



May 22, 2025

VIA EMAIL AND MAIL

Henry Olivier
4370 Hallmark Parkway
San Bernadino, CA 92407

**CARLSBAD OCEAN ESTATES (PARCEL 1), 1115 HOOVER ST
3rd CYCLE REVIEW COMMENTS
PROJECT NAME AND CASE NO. CDP 2024-0030 - LETTER OF COMPLETENESS**

Dear Mr. Olivier:

The Community Development Department (“CD”) has reviewed your application for a two-story single-family home and attached garage and is providing you with the attached package of information as a guide for further processing your application.

A. PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package. Please review this project description and verify with staff that the project description is correct:

The project consists of a Coastal Development Permit (CDP) to allow for the development of a new two-story single-family home with a basement and attached garage.

The project site is located at 1115 Hoover Street and is comprised of Assessor Parcel Number (APN) 206-180-55-00. The nearest cross street is Adams Street located to the west. The site is subject to the R-4, Residential (0-4 du/ac) General Plan Land Use Designation and is Zoned One-family Residential (R-1-15000). The site is undeveloped with access provided by Hoover Street. No alley or rear yard access is available. Earthwork will consist of 550 cubic yards of cut, 350 yards of fill and 200 yards of export materials.

B. PROJECT ISSUES/CORRECTIONS

Project applications are not only reviewed by CD, which includes the divisions of planning, building and engineering, but they are routed to other city departments such as the Carlsbad Fire Department, Community Services Department, Public Works/Environmental Management, and Water District for their review to ensure compliance with the relevant codes and regulations they are charged with enforcing.

This letter is intended to include a comprehensive list of the project issues/comments and corrections required by all commenting departments. Please note that the issue(s) discussed in this letter were identified based upon information presently available to the city and are subject to change upon submittal of further clarifying information and/or studies.

For ease of reference, the comments/corrections made by each department/division are provided as attachments to this letter with the appropriate contact name and number/email should you require further clarification (see Comment Letter Attachment Matrix at the conclusion on this letter). **As the project manager, please include me in any email exchanges or correspondences involving your project so I'm kept informed and aware of any changes/agreements, and to ensure that submittals are being accepted pursuant to established department guidelines.**

City review comments/corrections identify: 1) the minimum submittal requirements (i.e. the forms, drawings, and documents) that must be submitted to deem your application complete; and/or 2) other issues regarding the project's conformance with the General Plan, municipal or zoning code, or other federal, state, or local requirements. While some items are not required to deem the application complete, they are necessary to review your application for consistency with applicable standards and requirements and will need to be addressed or corrected before final action can be made on the project. **The comments/corrections in the attachments will let you know whether corrections are needed to "complete the application" or required in order to "address and issue of concern."**

Please note that the comments in this letter do not address structural or project construction requirements (i.e., building and fire code compliance) as those are typically assessed as part of building permit review, which does not get initiated until discretionary approvals are secure. Any comments/corrections received by the Building Division and/or Carlsbad Fire Department largely address code requirements that affect site design and/or use.

C. GUARANTEED SECOND OPINION AND PROJECT ISSUE RESOLUTION PROCESS

CD is dedicated to meeting customer service needs and offers a Guaranteed Second Opinion. If you have disagreements with any of the comments or code interpretations in this letter, please feel free to contact the project staff directly to resolve. If you are still unable to resolve the issue to a mutual satisfaction, we strongly encourage you to elevate the matter to the division manager. If we are still unable to resolve the disagreement, pursuant to Information Bulletin [IB-110](#), I encourage you to have the matter discussed at a Project Issue Resolution meeting, which is a venue where project issues/concerns can be presented and considered by the Department Director. For more information about the PIR process, [IB -110](#) is available on the department's website.

D. ESTIMATED DECISION DATE

An estimate for when your permit application will be considered by the decision-making authority has been generated for your project and is included in Attachment B. The estimated hearing date for this project is **October 2025**.

Please note that the estimated decision date is based on certain assumptions detailed in the attachment and could be more or less than the estimate provided. If the schedule assumptions prove to be incorrect, the estimate will be revised.

Please also note that this schedule covers the discretionary permit ONLY. If approved, the project will still require building permits to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Additional plan approvals and permits may be required such as grading plans, improvement plans, final/parcel maps and landscape construction plans. Conditions of approval for your

project will list the plan approvals and permits that are required. A permit must be obtained following discretionary permit approval, but prior to construction and prior to occupancy.

