DR

SITE PLAN 

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023





FOOT PRINT AT STREET LEVEL

8330 PRESTWICK DR.

8316 PRETSWICK DR.

8344 PRESTWICK DR.

POOL TERRACE

P.L.

P.L.

7' - 3"

S.Y.S.B.

5' - 2"

15' - 0"

F.Y.S.B.

P.L.

5' - 0"

S.Y.S.B.

2' - 11"

6' - 5"

PROPERTY SETBACKS

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



PROPOSED STREET ELEVATION RENDER

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



PROPOSED STREET ELEVATION RENDER

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

## PROJECT INFORMATION:

PROJECT NUMBER:  
PLAN CHECK NUMBER:

A.P.N.  
346-211-04-00

ADDRESS:  
8330 PRESTWICK DR.  
LA JOLLA, CA 92037

ZONING:  
LJSPD-SF

LOT SIZE:  
24,319 SF

EXISTING HOUSE & GARAGE: 2,276 SF

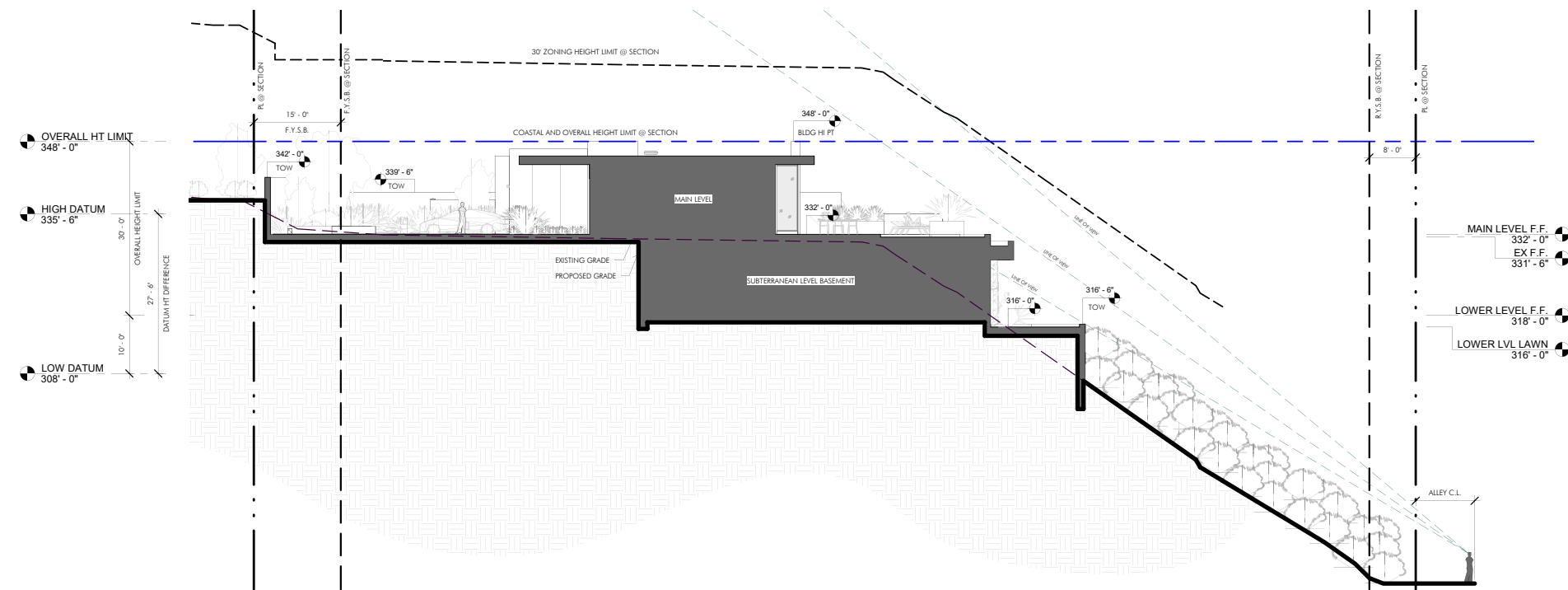
PROPOSED & GARAGE: 6,590 SF

RULES/ REGULATIONS	ALLOWED	PROPOSED	STATUS
F.A.R.		.27	CONFORMS
HEIGHT	30'-0"	19'-8" FROM FINISHED GRADE	COMPLIES
SETBACK	CONFORM NEIGHBORHOOD		
FRONT		15'-0"	CONFORMS
SIDE		5'-0" & 7'-3"	CONFORMS
REAR		8'-0"	CONFORMS
LOT COVERAGE		30%	COMPLIES
LANDSCAPE RATIO		62%	COMPLIES

## SITE INFORMATION

## 8330 PRESTWICK RESIDENCE

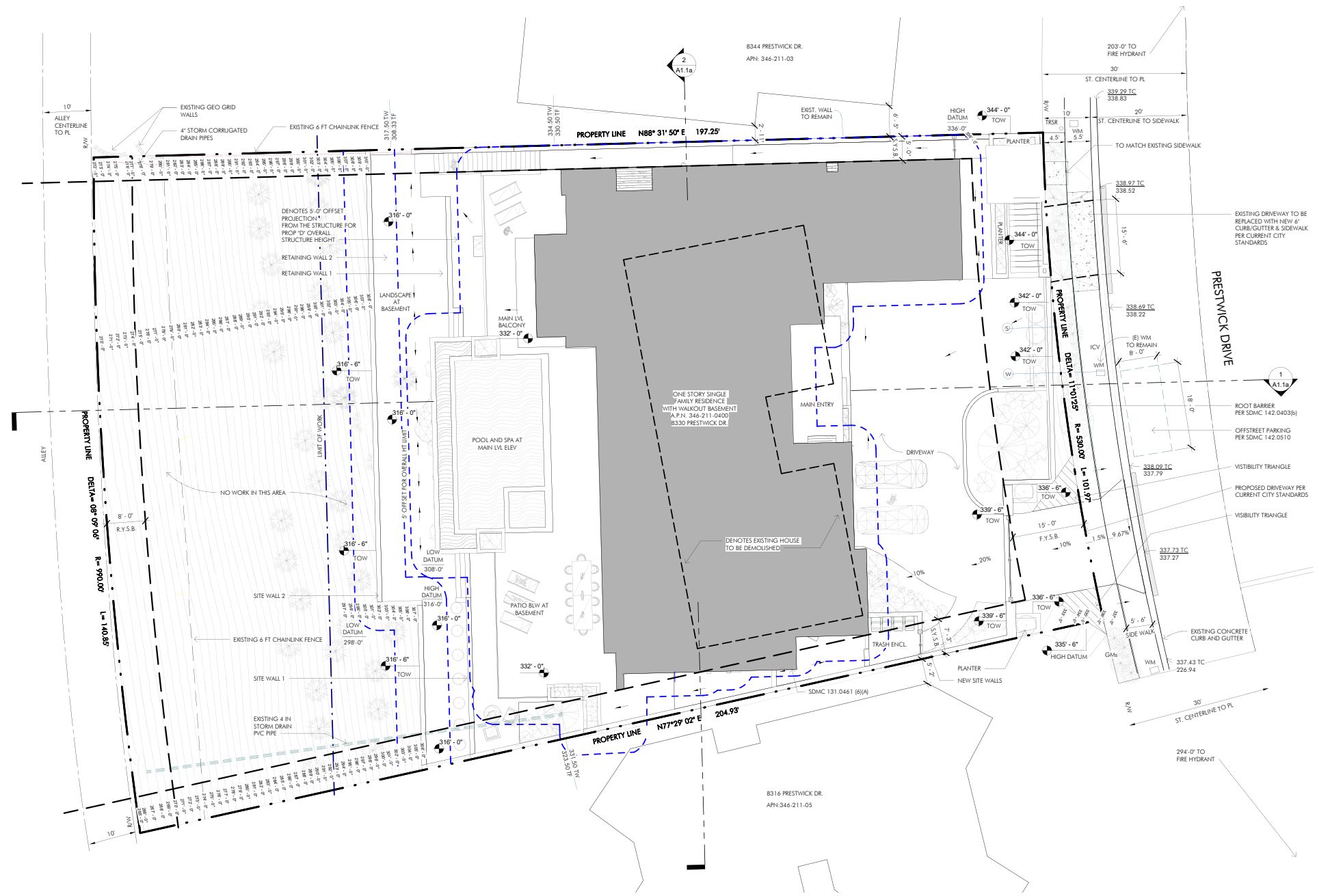
8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



