



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: January 24, 2024 REPORT NO. HO-24-001

HEARING DATE: January 31, 2024

SUBJECT: 7964 LOWRY TERRACE, Process Three Decision

PROJECT NUMBER: [PRJ-1080285](#)

OWNER/APPLICANT: Ingrid Mila, Trustee of the 2022 Lowry LJS Trust dated April 20, 2022, Owner and Permittee

### SUMMARY

Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for the demolition of an existing single-story single-dwelling unit and associated site improvements; and the construction of a single-story 3,733-square-foot single-dwelling unit with associated site improvements, located at [7964 Lowry Terrace](#) within the [La Jolla Community Plan](#) area?

### Proposed Actions:

1. **APPROVE** Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The proposed project is for the demolition of an existing single-dwelling unit and construction of a single-dwelling unit on the same property. Therefore, there is no net loss of housing nor increase in density. There is no requested density bonus for the proposed project.

Community Planning Group Recommendation: On April 11, 2023, the La Jolla Community Planning Association placed project No. PRJ-1080285 7964 Lowry Terrace on the consent agenda and voted 13-0 with one abstention to recommend approval of the consent agenda with no conditions or recommendations. (Attachment 7)

La Jolla Shores Permit Review Committee: On March 16, 2023, the La Jolla Shores Permit Review Committee of the La Jolla Community Planning Association voted 4-1 with one abstention to recommend approval of the proposed project with no conditions or recommendations. (Attachment 8)

La Jolla Shores Planned District Advisory Board Recommendation: On May 17, 2023, the La Jolla Shores Planned District Advisory Board voted 6-0-0 to recommend approval of the proposed project with no conditions or recommendations. (Attachment 9)

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 22, 2023, and the opportunity to appeal that determination ended on October 6, 2023 (Attachment 6).

Background: The 0.24-acre project site is located at 7964 Lowry Terrace, within the La Jolla Shores Planned District and the La Jolla Community Plan area. The site is approximately 1,300 feet east of the shore of the Pacific Ocean, north of Torrey Pines Road, West of La Jolla Shores Drive and approximately 150 feet south of the La Jolla Beach and Tennis Club. The site is currently developed with an existing 3,367-square-foot (SF) single dwelling unit with an attached garage and associated site improvements. The San Diego County Assessor's Residential Building Record denotes the original construction of the dwelling unit in 1955 with a subsequent home improvement building permit issued on February 5, 1992, for the construction of a new fence and sauna structure. Due to the age of the existing building, a mandatory historical significance evaluation was performed in compliance with SDMC Section 143.0212 under project number PRJ-1046517. After the evaluation, the site was determined to not be eligible for designation under any criterion set by the Historical Resources Board.

The project site is bounded by single-family dwellings to the north, west, and south, with Lowry Terrace to the east. East of the site and across Lowry Terrace, is the La Jolla Riviera Inn, a 12-room hotel. The project site is situated within an urban neighborhood surrounded predominantly by single-dwelling unit development with additional commercial, hospitality and recreational uses within a half mile of the project site.

The project site is within the La Jolla Shores Planned District – Single Family (LJSPD-SF) base zone, Coastal Overlay zone (Non-Appealable Area 2), Coastal Height Limit Overlay zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), and the Complete Communities Mobility Choices – Mobility Zone 2 within the La Jolla Community Plan Area. The project site is not located between the coast and the First Public Roadway. There are no public views or coastal access from the project site, as identified in the La Jolla Community Plan. As previously stated, the project site is within an urban residential neighborhood and does not contain any environmentally sensitive lands, nor does the site contain or is adjacent to any Multiple Habitat Planning Areas.

## DISCUSSION

Project Description: The project proposes the demolition of an existing 3,367-square-foot single-story single dwelling unit and the construction of a single-story 3,733-square-foot single dwelling

unit with an attached two-car garage and associated site improvements. The proposed architectural style is a modern design, expressed by simple, overlapping forms with deep set openings and a streamlined linear. The design is a single-story design that includes a walled entry patio that features vertical stained wood latticed openings which provide 50-percent open privacy screening of the entry patio and the main entrance to the dwelling unit. The roof line for the building has articulation that includes a clerestory windows for the Great Room which is visually centered on the front façade and capped with a metal fascia for the roof overhang. Windows and doors are integrated into the articulating masses of the structure accentuating the modern design. Materials include a lightly textured earth toned stucco with stone tile accents, window with aluminum trim, an aluminum fascia, and wood lattices for openings at the front entry patio, a wood garage door, steel gates and garden and accent walls with stucco and stone finishes. The architecture is designed to be passive and to recede behind the front yard landscaping.

The project site is on a 10,412 SF (0.24-acre) lot, which in accordance with San Diego Municipal Code (SDMC) [Section 1510.0304\(i\)\(1\)\(A\) and Table 131-04](#) shall have a maximum floor area ratio (FAR) of 0.54 for a lot area between 10,001 SF and 11,000 SF. The FAR for the proposed development shall be 0.36, thus below the maximum allowed FAR. Thus, the project is consistent with the FAR regulations and consistent with the density of the surrounding neighborhood by providing a single dwelling unit on the project site. The maximum height of the proposed building is 16-feet-6-inches which is below the 30-foot height limit for the Coastal Height Limit Overlay zone and in accordance with the La Jolla Shores Planned District Single-Family Zone Development Regulations, SDMC Section [1510.0304](#).

Additionally, the project includes associated site improvements which consist of landscape, irrigation, concrete walkways, decorative paving, a seeded aggregate driveway and a new driveway apron as shown on the Exhibit 'A' improvement plans (Attachment 11).

#### Permits Required:

- Coastal Development Permit (CDP) for development within the Coastal Overlay Zone per San Diego Municipal Code (SDMC) Section [126.0702\(a\)](#). A decision on an application for a City-issued CDP in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three, with the Hearing Officer as the decision maker.
- Site Development Permit (SDP) pursuant to San Diego Municipal Code (SDMC) Section [1510.0201](#), for the addition/remodel to an existing single dwelling unit within the La Jolla Shores Planned District that exceeds more than 10% minor addition threshold. A decision on an application for an SDP shall be made in accordance with Process Three, with the Hearing Officer as the decision maker.

The decision by the Hearing Officer may be appealed to the Planning Commission in accordance with SDMC Section [112.0506](#).

Community Plan Analysis: The La Jolla Community Plan designates the site as Low Density Residential land use with a density range of five to nine dwelling units per acre, this density range is characterized by single dwelling unit residential homes on 5,000 to 7,000 SF lots. The project proposes the demolition of a single dwelling unit and construction of a new single dwelling unit, thus

does not change the density and conforms to the designated land use.

The project is consistent with the following policies outlined in the La Jolla Community Plan:

- Maintain the existing residential character of La Jolla's neighborhoods by encouraging building out of residential areas at the plan density. The proposed project supports this policy by the development of a single-story single dwelling unit thus maintaining the density of the property and not proposing any additional density.
- Promote development compatible with the existing residential scale by recommending development that avoid extreme and intrusive changes and promote good design with harmony within the visual relationships and transitions between new and older structures. Additionally, new development should comply with the landscape and streetscape recommendations identified within the community plan. The proposed project meets the policy with the single-story modern design that compliments the existing character of adjacent developments within the established neighborhood. Additionally, the project is conditioned to comply with the landscape and streetscape regulations of the community plan and the regulations of the SDMC.

The project would conform to the La Jolla Shores Planned District General Design Regulations by providing a design that compliments the character of the established neighborhood by providing a design that includes an extensive use of glass, an enclosed entry patio that promotes the "inside-outside" influence of life in southern California. The project design also encourages the principle of "unity with variety" by proposing a building design that differs from adjacent homes while respecting the design of the adjacent homes by using similar materials of equal quality, texture and color as to not disrupt the architectural unity of the area. The proposed building will be sited as to maintain consistency with the existing established setbacks of properties within the general vicinity and in conformance with the general regulations of SDMC Section [1510.0304\(b\)](#).


#### Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved with the Community Plan and regulations of the Land Development Code as described above. Staff has provided draft findings (Attachment 4) to affirm the approval of the CDP and SDP; and recommend the Hearing Officer **APPROVE** Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083.

#### ALTERNATIVES

1. Approve Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083 with modifications.
2. Deny Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

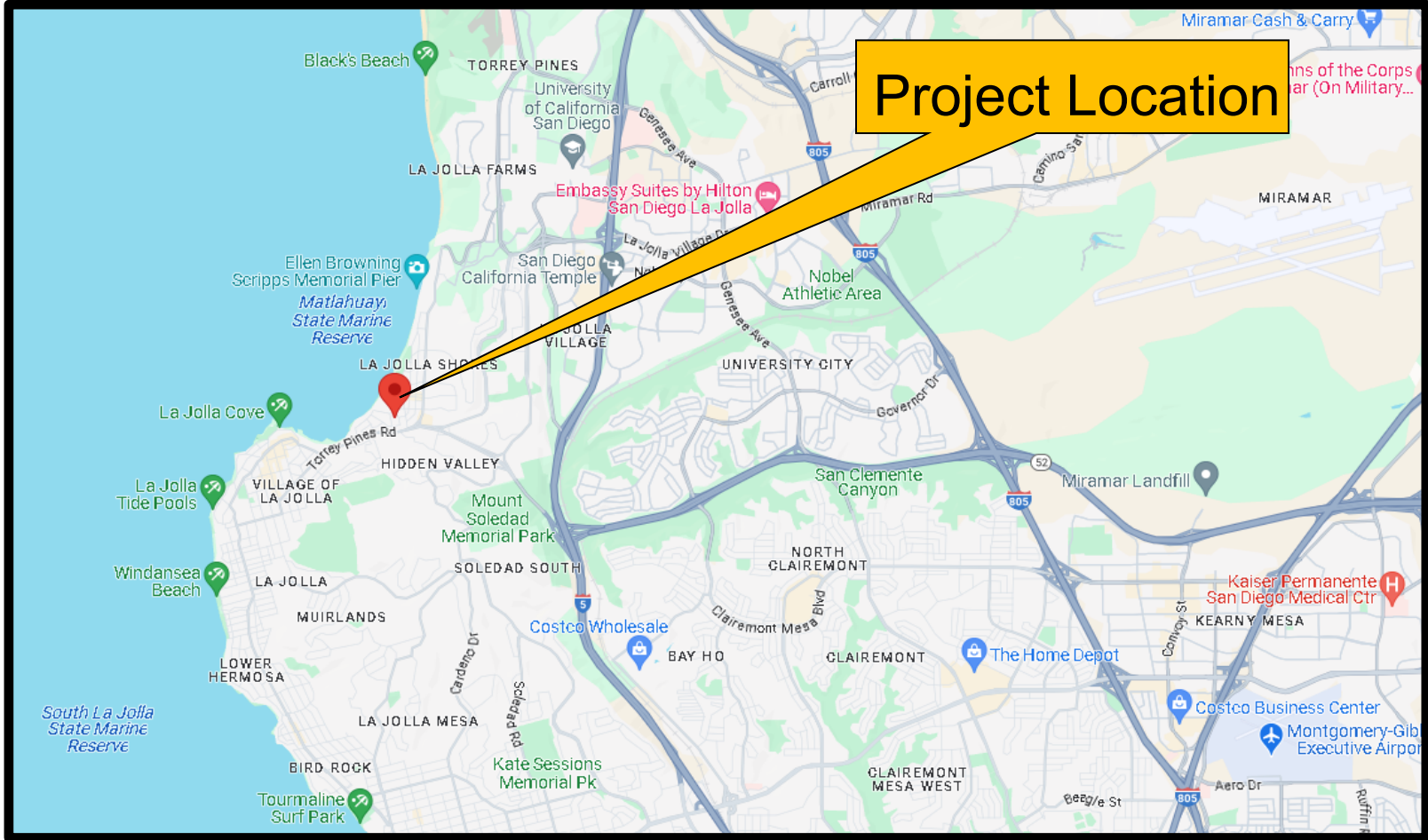


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May Rollin  
Development Project Manager  
Development Services Department

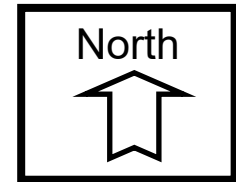
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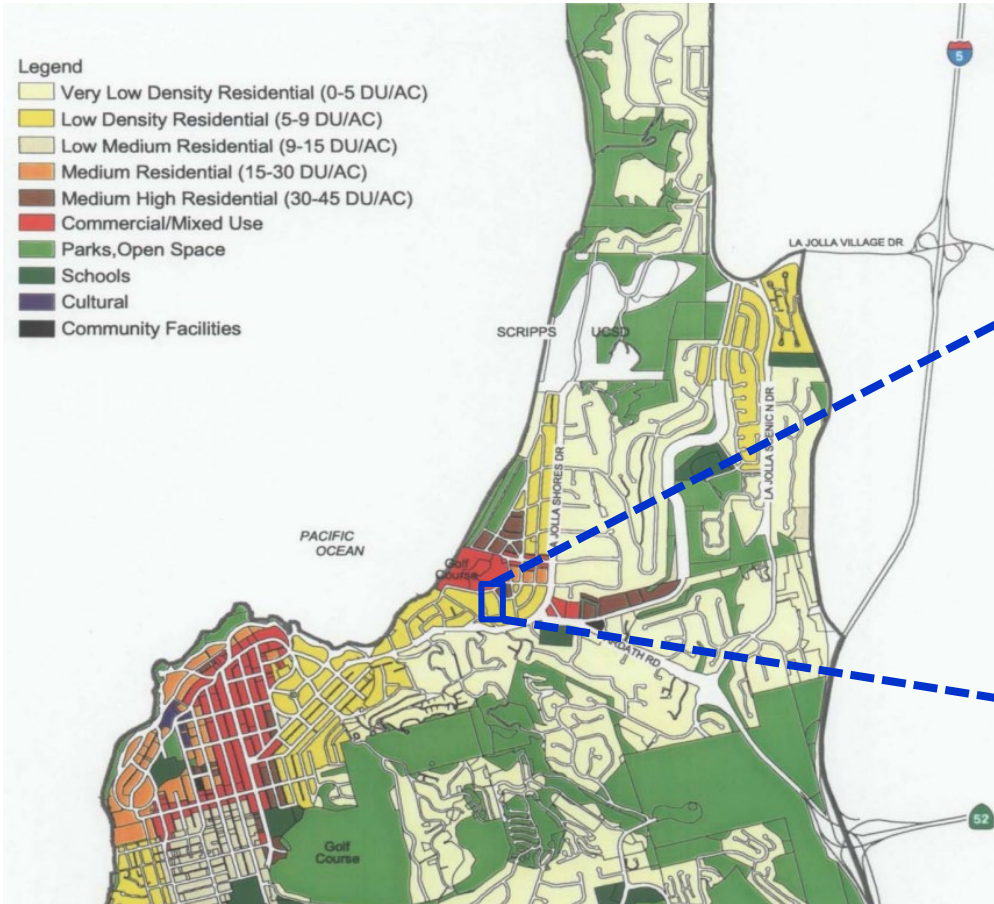
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. La Jolla Community Planning Association
9. La Jolla Shores Advisory Board Recommendation
10. Ownership Disclosure Statement
11. Project Plans



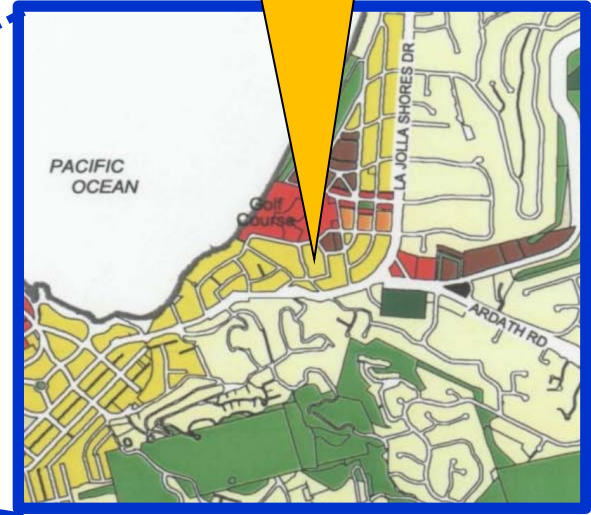
### Project Location Map

7964 Lowry Terrace  
Project No. PRJ-1080285



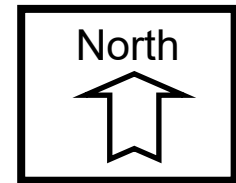


Project Location



### Project Location Map

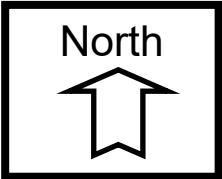
7964 Lowry Terrace  
Project No. PRJ-1080285 - 7964 Lowry Terrace





### Project Location Map

Project No. PRJ-1080285 - 7964 Lowry Terrace





RESOLUTION NUMBER R- \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT NO. PMT-3199084  
**7964 LOWRY TERRACE – PROJECT NO. PRJ-1080285**  
HEARING OFFICER

WHEREAS, Ingrid Mila, Trustee of the 2022 Lowry LJS Trust dated April 20, 2022, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit and Coastal Development Permit for the demolition of an existing single-story, single dwelling unit and existing site improvements; and the construction of a single-story 3,733-square-foot single dwelling unit, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083, on portions of a 0.24-acre site;

WHEREAS, the project site is located at 7964 Lowry Terrace in the La Jolla Shores Planned District-Single Family (LJSPD-SF) base zone and within the Coastal Overlay zone (Non-Appealable Area 2), Coastal Height Limit Overlay zone, Parking Impact Overlay zone (Beach), Transit Area Overlay zone, Transit Priority Area, and the Complete Communities Mobility Choices – Mobility Zone 2, within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as LOT 8 OF LA JOLLA VISTA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 3037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 6, 1953;

WHEREAS, on September 22, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303, New Construction or Conversion of

Small Structures, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on January 31, 2024, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083:

**A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**Findings 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.**

The 0.24-acre project site is located at 7964 Lowry Terrance in the La Jolla Shores Planned District-Single Family (LJSPD-SF) base zone and the Coastal Overlay zone (Non-Appealable Area 2), Coastal Height Limit Overlay zone, Parking Impact Overlay zone (Beach), Transit Area Overlay zone, Transit Priority Area, and the Complete Communities Mobility Choices – Mobility Zone 2, within the La Jolla Community Plan area. The site currently has an existing 3,367-square-foot (SF) single-story single dwelling unit. The project proposes the demolition of the existing dwelling unit and the construction of a single-story, 3,733 SF single dwelling unit with an attached garage. The project scope of work also includes the construction of a new driveway, fencing, and associated site improvements including landscaping and irrigation.

The project site is located approximately 1,300 feet east of the Pacific Ocean and does not contain, provide, or encroach upon any public coastal access nor does it contain any of the dedicated physical access points listed on page 24 of La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP).

The maximum height of the proposed construction is 16-feet-six inches, well below the 30-foot height limit of the coastal height limit overlay zone and consistent with the height of adjacent structures and the maximum building height limit of the La Jolla Shores Planned District (LJSPD) single-family zone development regulations (San Diego Municipal Code, Chapter 15, Article 10, Division 3, page 6).

The La Jolla Community Plan does not identify public views across the site. The project will observe setbacks consistent with the neighborhood. The proposed front setback is approximately sixteen feet, and side setbacks are seven feet, two inches, and five feet, and the rear setback is six feet, two inches. Development within these limits will facilitate light and air reaching other properties.

Therefore, 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 not impact 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.**

The project is described in Coastal Development Permit finding A.1. above, incorporated herein by reference. The project site is located approximately 1,300 feet east of the Pacific Ocean in a developed area within the La Jolla Community Plan area and La Jolla Shores Planned District.

The proposed project is not within or adjacent to environmentally sensitive lands. However, it is near the Pacific Ocean and runoff from the site may reach the body of water. The proposed development will follow all applicable standards related to emissions, drainage, water quality, stormwater, refuse and recycling, and other standards related to preserving public health, safety, and welfare. Project conditions for the proposed development include a requirement for the preparation of a Water Pollution Control Plan (WPCP) prior to issuance of a building permit. This requirement will ensure that water quality standards appropriate to the project location are met. The project site is a previously graded and developed site located within an urbanized area and does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to Multi-Habitat Planning Area designated lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan designates the site as Low Density Residential (five to nine dwelling units per acre). This density range is characterized by large, single dwelling units on 5,000 – 7,000 SF lots. The project site is also within the La Jolla Shores Planned District Single Family Zone which also regulates the density and floor area ratio (FAR) for the project site. In accordance with SDMC Section 1510.0304, no lot or parcel shall be developed or occupied by more dwelling units than the average dwelling unit density (units per acre) of the developed

Single-Family Zone within 300 feet of the subject lot or parcel. Additionally, SDMC Table 131-04J of the La Jolla Shores Planned District Single-Family Zone Development Regulations, SDMC Section 1510.0304, regulates the maximum FAR. Based on SDMC Table 131-04J a lot with an area of 10,001 – 11,000 SF shall be limited to an FAR of 0.54, whereas the project proposes an FAR of 0.34. Therefore the proposed project is in conformance to the density and FAR of the La Jolla Shores Planned District Single-Family Zone Development Regulations and the LJCP and Local Coastal Program.