E. DETERMINATION OF COMPLETENESS

The following determinations are for filing purposes and do not signify whether the project will be approved or denied. However, the required information is needed for staff to fairly and completely assess the proposed project.

a. Completeness Determination – California Government Code §65943

CD staff has reviewed your application and has determined that it is complete pursuant to Section 65943 of the Government Code.

b. Completeness Determination – California Environmental Quality Act (CEQA)

CD staff has completed the review of your Environmental Impact Assessment (EIA) Information Form for the subject project and believe your project may be exempt from further environmental analysis pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) of CEQA. Section 15303(a) of CEQA exemptions (Class 3) exempts the construction of one single-family residence in a residential zone from environmental review. Staff will now complete the necessary documentation to recommend an exemption of the project to the Planning Commission. Submittal of other environmentally related information is not required at this time.

F. SUBMITTAL REQUIREMENTS

Unless other agreements have been made with City staff, you must submit all of the following items concurrently and by the submittal date listed below in order to maintain the processing schedule for your application. The submittal must be made to the CD Counter at 1635 Faraday Avenue and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING HOW YOU HAVE ADDRESSED EACH COMMENT/CORRECTION MADE IN THE ATTACHMENTS.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. **SUBMIT ADDITIONAL/CORRECTED INFORMATION.** The following information and/or document(s) with the requested number of copies as specified.

Information/Document	# of Copies	Submittal Form	Admin. Purposes Only
City’s Comment Letter	2	HC	PLN, LDE
Applicant Response Letter Addressing Corrections/Comments	2	HC and PDF	PLN, LDE
Revised Plans	2	HC and PDF	PLN, LDE,

*Please contact me in advance if you wish to submit other documents not specifically listed above.

G. SUBMITTAL DUE DATE

To maintain adequate progress and be consistent with the estimated schedule, all of the information requested in this letter must be submitted by **June 12, 2025**. If you are unable to submit the requested information by the above date, please contact me via phone or email. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

CD’s goal is to help facilitate the efficient and timely processing of each application. If you have any questions regarding this letter or other aspects of your project, please contact me at (442) 339-2624 or via email at edward.valenzuela@carlsbadca.gov.

Sincerely,

Edward Valenzuela

EDWARD VALENZUELA

Associate Planner

EV,

cc: Representative: Cedric Li & Tom Lau, W&W Land Design Consultants Inc. 2335 W. Foothill Blvd., Suite 1, Upland, CA 91766
Civil Engineer: John Rivera, Fusion Engineering & Tech., 1810 Gillespie Way, Suite 207, El Cajon, CA 92020
Landscape Architect: Sean Clarke, Clarke Environment Design Inc., 110 Copperwood Way, Suite P, Oceanside, CA 92058

Attachments: A – Comments
B – Processing Project Schedule

Enclosures:
1. Redlines – Land Development Engineering Division (Jose Sanchez, Associate Engineer)

File Copy

**ATTACHMENT A
COMMENTS**

Please contact me should you have any questions or need clarification on how to resolve any of the items listed below. Also, if it would be helpful, we would be happy to preview the format of a resubmittal to confirm that it provides the information that we need.

SECTION 1. LIST OF ITEMS NEEDED TO COMPLETE THE APPLICATION

The following section identifies the minimum submittal requirements (i.e. the forms, drawings, and documents) that must be submitted to continue the processing of your application.

The application is complete.

SECTION 2. ISSUES OF CONCERN

The following section identifies issues of concern regarding the project's conformance with the General Plan, municipal or zoning code, or other federal, state, or local requirements. These items are not required to deem the application complete but are necessary to review your application for consistency with applicable standards and requirements. Please note that the comments below do not address structural or project construction requirements as those are typically associated with the building permits, which are not submitted for review until after the discretionary approvals are secure.

Land Development Engineering Comments (Jose Sanchez, jose.sanchez@carlsbadca.gov, 442-339-5486)

1. Plans
 - a. Sheets C-1
 - i. Earthen swale shows a low point on the east side of the proposed retaining wall, yet nothing is being proposed for the collection and conveyance of the flows.

2. SWQMP report

The following comment can be addressed during the final engineering review process:

- a. Show the MWS system, storm drain and dispersion area hatch on parcel 3
- b. Attachment 1a - Include the roof outline on all 3 parcels.
- c. Attachment 1e – Dispersion area should be at a 1:1 ratio for soil type B based on the city of Carlsbad BMP design manual.

3. Drainage report

The following comment can be addressed during the final engineering review process:

- a. Existing condition exhibit – show legend on bottom left corner and add street names.
- b. Proposed condition exhibit – Update the total Q100 (undetained), the AES calculations are missing the addition of node 25 – 24 frontage area of parcel 2.
- c. Initial areas exceed the maximum overland flow lengths in the proposed condition AES calculations for node 16 to 15
- d. AES calculations assuming trapezoidal channel flows or all flows once they enter the street gutter, this includes the frontage slopes. These should be modeled as street flows.