SITE SECTION  
SCALE: 1"=10'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

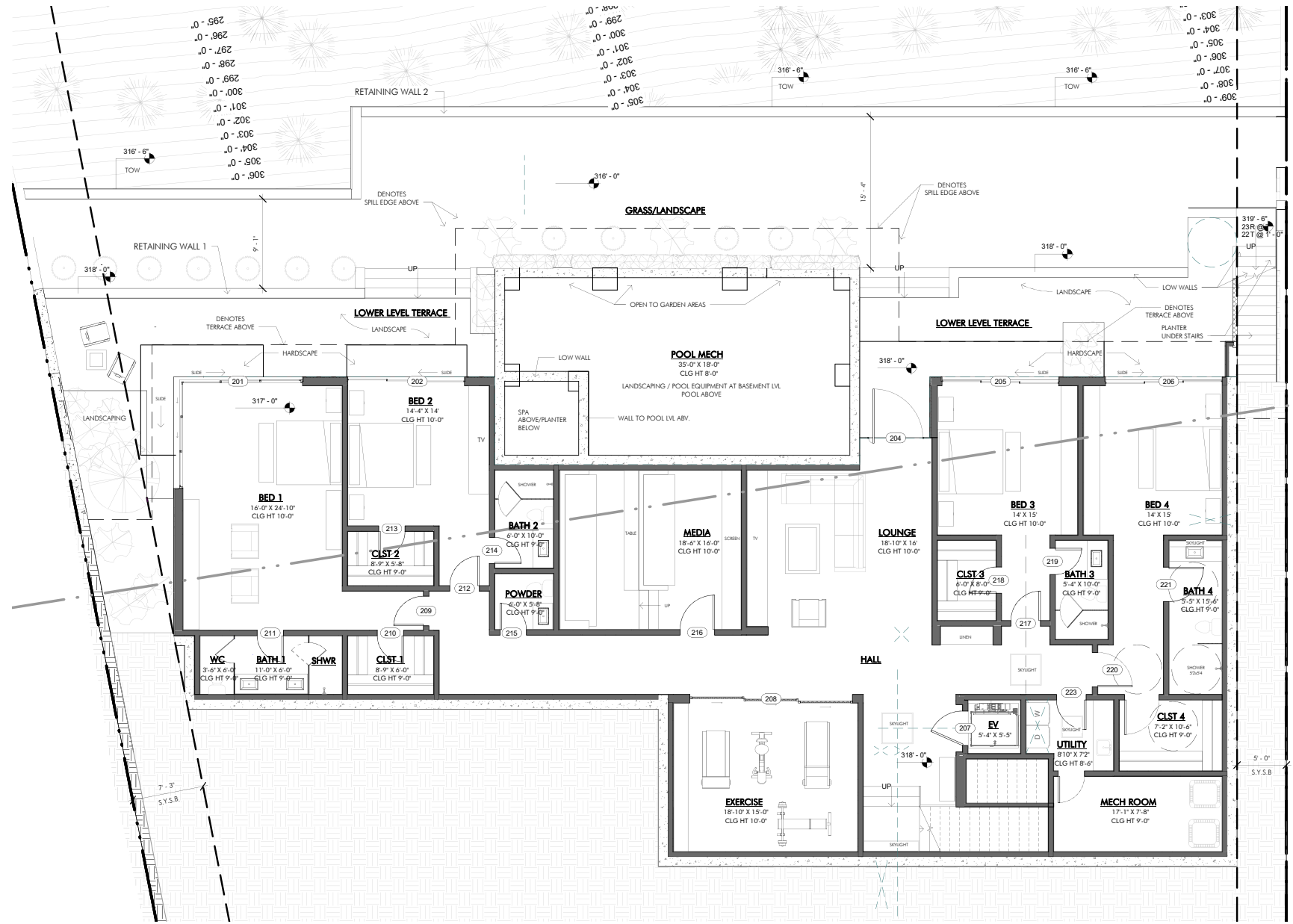


SITE PLAN  
SCALE: 1" = 10'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

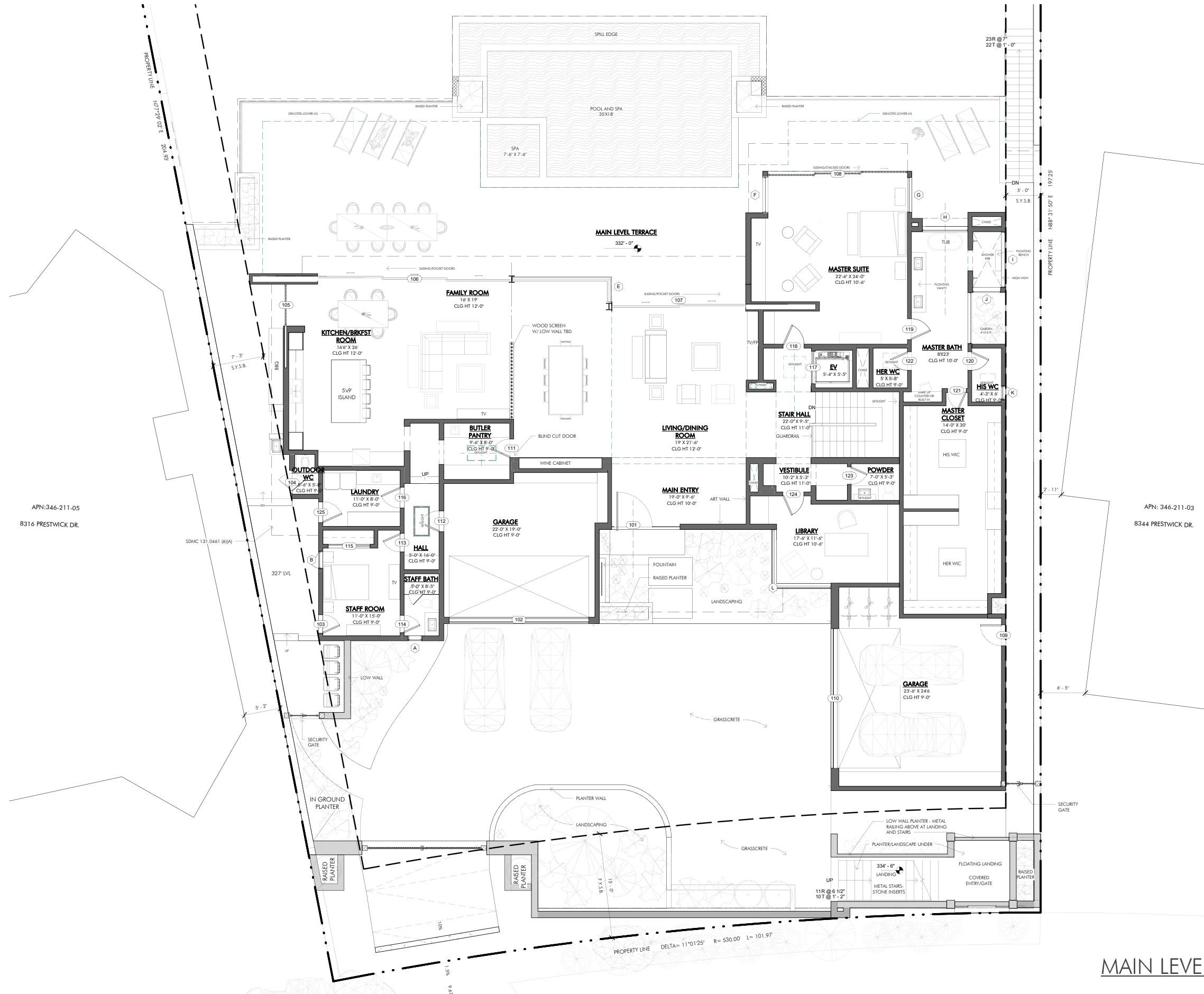




BASEMENT LEVEL FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
 Date: 11/20/2023



APN:346-211-05  
