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

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

### **For Information Items**

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): CARSON ADDITION
- . Address and APN(s): AINT LOUIS TERRACE 346-452-04-00 1461 5
- Project contact name, phone, e-mail: RANNI KINNINGS (858) 245-7520 FCKINNINGS@YAHO, CO
- Project description: . 489 50 FT MASTER BEDE BATTI 7. NOSTORY
- In addition to the project description, please provide the following:
  - 0 lot size: 81636
  - existing structure square footage and FAR (if applicable): 27%

  - existing and proposed setbacks on all sides: <u>SAMEAS</u> EXISTING FIRST FLOOR
    height if greater than 1-story (above ground): <u>25-7</u><sup>11</sup> FIREPLAKE + 2<sup>1</sup> ZT-7<sup>11</sup>
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.):

## **For Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as 0 action items):
- Address and APN(s): 0
- Project contact name, phone, e-mail:
- Project description:
- In addition, provide the following:
  - o lot size:
  - existing structure square footage and FAR (if applicable):
  - proposed square footage and FAR:
  - existing and proposed setbacks on all sides:
  - height if greater than 1-story (above ground):

## **Exhibits and other materials to provide:**

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

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) •
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood •
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

### (CONTINUED ON THE NEXT PAGE)

### **PLEASE DO NOT PROVIDE THE FOLLOWING:**

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

Thank you,

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





# EXISTING SITE PHOTO

## GENERAL NOTES

1. "THESE PLANS" This project shall comply with 2016 edition of the California Code of Regulations, (Title 24) witch adopts the flowing Model codes: 2015 IRC, 2015IBC,

2015 UPC, 2015 UMC and 2014 NEC. The above regulations apply, regardless of the code editions adapted by ordinance.

ALL ITEMS MUST BE SATISFIED BEFORE PLANS WILL BE IN CONFORMANCE WITH THE CITED CODES AND REGULATIONS. PER SEC. 105.4 OF THE 2015 INTERNATIONAL BUILDING CODE, THE APPROVAL DOSE NOT PERMIT THE VIOLATION OF ANY STATE, COUNTY OR CITY LAW.

2. MINIMUM CONSTRUCTION SPECIFICATIONS , FORM DPLU # 81 MUST BE SIGNED AND MADE PART OF THE APPROVED PLANS. TO COMPLY WITH 2015 CBC. ALL HABITABLE ROOMS ( NOT BATH ROOMS) MIN. 7'-6" CEILING HEIGHT.

3. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED IN BEDROOMS & CORRIDORS LEADING TO BEDROOMS. REMODELS & EXISTING BEDROOMS MAY HAVE BATTERY OPERATED SMOKE DETECTORS. TO COMPLY WITH 2011 NEC. AND 2015 UPC. { ESGIL CORP. REQUIRES PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP INSIDE ALL EXISTING BEDROOMS. NOTE: DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SECTION 310.9.1. ELECTRICAL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 201-52 (A). Existing Smoke Alarms that are older than 10 year old will be

replaced. Section R314.3.2 (Check your Sale receipt for DOP/ Yellowing of plastic beyond mellow or count scratches from replacing batteries 10 times). Carbon monoxide alarms will be provided outside vicinity of the bedrooms Section R313.2

4. GENERAL LIGHTING IN BATHROOMS AND KITCHENS TO BE FLOUORSENT. WHEN AUTOMATIC ENTRANCE AND TIMING DEVICES ARE USED INCANDESCENT LIGHT WILL QUALIFY ACCORDING TO CALIFORNIA ENERGY CONSERVATION REQUIREMENTS.

5. GROUND FAULT CIRCUIT INTERRUPTER (G.F.C.I.) OUTLETS ARE REQUIRED IN BATHROOMS AND KITCHENS WITHIN 6' OF SINKS.G.F.C.I. ARE ALSO REQUIRED IN GARAGES, AND OUTDOOR SPACES.(N.E.C. 210-8)

6. GARAGE CEILING ASSEMBLIES WITH LIVING SPACE ABOVE ARE REQUIRED TO HAVE 5/8 " TYPE X SHEETROCK NAILED TO FRAMING MEMBERS 16" O.C. OR SCREWED TO R.C. CHANNEL AT 16" O.C. OR (2) LAYERS OF 5/8 " X NAILED 24" O.C. W 8 D COOLERS 6" O.C.