- a. The project supports the following residential policies of the LJCP, which are found beginning on page 70:

Policy 1: Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density.

As previously stated, the project proposes a single dwelling unit on a 0.24-acre (10,412 SF) and proposes an FAR below the maximum FAR in accordance with Table 131-04J of the La Jolla Shores Planned District. The project does not propose an increase in the number of dwelling units and will be consistent with other surrounding existing residential single dwelling unit properties, therefore the project will be consistent with the density of the residential area. Additionally, the style of the home consists of a single-story modern design that incorporates materials that are consistent with those of adjacent properties. Building materials will include stucco, stone finishes, metal accent features and trim, metal gates and openings with lattice infill allowing 50-percent visibility. Lastly, the modern design does not mimic adjacent properties, the design conforms to the "unity with variety" design principle from the La Jolla Shores Planned District and the design materials identified above conform to those on adjacent structures and the relationship does not disrupt the architectural unity of the area.

Policy 2.a: The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures.

The project is consistent with the community character by providing a design that preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The project meets the goal of maintain community character by proposing a single-story structure that conforms to the height limit and is consistent with the height and bulk of existing adjacent structures and the streetscape for the property has been conditioned to meet the landscape and hardscape requirements of the community plan, La Jolla Shores Planned District requirements and applicable regulations which have been found to be consistent in the proposed design. The proposed exterior finishes are

consistent with those of adjacent properties in the surrounding area and the La Jolla Shores Planned District design principles and requirements. The proposed design includes materials described under item 1 above and the color scheme will utilize earth tones to be consistent with the design requirements of the La Jolla Shores Planned District limiting wall materials to wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone with colors that are predominately whites and natural earth colors and the use of primary colors for accents.

Policy 2.b: The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan.

The project has been reviewed against and complies with the listed guidelines and shall be conditioned to be consistent with applicable regulations to include the approved Exhibit 'A,' the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

- b. The project also supports the following LJCP recommendations, which begin on page 76:

Recommendation 2.a: In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve the following elements:

- 1) Bulk and scale - with regard to surrounding structures or landform conditions as viewed from the public right-of-way and from parks and open space.

As stated in CDP Finding A.3.a.Policy 1 above, the project design is consistent with the bulk and scale requirements of the LJCP and the La Jolla Shores Planned District Single-Family Zone Development Regulations and respects the established community character.

- 2) Street landscape - with regard to size and shape or generalized type of planting materials.

The project has been conditioned to conform to the street tree requirements per landscape development regulation SDMC 142.0409. The project design proposes two jacaranda street trees with a minimum root zone of 40 square feet and the street tree selection conforms to the Residential District's Tree List from Appendix E of the LJCP.

- 3) Hardscapes - with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours.

This project will comply with the landscape and hardscape regulations under SDMC Section 1510.0304 (h)(1) where in no case shall the landscaped area be less than 30 percent of the total parcel area. The project proposes a 3.8 percent hardscape and 36.4 percent landscape area which meets the regulation for required landscape area in the Single Family Zone of the La Jolla Shores Planned District.

- 4) Street fixtures - with regard to type, size and location (street light fixtures, benches, street signage);

The project does not propose any changes to the Street fixtures.

- 5) Site fixtures - with regard to height, type, material and location (fences, walls, retaining walls, curb cuts and driveways);

The project proposes the removal and replacement of the existing 18-foot wide driveway with a 12-foot wide driveway and curb cut apron and gutter and improvement to the sidewalk at the driveway apron in conformance to current city standards. The project proposes retaining walls along the southerly and westerly property lines up to five feet in height with a six foot high wood fence above the retaining wall with steel posts with a three foot high open lattice on the upper part of the fence and a new six foot high wood fence with steel posts with a three foot high open lattice on the upper part of the fence installed above the existing retaining wall along the northerly property line to match the design of the proposed walls and fences along the southerly and westerly property lines. Additionally, the project is proposing a series of tiered retaining walls, decorative seat walls and raised landscape planters at the main entry within the 16-foot street front setback.

- 6) Curbs, gutters and street pavements - with regard to types and materials; and

As stated above, the project proposes to remove and replace the driveway to include replacement of the driveway apron, curb and gutter and the sidewalk at the curb apron to current city standards. Additionally, the project includes a private walkway from the public right-of-way to the main entry for the proposed dwelling unit. Any private improvements within the public right-of-way will be conditioned to require an encroachment maintenance and removal agreement. All proposed materials

and finishes are consistent with the materials and finishes of the existing pavement, curb and gutters within the public right-of-way.

- 7) Public physical and visual access as identified in as referenced in Figure 9 and Appendix G, Coastal Access Subarea Maps.

The project site is located approximately 1,300 feet from the Pacific Ocean and is not located within or adjacent to a public physical and visual access as identified in Figure 9 of the LJCP, which Identifies Public Vantage Points, or Figure C of Appendix G of the LJCP which identifies Coastal Access within the La Jolla Shores Subarea.

Recommendation 2.e: In order 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, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

The project is compliant with the Coastal Height Limit overlay regulation, due to the elevation proposal appear that the height 16 feet-6 inches. bulk and scale are achieved by the incorporation of clearstory roof.

As required by the La Jolla Shores Planned District Ordinance, and in support of the above LJCP policies and recommendations, a neighborhood survey of the existing development pattern and bulk and scale was submitted for review and will be part of the Exhibit 'A.' The proposed dwelling unit was found to be in general conformity with setbacks, and the bulk and scale of the existing established neighborhood as required by the La Jolla Shores Planned District Single Family Zone and the LJCP.

Surrounding properties are one- and two-story estate homes on a range of property sizes with a variety of architectural vernaculars. The proposed bulk and scale will not be disruptive to adjacent homes near the project site.

As described in finding A.1., incorporated here by reference, the proposed development will observe setbacks to all property lines consistent with other properties in the existing established residential neighborhood. The proposed project complies with the height and bulk regulations by proposing a single-story structure with a maximum building height of 16 feet and six inches in conformance with the 30-foot height limit.

Therefore, 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.**

The project site is not located between the nearest public road and the sea; therefore, this finding does not apply.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**Findings for all Site Development Permits:**

- 1. The proposed development will not adversely affect the applicable land use plan.**

The proposed project is described in CDP finding A.1. above, incorporated herein by reference. The La Jolla Community Plan designates the site as Low Density Residential (five to nine dwelling units per acre) and is zoned single family within the La Jolla Shores Planned District Ordinance regulations. The project conforms to the LJCP and La Jolla Shores Planned District density regulations as identified in CDP finding A.3.a.1. above, incorporated herein by reference.

The project conforms with all regulations mandated by the underlying Single Family zone of the La Jolla Planned District, including lot coverage, floor area ratio, setbacks, and density. Therefore, the proposed development will not adversely affect the applicable land use plan.

- 2. The proposed development will not be detrimental to public health, safety, and welfare.**

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The environmental determination for this project was made on September 22, 2023, and the opportunity to appeal that determination ended on October 6, 2023.

The project site does not contain and is not adjacent to environmentally sensitive lands in the form of sensitive biological resources, coastal beaches, coastal bluffs, or steep slopes as defined by the LJCP or the Land Development Code.

The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical,



Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain construction permits.

The project complies with zoning regulations and setback requirements from adjacent structures to ensure fire safety. The site is within a developed neighborhood with existing infrastructure and served by existing emergency response services. During and after construction, the project will be required to comply with all applicable codes designed to protect the public health, safety, and welfare, including but not limited to the California Building Code, stormwater regulations, and air quality regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The project as discussed in the findings above in finding B.1, incorporated herein by reference, conforms with the applicable regulations of the Land Development Code and the Community Plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Site Development Permit No. PMT-3199084 and Coastal Development Permit No. PMT-3199083, a copy of which is attached hereto and made a part hereof.

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May Rollin  
Development Project Manager  
Development Services

Adopted on: January 31,2024

IO#: 24009459

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE,  
MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009459

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT NO. PMT-3199084  
**7964 LOWRY TERRACE - PROJECT NO. PRJ-1080285**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3199083 and Site Development Permit No. PMT-3199084 is granted by the Hearing Officer of the City of San Diego to Ingrid Mila, Trustee of the 2022 Lowry LJS Trust, dated April 20, 2022, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] Sections 126.0702 and 126.0505. The 0.24-acre project is located at 7964 Lowry Terrace in the La Jolla Shores Planned District – Single Family (LJSPD-SF) base zone, Coastal Overlay zone (Non-Appealable Area 2), Coastal Height Limit Overlay zone, Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), and the Complete Communities Mobility Choices – Mobility Zone 2 within the La Jolla Community Plan Area. The project site is legally described as LOT 8 OF LA JOLLA VISTA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 3037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 6, 1953.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing single-story single dwelling unit and existing site improvements; and the construction of a single-story single dwelling unit with associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 31, 2024, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 3,367-square-foot single-story single dwelling unit and associated site improvements;
- b. Construction of a single-story 3,733-square-foot single dwelling unit;
- c. Landscaping (planting, irrigation and landscape related improvements); and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by February 14, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

**CLIMATE ACTION PLAN REQUIREMENTS:**

10. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

11. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

12. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any building permit the Owner/Permittee shall construct a 12-foot driveway per current City Standards, adjacent to the site on Lowry Terrace.
15. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA), from the City Engineer, for the sidewalk underdrains/curb outlet, Landscaping/irrigation /private walk in the Lowry Terrace right-of-way.
16. The project proposes to export 390 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2021 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
19. 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.

**LANDSCAPING REQUIREMENTS:**

20. 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.
21. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.
22. 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 a Landscape Maintenance District or other approved entity.

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.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**WATER AND SEWER REQUIREMENTS:**

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service outside of any driveway or drive aisle and the abandonment of any existing unused water service within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

25. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

26. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

27. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on January 31,2024 and **[Approved Resolution Number]**.

**ATTACHMENT 5**

Coastal Development Permit No. PMT-3199083 and  
Site Development Permit No. PMT-3199084  
Date of Approval: January 31, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
May Rollin  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

The 2022 Lowry LJS Trust dated April 20, 2022  
Owner/Permittee

By \_\_\_\_\_  
Ingrid Mila  
Trustee of the Lowry LJS Trust  
Dated April 20, 2022

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.** Project Plans

## NOTICE OF EXEMPTION

*(Check one or both)*

**TO:**  Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

**From:** City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name/Number:** 7964 Lowry Terrace / 1080285

**SCH No.:** Not Applicable

**Project Location-Specific:** 7964 Lowry Terrace, La Jolla, CA 92037

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Site Development Permit (SDP) and Coastal Development Permit (CDP) for the demolition of an existing residence and construction of a new one story, 3,237 square-foot (sf) single-family residence with an attached 496 sf garage for a total of 3,733 sf and associated site improvements, on a 0.24-acre site. The site is in the LJSPD-SF (La Jolla Shores Planned District-Single Family zone) base zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Transit Priority Area. The community plan designates the site and surrounding area as Low-Density Residential (5-9 dwelling units/acre).

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Chandra Slaven, 1750 South El Camino Real, K206, Encinitas, CA 92024 (619) 316-7645.

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  
 Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures.

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new residential dwelling unit, this exemption was deemed appropriate. This exemption includes but is not limited to: one single-family residence or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

**Lead Agency Contact Person:** Rhonda Benally

**Telephone:** (619) 446-5468

**If filed by applicant:**

Revised May 2018



1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

*Courtney Holowach* Senior Planner  
Signature/Title

November 14, 2023  
Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620	August 2018
	<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: 7964 Lowry Terrace	Project Number: 1080285
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: April 11, 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: April 11, 2023
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

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

## LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES

### LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday, March 16<sup>th</sup>, 2023

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

4:04PM Call to Order: Andy Fotsch, Chair

Committee members in attendance: Marquand Abadaoui, Larry Davidson, Matt Edwards, Andy Fotsch, Angie Preisendorfer, John Shannon

Not in attendance: Janie Emerson, Ted Haas

Motion made by Andy Fotsch, 2nd Matt Edwards, to Adopt the Agenda:  
Chair Andy Fotsch asked to switch the agenda to flip the order of projects.

#### **VOTE 5-0-0**

Motion made by Andy Fotsch, 2nd Marquand Abadaoui, to Approve  
February Meeting Minutes

#### **VOTE 5-0-0**

1. Non-Agenda Public Comment: NONE
2. Non-Agenda Committee Member Comments: NONE
3. Chair Comments – Andy Fotsch Welcome to the first in person meeting since 2020.

Regarding the information on view corridors, 3 documents sent from the **LJ(??)** Codify and clarify the efforts to preserve and enhance public view corridors. A lot of information. No discussion.

**b. 4:50-5:20pm LOWREY TERRACE**

- 
- Project #: PRJ-1080285
  - Location: 7964 Lowry Terrace, La Jolla, CA 92037
  - Applicant's Rep: Tim Martin 858-349-3474  
tim@martinarchitecture.com
  - City Project Mngr: May Rollin [MMRollin@SanDiego.gov](mailto:MMRollin@SanDiego.gov)
  - **Project Description:**

LA JOLLA: Demolition of existing 3367 sf 1 story residence and construction of new 3733 sf 1 story residence w/ 2 car garage and covered outdoor Lanai with related site retaining walls and landscaping on a 10,412 sf lot.

Tim Martin Applicants Rep introduced home owner Dan & Ingrid Mita. New home construction. Has had discussions with 8 of the surrounding neighbors. New construction will be a single story, existing home is 3367 sq ft, new build will be 3733 sq ft.

.34 FAR. Small scale project, sensitive to neighbors views. This property has no ocean view. The building pad will be dropped 1'-1'6" , height 15'6" with a clear story in center of house. Garage to move forward on the long driveway, project to shorten with a 12' curb cut. Existing south 5' retaining wall with 6' wooden fence. Adding 2- 3' high retaining walls at the west (rear) . Finishes will be plaster and wood exterior

No cycle issues from planning dept yet, submitted in December. City landscaping want to require 3 trees planted in front, Applicant stated they were asking to have only 2 trees as it will interfere with South neighbors view.

Setbacks: West 16'6"

North 5'

South 7'12"

West 6'5" at corner

Driveway length 30'

Lot size 10,412 sq ft

**PUBLIC COMMENT:**

John McGinness asked how many bedrooms, baths, and how many car garage?

Rep stated 3 bedrooms, 3.5 baths, and 2 car garage

**COMMITTEE COMMENTS:**

Matt Edwards said beautiful project, nice design

John Shannon Stated nice to look at a landscaping design, commendable take on a project with no view. Livable community.

Larry Davidson stated, nice project. Had questions about underground or roof deck? Rep stated none. Question about moving the garage forward. Rep stated existing driveway is extremely long and elevated from the street.

Marquand Abadaoui stated the project conforms.

Angie Preisendorfer asked about setbacks, listed above.

Andy Fotsch stated the visual shift is minor, existing shows red line graphic, no issues with bulk and scale. Usually don't make decisions without first round of cycle issues.

Chair went on to discuss California Coastal Commission is looking into requiring La Jolla Shores adding a FAR requirement into our PDO (?) including draft code for ADU's(?) Lots of pros and cons to that request. FAR is used to control visual bulk and scale, physical preserve mass(?)

Matt Edwards made a motion, Angie Preisendorfer 2nd Findings can be made on Project #: PRJ-1080285

Location: 7964 Lowrey Terrace, La Jolla, CA 92037

Larry Davidson stated without cycle issues yet, he would ask to delay

VOTE 4-1-1

Larry Davidson vote NO, Chair Abstains

#### Project Review: PRESTWICK RESIDENCE

- Project #: PTS-682249
- Location: 8305 Calle Del Cielo, La Jolla, CA 92037
- Applicant's Rep: Andy Fotsch 858-224-2486 [andy@willandfotsch.com](mailto:andy@willandfotsch.com)
- City Proj Mngr: Hector Rois [HRois@SanDiego.gov](mailto:HRois@SanDiego.gov) 619-533-6733
- **Project Description:**

LA JOLLA (Process 3) Site Development and Coastal Development Permit to

demolish an existing 4,545 square foot single family residence and attached garage and construct a new

11,754 square foot single family residence, garages, and pool at 8305 Calle Del Cielo. The 0.68-acre site

is in the LJSPD-SF Zone and the Coastal (Non-App) Overlay, Coastal Height Limit Overlay, and

Coastal (Non-Appealable) Overlay Zones in the La Jolla Community Planning Area and Council

District 1.

Applicants Representative Andy Fotsch described project as a new build moving into the hillside. Modern style, exposed basement.

76' Front (West) set back

12' south set back

7' North set back (existing 5'9")

15' East setback

FAR .34

All cycle issues signed off by planning Dept. Drainage plan for the hillside project, all drain caught on sight, sheet flow.

Elevation 28'2"

PUBLIC COMMENT:

Julie Hamilton attorney representing North neighbor David Odmark.

NO contact with owner or design team.

Concerns about sub-grading, How many yards of cut dirt.

Large project dominating lot.

Geo technical report? How will the project impact north neighbor?

Privacy to north neighbor, looking into neighbors bedroom?

Rear set back?

Grading issue- Mass issue- Privacy issue

Policies of La Jolla Shores PDO and La Jolla Shores design manual.

This project is not in harmony in fact in sharp contrast to the neighborhood.

Owner not sympathetic to neighbors concerns. Not constant with the Design Manual.

Hilary Lowe North neighbors Architect stated

Applicant needs to address graduation of the lot in relation neighbor on the North. Needs to share Geo Technical report information on grading, shoring, tie backs, I-Beams, etc?

Not consistent with the PDO

COMMITTEE COMMENTS:

Matt Edwards stated he is surprised the applicant has not contact or communicated with the neighbors.

Rep stated his client requested not to share information until review.

Stated North side balcony could be removed if an issue, articulation of the upper level could be moved. Visual intrusion of North side window could be obscure glass. Large hedge planted for more privacy.

Also stated the grading plan has been approved by the city planning dept. Final shoring design done during construction permit.

John Shannon concerned about sensitivity to neighbors. Neighbor to neighbor communication.



Would like to view a rendering of neighboring homes. Questions about earth work on the site.

Marquand Abadaoui stated sharing soil report doesn't make sense if city approved.

Privacy issue for windows to the North neighbor.

#### COMMITTEE REQUESTS FOR APPLICANT TO RETURN

Talk to client to share information with neighbor

Renderings of neighborhood, including the east neighbors on Calle Del Oro.  
Neighbor survey

Articulation on North side

Landscape design

Drainage plans

Privacy issues

MEETING ADJOURNED 5:33 pm

Next meeting April 20, 2023

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# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## APPROVED MEETING MINUTES FROM:

WEDNESDAY, May 17, 2023

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:03 a.m.

Item 2: ROLL CALL

**Members Present:** Jane Potter – Chair, Herbert Lazerow, Andrea Moser, Kathleen Neil, Suzanne Weissman and Philip Wise.

**Staff Liaison:** Marlon Pangilinan, Interim Program Coordinator, Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve agenda by Board Member Lazerow, seconded by Board Member Wise. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from April 19, 2023

Draft meeting minutes were not available at this time. Motion to continue approval of the minutes to the next meeting made by Chair Potter, seconded by Board Member Weissman. Motion approved 6-0-0.

Item 5: BOARD MEMBER AND STAFF LIAISON COMMENT

None.

Item 6: NON-AGENDA PUBLIC COMMENT

None.

Item 7: **PRJ-1080285 – 7964 Lowry Terrace – Lowry House - (ACTION ITEM).**

Tim Martin from Tim Martin Architecture presented the project.

**Public Comment:**

There was no testimony provided by the public on this project.

**Board Comment included:**

- Appreciation of the project design and the 20-foot clear driveway, so that cars don't extend into the sidewalk.
- The barbecue area in the lanai structure appeared close to the adjacent neighbor's living space.

**Board Motion:** The LJSPDAB recommended approval of the Site Development Permit and Coastal Development Permit. Motion made by Board Member Neil and seconded by Board Member Wise. Motion approved 6-0-0.

Item 8: **PRJ-688307 – 8025 Calle Del Cielo – Espinosa Residence - (ACTION ITEM).**

Applicant was not present at the time. Item was moved to the end of the Project Review agenda. The Advisory Board proceeded with Item 9.

Item 9: **PTS-682249 – 8305 Calle Del Cielo – Calle Del Cielo - (ACTION ITEM).**

The project was presented by Andy Fotsch, Will & Fotsch Architects.

**Public Comment:**

Public comment on this project was provided by David Odmark, neighbor who was concerned about the size of the project and that the project was out of character with the neighborhood.

**Board Comment included:**

- The proposed pool in the front yard could create a precedent given that no other properties have a pool in the front yard.
- The location of the project creates a different character, given that other existing buildings are closer to the street.
- It was suggested that the whole upper-story could be setback to lessen bulk and scale.
- The setback on the northern elevation could be moved in more by 3 feet in consideration of the neighbor's concern.

**Board Motion:** The La Jolla Shores Planned District Advisory Board recommended approval of the Site Development Permit and Coastal Development Permit if the

project increased its setback from the north elevation wall by 3 feet. Motion approved: 5-1-0.