8316 PRESTWICK DR.

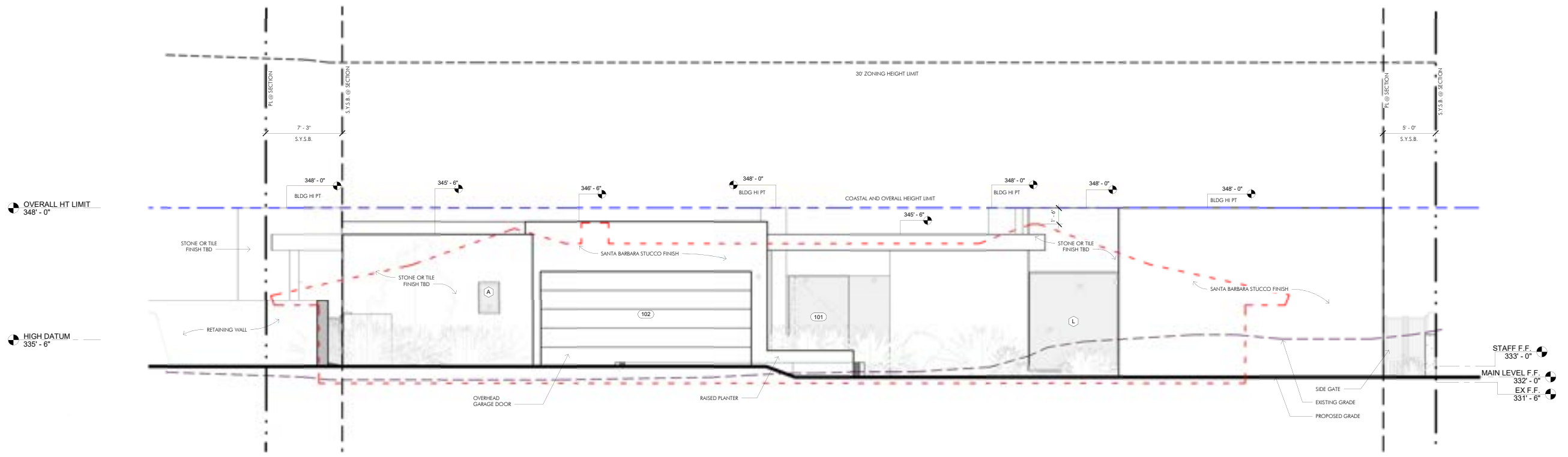
APN: 346-211-03  
8344 PRESTWICK DR.

**MAIN LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023





EAST ELEVATION W/ EXISTING HOUSE  
SCALE: 1/4" = 1'-0"

# 8330 PRESTWICK RESIDENCE

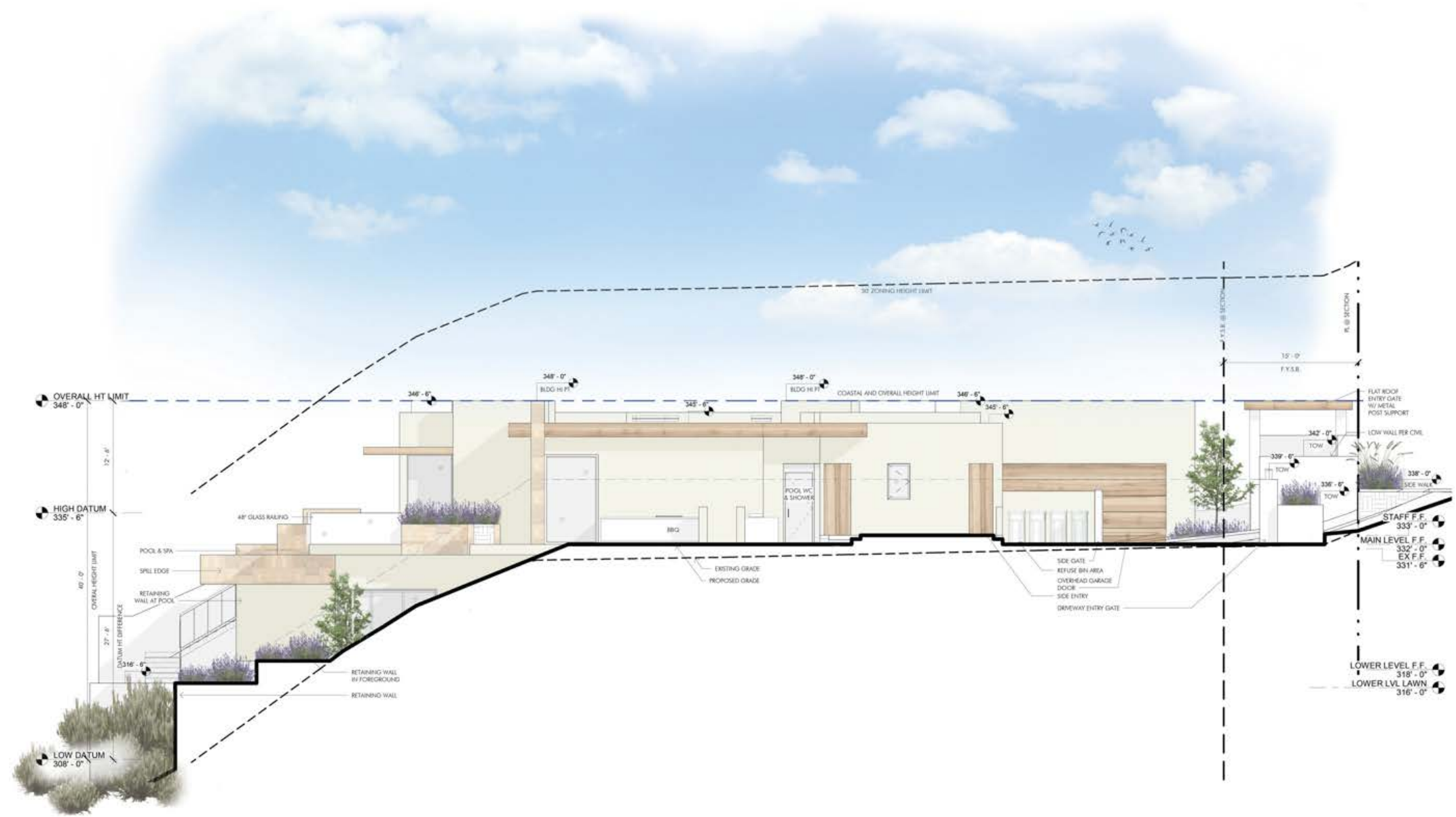
8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