7. MECHANIC VENTILATION SYSTEM REQUIRED IN LIEU OF NATURAL VENTILATION ( WINDOWS / OPERABLE SKYLIGHTS) IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND LAUNDRY ROOMS.(U.C.B. 1203.3) FAN MUST PROVIDE 5 AIR CHANGES PER HOUR.



# BMP 'S EROSION CONTROL NOTES:

- 1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
- ON SITE FOR QUICK APPLICATION.
- WHERE SEED CAN BE MOVED BY WIND OR WATER

# **NOTE: DS560 ADDITIONAL BMP REGULATIONS ON PAGE 8**

# **Historical Notes**

New Roof Tile to be Different shade than original part of house and garage.

Stucco Different texture different shade of white

Deck railing OK to be Glass Per: Jodie Brown previous meetings



# PROPOSED RENDERING A.P. # 346-452-04-00

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Lot Area:	ata
Total lot Sq. Ft.	8,636.00
Floor Area:	
Existing House	2,343
Existing Garage	360
Proposed New 2 nd Floor Addition	489
Proposed New 2 nd Floor Deck	177
Existing Floor Area Ratio:	27%
Proposed Floor Area Ratio:	31%
Existing Lot Coverage:	27%
Proposed Lot Coverage:	27%
Parking :	2 Spaces
Existing Impervious Surface %	
Patio Pavers	515
Existing driveway	1,012
Front Porch	160
Total Impervious Surface	1,172
New impevious surfaces	0

## SCOPE OF WORK

Remove existing roofing and cant strips over family room built in 2008. Structure footings stem walls and TJI roof and shear walls were built with intent to add 2Nd story addition in the future. Add new Master Bedroom / Master Bath /Deck/ Closet / Stairs.

# INDEX

- 1. COVER SHEET, GENERAL NOTES, SITE PLANS
- PROSPECTIVE RENDERINGS 2. EXISTING AND NEW FLOOR PLANS
- 3. FOUNDATION PLAN (EXITING)
- 4. FLOOR FRAMING (EXISTING)
- 5. Wall & ROOF DECK FRAMING
- 6. ELECTRICL/ MECH. PLAN DOOR AND WINDOW SCHEDULES
- 7. ELEVATIONS
- 8. ELEVATIONS / STAIRS/ BMP 560
- 9. . T-24





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# NORTH







SCALE 1/4" = 1'-0"