Item 8: **PRJ-688307 – 8025 Calle Del Cielo – Espinosa Residence - (ACTION ITEM).**

The project was presented by Scott Huntsman, Hayer Architecture.

**Public Comment:**

There was no testimony provided by the public on this project.


**Board Comment included:**

- Concern expressed over the amount of soil being removed given the high sensitive paleontological area that the site is in.
- Although the California Coastal Commission has not certified the new FARs for the community, it can be considered a “guide post” relative to reviewing bulk and scale.
- The square footage of the proposed project is larger than the surrounding homes except for a few.
- If the Advisory Board recommends approval of the proposed project it could set a precedent for any larger homes proposed in the future.
- The house although large is setback from the street, so that it’s not that visible from the street.
- The Board Members considered whether the size of the project could be reduced.

**Board Motion:** The La Jolla Shores Planned District Advisory Board recommended approval of the Site Development Permit and Coastal Development Permit with the condition that the applicant go back to the client to see if the FAR could be reduced to 0.45. Motion made by Board Member Neil. Seconded by Chair Potter. Motion approved: 6-0-0.

Item 9: ADJOURNMENT

Next meeting: Wednesday, June 21, 2023. The meeting concluded at 11:59 a.m.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

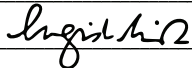
**Project Title:** Lowry House **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 7964 Lowry Terrace, La Jolla, CA. 92037

**Specify Form of Ownership/Legal Status (please check):**

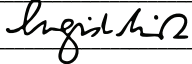
Corporation  Limited Liability -or-  General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual  
 The Property Owner and Applicant is a Trust organized in the Province of  
Ontario, Canada. Ingrid Mida is the Trust's sole Trustee.

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

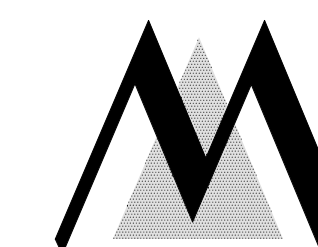
Name of Individual: Ingrid Mida, Trustee, 2022 Lowry LJS Trust  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 5 Brookfield Road  
 City: Toronto Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 State: Ontario Zip: M2P 1B1  
 Phone No.: 416-804-0674 Fax No.: \_\_\_\_\_ Email: ingridmida@gmail.com  
 Signature:  Date: November 15, 2022  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Ingrid Mida, Trustee, 2022 Lowry LJS Trust  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 5 Brookfield Road  
 City: Toronto Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 State: Ontario Zip: M2P 1B1  
 Phone No.: 416-804-0674 Fax No.: \_\_\_\_\_ Email: ingridmida@gmail.com  
 Signature:  Date: November 15, 2022  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No



7/10/2023 4:55:46 PM

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN ARCHITECTURE**  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
**COVER SHEET / SITE PLAN**

DRAWING SCALE  
1/8" = 1'-0"

ORIGINAL DATE: 12-22-2022

REVISION 1 04-24-2023

REVISION 2 07-10-2023

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083

SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

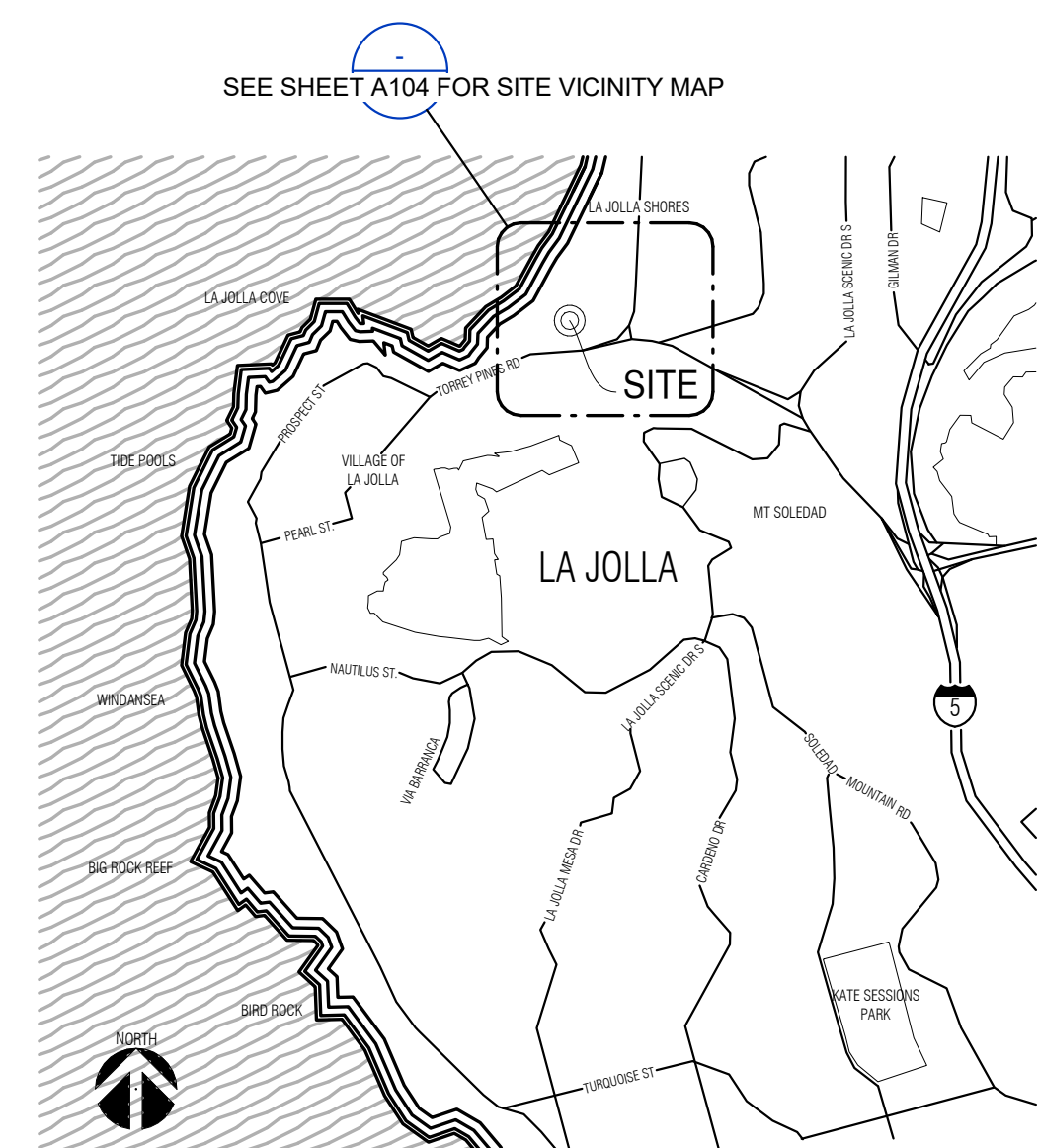
SECT: 0 - COVER SHEETS

SHEET NO.

**CS1**

1 OF 18 SHEETS

**LOCATION MAP (NOT TO SCALE)**



**PROJECT ADDRESS**

7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**GENERAL NOTES**

- ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED ADJUSTED TO FALL ON SAME PREMISES ON WHICH LIGHTS ARE LOCATED
- ALL DOWNSPOUTS TO TERMINATE AT PLANTERS. SEE FLOOR PLANS AND ROOF PLAN FOR GUTTER AND DOWNSPOUT ROUTING AND LOCATIONS
- ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
- PROVIDE BUILDING ADDRESS NUMBERS WHICH ARE VISIBLE AND LEGIBLE FROM STREET
- SEE SHEET **A104 VICINITY MAP** FOR LOCATIONS OF ALL EXISTING FIRE HYDRANTS WITHIN 600' OF SITE
- PROJECT IS LOCATED WITHIN LA JOLLA ASBS AND PROPERTY OWNER SHALL COMPLY WITH ALL ASBS REQUIREMENTS ACCORDINGLY
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- 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

**GROSS FLOOR AREA**

LOT AREA:	(0.24 ACRE) 10,412 SF
EXISTING HABITABLE:	2,580 SF
EXISTING GARAGE:	546 SF
EXISTING REAR PORCH:	194 SF
EXISTING SAUNA:	47 SF

EXISTING GROSS:	3,367 SF
EXISTING F.A.R. (3,367 / 10,412):	0.32

PROPOSED HABITABLE:	3,237 SF
PROPOSED GARAGE:	496 SF

PROPOSED GROSS:	3,733 SF
PROPOSED F.A.R. (3,733 / 10,412):	0.36

PROPOSED LANAI (EXEMPT):	618 SF
--------------------------	--------

**SITE AREA**

LOT AREA:	(0.24 ACRE) 10,412 SF
-----------	-----------------------

IMPERVIOUS AREA:	6,447 SF
PERVIOUS AREA (LANDSCAPE):	3,965 SF

% PERMEABLE (LANDSCAPE):	38.1%
--------------------------	-------

LOT COVERAGE AREA:	4,706 SF
LOT COVERAGE %:	45.2%

**PROJECT DATA**

SITE ADDRESS: 7964 LOWRY TERRACE  
LA JOLLA, CA 92037

APN: 346-491-11

LEGAL DESC: LOT 8 OF LA JOLLA VISTA UNIT NO.3, MAP NO.3037  
FILED NOVEMBER 6, 1953

BUILT IN: 1955

HISTORIC: \_\_\_ YES \_\_\_X\_NO

PER PRJ-1048517 (PREVIOUS 2022 SUBMITTAL)  
STAFF DETERMINED PROPERTY DOES NOT MEET  
LOCAL DESIGNATION CRITERIA

EXISTING USE: SINGLE FAMILY DWELLING  
PROPOSED USE: SINGLE FAMILY DWELLING

BASE ZONE: LJSFD

OVERLAY ZONES: COASTAL  
COASTAL HT. LIMIT  
PARKING IMPACT (COASTAL)  
LA JOLLA ARCHAEOLOGICAL STUDY AREA (SPINDRIFT)

OCCUPANCY: R3

CONSTRUCTION TYPE: V-B

**PROJECT DATA (CONT.)**

FIRE SPRINKLERED - EXISTING: NO  
FIRE SPRINKLERED - PROPOSED: YES

GEOLOGIC HAZARD CATEGORY: 52

HEIGHT LIMIT: SITE IS LOCATED WEST OF I-5.  
THE HIGHEST POINT OF THE ROOF, EQUIPMENT,  
ANY PIPE VENT, ANTENNA OR ANY OTHER PROJECTION  
SHALL NOT EXCEED 30' ABOVE GRADE,  
AS MEASURED PER PROP D OF THE SDMC

BLDG HEIGHT - EXISTING: 17'-0" (EX. CHIMNEY)  
BLDG HEIGHT - PROPOSED: 16'-6" (NEW ROOF)

# OF STORIES - EXISTING: 1  
# OF STORIES - PROPOSED: 1

PARKING - REQUIRED: 2 PARKING STALLS  
PARKING - PROVIDED: 2 PARKING STALLS

SETBACKS: 15'-0" FYSB PER MAP 3037  
SEE SHEET A104 FOR SETBACK SURVEY

EASEMENTS & ENCUMBRANCES: 'UN-NAMED' EASEMENT PER MAP 3037

TRANSIT STOPS: LA JOLLA SHORES DR @ PASEO DORADO  
TORREY PINES RD @ CALLE DE LA PLATA  
TORREY PINES RD @ LITTLE ST

**SHEET INDEX**

CS1	COVER SHEET / SITE PLAN
A101	SITE SECTIONS
A102	EXISTING SITE PLAN
A103	EXISTING RESIDENCE PHOTO SURVEY
A104	NEIGHBORHOOD SETBACK & AREA SURVEY
C000	TOPOGRAPHIC MAP
C001	PRELIMINARY GRADING PLAN
C002	PRELIMINARY GRADING PLAN
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE HYDROZONE PLAN
A201	FLOOR PLAN
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS
A403	BUILDING SECTIONS
A501	ROOF PLAN
A601	REFLECTED CEILING PLAN
TOTAL SHEETS: 18	

**SCOPE OF WORK**

- DEMOLITION OF EXISTING 1 STORY 3,367 SF SFR AND EXISTING SITE IMPROVEMENTS
- CONSTRUCTION OF NEW 1 STORY 3,733 SF SFR
- NEW DRIVEWAY, HARDSCAPE, SITE WALLS AND FENCING
- NEW SIDEWALK WALKAROUND
- NEW SITE DRAINAGE AND CURB OUTLET
- NEW LANDSCAPE AND IRRIGATION

**REQ. PERMITS & APPROVALS**

- COASTAL DEVELOPMENT PERMIT: PMT-3199083
- SITE DEVELOPMENT PERMIT: PMT-3199084

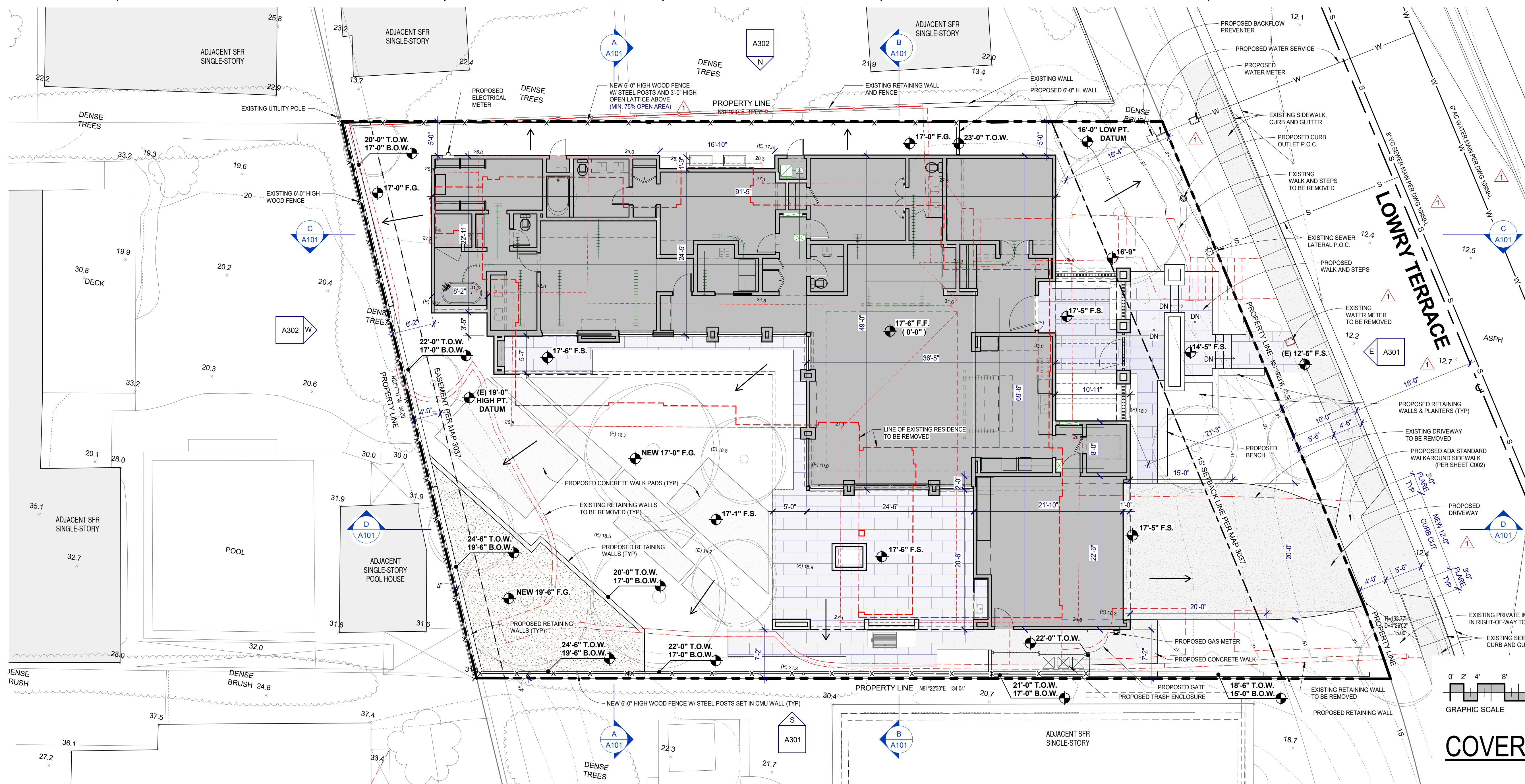
**APPLICABLE CODES**

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 BUILDING ENERGY EFFICIENCY STANDARDS

CITY OF SAN DIEGO -  
LAND DEVELOPMENT CODE (LDC)  
CALIFORNIA ENVIRONMENTAL  
QUALITY ACT (CEQA)

**PROJECT TEAM**

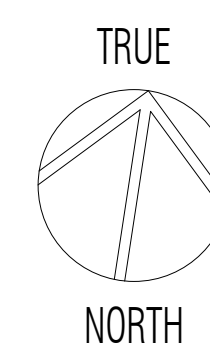
ARCHITECT:	MARTIN ARCHITECTURE 2333 STATE ST., STE. 100 CARLSBAD, CA 92008 J. TIMOTHY MARTIN, AIA 760-729-3470 (O) 760-729-3473 (F)
OWNER:	2022 LOWRY LIS TRUST 7964 LOWRY TERRACE LA JOLLA, CA 92037
CIVIL ENGINEER:	CHRISTENSEN ENGINEERING & SURVEYING BRET BELVEA, RLA 100 B STREET ENCINITAS, CA 92024 858-504-2738
LANDSCAPE ARCHITECT:	GRAIN LANDSCAPE ARCHITECTURE LESLIE D. REED 7420 TRADE ST. SAN DIEGO, CA 92121 858-549-7222

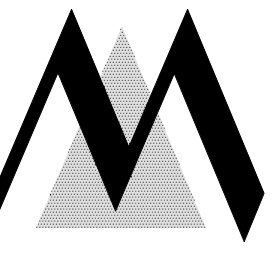


**COVER SHEET / SITE PLAN**

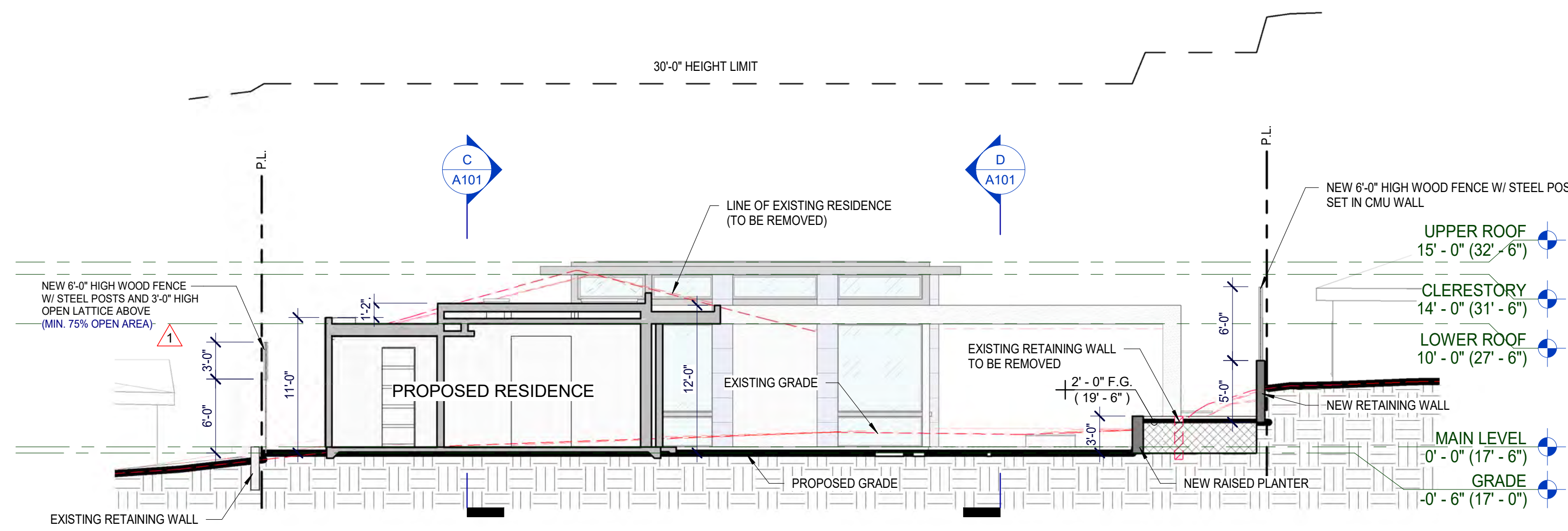
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GRAPHIC SCALE