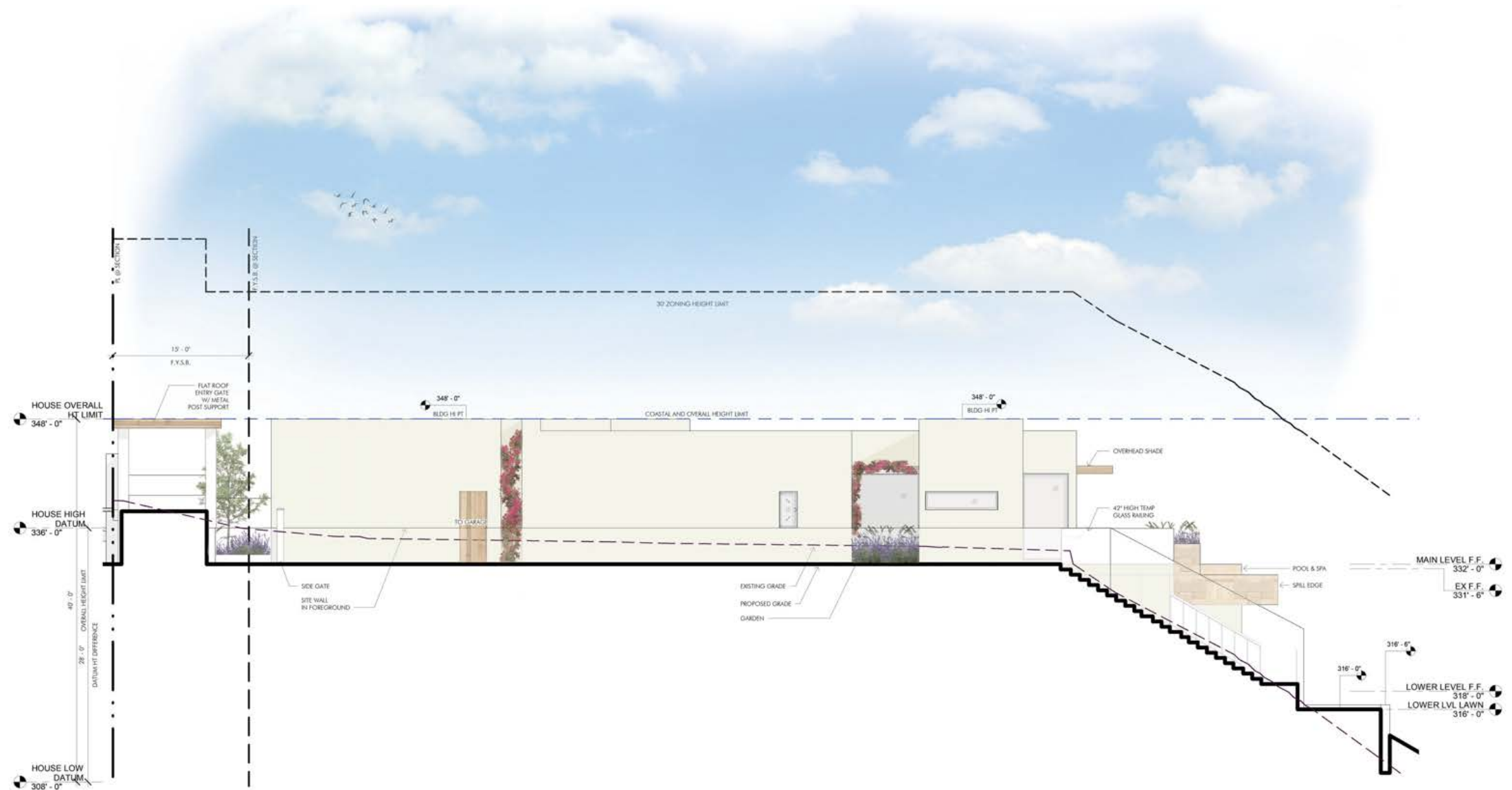


WEST ELEVATION  
SCALE: 3/16" = 1'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

