



Department of Community Development
Development Services Section

MEMORANDUM

Date: 1/3/18

To: Chip Block, Principal Planner

From: Tom Sawtell, Plans Reviewer

Subject: ADD2017-00098 (Portofino Vineyards)

General LDC Comments:

This case proposes additional deviations to the approved MCP as was previously approved by the Board. This case was reviewed and found sufficient by SLH in July.

Deviation Requests:

Deviation #15 Sec. 10-329(d)(4): Existing lake slopes to remain at previously approved/constructed 4:1 finished slope.

- Staff has no objection to the previously constructed 4:1 lake slope at existing lakes #3, 4 & 5, provided they are compacted per specs and reinforced with either RollMax™ Turf Reinforcement Mat or RevetMax™ rubber matting as proposed. Note that the RevetMax™ product is designed to replace hardened shoreline such as articulated concrete block or riprap, so should an "Approved Equal" be proposed, it must not result in a hardened shoreline.

Deviation #16 Sec 10-418(2): Revised planted littoral shelves.

- Comments will be addressed by Zoning ES.

Deviation #17: Withdrawn

Deviation #18 Sec. 10-296(p)(1): Dead end streets must end by a circular turnaround.

- Staff has no objection provided the Fire District can accommodate the site. The San Carlos Park Fire Department provided an email from the Fire Marshall which alludes to certain landscaping and height restrictions due to the overhang of the platform/bucket on the 100' tower truck.



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Proposed Conditions:

1. Deviation #15 approved for existing lakes 3, 4 & 5 provided the installed reinforcement mat does not result in a hardened shoreline and is reflected on the DO plans.
2. Deviation #18 approved for two dead end roads to terminate without cul-de-sacs. At the time of DO submittal, the landscape plans and civil plans must contain general notes referenced to the subject dead ends, referencing the Fire Department height restrictions.