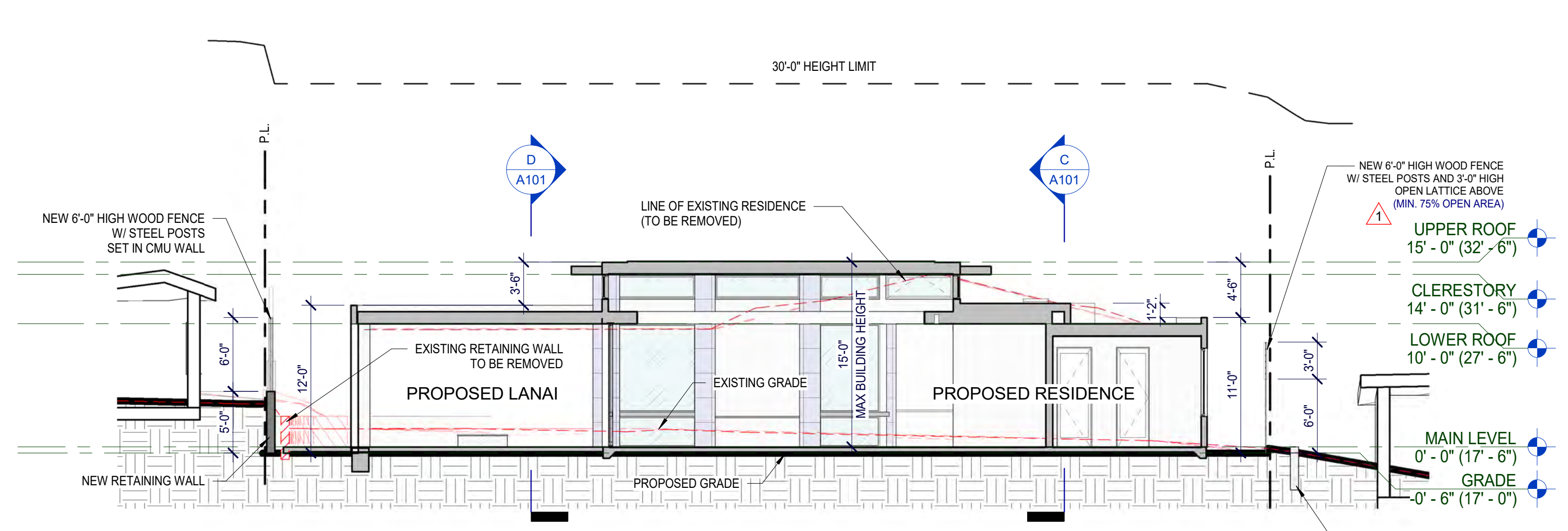




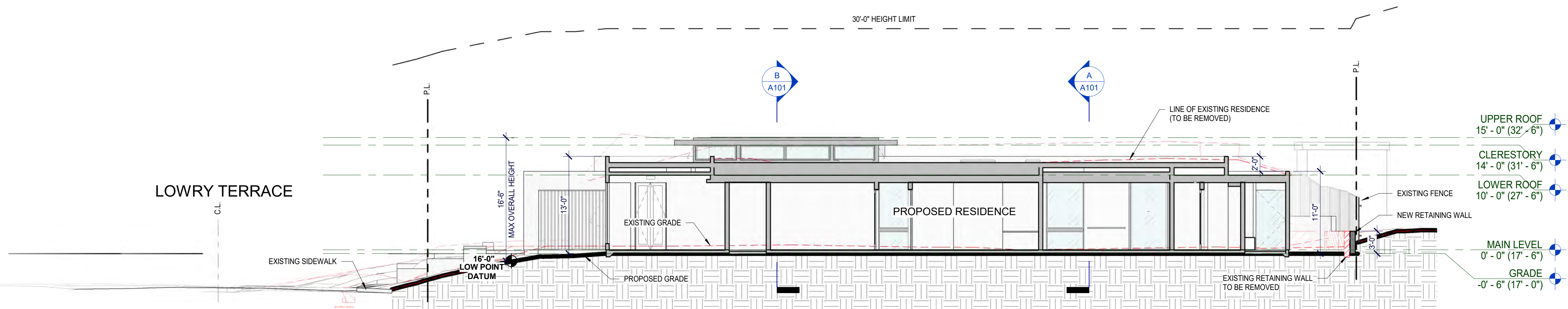
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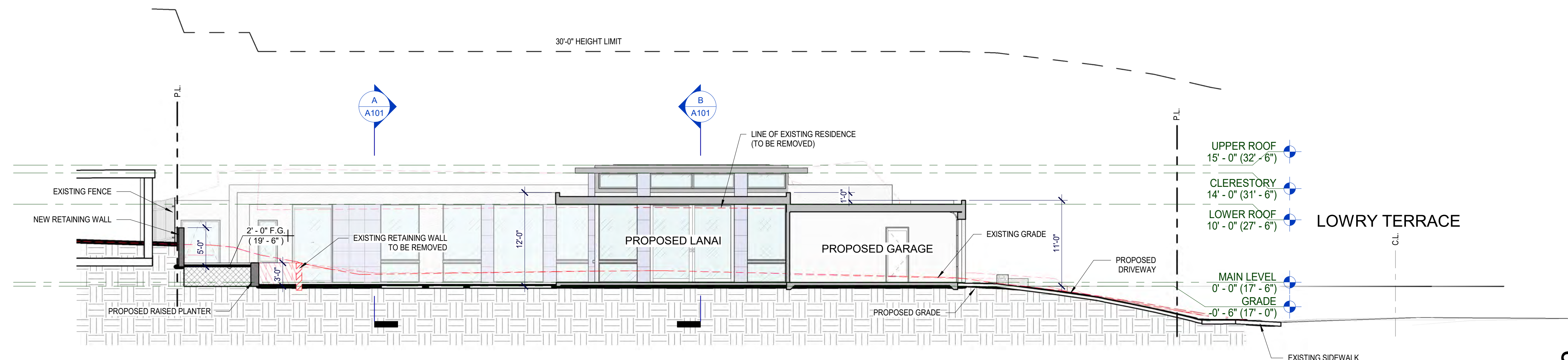
SITE SECTION A



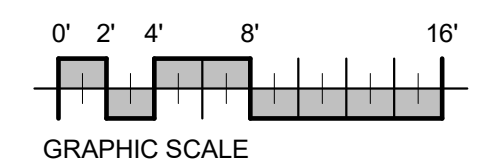
SITE SECTION B



SITE SECTION C



SITE SECTION D



SITE SECTIONS

SCALE: 1/8" = 1'-0"

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN A.I.A. ARCHITECTURE**

Tim Martin A.I.A.

2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
**SITE SECTIONS**

DRAWING SCALE  
1/8" = 1'-0"

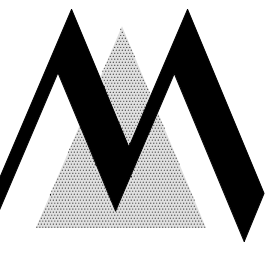
ORIGINAL DATE:	12-22-2022
REVISION 1:	04-24-2023
REVISION 2:	07-10-2023
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

SECT: 1 - SITE  
SHEET NO.

**A101**

2 OF 18 SHEETS



7/10/2023 4:39:09 PM

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN ARCHITECTURE**  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
**7964 LOWRY TERRACE  
LA JOLLA, CA 92037**

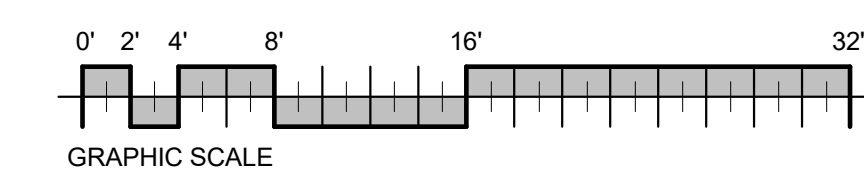
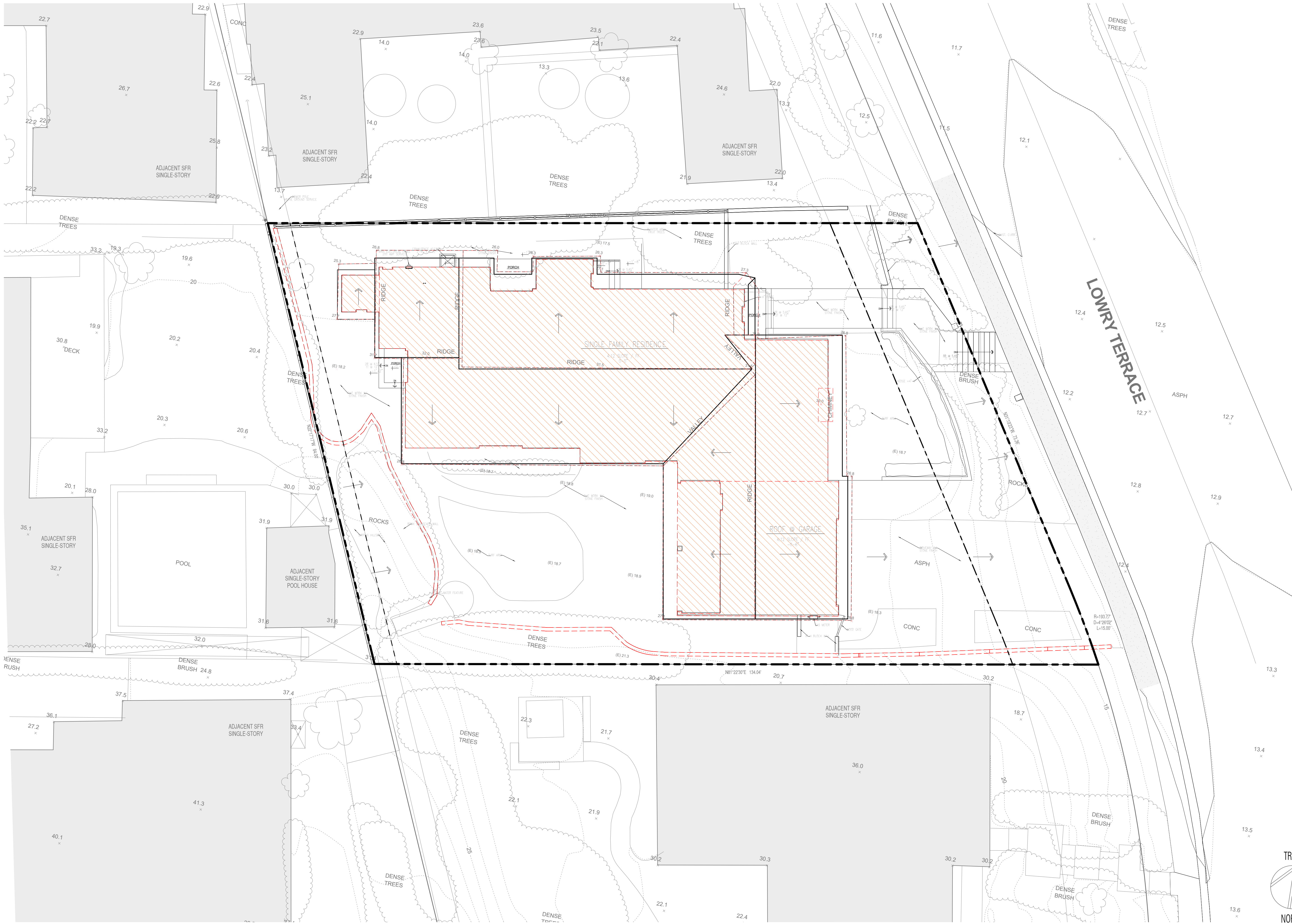
SHEET TITLE  
**EXISTING SITE PLAN**

DRAWING SCALE  
**1/8" = 1'-0"**

ORIGINAL DATE:	12-22-2022
REVISION 1:	04-24-2023
REVISION 2:	07-10-2023
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

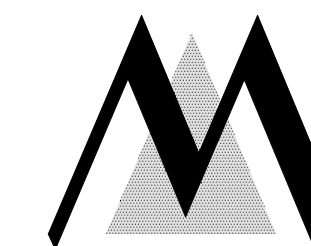
COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

SECT: 1 - SITE  
SHEET NO.



**EXISTING SITE PLAN** **A102**  
SCALE: 1/8" = 1'-0"  
3 OF 18 SHEETS





7/10/2023 4:40:08 PM

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN ARCHITECTURE**  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
**EXISTING RESIDENCE PHOTO SURVEY**

DRAWING SCALE  
1/32" = 1'-0"

ORIGINAL DATE:	12-22-2022
REVISION 1:	04-24-2023
REVISION 2:	07-10-2023
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

SECT: 1 - SITE  
SHEET NO.

**A103**

4 OF 18 SHEETS

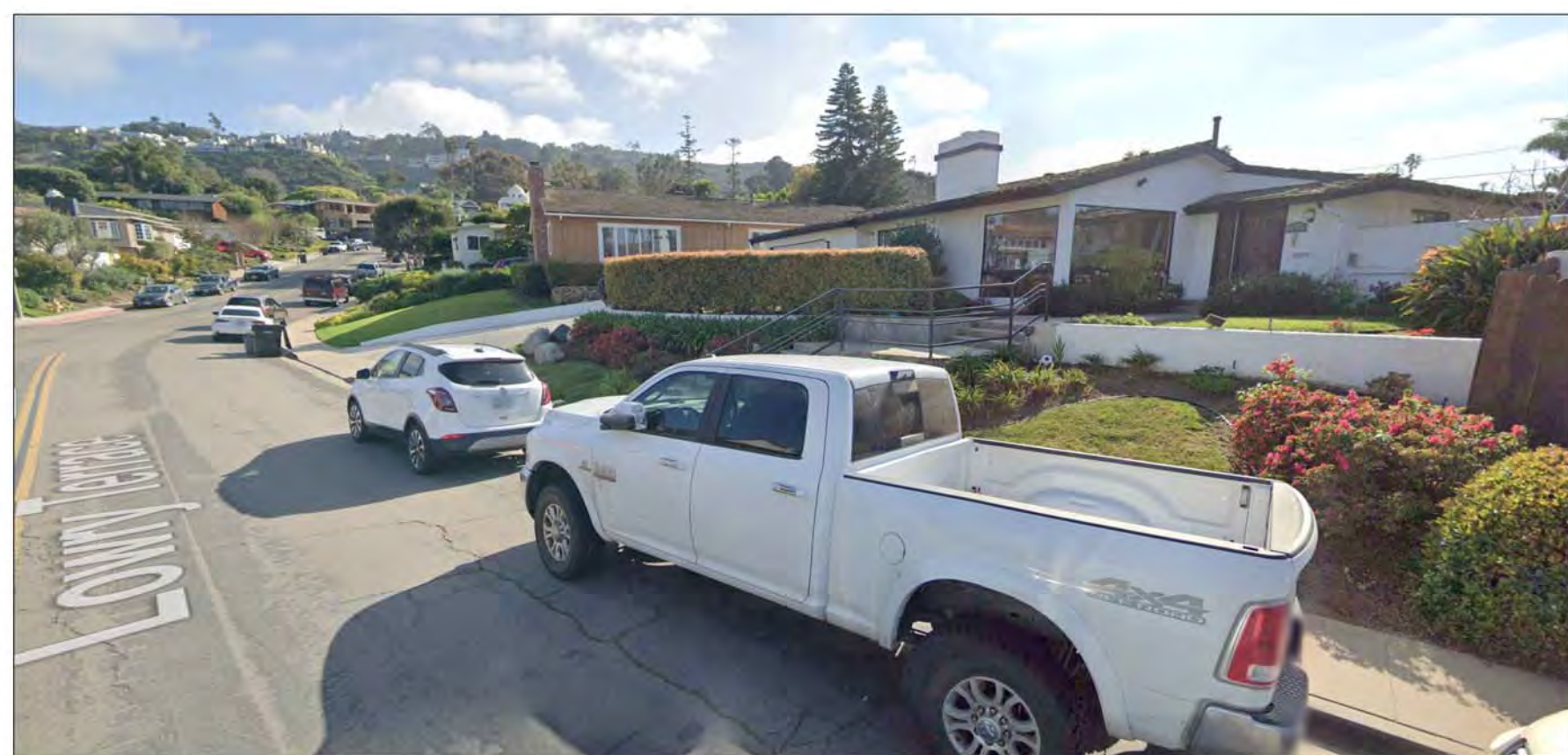


PHOTO A



PHOTO B



PHOTO C

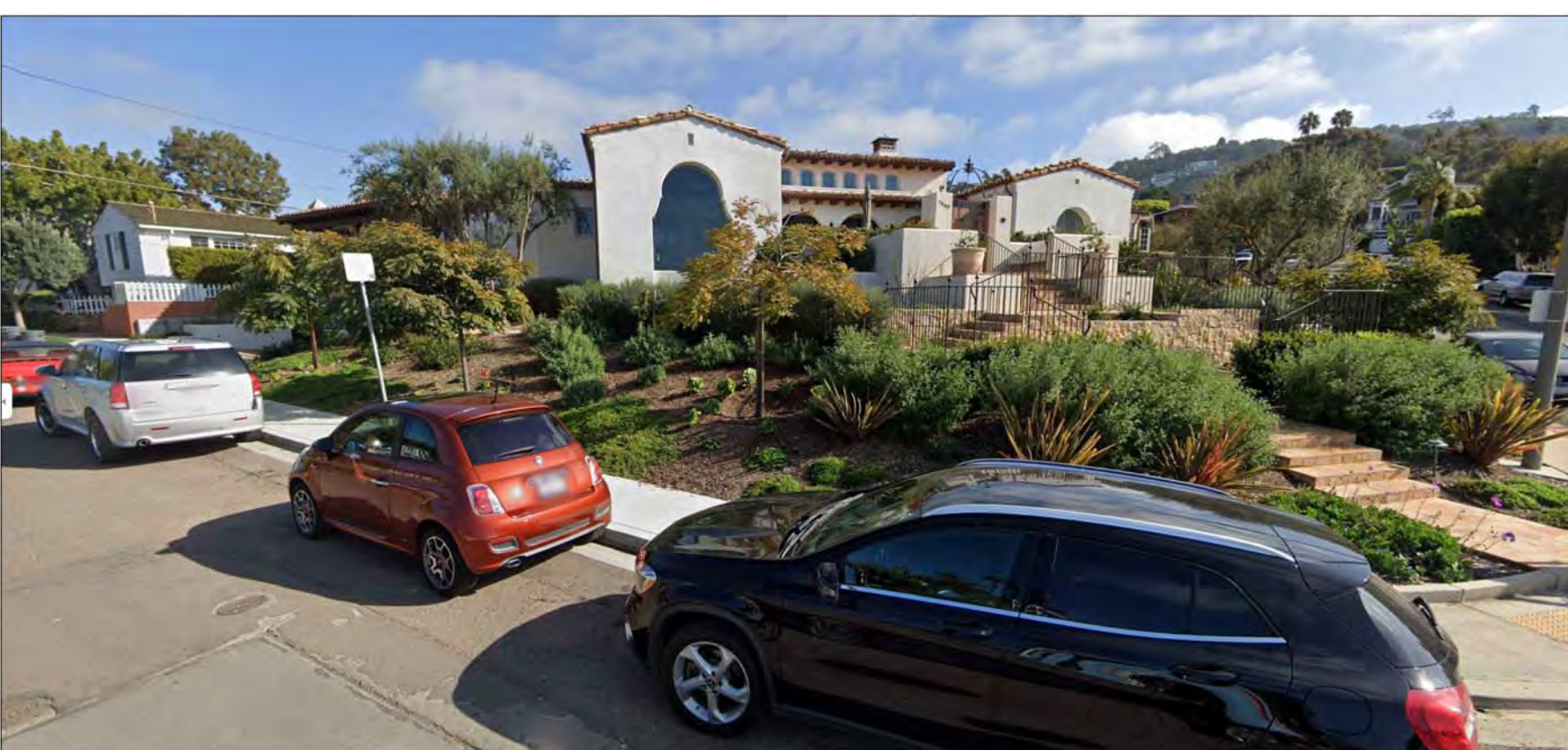
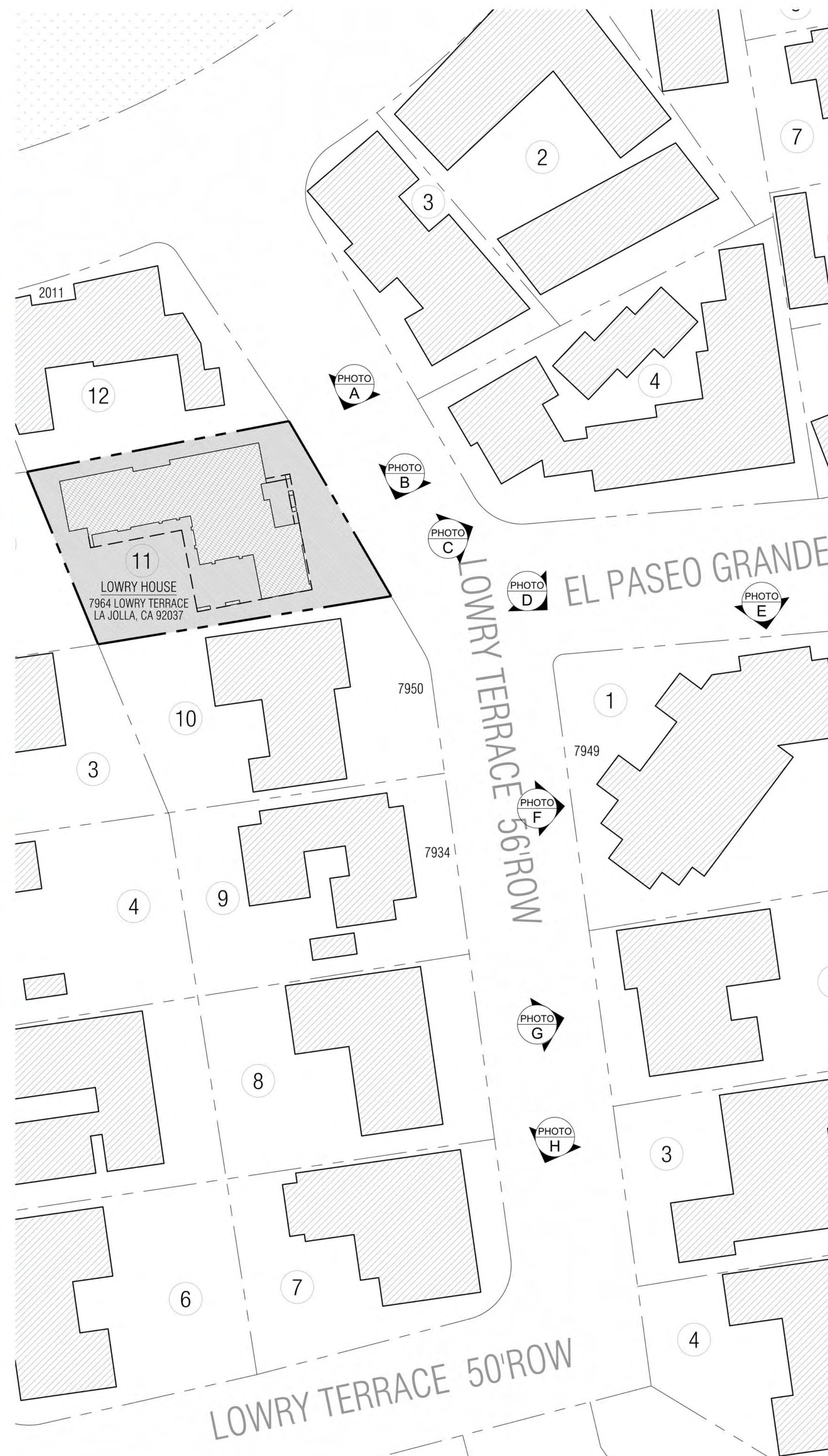