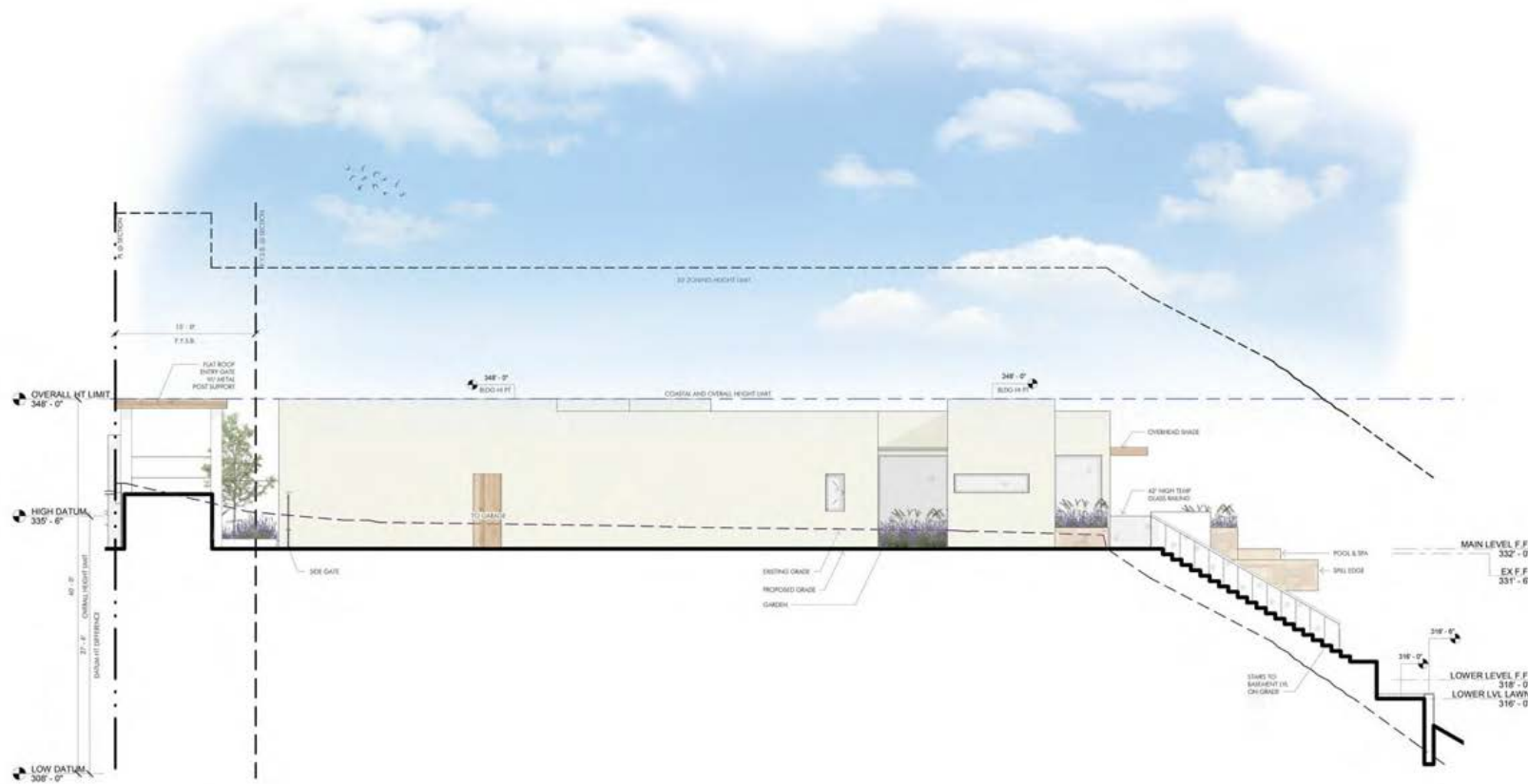
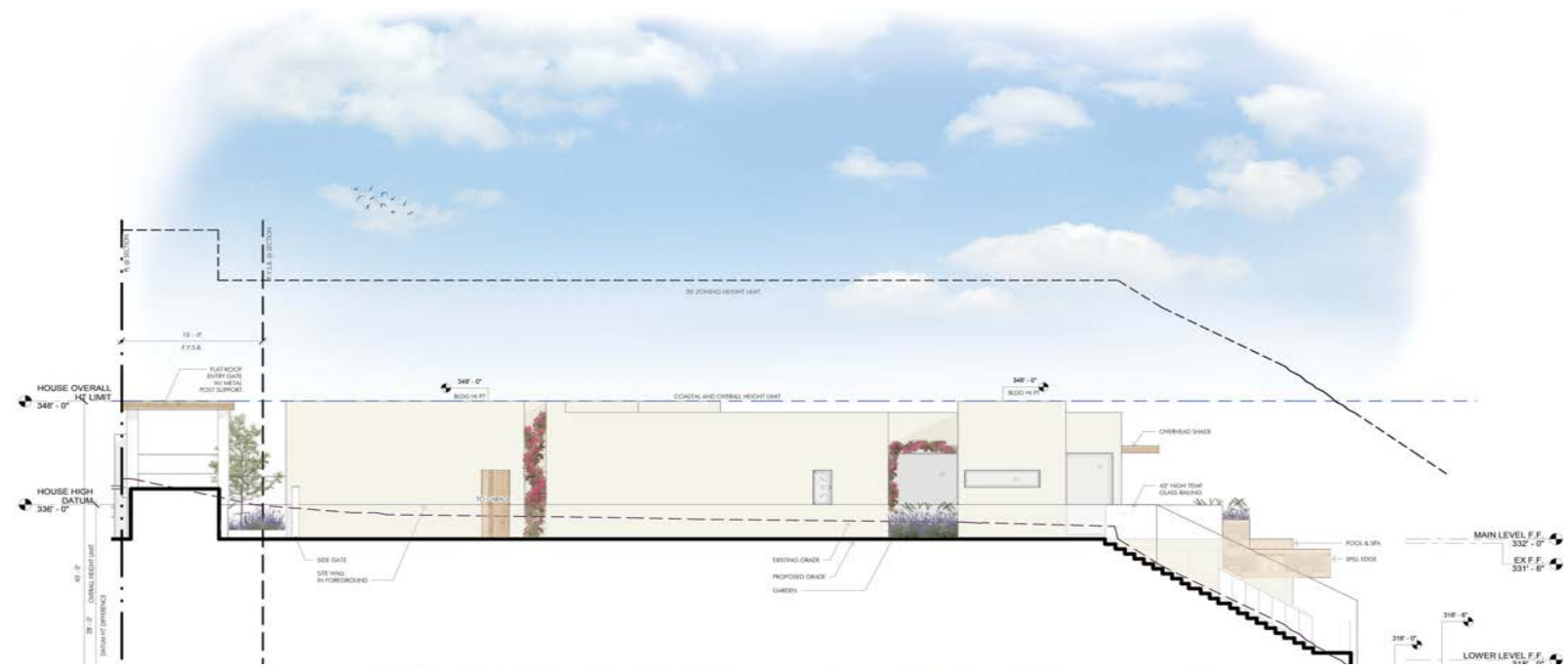




NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



NORTH ELEVATION  
SCALE: NTS

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023





EAST ELEVATION RENDER

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



PROPOSED STREET ELEVATION RENDER

## 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



SITE ADDRESS	LOT SIZE	GFA	FAR	SETBACKS				
				FRONT	SIDE	SIDE	REAR	
8268 PRESTWICK DR.	20,473	3,083	.15	13'-0"	7'-9"	9'-3"	145'-6"	
8283 PRESTWICK DR.	24,393	3,270	.13	16'-9"	7'-6"	10'-0"	132'-0"	
8373 PRESTWICK DR.	20,473	3,654	.17	35'-0"	11'-6"	35'-6"	84'-6"	
8380 PRESTWICK DR.	10,890	5,639	.51	19'-9"	6'-0"	6'-0"	64'-6"	
8294 PRESTWICK DR.	10,890	2,714	.24	40'-3"	6'-0"	7'-6"	135'-6"	
8295 PRESTWICK DR.	26,397	6,058	.22	22'-6"	7'-0"	5'-0"	7'-0"	
8357 PRESTWICK DR.	19,166	3,384	.17	12'-0"	11'-6"	11'-6"	101'-0"	
8360 PRESTWICK DR.	19,602	4,375	.22	16'-0"	3'-0"	8'-6"	76'-6"	
8302 PRESTWICK DR.	23,086	2,975	.12	29'-0"	8'-0"	8'-0"	115'-0"	
8303 PRESTWICK DR.	23,958	3,770	.15	14'-0"	6'-6"	6'-6"	162'-0"	
8335 PRESTWICK DR.	19,602	3,122	.15	23'-0"	10'-9"	20'-3"	153'-0"	
8344 PRESTWICK DR.	22,651	4,621	.20	14'-3"	6'-6"	6'-6"	97'-0"	
8316 PRESTWICK DR.	24,829	4,647	.18	15'-0"	7'-6"	7'-6"	110'-0"	
8317 PRESTWICK DR.	20,908	2,412	.11	22'-6"	20'-0"	20'-0"	170'-0"	
2532 CALLE DEL ORO	23,086	3,490	.15	27'-0"	5'-0"	8'-6"	118'-3"	
8391 WHALE WATCH WAY	20,037	10,784	.53	8'-0"	8'-0"	8'-0"	11'-0"	
2522 CALLE DEL ORO	23,522	7,552	.32	31'-6"	5'-0"	5'-0"	126'-3"	
2512 CALLE DEL ORO	24,393	4,121	.16	35'-0"	4'-9"	6'-3"	128'-0"	
2502 CALLE DEL ORO	12,664	BUILDING CURRENTLY UNDER CONSTRUCTION-CONSTRUCTION						
8380 WHALE WATCH WAY	18,730	6,755	.36	23'-0"	12'-0"	46'-0"	92'-0"	
8390 WHALE WATCH WAY	19,602	715	.03	13'-0"	7'-0"	75'-0"	92'-0"	
2456 CALLE DEL ORO	18,295	4,062	.22	20'-0"	6'-6"	13'-0"	47'-6"	
2470 CALLE DEL ORO	20,908	4,126	.19	16'-0"	6'-6"	0'-6"	5'-0"	
<b>8330 PRESTWICK DR. (EXISTING)</b>	<b>25,264</b>	<b>2,276</b>	<b>.09</b>	<b>15'-0"</b>	<b>7'-6"</b>	<b>17'-6"</b>	<b>8'-0"</b>	
<b>8330 PRESTWICK DR. (PROPOSED)</b>	<b>25,264</b>	<b>6,590</b>	<b>.27</b>	<b>15'-0"</b>	<b>7'-3"</b>	<b>5'-0"</b>	<b>8'-0"</b>	