- e. An in-depth review will be performed in the final engineering process of this project to understand completely how the Q100 was reduced from 2nd review to 3rd review from 3.58 cfs to 3.14 although the site design did not change. Input files to be requested during final engineering.
- f. See additional comments on report.

Parks & Recreation (Nick Stupin, Nick.Stupin@carlsbadca.gov, 442-339-2527)

1. Parks & Recreation comments to follow under a separate cover.

CDP 2024-0030 CARLSBAD OCEAN ESTATES (PARCEL 1), 1115 HOOVER ST

FUSION ENGINEERING AND TECHNOLOGY RESPONSES TO 3rd CYCLE REVIEW COMMENTS (GREEN)

Land Development Engineering Comments (Jose Sanchez, jose.sanchez@carlsbadca.gov, 442-339-5486)

1. Plans

a. Sheets C-1

- i. Earthen swale shows a low point on the east side of the proposed retaining wall, yet nothing is being proposed for the collection and conveyance of the flows.

Earthen swale flow direction has been updated to remove low point.

2. SWQMP report

The following comment can be addressed during the final engineering review process:

Acknowledged.

- a. Show the MWS system, storm drain and dispersion area hatch on parcel 3.

Acknowledged. These items were on a no-plot layer and will be cleaned up during final engineering.

- b. Attachment 1a - Include the roof outline on all 3 parcels.

Acknowledged. This item will be added during final engineering.

- c. Attachment 1e - Dispersion area should be at a 1:1 ratio for soil type B based on the city of Carlsbad BMP design manual. Based on the intended use of the proposed dispersion areas, the following is presented. Please confirm or provide clarification: *The proposed dispersion area features for this site are strictly for achieving the site's volume retention requirement. They are a Site Design feature not specifically being used for treatment control which is being achieved by the MWS'. That is, they are not being used as a Significant Site Design (SSD) BMP or pollutant control Dispersion Area. In that regard, they are similar to a rain barrel meant to retain stormwater onsite and meet the volume retention requirement.*

3. Drainage report

The following comment can be addressed during the final engineering review process:

Acknowledged.

- a. Existing condition exhibit - show legend on bottom left corner and add street names.

Legend and street names will be added during final engineering.

- b. Proposed condition exhibit - Update the total Q100 (undetained), the AES calculations are missing the addition of node 25 - 24 frontage area of parcel 2. The area in question is included in the AES model. However, it was incorrectly identified as the channel flow between Nodes 36 and 24. Also, the area input into the AES model should have been 0.03 acres instead of 0.02 acres. These corrections will be fixed during final engineering.

- c. Initial areas exceed the maximum overland flow lengths in the proposed condition AES calculations for node 16 to 15. This subarea is so small that breaking it down into an initial subarea based on maximum length did not yield a large enough value (0.1 cfs) to meet the

- programs minimum flow threshold. This matter will be revisited during final engineering to satisfy City's concern.
- d. AES calculations assuming trapezoidal channel flows or all flows once they enter the street gutter, this includes the frontage slopes. These should be modeled as street flows. The model was performed from the perspective of determining the impact of the site(-only) relative to the existing condition. As such, the street flow were not included in the calculations. However, to not neglect the impact of the runoff entering the street and its effect on the time of concentration, the model used channel flow using a manning's coefficient representative of the gutter (0.015).
 - e. An in-depth review will be performed in the final engineering process of this project to understand completely how the Q100 was reduced from 2nd review to 3rd review from 3.58 cfs to 3.14 although the site design did not change. Input files to be requested during final engineering. Acknowledged. Files can be provided during final engineering phase. Site design revisions were made which tweaked some drainage areas and lengthened the travel times model connectivity.
 - f. See additional comments on report.
Additional comments on Drainage Report Markup are acknowledged and, aside from those above, are generally typos requiring cleanup which will be completed during final engineering phase.

Parks & Recreation (Nick Stupin, Nick.Stupin@carlsbadca.gov, 442-339-2527)

1. Parks & Recreation comments to follow under a separate cover.

Noted.



CDP 2024-0030 (DEV02030)
CARLSBAD OCEAN
ESTATES (PARCEL 1),
1115 HOOVER ST

June 02, 2025

Re: City Of Carlsbad
Development Service Department
Att: Nick Stupin
Response Letter

CLARKE
ENVIRONMENTAL
DESIGN
INC.

Comment #1, We have selected Natchez as the crape myrtle variety and revised legend accordingly.
Comment #2, City planting details have been replaced with San Diego Regional Standard drawing details as requested.

110
COPPERWOOD
WAY, SUITE P
OCEANSIDE
CALIFORNIA
92058

TEL.
760-716-3100

LLA#
5299

Sincerely,

Sean R. Clarke
Clarke Environmental Design Inc.
LLA#5299,