

**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): 7961 SAINT LOUIS TERRACE 346-452-04-00
- Project contact name, phone, e-mail: RANDY KINNINGS (858) 245-7520 PKINNINGS@YAHOO.COM
- Project description: 2ND STORY MASTER BED & BATH 489 SQ FT
- In addition to the project description, please provide the following:
  - lot size: 8,636
  - existing structure square footage and FAR (if applicable): 27%
  - proposed square footage and FAR: 31%
  - existing and proposed setbacks on all sides: SAME AS EXISTING FIRST FLOOR
  - height if greater than 1-story (above ground): 25'-7" FIREPLACE + 2' 27'-7"
- 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 action items): \_\_\_\_\_
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: \_\_\_\_\_
- In addition, provide the following:
  - lot size: \_\_\_\_\_
  - existing structure square footage and FAR (if applicable): \_\_\_\_\_
  - proposed square footage and FAR: \_\_\_\_\_
  - existing and proposed setbacks on all sides: \_\_\_\_\_
  - height if greater than 1-story (above ground): \_\_\_\_\_

**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:**

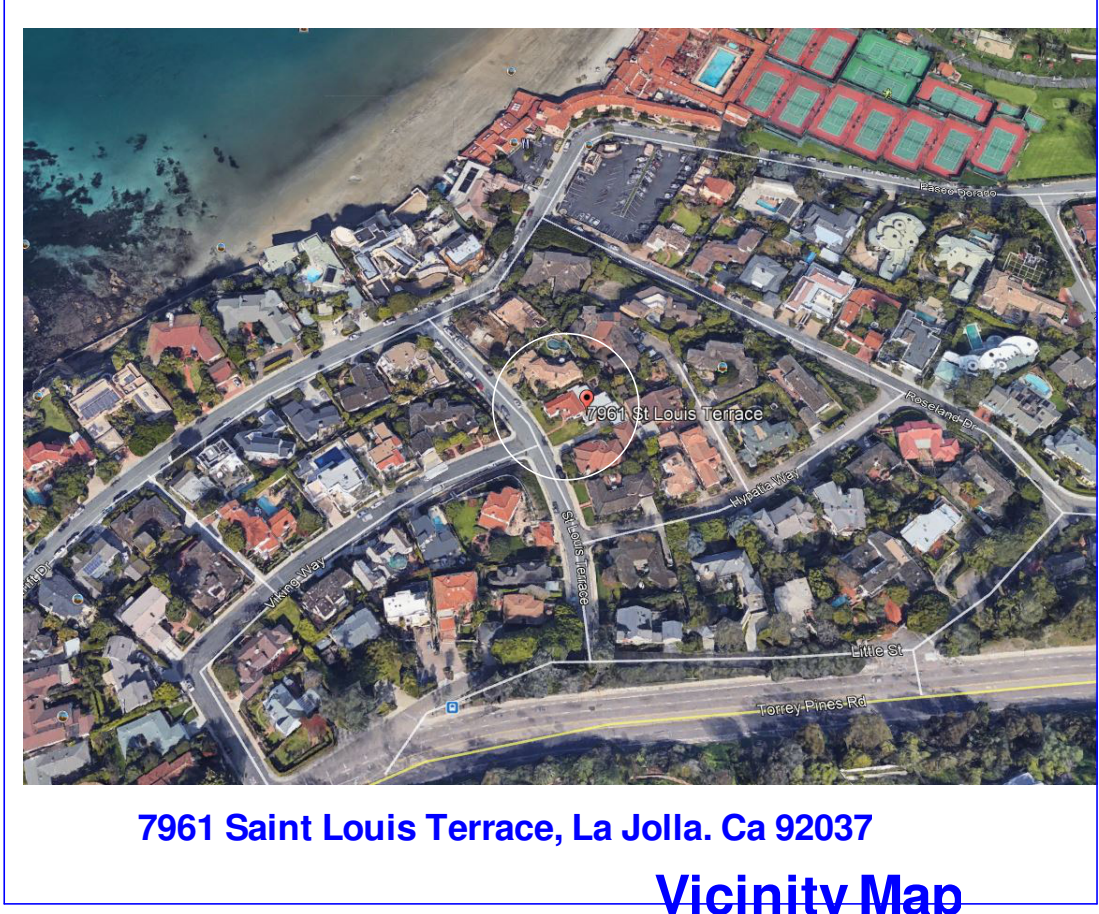
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information 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](http://www.sandiego.gov/planning)