 SIMILAR SETBACKS

300' RADIUS INFORMATION

# 8330 PRESTWICK RESIDENCE



- PROPOSED RESIDENCE
- 300 FOOT RADIUS
- MODERN RESIDENCE
- LIKE SETBACKS

SURROUNDING COMMUNITY PLAN  
 300' RADIUS, MODERN HOMES, LIKE SETBACKS

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
 Date: 11/20/2023



8268 PRESTWICK DR



8373 PRESTWICK DR



8283 PRESTWICK DR



8380 PRESTWICK DR



# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

300' RADIUS  
NEIGHBORHOOD COMMUNITY



8294 PRESTWICK DR



8357 PRESTWICK DR



8295 PRESTWICK DR



8360 PRESTWICK DR

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

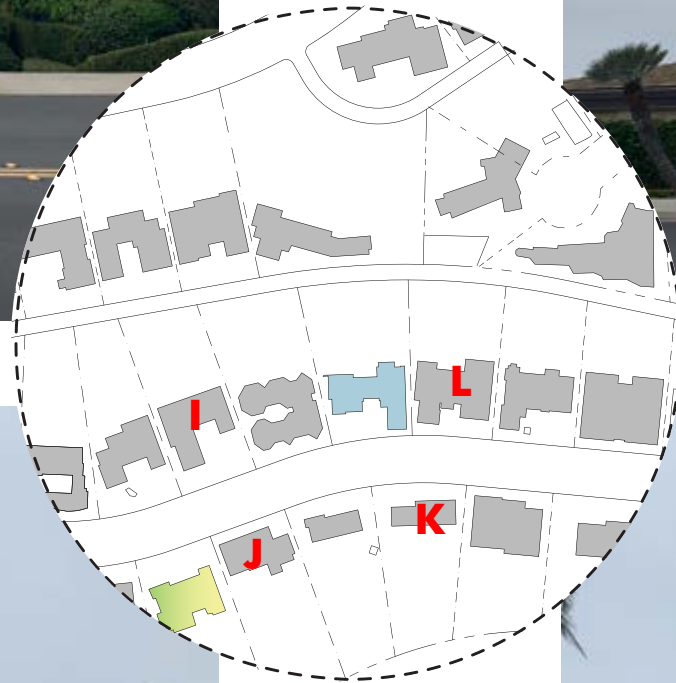
300' RADIUS  
NEIGHBORHOOD COMMUNITY



8302 PRESTWICK DR



8344 PRESTWICK DR



8303 PRESTWICK DR



8335 PRESTWICK DR

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

300' RADIUS  
NEIGHBORHOOD COMMUNITY

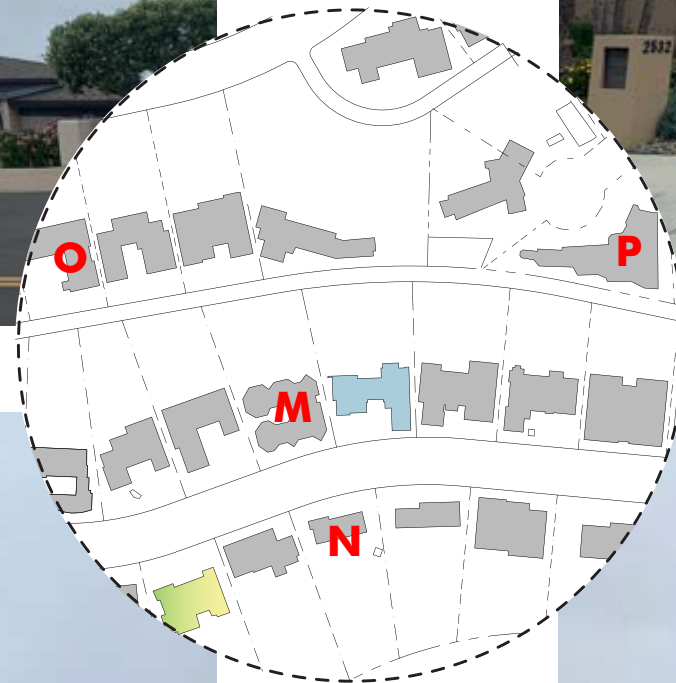
M



8316 PRESTWICK DR



2532 CALLE DEL ORO



N



8317 PRESTWICK DR



8391 WHALE WATCH WAY

300' RADIUS  
NEIGHBORHOOD COMMUNITY

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



2522 CALLE DEL ORO



2502 CALLE DEL ORO



2512 CALLE DEL ORO



8380 WHALE WATCH WAY

300' RADIUS  
NEIGHBORHOOD COMMUNITY

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023



2470 CALLE DEL ORO



2456 CALLE DEL ORO

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

300' RADIUS  
NEIGHBORHOOD COMMUNITY





2685 CALLE DEL ORO



2631 CALLE DEL ORO



2655 CALLE DEL ORO



2605 CALLE DEL ORO

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

MODERN HOMES  
NEIGHBORHOOD COMMUNITY

 **ISLAND**  
ARCHITECTS  
858.459.9291 ISLANDARCH.COM



8244 PRESTWICK DR.



8295 PRESTWICK DR



8156 PRESTWICK DR.



8422 PRESTWICK DR

# 8330 PRESTWICK RESIDENCE

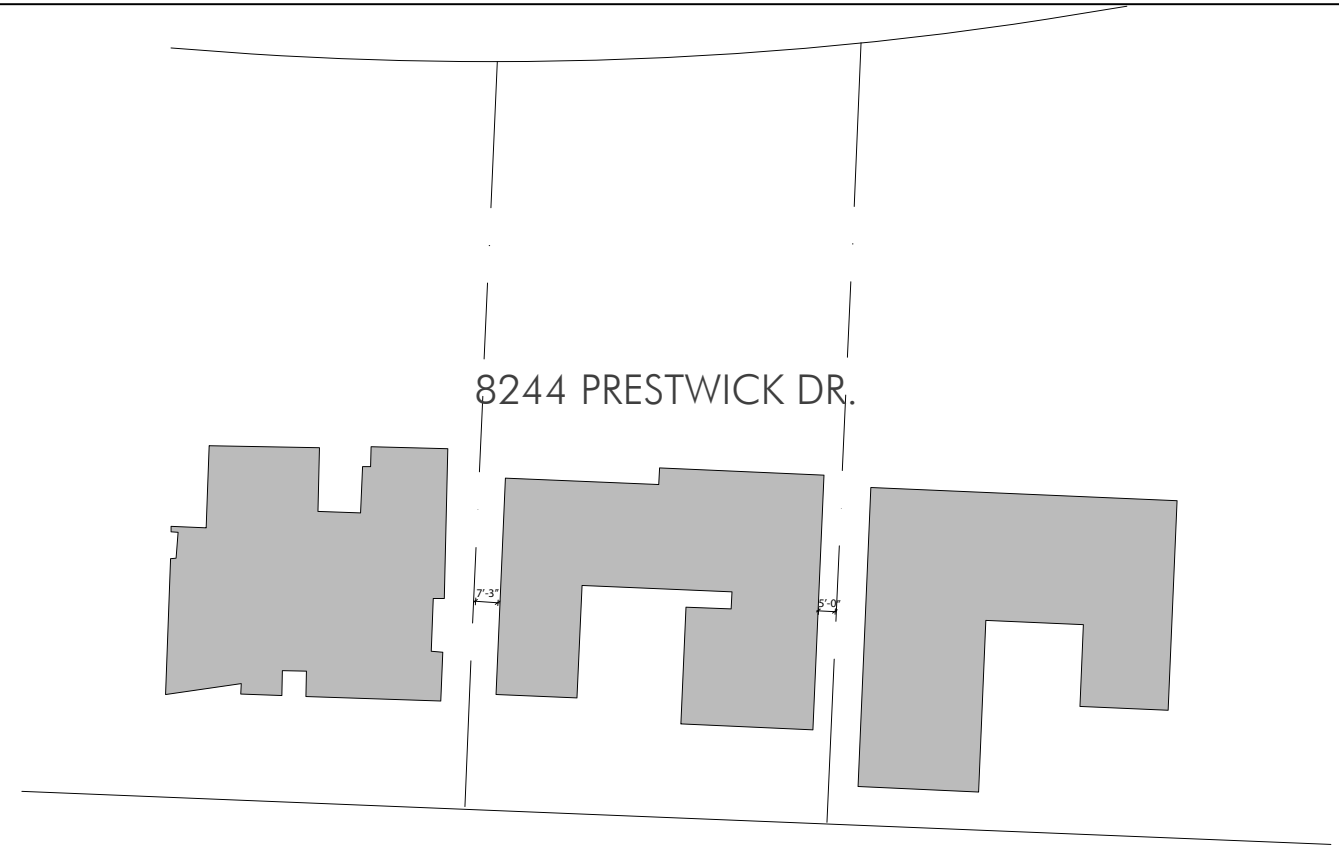
8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

MODERN HOMES  
NEIGHBORHOOD COMMUNITY

 **ISLAND**  
ARCHITECTS  
858.459.9291 ISLANDARCH.COM



8244 PRESTWICK DR.



8295 PRESTWICK DR



LIKE SETBACKS  
NEIGHBORHOOD COMMUNITY

# 8330 PRESTWICK RESIDENCE

8330 PRESTWICK DR., LA JOLLA, CA  
Date: 11/20/2023

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>	
Project Name: 8330 Prestwick Dr.		Project Number: 1065876	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: May 04, 2023	
# of Members Yes 13	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA Trustee/Secretary		DATE: May 04, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>	
Project Name: 8330 Prestwick Dr.		Project Number: 1065876	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: March 02, 2023	
# of Members Yes 10	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA Trustee/Secretary		DATE: March 02, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



Dear Neighbor,

You have recently received a notification for a proposed construction of a single-family residence at 8330 Prestwick Dr. from the City of San Diego Development Services Department.

Tony Crisafi Principal Architect and Cori Sanchez Project Manager from Island Architects would like to invite you to an open house to view the design and plans for the proposed project.

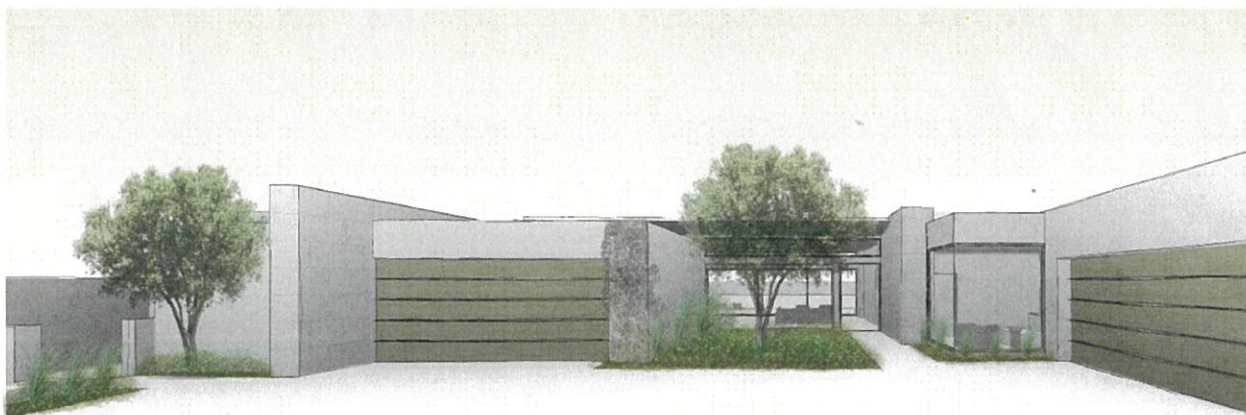
**The open house will be held on Thursday August 25, from 3 pm to 5 pm at the residence, 8330 Prestwick Drive.**

If you have any questions, please contact Cori Sanchez at Island Architects at 858-869-2851 or email [csanchez@islandarch.com](mailto:csanchez@islandarch.com)

Thank you,

Cori Sanchez  
Project Manager

CC. Tony Crisafi, Principal Architect  
Island Architects





TO: Neighbors of 8330 Prestwick Drive.