Best fit i	riser height o	ches next lev f 6 13/16" req /8" to next lev	uires 18 total		
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No. Lan	and the second	Rise An	gle 29.13	H	elght
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Vater Requirements	FORM	Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability	Cheo
plicability Checklist	DS-560	PART B: Determine Construction Site Priority	
- Project Number:	November 2018	This prioritization must be completed within this form, noted on the plans, and included in the The city reserves the right to adjust the priority of projects both before and after construction. projects are assigned an inspection frequency based on if the project has a "high threat to wat	Con er qu
Ca 92037 rements:		City has aligned the local definition of "high threat to water quality" to the risk determination a State Construction General Permit (CGP). The CGP determines risk level based on project speci and receiving water risk. Additional inspection is required for projects within the Areas of Spec	ific se
on BMPs in accordance with the performa lditionally required to obtain coverage ur	nder the State	nificance (ASBS) watershed. <b>NOTE:</b> The construction priority does <b>NOT</b> change construction B that apply to projects; rather, it determines the frequency of inspections that will be conducted	MP r
l by the State Regional Water Quality Con	trol Board.		
uired to submit a SWPPP or WPCP, c	ontinue to	Complete PART B and continued to Section 2	
ter Requirements.		<b>1.</b> ASBS a. Projects located in the ASBS watershed.	
PDES permit for Storm Water Discharges struction General Permit (CGP)? (Typically	Associated	2. High Priority	
	projects with	a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction Gener	al Pe
ext question		(CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located	in th
ivity, including but not limited to, clearing ound disturbance and/or contact with sto	, grading, orm water?	waťershed.	
ext question		<ul> <li>3. Medium Priority         <ul> <li>a. Projects that are not located in an ASBS watershed or designated as a High pr</li> </ul> </li> </ul>	iority
ain original line and grade, hydraulic capa ity replacement)	city, or origi-	b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located watershed.	in a
ext question		c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penaso watershed management area.	luito
listed below?		4. Low Priority	
nit, Plumbing Permit, Sign Permit, Mechai	nical Permit,	<ul> <li>a. Projects not subject to a Medium or High site priority designation and are not watershed.</li> </ul>	locat
e only ONE of the following activities: wat	er service,	SECTION 2. Permanent Storm Water BMP Requirements.	
150 linear feet that exclusively include or way apron replacement, pot holing, curb	nly ONE of and gutter	Additional information for determining the requirements is found in the <u>Storm Water Standard</u>	<u>ds Ma</u>
		PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered maintenance, or otherwise not categorized as "new development	
		velopment projects" according to the <u>Storm Water Standards Manual</u> are not subject to Perma BMPs.	nent
3:		If "yes" is checked for any number in Part C, proceed to Part F and check "Not Su nent Storm Water BMP Requirements".	bjec
В		If "no" is checked for all of the numbers in Part C continue to Part D.	
ked "Yes" for question 2 or 3, es less than 5,000 square feet			
option of the second seco		<ol> <li>Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?</li> </ol>	
l checked "Yes" for question 4 s required. Continue to Section 2.		<ol><li>Does the project only include the construction of overhead or underground utilities witho creating new impervious surfaces?</li></ol>	ut
		<ol> <li>Does the project fall under routine maintenance? Examples include, but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parkir</li> </ol>	: 1g
s well as CGP requirements can be found at:		lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	
at <u>www.sandiego.gov/development-services</u> .	lear Page 1		T
alternative formats for persons with disabilities.			
Water Requirements Applicability Checklis	it	Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicabi	ity C
		7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious su (collectively over project site), and discharges directly to an Environmentally Sensitive	rface
e design and source control BMPs.		Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of feet or less from the project to the ESA, or conveyed in a pipe or open channel any dista	ince
ntinue to Part F and check the box	labeled	as an isolated flow from the project to the ESA (i.e. not commingled with flows from adju- lands).	acen
inue to Part E.		8. New development or redevelopment projects of a retail gasoline outlet (RGO) tha create and/or replaces 5,000 square feet of impervious surface. The development	
ilks, bicycle lanes, or trails that: er runoff to adjacent vegetated areas, o	ar athor	project meets the following criteria: (a) 5,000 square feet or more or  (b) has a projected Average Daily Traffic  (ADT) of 100 or more vehicles per day.	
		<ol> <li>New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Develop</li> </ol>	omer
lisconnected from paved streets and ro ements or surfaces in accordance with		projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 50 5541, 7532-7534, or 7536-7539.	14,
tandards manual?		10. <b>Other Pollutant Generating Project.</b> The project is not covered in the categories above results in the disturbance of one or more acres of land and is expected to generate pollogical structures are acresed by the second structure of the seco	
No; next question	locignod	post construction, such as fertilizers and pesticides. This does not include projects crea less than 5,000 sf of impervious surface and where added landscaping does not require	ting regu
ng existing paved alleys, streets or roads of idance in the <u>City's Storm Water Standard</u>	ds Manual?	use of pesticides and fertilizers, such as slope stabilization using native plants. Calculati the square footage of impervious surface need not include linear pathways that are for vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they ar	infre
ect not exempt.		with pervious surfaces of if they sheet flow to surrounding pervious surfaces.	e bu
ent Project (PDP).		PART F: Select the appropriate category based on the outcomes of PART C thr	0.1.41
to additional requirements including prep	paration of		Jugi
ue to PART F and check the box lab	eled "Pri-	1. The project is <b>NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS</b> .	
		<ol> <li>The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance.</li> </ol>	
nue to PART F and check the box la	beled	<ol> <li>The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance.</li> </ol>	
more of impervious surfaces		4. The project is a <b>PRIORITY DEVELOPMENT PROJECT</b> . Site design, source control, and	
rcial, industrial, residential, private land.	Yes 🗖 No	structural pollutant control BMP requirements apply. See the <u>Storm Water Standards I</u> for guidance on determining if project requires a hydromodification plan management	<u>/lant</u>
5,000 square feet or more of are feet or more of impervious			-
al, mixed-use, and public	Yes 🗖 No		
Facilities that sell prepared foods ounters and refreshment stands selling			
SIC 5812), and where the land	Yes 🗖 No		
ne project creates and/or replaces vely over the project site) and where		Name of Owner or Agent <i>(Please Print)</i> Title	
wenty-five percent or greater.	Yes 🗖 No		
that creates and/or replaces ectively over the project site).	Yes 🗖 No	Signature Date	
s, highways, freeways, and Juare feet or more of impervious			
	Yes 🗖 No		
Cle	ear Page 3		