PHOTO D



**KEY**  
INDICATES LOCATION AND DIRECTION OF PHOTO



PHOTO E



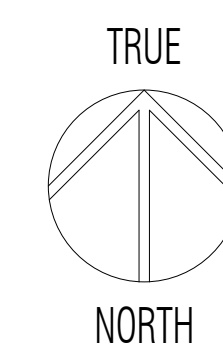
PHOTO F



PHOTO G

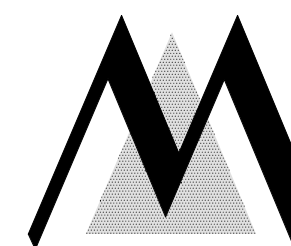


PHOTO H



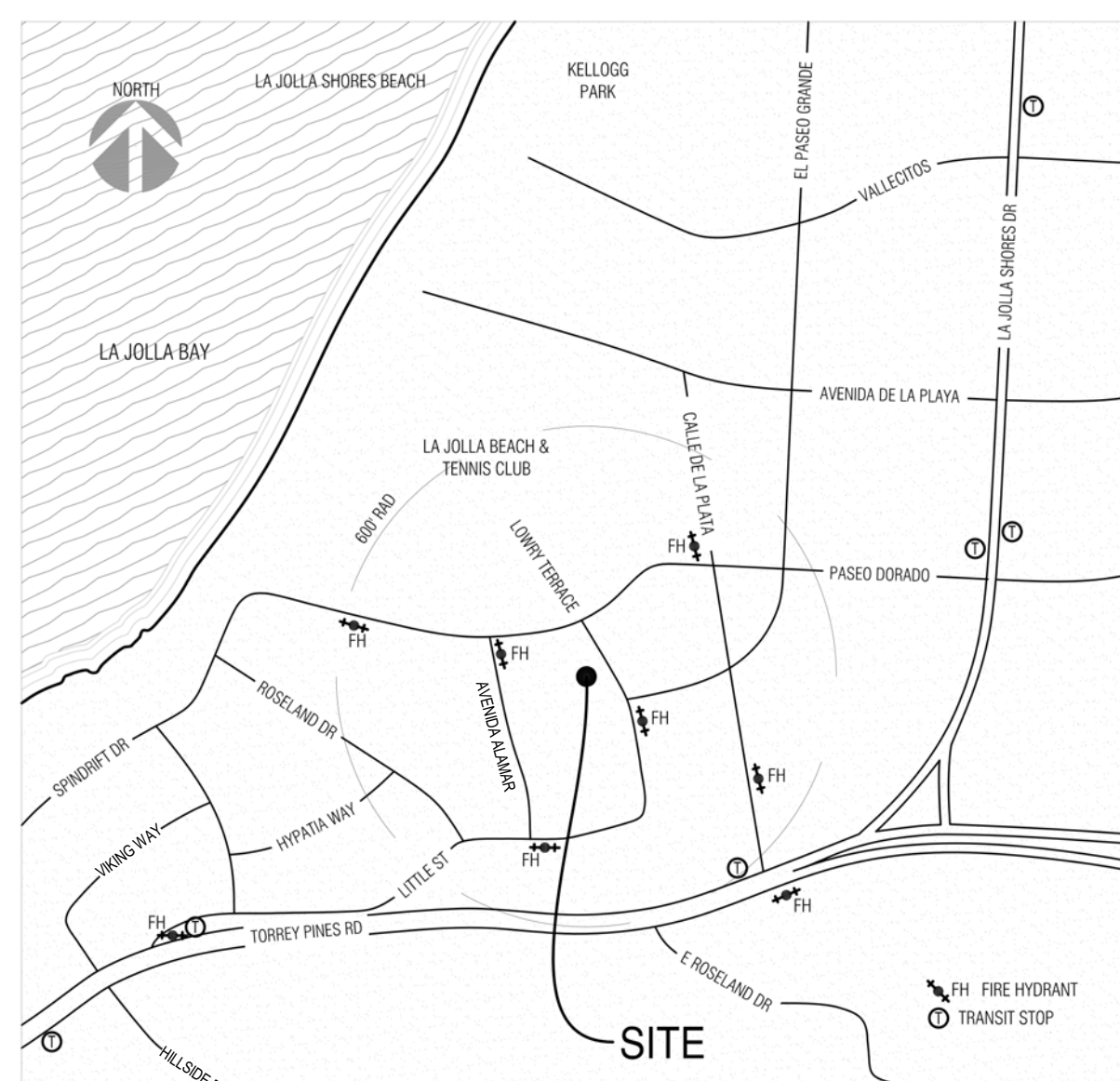
**EXISTING RESIDENCE PHOTO SURVEY**

SCALE: 1/32" = 1'-0"



7/10/2023 4:41:38 PM

VICINITY MAP: NTS



PROPERTY:

**LOWRY HOUSE**  
 7964 LOWRY TERRACE  
 LA JOLLA, CA  
 APN #346-491-11

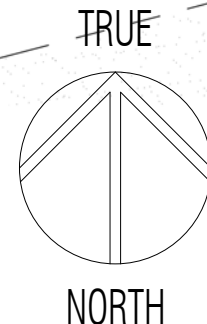
LOT 10515 SF  
 3733 SF GROSS (PROPOSED)  
 FAR .36 (PROPOSED)

GENERAL NOTES

- 1) PROPOSED RESIDENCE MEETS GENERAL FRONT YARD, SIDE YARD, AND REAR YARD SETBACKS IN CONFORMANCE TO THE SURROUNDING NEIGHBORHOOD
- 2) PROPOSED RESIDENCE SETBACKS:  
 FYSB - 16'-4" (15'-0" REQUIRED PER MAP 3037)  
 SYSB - 7'-2"  
 RYSB - 5'-0"  
 RYSB - 6'-2"
- 3) NEIGHBORHOOD SURVEY EXHIBITS NUMEROUS EXISTING RESIDENCES AND/OR ADDITIONS LESS THAN OR EQUAL TO THE PROPOSED 5'-0" AND 7'-2" SIDE YARD SETBACKS. SURVEY SHOWS SIDE YARD SETBACKS AS BEING AS MINIMAL AS 2'-0" IN THE SURROUNDING NEIGHBORHOOD (WITHIN 300' RADIUS)
- 4) NEIGHBORHOOD SURVEY EXHIBITS NUMEROUS EXISTING RESIDENCES AND/OR ADDITIONS LESS THAN OR EQUAL TO THE PROPOSED 6'-2" REAR YARD SETBACK. SURVEY SHOWS REAR YARD SETBACKS AS BEING AS MINIMAL AS 3'-11" IN THE SURROUNDING NEIGHBORHOOD (WITHIN 300' RADIUS)
- 5) ROADS SHOWN AS RIGHT-OF-WAY WIDTHS
- 6) INFORMATION PROVIDED PER SAN DIEGO COUNTY ASSESSOR'S PARCEL MAPS:  
 BOOK 346 - PAGE 46  
 BOOK 346 - PAGE 48  
 BOOK 346 - PAGE 49  
 BOOK 346 - PAGE 50  
 BOOK 346 - PAGE 51

KEY

1 INDICATES LOT# PER SAN DIEGO COUNTY PARCEL MAPS



NEIGHBORHOOD SETBACK & AREA SURVEY

SCALE: 1/32" = 1'-0"

**LOWRY HOUSE**  
 7964 LOWRY TERRACE  
 LA JOLLA, CA 92037

**MARTIN A.I.A. ARCHITECTURE**  
 Tim Martin A.I.A.  
 2335 State Street Suite 100 Carlsbad, CA 92008  
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 tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
 LOWRY HOUSE  
 PROJECT ADDRESS  
 7964 LOWRY TERRACE  
 LA JOLLA, CA 92037

SHEET TITLE  
 NEIGHBORHOOD SETBACK & AREA SURVEY

DRAWING SCALE  
 1/32" = 1'-0"

ORIGINAL DATE:	12-22-2022
REVISION 1:	04-24-2023
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REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
 PROJECT NO. PMT-3199083  
 SITE DEVELOPMENT PERMIT  
 PROJECT NO. PMT-3199084

SECT: 1 - SITE

SHEET NO.

**A104**

LEGAL DESCRIPTION

LOT 8 OF LA JOLLA VISTA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 3037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 6, 1953.

NOTES

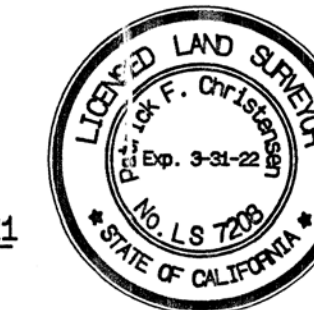
1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 7964 LOWRY TERRACE, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 346-491-11.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.24 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHEASTLY CORNER OF AVENIDA ALOMAR AND PASEO DORADO. ELEVATION 10.38' MEAN SEA LEVEL (N.G.V.D. 1929).



*Patrick F. Christensen*  
 PATRICK F. CHRISTENSEN, P.L.S. 7208  
 09-26-21 Date



Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
 SAN DIEGO, CA 92126  
 PHONE (858)271-9901 EMAIL: CEANDS@AOL.COM

Project Address:  
 7964 LOWRY TERRACE  
 LA JOLLA, CA 92037

- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2:
- Revision 1:

Project Name:  
 7964 LOWRY TERRACE

Original Date: SEPTEMBER 26, 2021

Sheet Title:

Sheet 1 Of 1

TOPOGRAPHIC MAP

DEP#

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (858)271-9901 EMAIL: CEANDS@AOL.COM

C000

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD LINES
- G-----G EXISTING GAS LINE
- S-----S EXISTING SEWER LINE
- W-----W EXISTING WATER LINE
- (S) EXISTING SEWER LATERAL
- (W) PROPOSED WATER SERVICE
- (O) PROPOSED PVT CURB OUTLET (MODIFIED; 2' INTERNAL WIDTH)
- ===== PROPOSED PVC DRAIN
- (DS) PROPOSED DOWNSPOUT
- [Hatched Box] PROPOSED LANDSCAPE AREA
- (RP) PROPOSED BACKFLOW PREVENTER
- [Double Line] PROPOSED MASONRY RETAINING WALL

**COASTAL DEVELOPMENT PERMIT  
PROJECT NO. 1080285**

**ATTACHMENT 11**

**LEGAL DESCRIPTION:**

LOT 8 OF LA JOLLA VISTA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 3037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 6, 1953.

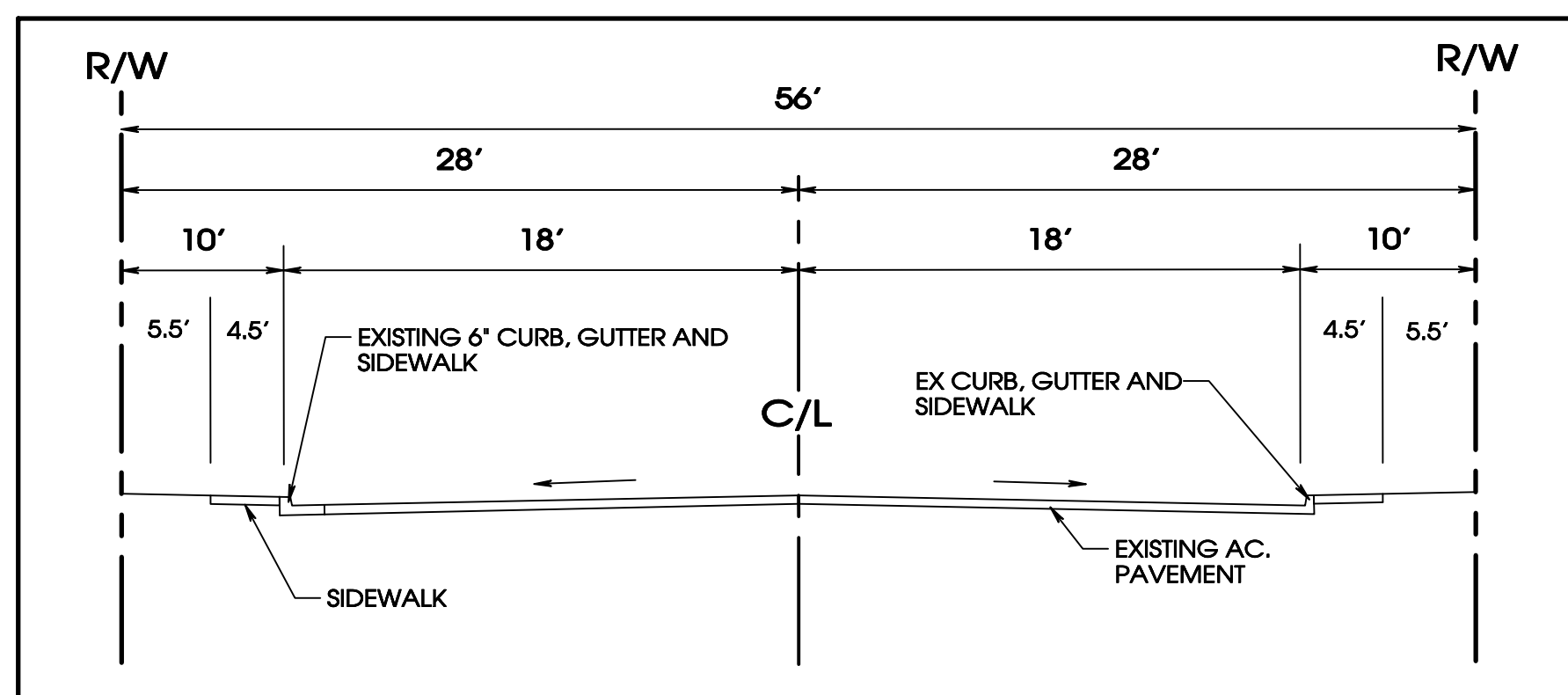
APN: 346-491-11-00

**BENCHMARK**

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHEASTERLY CORNER OF AVENIDA ALOMAR AND PASEO DORADO. ELEVATION 10.38' MEAN SEA LEVEL (N.G.V.D. 1929).

**NOTES**

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED SEPTEMBER 26, 2021.
2. THE PROJECT INCLUDES ONE SINGLE-FAMILY RESIDENCES.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
8. A GENERAL UTILITY EASEMENT EXISTS AS SHOWN ON MAP.
9. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET, WALKWAY AND LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY.
10. ALL SITE RUNOFF WILL BE DIRECTED TO LANDSCAPING FOR TREATMENT BEFORE LEAVING SITE AT CURB OUTLET.
11. FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
12. ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.
13. PROJECT IS LOCATED WITHIN LA JOLLA ASBS AND PROPERTY OWNER SHALL COMPLY WITH ALL ASBS REQUIREMENTS ACCORDINGLY.



**TYPICAL SECTION  
LOWRY TERRACE**  
NOT TO SCALE

Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE 'J'  
SAN DIEGO, CA 92126  
PHONE (858) 271-9901

Project Address:  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

Project Name:  
LOWRY HOUSE  
PMT-3199083 CDP  
PMT-3199084 SDP

Revision 5:  
Revision 4:  
Revision 3:  
Revision 2:  
Revision 1: 04-03-22 ADDRESS CITY COMMENTS

Original Date: DECEMBER 04, 2022

Sheet Title:  
**PRELIMINARY GRADING PLAN**

Sheet 1 of 2 Sheets

*ANTONY K. CHRISTENSEN*  
ANTONY K. CHRISTENSEN, RCE 54021

JULY 12, 2023  
Date



CONSTRUCTION NOTES ATTACHMENT 11

- ① EXISTING 18' DRIVEWAY TO BE REMOVED AND REPLACED WITH PROPOSED 12' DRIVEWAY AND CURB, GUTTER AND SIDESWALK, AS SHOWN, PER CURRENT CITY STANDARDS
- ② PROPOSED REMOVE AND REPLACE SIDEWALK TO ADA STANDARD WALKAROUND
- ③ EXISTING WATER SERVICE TO BE KILLED AND WATER METER AND BOX TO BE REMOVED
- ④ EXISTING SEWER LATERAL TO BE PROTECTED IN PLACE
- ⑤ PROPOSED PRIVATE WALKWAY (EMRA REQUIRED)
- ⑥ VISIBILITY TRIANGLE (TYPICAL)
- ⑦ PROPOSED MASONRY WALL (TYPICAL)
- ⑧ PROPOSED AREA DRAIN (TYPICAL)
- ⑨ PROPOSED CURB OUTLET (2' INTERNAL WIDTH) PER CURRENT CITY STANDARDS Q100 = 0.47 CFS, V100 = 2.6 FPS
- ⑩ PROPOSED PVC DRAIN (TYPICAL)
- ⑪ PROPOSED BUILDING WALL (TYPICAL)
- ⑫ EXISTING PRIVATE IMPROVEMENTS IN RIGHT OF WAY TO BE REMOVED (TYPICAL)
- ⑬ PROPOSED 1" WATER SERVICE WITH WATER METER BOX AND BACKFLOW PREVENTER PER CURRENT CITY STANDARDS
- ⑭ LIMIT OF GRADING ENCOMPASSES ENTIRE PROPERTY AND IS CALLED OUT ON PLAN

GRADING DATA

AREA OF SITE - 10,412 S.F. (0.239 AC)  
 AREA OF SITE TO BE GRADED - 10,412 SF  
 PERCENT OF SITE TO BE GRADED - 100%  
 AMOUNT OF SITE WITH 2% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%  
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 0%  
 AMOUNT OF CUT - 400 C.Y.  
 AMOUNT OF FILL - 10 C.Y.  
 AMOUNT OF EXPORT - 390 C.Y.  
 EARTHWORK TO FINISH SURFACE/GRADE  
 MAXIMUM HEIGHT OF FILL SLOPE - NONE  
 MAXIMUM HEIGHT OF CUT SLOPE - 3'  
 MAXIMUM HEIGHT OF VERTICAL CUT - 4.5' FEET  
 MAXIMUM HEIGHT OF VERTICAL FILL - 1' FEET