Please review the plans for the Coastal Development Permit Application for 8330 Prestwick Drive.

Please check all true statements:

- I have no objections to the proposed development.
  
- I'm familiar with this neighborhood and believe this proposed home will enhance the existing character and ambiance, and that its bulk and scale will be compatible with the surrounding structures and this site.

I have the following comments regarding the proposed development.

Kevin & Sarah Pinto  
8391 Whole way way.  
3 angle views from back.  
@ Alley.

I have reviewed the plans for the Coastal Development Permit Application for the Fan Residence located at 8330 Prestwick Drive.

Signed (Owner): \_\_\_\_\_ Date: August 25, 2022

Print Name: \_\_\_\_\_ Property Address: \_\_\_\_\_



August 25, 2022

TO: Neighbors of 8330 Prestwick Drive.

Please review the plans for the Coastal Development Permit Application for 8330 Prestwick Drive.

Please check all true statements:

- I have no objections to the proposed development.
- I'm familiar with this neighborhood and believe this proposed home will enhance the existing character and ambiance, and that its bulk and scale will be compatible with the surrounding structures and this site.

I have the following comments regarding the proposed development.

*The front (east) elevation is atrocious.*  
*My concerns were the west set back*  
*and the pool location*

I have reviewed the plans for the Coastal Development Permit Application for the Fan Residence located at 8330 Prestwick Drive.

Signed (Owner): *Louis Castagnola*

Date: August 25, 2022

Print Name: *Louis Castagnola*

Property Address: *8204 Prestwick*





August 25, 2022

TO: Neighbors of 8330 Prestwick Drive.

Please review the plans for the Coastal Development Permit Application for 8330 Prestwick Drive.

Please check all true statements:

- I have no objections to the proposed development.
- I'm familiar with this neighborhood and believe this proposed home will enhance the existing character and ambiance, and that its bulk and scale will be compatible with the surrounding structures and this site.

I have the following comments regarding the proposed development.

Concerned about breaking the prescient regarding the slope line, - the pool extending into the slope and can be seen from next doors.

I have reviewed the plans for the Coastal Development Permit Application for the Fan Residence located at 8330 Prestwick Drive. - did not

Signed (Owner): Smadar Samson . Date: August 25, 2022

Print Name: Smadar Samson Property Address: 8258 prestwick



August 25, 2022

TO: Neighbors of 8330 Prestwick Drive.

Please review the plans for the Coastal Development Permit Application for 8330 Prestwick Drive.

Please check all true statements:

I have no objections to the proposed development.

I'm familiar with this neighborhood and believe this proposed home will enhance the existing character and ambiance, and that its bulk and scale will be compatible with the surrounding structures and this site.

I have the following comments regarding the proposed development.

CON - THANK YOU FOR FAMILIARIZING  
WITH THE NEW OWNER'S DESIGN.  
VERY ATTRACTIVE AND WE WILL BE  
KEEPING THE OWNERS TO THE SOUTH  
ABREAST OF THE PLANS AND MY SISTER  
WHO LIVES A FEW HOUSES DOWN THE  
STREET (825TH).

I have reviewed the plans for the Coastal Development Permit Application for the Fan Residence located at 8330 Prestwick Drive.

Signed (Owner): GEORGE J. JANE Date: August 25, 2022

Print Name:

GEORGE J. JANE  
JAN KEALE

Property Address:

8317 PRESTWICK



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

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**Project Address** 8330 Prestwick Dr  
San Diego, CA 92037

**Project Type** Discretionary Project

**Instructions**

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

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Site Development Plans PRJ-1065876.pdf

**DSD-Landscape Review**

Clare Gamelin  
CGamelin@sandiego.gov  
(619) 446-5228

**[ Comment 00108 | Sheet A1.1 ]**

Prior to issuance of any construction permit for grading, 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.

**[ Comment 00109 | Sheet A1.1 ]**

Prior to issuance of any construction permit for public improvements, 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.

**[ Comment 00110 | Sheet A1.1 ]**

Prior to issuance of any construction permit for building (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)(6).

**[ Comment 00111 | Sheet A1.1 ]**

In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'



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

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**[ Comment 00112 | Sheet A1.1 ]**

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.

**[ Comment 00113 | Sheet A1.1 ]**

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved [construction documents \[KV1\]](#) is damaged or removed, 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 Certificate of Occupancy.

**DSD-Planning Review**

Grecia Aceves  
GAceves@sandiego.gov  
(619) 446-5455

**[ Comment 00092 | Sheet A1.1 ]**

Based on the biology report by Athena Consulting conducted on March 9th, 2023, by Senior Biologist Catherine MacGregor states that the project site does contain Environmentally Sensitive Lands in the form of Coastal Sage Scrub. However, the existing acres of CSS will not trigger mitigation requirements.

All remaining ESL on the property shall be incorporated into a covenant of an easement that shall be recorded against title to the property in accordance with procedures set forth in Section 143.0152.

The COE shall be recorded on the property prior to the issuance of the building permit. The architectural plans shall contain an architectural sheet describing the total acres and types of ESL that exists on the site. All these portions shall be noted located within the COE. Please note there is no natural Steep Hillside (per SDMC Definition) on the site since the geotechnical report conducted by TerraPacific Consultants, Inc. has proven that the site is within artificial fill and is not required to be included in the COE.

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Other

**DSD-Engineering Review**

Anwer Ibriheem  
Albriheem@sandiego.gov  
619-533-7445

**[ Comment 00100 | Page ]**



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

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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.

**[ Comment 00101 | Page ]**

Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the existing driveway.

**[ Comment 00102 | Page ]**

Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for all private improvements such as landscape/irrigation, in Prestwick Drive Right-of-Way.

**[ Comment 00103 | Page ]**

Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the 20 feet wide non-utilized driveway with current City Standard curb, gutter and sidewalk.

**[ Comment 00104 | Page ]**

Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 18-foot driveway per current City Standards adjacent to the site on Prestwick Drive, satisfactory to the City Engineer.

**[ Comment 00105 | Page ]**

Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**LDR-Environmental**

Anne Jarque  
AJarque@sandiego.gov

**[ Comment 00114 | Page ]**

**ENVIRONMENTAL DETERMINATION:**

EAS has determined the project can be exempt from CEQA pursuant to CEQA Section 15302 Replacement or Reconstruction and 15303 New Construction or Conversion of Small Structures.

Projects that are exempt from CEQA would not require tribal consultation pursuant to AB 52 requirements.

**NOTICE OF RIGHT TO APPEAL (NORA):**



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

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This CEQA determination is subject to Land Development Code Section 112.0310(a)(1), and a Notice of Right to Appeal (NORA) will be posted on the City's website (<https://www.sandiego.gov/ceqa/nora>) for a 10-business day appeal period on or before October 31, 2023.