Clear	Page 3	

PA	RT B: D	etermine Construction Site Priority
Thi The pro Cit Sta and	is priorit e city res ojects ar y has alis ite Consi d receivi icance (A	zation must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. erves the right to adjust the priority of projects both before and after construction. Construction eassigned an inspection frequency based on if the project has a "high threat to water quality." The gned the local definition of "high threat to water quality" to the risk determination approach of the ruction General Permit (CGP). The CGP determines risk level based on project specific sediment risk ng water risk. Additional inspection is required for projects within the Areas of Special Biological Sig- SBS) watershed. <b>NOTE:</b> The construction priority does <b>NOT</b> change construction BMP requirements o projects; rather, it determines the frequency of inspections that will be conducted by city staff.
Col	mplete	PART B and continued to Section 2
۱.		ASBS
		a. Projects located in the ASBS watershed.
		High Priority
		a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
		b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.
3.		Medium Priority
	_	a. Projects that are not located in an ASBS watershed or designated as a High priority site.
		b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
		c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.
1.		Low Priority
		a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.
SE	CTION	2. Permanent Storm Water BMP Requirements.
Ad	ditional	nformation for determining the requirements is found in the <u>Storm Water Standards Manual</u> .
Pro vel	ojects th	<b>etermine if Not Subject to Permanent Storm Water Requirements.</b> at are considered maintenance, or otherwise not categorized as "new development projects" or "rede- projects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent Storm Water
		checked for any number in Part C, proceed to Part F and check "Not Subject to Perma m Water BMP Requirements".
lf '	'no" is (	hecked for all of the numbers in Part C continue to Part D.
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Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

	Clear Page 2
age 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applica	bility Checklist
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<b>ART F: Select the appropriate category based on the outcomes of PART C t</b> The project is <b>NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS</b> .	
The project is a <b>STANDARD DEVELOPMENT PROJECT</b> . Site design and source contro BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance.	
The project is <b>PDP EXEMPT</b> . Site design and source control BMP requirements apply See the <u>Storm Water Standards Manual</u> for guidance.	/.
The project is a <b>PRIORITY DEVELOPMENT PROJECT</b> . Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standard	ls Manual
for guidance on determining if project requires a hydromodification plan manageme	
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for guidance on determining if project requires a hydromodification plan manageme	
for guidance on determining if project requires a hydromodification plan manageme ame of Owner or Agent <i>(Please Print)</i> Title	

Clear Page 4 Clear Form

🗌 Yes 🔲 No

# **BMP's DS 560**



**Carson Home Addition** 

7961 St. Louis Terrace, La Jolla

To Whom it may concern:

, Marvin Harris Live at 7945 St. Lozis Tenace in La Jolla, CA.

I have reviewed the plans from the City for a second story addition at 7961 St. Louis Terrace and am supportive of the proposed plan from Kinnings Designs.

3-30-19

Thank you.

An

Signature/Date

auris Vin

**Print Name** 

10

## **Carson Home Addition**

7961 St. Louis Terrace, La Jolla

To Whom it may concern:

I, BRIANI C MALK. Live at 7975 SAINT LOUIS TEMACIN La Jolla, CA.

I have reviewed the plans from the City for a second story addition at 7961 St. Louis Terrace and am supportive of the proposed plan from Kinnings Designs.

Thank you.

2019 Signature/Date

C. MACK

**Print Name**