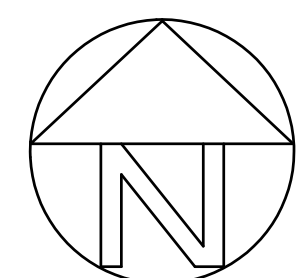
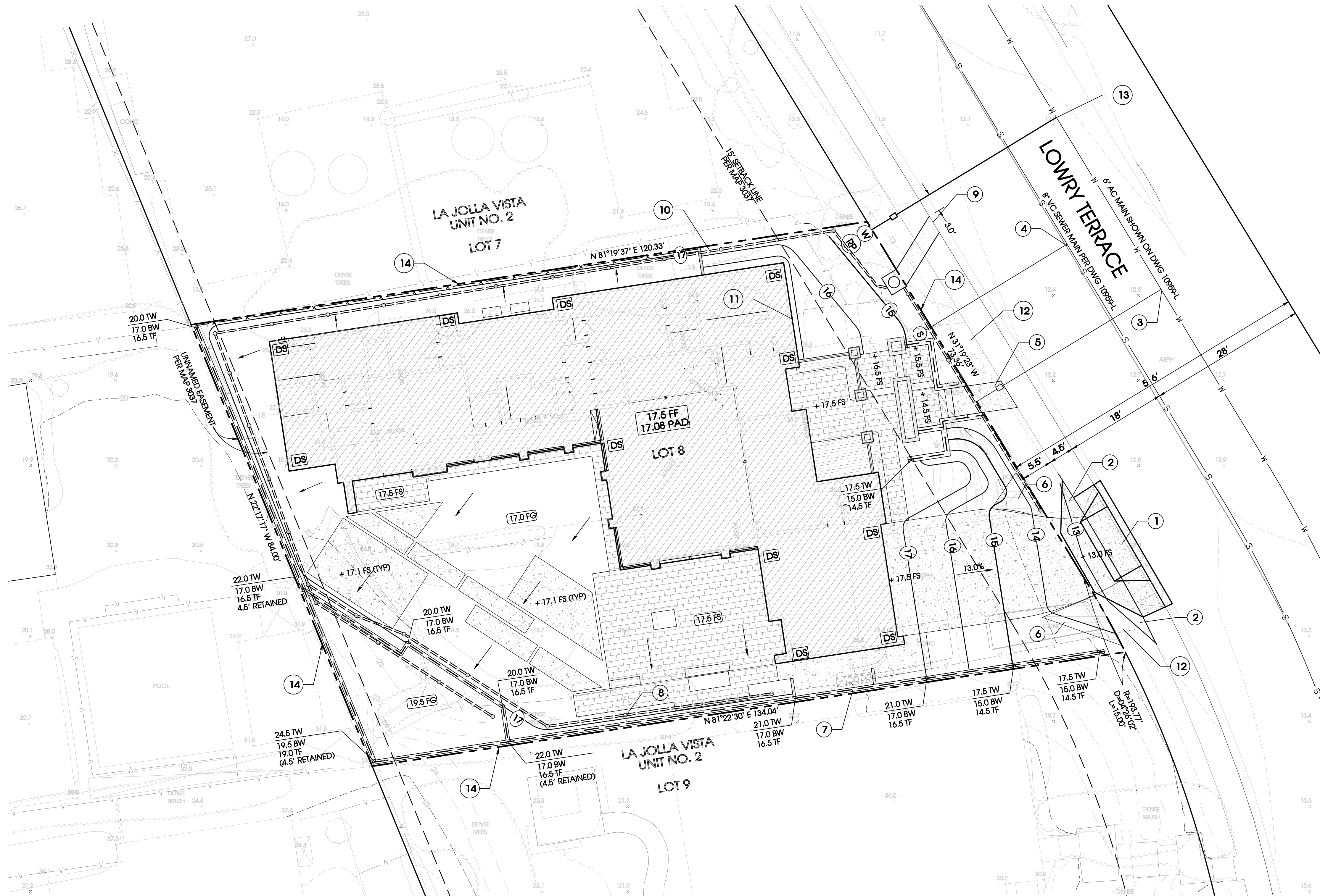
RETAINING WALL: 260'; 4.5' MAXIMUM RETAINED HEIGHT

EXISTING IMPERVIOUS AREA = 0.167 AC (69.9%)  
 PROPOSED IMPERVIOUS AREA = 0.148 AC (61.9%)

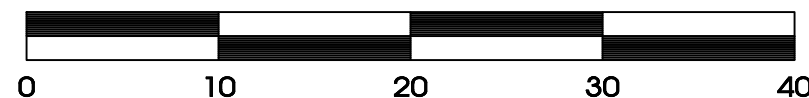
NOTE:

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY (ENTRIES) - 10 FEET  
 (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



SCALE: 1" = 10'  
CONTOUR INTERVAL: 1'



*Anthony K. Christensen*  
 ANTHONY K. CHRISTENSEN, RCE 54021 Date

JULY 12, 2023



Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
 SAN DIEGO, CA 92126  
 PHONE (858)271-9901

Project Address:  
 7964 LOWRY TERRACE  
 LA JOLLA, CA 92037

Project Name:  
 LOWRY HOUSE  
 PMT-3199083 CDP  
 PMT-3199084 SDP

Sheet Title:

PRELIMINARY GRADING PLAN

Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 04-03-22 ADDRESS CITY COMMENTS  
 Revision 1: 12-15-22 REVISE WS

Original Date: DECEMBER 04, 2022

Sheet 2 of 2 Sheets

10/14/22	PRELIM DESIGN
10/20/22	REVISION 1
11/14/22	PLANTING
12/19/22	1ST SUBMITTAL
5/23	2ND SUBMITTAL

PRINT DATE    PROGRESS

DESIGN	BB, JB
DRAWN	BB, JB
CHECKED	BB
SCALE	
PROJECT	22-09

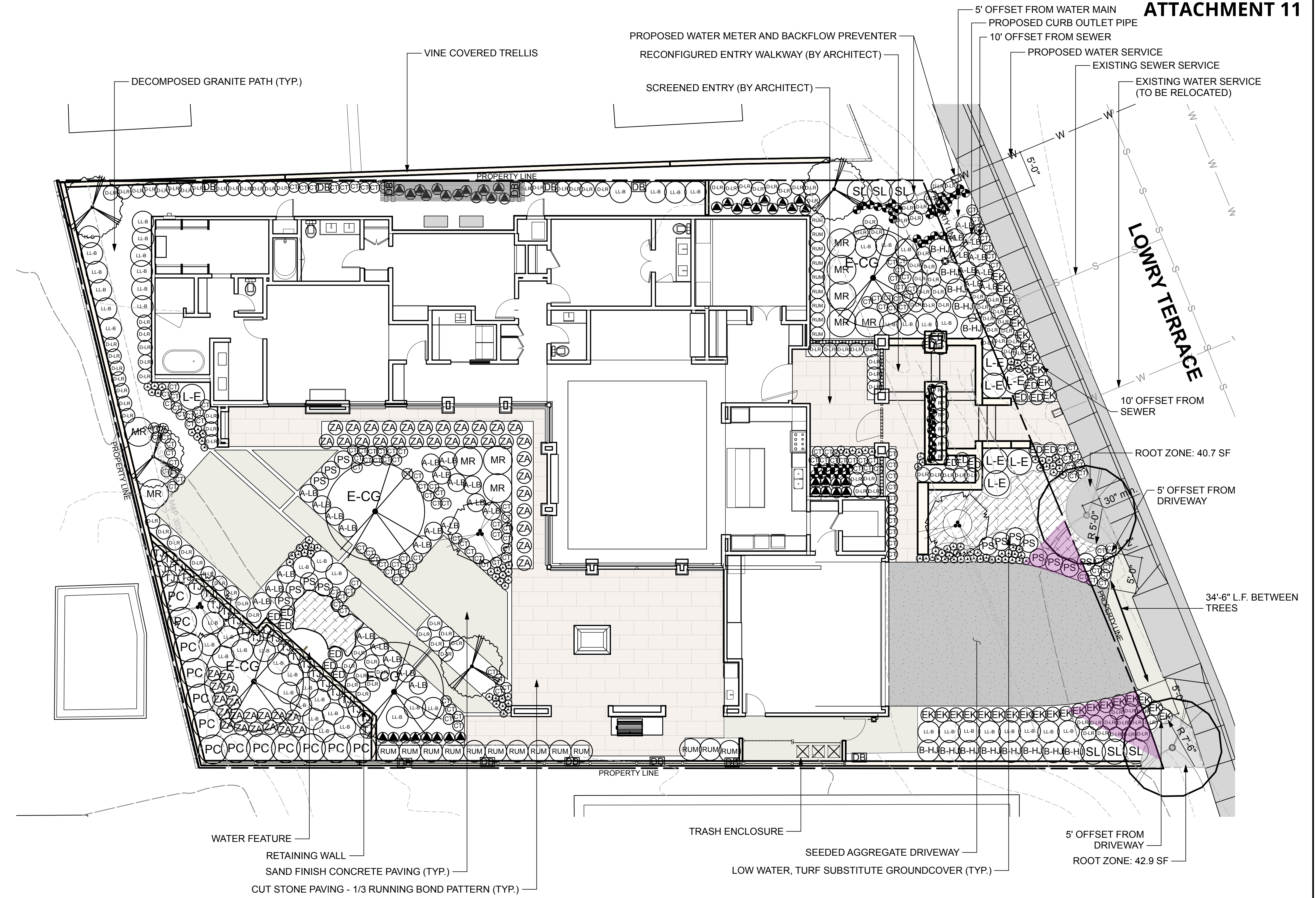
ATTACHMENT 11

PLANTING LEGEND

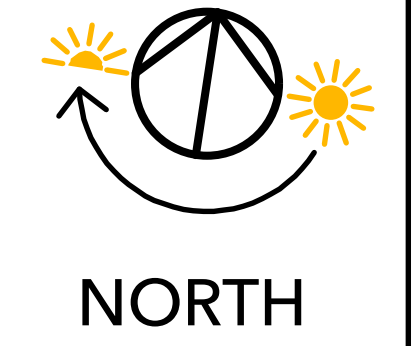
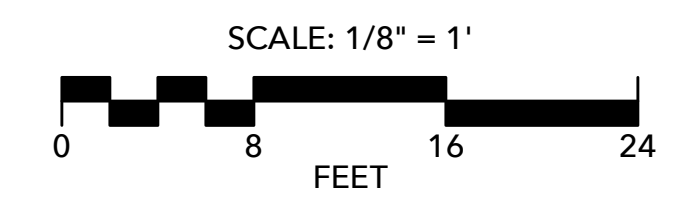
TREES			
SYMBOL	SPECIES / COMMON NAME	SIZE	QUANTITY
E-CG	ERYTHRINA CRISTA-GALLI COCKSPUR CORAL TREE	48" BOX	4
	CITRUS - TO BE SELECTED BY OWNER SELECTION TO BE SEMI DWARF VARIETY TO 48" BOX RESPECT SPACE LIMITATION AND HEIGHT RESTRICTIONS	48" BOX	4
	JACARANDA MIMOSAFOLIA (STREET TREE) JACARANDA	48" BOX	2
	PLUMERIA RUBRA FRANGIPANI	48" BOX	3
SHRUBS			
SYMBOL	SPECIES / COMMON NAME	SIZE	QUANTITY
A-LB	ACHILLEA MILLEFOLIUM 'LILAC BEAUTY' LILAC BEAUTY YARROW	1 GAL.	31
	AEONIUUM URUBICUM 'SALAD BOWL' SALAD BOWL AEONIUUM	1 GAL.	47
B-HJ	BOUGAINVILLEA 'HELEN JOHNSON' HELEN JOHNSON BOUGAINVILLEA	15 GAL.	13
CT	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	153
	CLIVIA MINIATA VAR. CITRINA YELLOW BUSH LILY	5 GAL.	50
D-LR	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV DIANELLA	1 GAL.	132
DB	DISTICTIS 'RIVERS' ROYAL TRUMPET VINE	15 GAL. STAKED	12
ED	E-CHEVERIA ELEGANS HEN AND CHICKS	1 GAL.	16
EK	ERIGERON KRAVINSKIANS MEXICAN DAISY	1 GAL.	30
L-E	LEUCODENDRON 'EBONY' EBONY CONEBUSH	5 GAL.	7
	LIPPPIA NODIFLORA KURAPIA	FLATS	196 SF
LL-B	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL.	53
MR	MUHLBERGIA RIGENS DEER GRASS	5 GAL.	10
PS	PENSTEMON SPECTABILIS SHOWY PENSTEMON	1 GAL.	15
PC	PITOSPORUM CRASSIFOLIUM 'NANA' DWARF KARO	5 GAL.	13
RUM	RHAPHIOLEPIS UMBELLATA 'MINOR' YEDDO HAWTHORN	5 GAL.	22
RO	ROSMARINUS 'IRENE' TRAILING ROSEMARY	1 GAL.	7
SL	SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA MEXICAN BUSH SAGE	5 GAL.	6
	SISYRINHIUM BELLUM BLUE-EYED GRASS	1 GAL.	101
TJ	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	25
ZA	ZANTEDESCHIA AETHIOPICA CALLA LILY	5 GAL.	48

**LANDSCAPE INSPECTIONS SCHEDULE:**

- PRECONSTRUCTION MEETING
- INSTALLATION
- 120 DAY
- ANNUAL/FINAL (60 MONTH MAINTENANCE PERIOD)



- PLANTING NOTES:**
- ALL LANDSCAPED AREAS SHALL COMPLY WITH THE LANDSCAPE REGULATIONS CONTAINED WITHIN THE SAN DIEGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL, AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
  - MINIMUM TREE SEPARATION DISTANCE
    - Traffic signals / stop signs - 20 feet
    - Underground utility lines - 5 feet (10' for sewer)
    - Above ground utility structures - 10 feet
    - Driveway (entries) - 10 feet (5 feet for residential streets < 25mph)
    - Intersections (Intersecting curb lines of two streets) - 25 feet
  - A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSIONS FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
- MAINTENANCE NOTES:**
- ALL PLANTED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
  - LONG TERM MAINTENANCE FOR THE PROJECT TO BE THE RESPONSIBILITY OF THE HOMEOWNER. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.
  - PER CITY CODE SECTION 142.0403 (b)(2), ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE MATERIAL THAT ARE ON OR OFF THE PREMISES.
  - TREES: ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.
- IRRIGATION NOTES:**
- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
  - ALL IRRIGATION EXCEPT WITHIN TURF LAWN SHALL BE DRIP TYPE IN ORDER TO PREVENT OVSERSPRAY.
  - IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.



IF PLANTS LESS THAN 24\"/>

HYDROZONE PLAN & LANDSCAPE CALCULATIONS

PROJECT: **LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

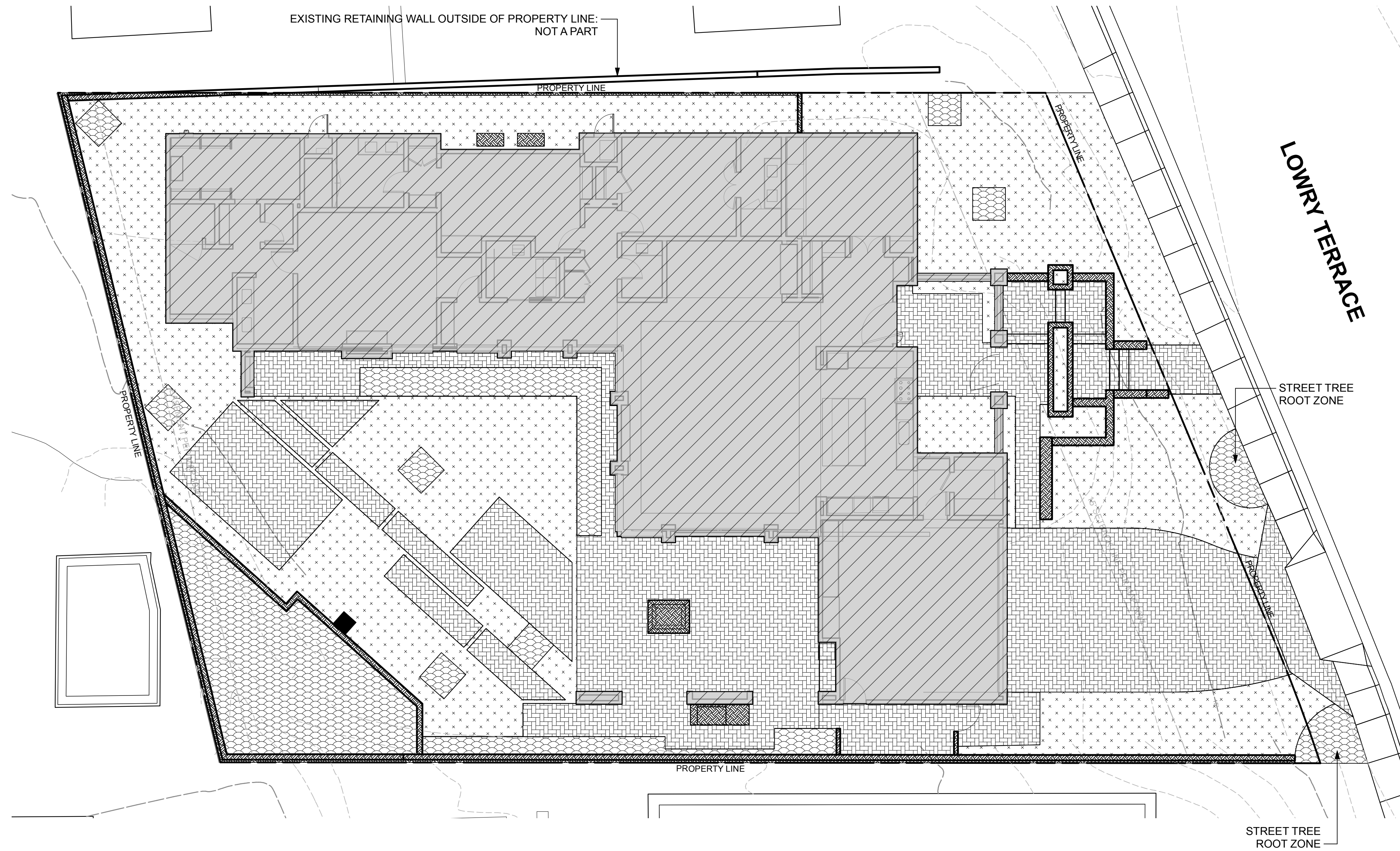
10/14/22	PRELIM DESIGN
10/20/22	REVISION 1
11/14/22	PLANTING
12/19/22	1ST SUBMITTAL
5/23	2ND SUBMITTAL

PRINT DATE    PROGRESS

DESIGN	BB, JB
DRAWN	BB, JB
CHECKED	BB
SCALE	
PROJECT	22-09

SYMBOL	AREA	PERCENTAGE	SQUARE FEET
	STRUCTURE	35.2%	3,830
	UNPLANTED RECREATION, WALKS, DRIVEWAYS	24.6%	2,681
	OTHER HARDSCAPE	3.8%	416
	PLANTING	36.4%	3,964
<b>TOTAL</b>		<b>100%</b>	<b>10,891</b>

SYMBOL	ZONE	PERCENTAGE	SQUARE FEET
	VERY LOW	0%	0
	LOW	79%	3,137
	MODERATE	21%	823
	HIGH	< 1%	4
<b>TOTAL</b>		<b>100%</b>	<b>3,964</b>



WATER BUDGET CALCULATIONS

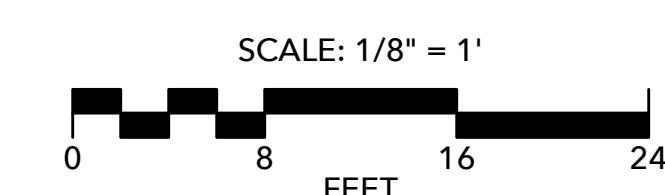
**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

$$\begin{aligned} \text{MAWA} &= (\text{ETo})(0.62) [(0.55 \times \text{LA}) + (0.45 \times \text{SLA})] \\ &= (46.4)(0.62) [(0.55 \times 4,052) + (0.45 \times 0)] \\ &= (28.77) (2,228.60 + 0) \\ &= 64,112 \text{ GALLONS PER YEAR} \end{aligned}$$

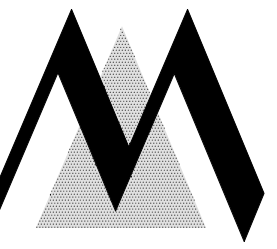
**ESTIMATED TOTAL WATER USE CALCULATIONS**

$$\begin{aligned} \text{ETWU} &= (\text{ETo})(0.62) [(PF \times \text{HA} / \text{IE}) + \text{SLA}] \\ \text{HA} &= \text{HYDROZONE AREA} \\ \text{ETWU HA 1} &= (46.4)(0.62) [(0.3 \times 3,208 / 0.81)] \\ &= (28,768)(0.3 \times 3,208 / 0.81) \\ &= 34,181 \text{ GALLONS PER YEAR} \\ \text{ETWU HA 2} &= (46.4)(0.62) [(0.6 \times 572 / 0.81)] \\ &= (28,768)(0.6 \times 572 / 0.81) \\ &= 12,189 \text{ GALLONS PER YEAR} \\ \text{ETWU HA3} &= (46.4)(0.62) [(1 \times 268 / 0.81)] \\ &= (28,768)(1 \times 268 / 0.81) \\ &= 9,518 \text{ GALLONS PER YEAR} \\ \text{ETWU HA4} &= (46.4)(0.62) [(1 \times 4 / 1)] \\ &= (28,768)(1 \times 4 / 1) \\ &= 115 \text{ GALLONS PER YEAR} \\ \text{TOTAL ETWU} &= (46.4)(0.62) [(0.3 \times 3,208 / 0.81) + (0.6 \times 572 / 0.81) + (1 \times 268 / 0.81) + (1 \times 4 / 1) + 0] \\ &= (28.77) [1,188.15 + 423.70 + 330.86 + 4.00 + 0] \\ &= (28.77) (1,946.72) \\ &= 56,003.13 \\ \text{MAWA / ETWU} &= 64,112.00 / 56,003.13 \\ \text{MAWA / ETWU} &= 1.14 \end{aligned}$$

- NOTES:**
- IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
  - ALL IRRIGATION EXCEPT WITHIN TURF LAWN SHALL BE DRIP TYPE IN ORDER TO PREVENT OVERSPRAY.
  - ALL PLANTED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
  - LONG TERM MAINTENANCE FOR THE PROJECT TO BE THE RESPONSIBILITY OF THE HOMEOWNER.
  - ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE LANDSCAPE REGULATIONS CONTAINED WITHIN THE SAN DIEGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL, AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
  - PER CITY CODE SECTION 142.0403 (b)(2), ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE MATERIAL THAT ARE ON OR OFF THE PREMISES.
- LANDSCAPE INSPECTIONS SCHEDULE:**
- PRECONSTRUCTION MEETING
  - INSTALLATION
  - 120 DAY
  - ANNUAL/FINAL (60 MONTH MAINTENANCE PERIOD)



THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLED TO THE LANDSCAPE ARCHITECT.



**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN ARCHITECTURE**  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
**FLOOR PLAN**

DRAWING SCALE  
1/4" = 1'-0"

ORIGINAL DATE: 12-22-2022

REVISION 1 04-24-2023

REVISION 2 07-10-2023

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

COASTAL DEVELOPMENT PERMIT

PROJECT NO. PMT-3199083

SITE DEVELOPMENT PERMIT

PROJECT NO. PMT-3199084

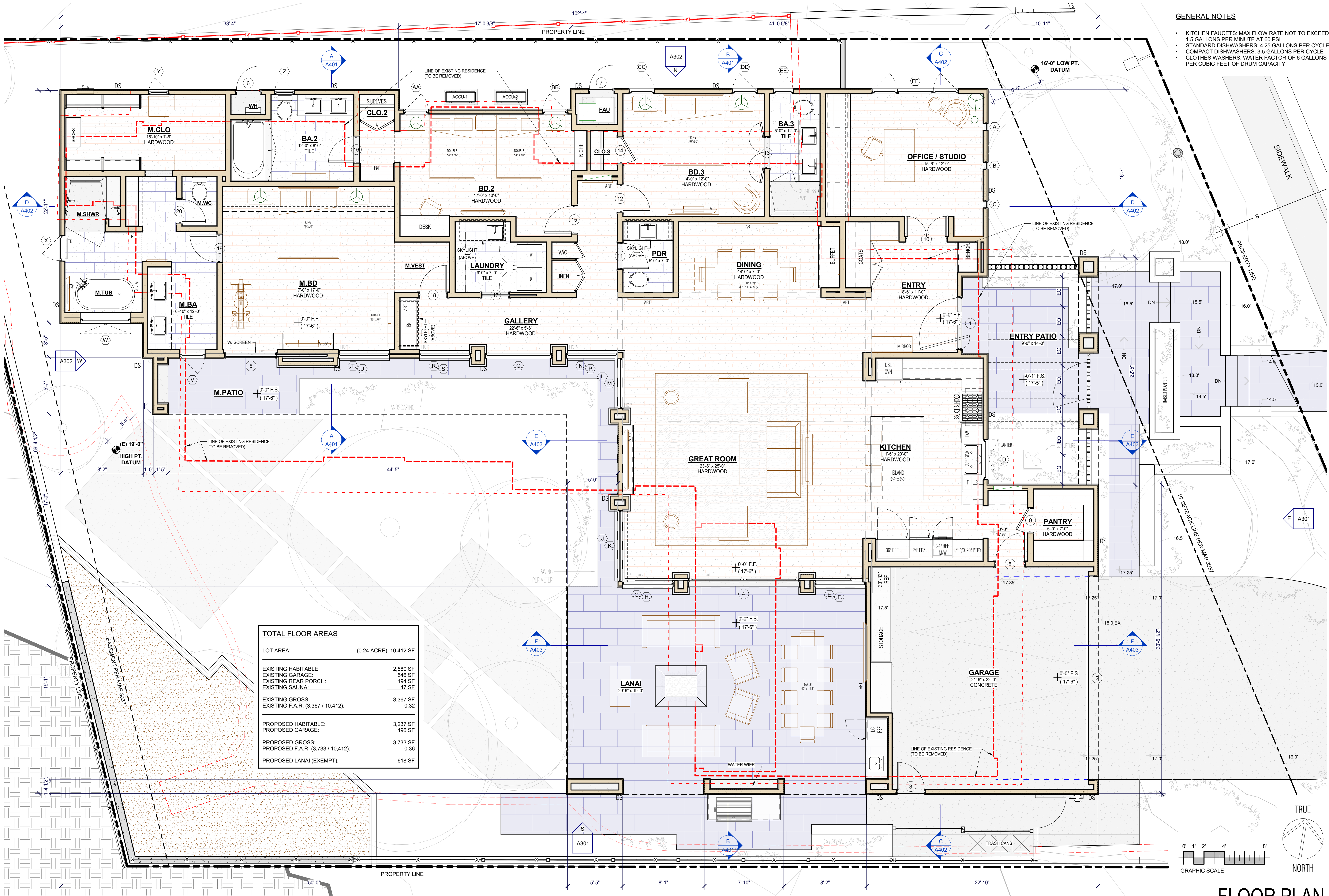
SECT. 4 - ARCHITECTURAL

SHEET NO.

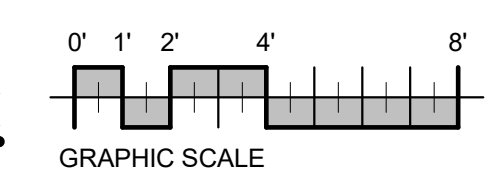
**GENERAL NOTES**

- KITCHEN FAUCETS: MAX FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI
- STANDARD DISHWASHERS: 4.25 GALLONS PER CYCLE
- COMPACT DISHWASHERS: 3.5 GALLONS PER CYCLE
- CLOTHES WASHERS: WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY

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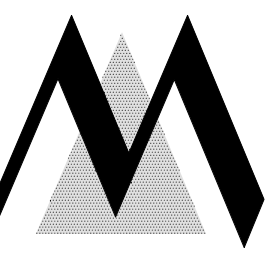
TOTAL FLOOR AREAS	
LOT AREA:	(0.24 ACRE) 10,412 SF
EXISTING HABITABLE:	2,580 SF
EXISTING GARAGE:	546 SF
EXISTING REAR PORCH:	194 SF
EXISTING SALINA:	47 SF
EXISTING GROSS:	3,367 SF
EXISTING F.A.R. (3,367 / 10,412):	0.32
PROPOSED HABITABLE:	3,237 SF
PROPOSED GARAGE:	496 SF
PROPOSED GROSS:	3,733 SF
PROPOSED F.A.R. (3,733 / 10,412):	0.36
PROPOSED LANAI (EXEMPT):	618 SF



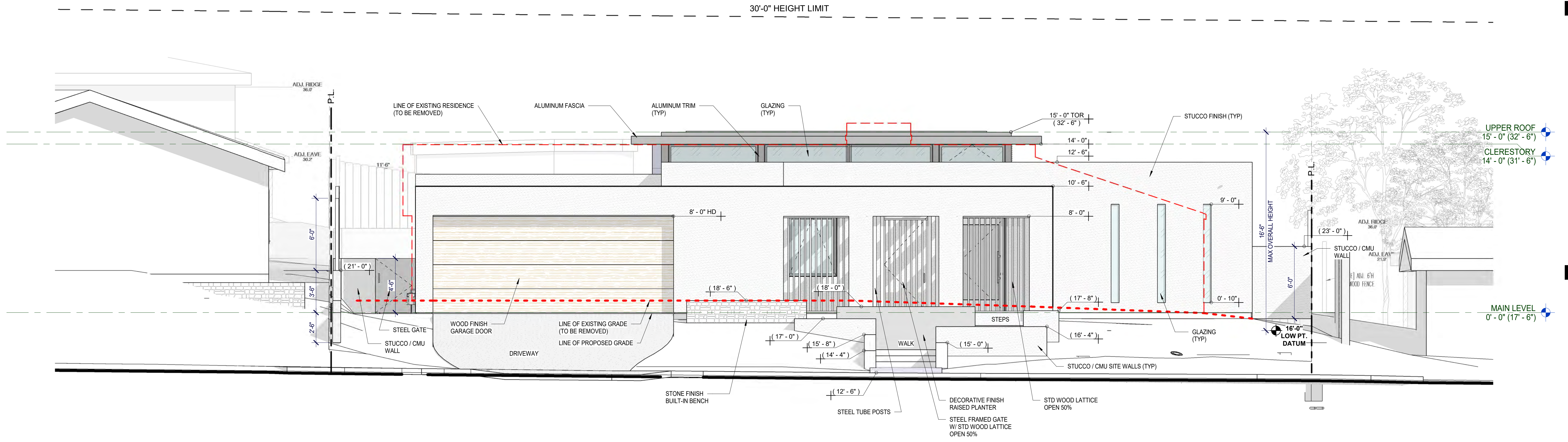
**FLOOR PLAN A201**

SCALE: 1/4" = 1'-0"  
11 OF 18 SHEETS





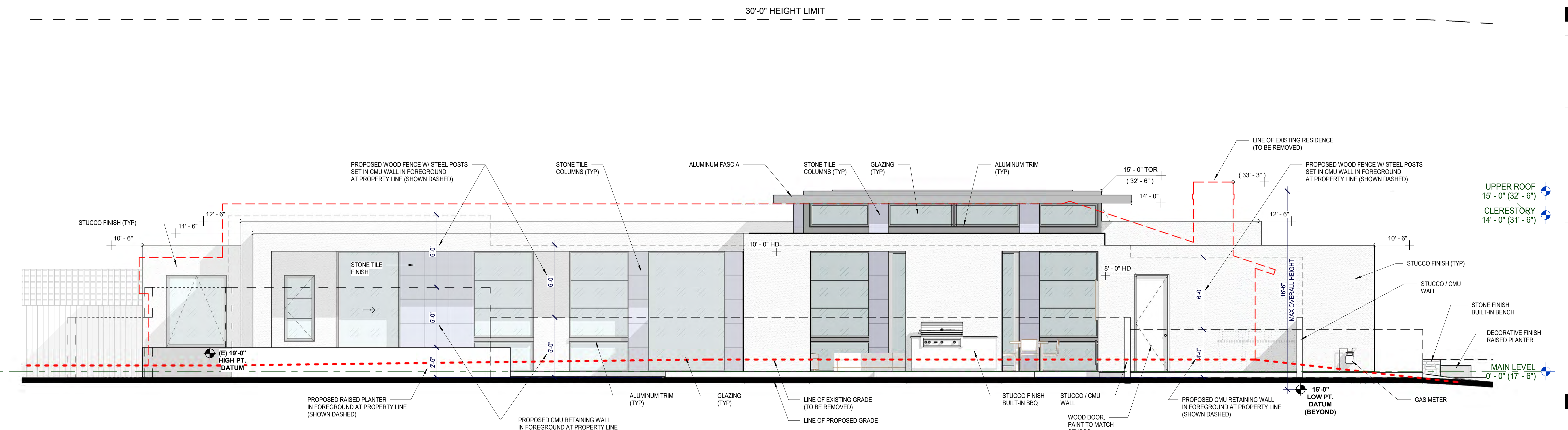
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EAST (FRONT)

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN A.I.A. ARCHITECTURE**  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com



SOUTH (SIDE)

**BUILDING ELEVATIONS**

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
**BUILDING ELEVATIONS**

DRAWING SCALE  
1/4" = 1'-0"

ORIGINAL DATE:	12-22-2022
REVISION 1:	04-24-2023
REVISION 2:	07-10-2023
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

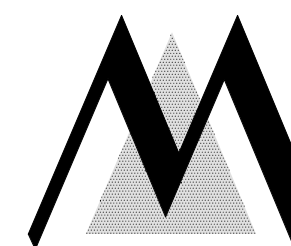
COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

SECT. 4 - ARCHITECTURAL

SHEET NO.

**A301**

SCALE: 1/4" = 1'-0"



7/10/2023 4:52:07 PM

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN & MARTIN ARCHITECTURE**  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
**BUILDING ELEVATIONS**

DRAWING SCALE  
1/4" = 1'-0"

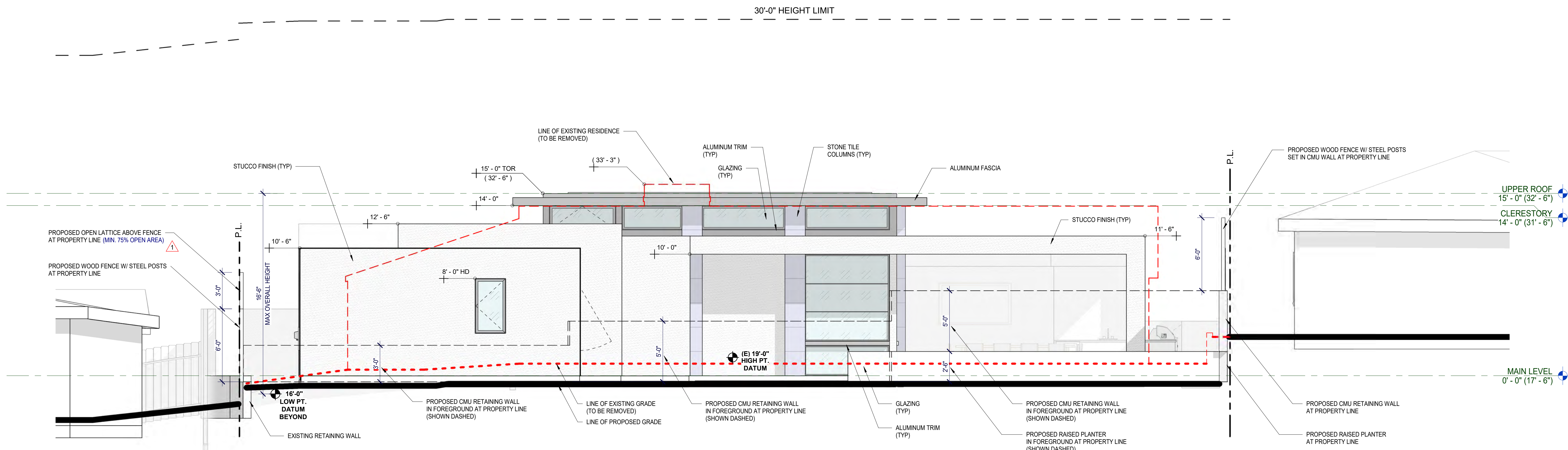
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REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

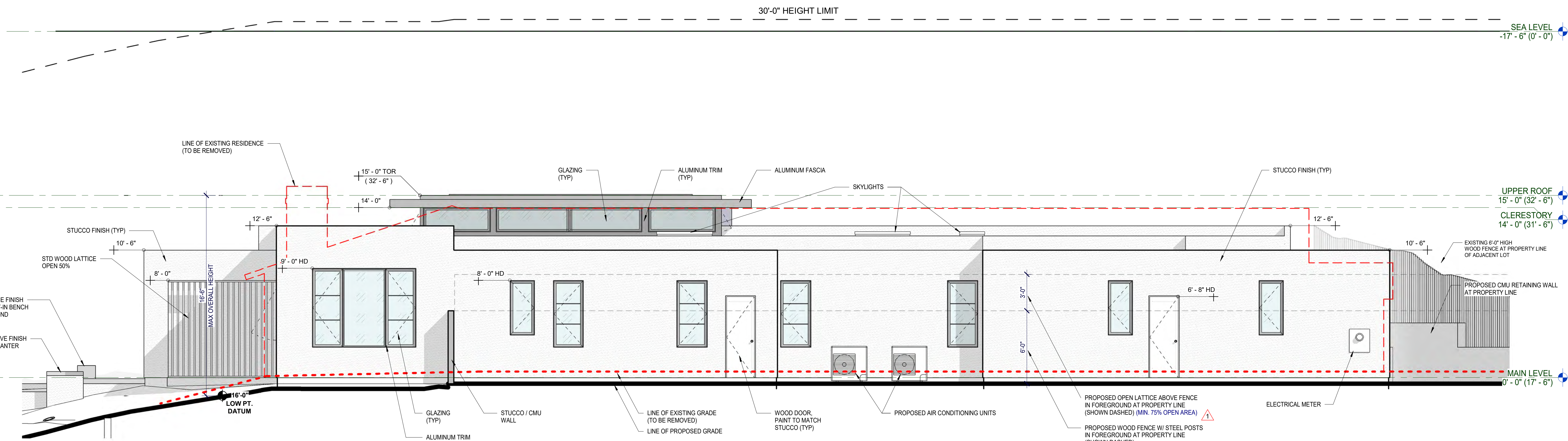
SECT: 4 - ARCHITECTURAL  
SHEET NO.

**A302**

13 OF 18 SHEETS



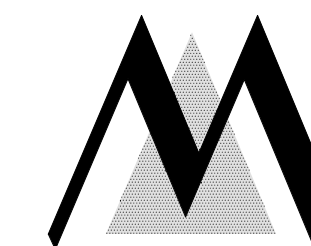
**WEST (REAR)**



**NORTH (SIDE)**

**BUILDING ELEVATIONS**

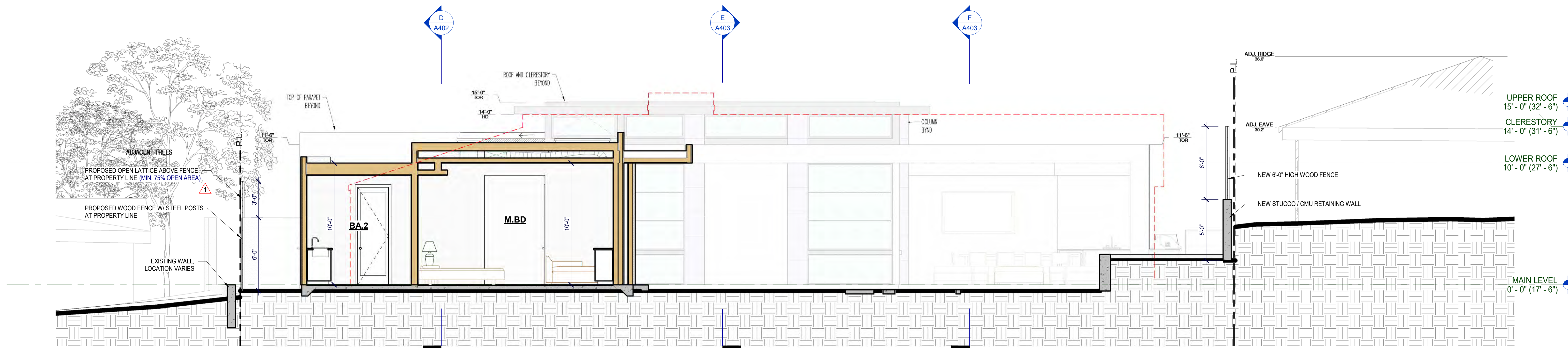
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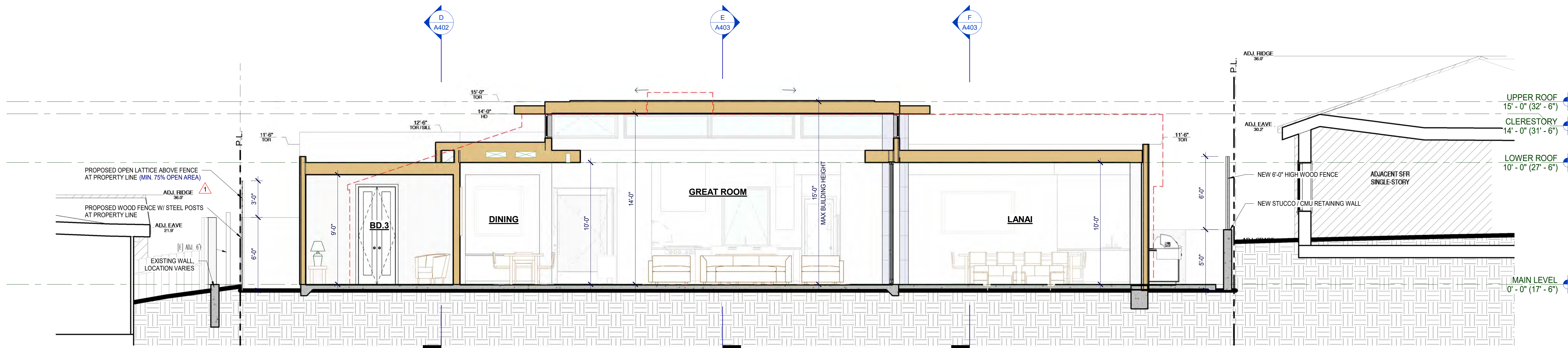
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**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN A.I.A. ARCHITECTURE**  
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tim@martinarchitecture.com



SECTION A



SECTION B

CDP PLOT 7/10/2023

PROJECT NAME  
LOWRY HOUSE  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

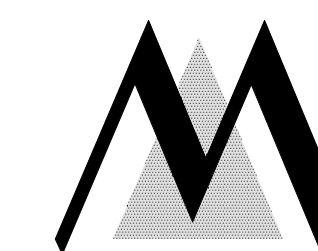
SHEET TITLE  
BUILDING SECTIONS

DRAWING SCALE  
1/4" = 1'-0"

ORIGINAL DATE:	12-22-2022
REVISION 1	04-24-2023
REVISION 2	07-10-2023
REVISION 3	
REVISION 4	
REVISION 5	
REVISION 6	
REVISION 7	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

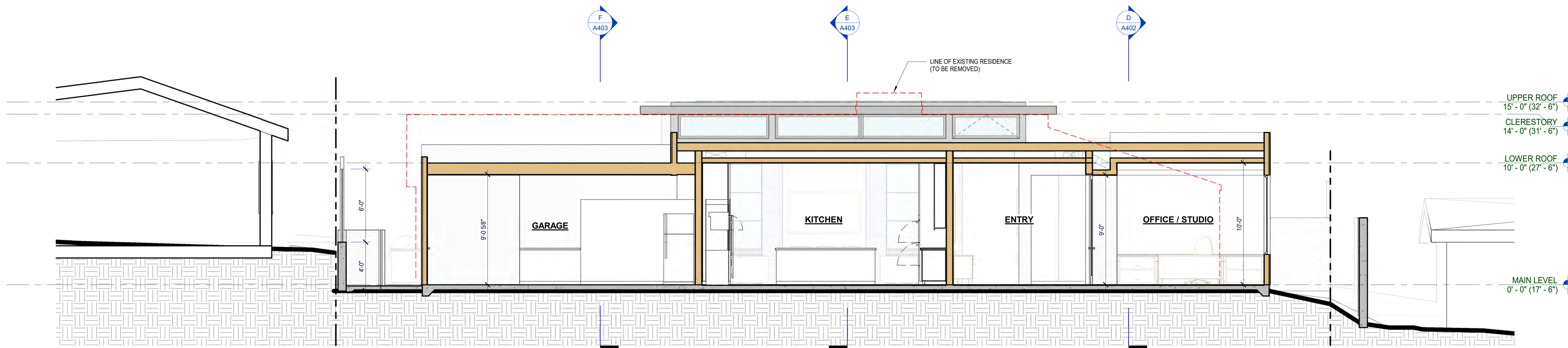
SECT. 4 - ARCHITECTURAL  
SHEET NO.



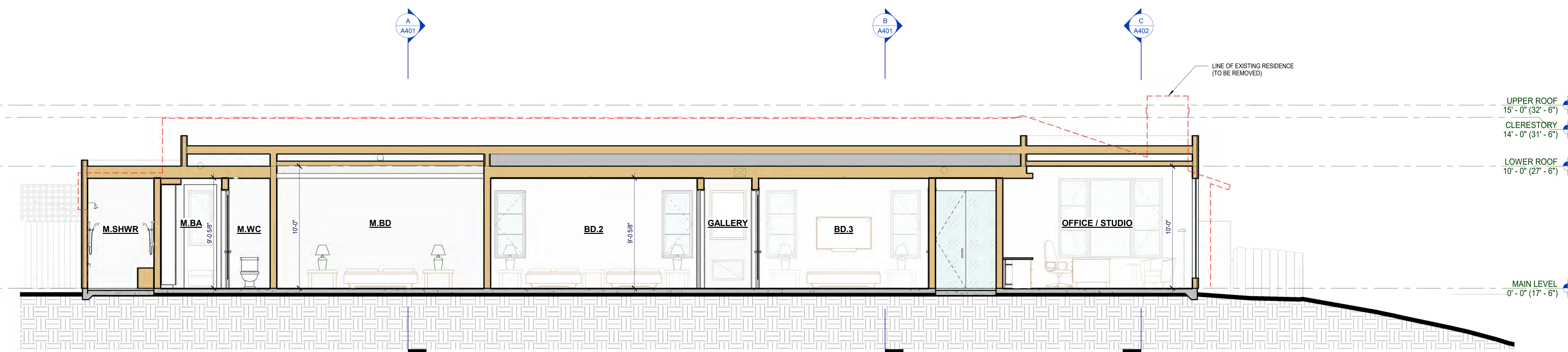
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**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

**MARTIN / ARCHITECTURE**  
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SECTION C



SECTION D

CDP PLOT 7/10/2023

PROJECT NAME  
LOWRY HOUSE  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

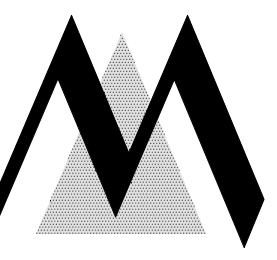
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BUILDING SECTIONS

DRAWING SCALE  
1/4" = 1'-0"

ORIGINAL DATE:	12-22-2022
REVISION 1:	04-24-2023
REVISION 2:	07-10-2023
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

SECT: 4 - ARCHITECTURAL  
SHEET NO.



7/10/2023 4:52:18 PM

**LOWRY HOUSE**  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

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CDP PLOT 7/10/2023

PROJECT NAME  
**LOWRY HOUSE**  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

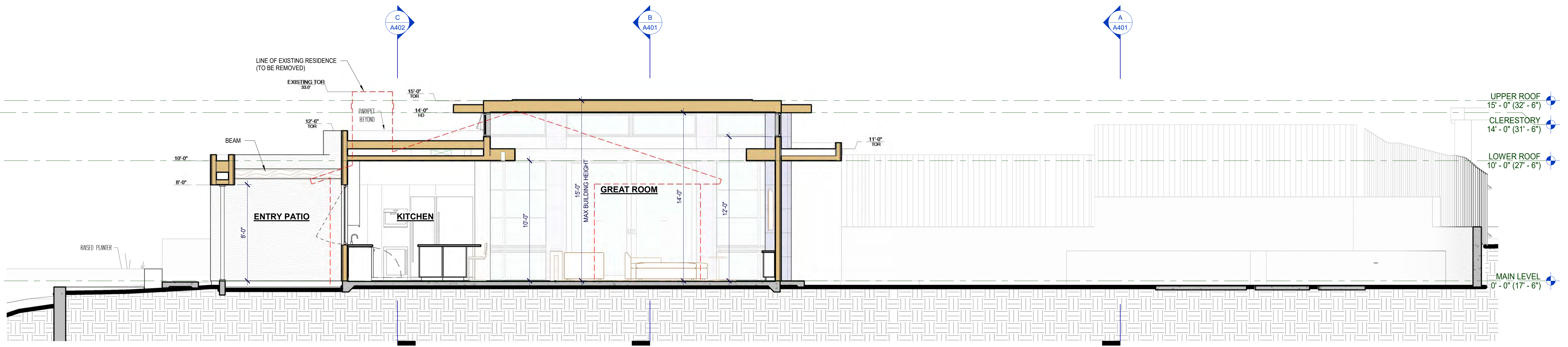
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**BUILDING SECTIONS**

DRAWING SCALE  
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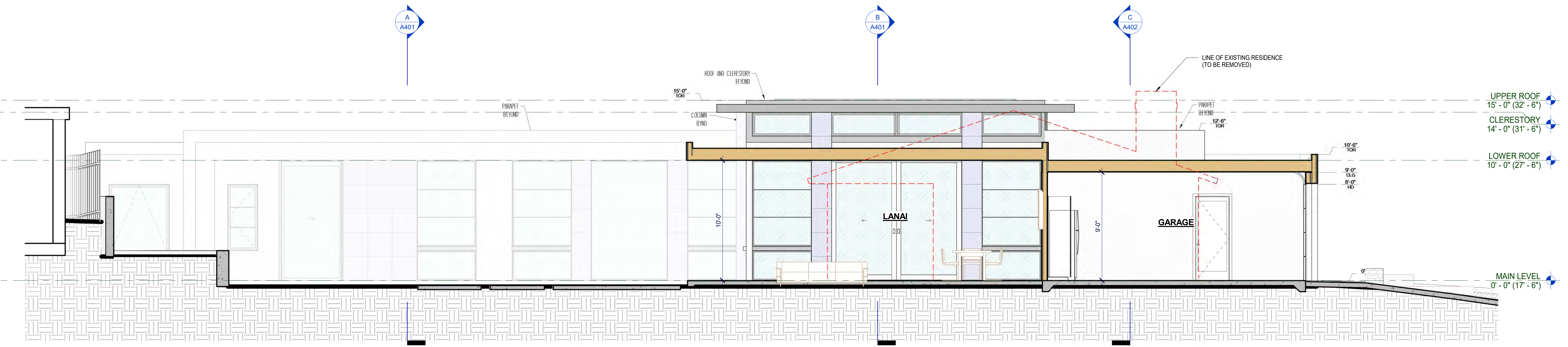
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REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

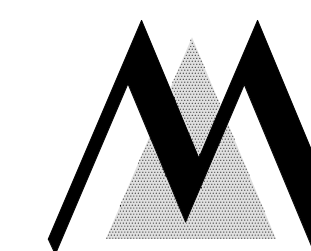
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SHEET NO.



SECTION E



SECTION F



7/10/2023 4:42:19 PM

LOWRY HOUSE  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

MARTIN ARCHITECTURE  
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CDP PLOT 7/10/2023

PROJECT NAME  
LOWRY HOUSE  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
ROOF PLAN

DRAWING SCALE  
1/4" = 1'-0"

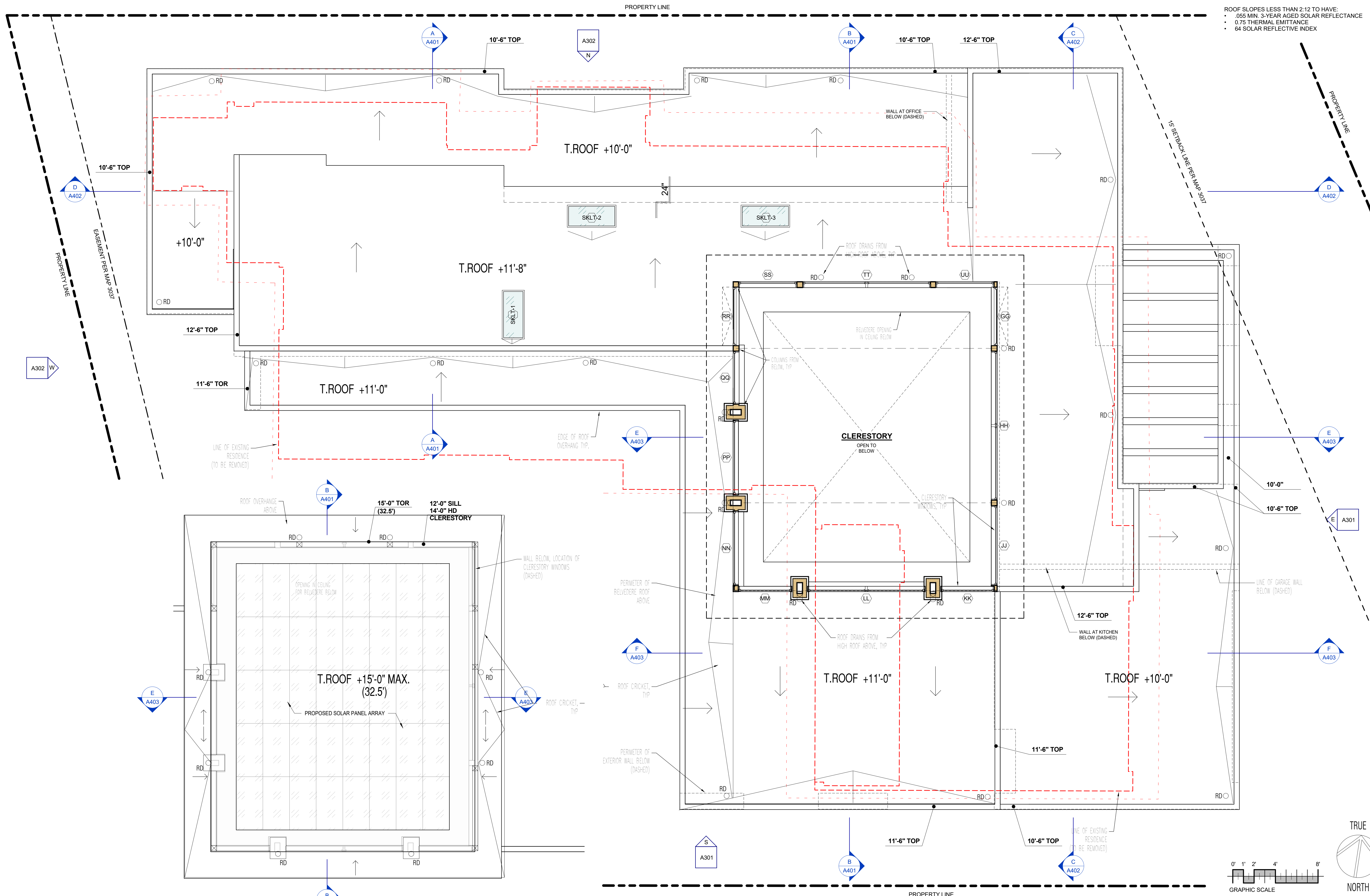
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REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

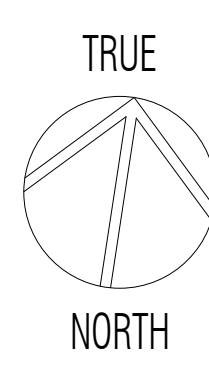
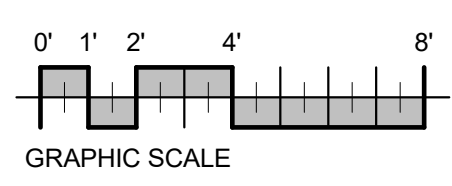
SECT: 4 - ARCHITECTURAL  
SHEET NO.

GENERAL NOTES

- ROOF SLOPES LESS THAN 2:12 TO HAVE:
  - .055 MIN. 3-YEAR AGED SOLAR REFLECTANCE
  - 0.75 THERMAL EMITTANCE
  - 84 SOLAR REFLECTIVE INDEX

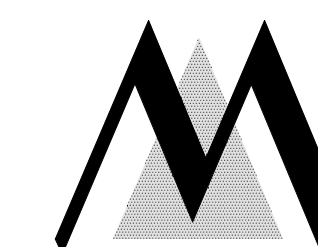


HIGH ROOF



ROOF PLAN A501

SCALE: 1/4" = 1'-0"  
17 OF 18 SHEETS



7/10/2023 4:42:25 PM

LOWRY HOUSE  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

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CDP PLOT 7/10/2023

PROJECT NAME  
LOWRY HOUSE  
PROJECT ADDRESS  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

SHEET TITLE  
REFLECTED  
CEILING PLAN

DRAWING SCALE  
1/4" = 1'-0"

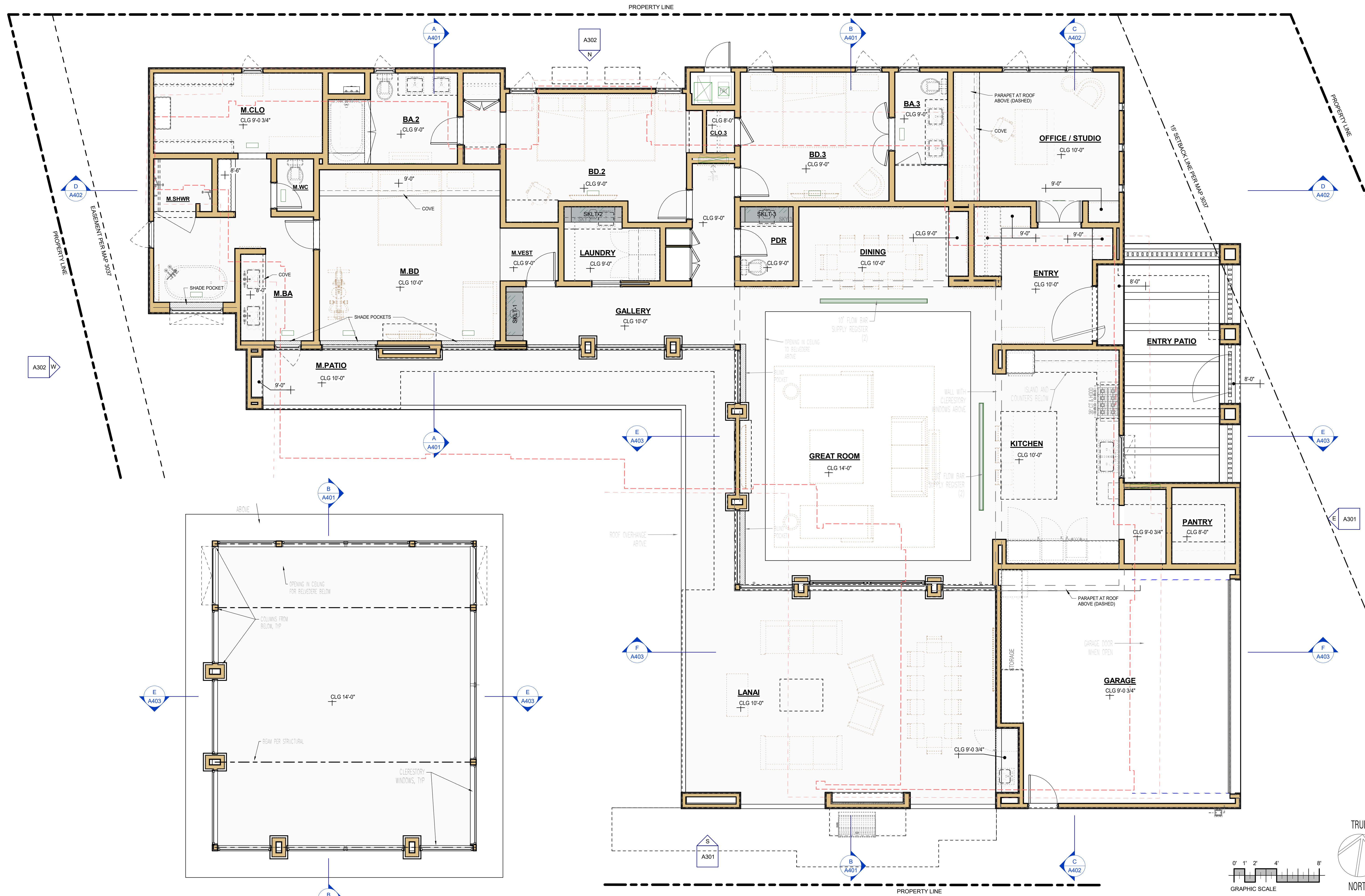
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REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	

COASTAL DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199083  
SITE DEVELOPMENT PERMIT  
PROJECT NO. PMT-3199084

SECT: 4 - ARCHITECTURAL  
SHEET NO.

A601

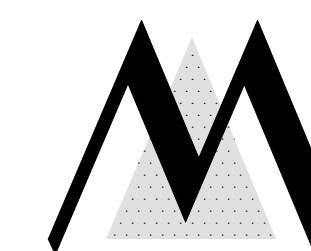
18 OF 18 SHEETS



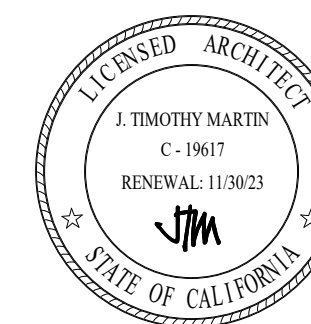
CLERESTORY

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



12/28/2023 3:17:05 PM



LOWRY HOUSE  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037



3D View 1



3D View 2

MARTIN ARCHITECTURE

Tim Martin A.I.A.

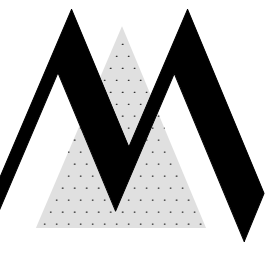
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

PROJECT NO. PRJ-1103079  
CDP PROJECT NO. PMT-3199083  
SDP PROJECT NO. PMT-3199084

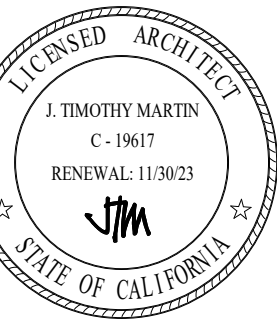
12/19/2023 PLAN CHECK  
8/9/2023 // SUBMITTAL

SECT: X - ARCHITECTURAL  
SHEET NO.





12/28/2023 3:17:54 PM



NORTHEAST STREET VIEW



SOUTHEAST STREET VIEW



SOUTHWEST BACKYARD VIEW

EXTERIOR PERSPECTIVE VIEWS

LOWRY HOUSE  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

MARTIN ARCHITECTURE

Tim Martin A.I.A.

2333 State Street Suite 100 Carlsbad, CA 92008

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tim@martinarchitecture.com

PROJECT NO. PRJ-1103079

CDP PROJECT NO. PMT-3199083

SDP PROJECT NO. PMT-3199084

12/19/2023 PLAN CHECK

8/9/2023 // SUBMITTAL

SECT: X - ARCHITECTURAL

SHEET NO.

A901