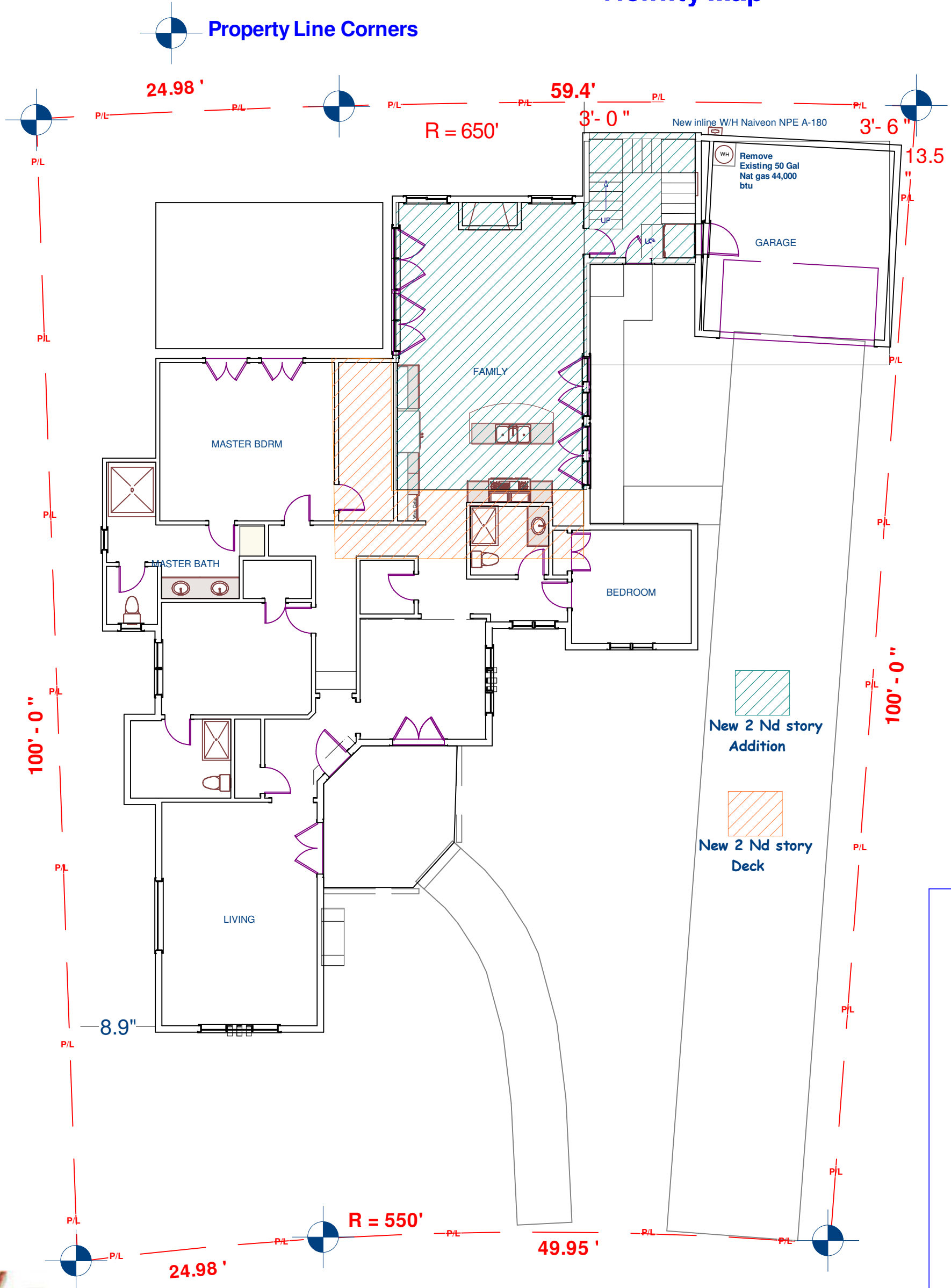


Lot Coverage Data	
Lot Area:	
Total lot Sq. Ft.	8,636.00
Floor Area:	
Existing House	2,343
Existing Garage	360
Proposed New 2 nd Floor Addition	489
Proposed New 2 nd Floor Deck	177
Existing Floor Area Ratio:	27%
Proposed Floor Area Ratio:	31%
Existing Lot Coverage:	27%
Proposed Lot Coverage:	27%
Parking :	2 Spaces
Existing Impervious Surface %	
Patio Pavers	515
Existing driveway	1,012
Front Porch	160
Total Impervious Surface	1,172
New impervious 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
  2. PROSPECTIVE RENDERINGS
  3. EXISTING AND NEW FLOOR PLANS
  4. FOUNDATION PLAN ( EXITING)
  5. FLOOR FRAMING ( EXISTING)
  6. Wall & ROOF DECK FRAMING
  7. ELECTRICAL/ MECH. PLAN
  8. DOOR AND WINDOW SCHEDULES
  9. ELEVATIONS
  10. STAIRS/ BMP 560
  11. T-24

SCALE 1" = 10'-0"

**EXISTING SITE PLAN**



These Drawings are the Proprietary work product and Property of R. C. Kinnings general contractor and/or Kinnings Designs. Use of these drawings and concepts contained therein without the written Permission of R. C. Kinnings general contractor and/or Kinnings Designs is prohibited and may subject to a claim for Damages.

## EXISTING SITE PHOTO

## EXISTING SITE RENDERING

### GENERAL NOTES

1. " THESE PLANS" This project shall comply with 2016 edition of the California Code of Regulations, (Title 24) which adopts the following Model codes: 2015 IRC, 2015IBC, 2015 UPC, 2015 UMC and 2014 NEC. The above regulations apply, regardless of the code editions adopted 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 DOES 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 FLOURSSENT. 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
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000 #/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

**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



Mr. Lee Carson 7961 Saint Louis Terrace , La Jolla, Ca. 92037

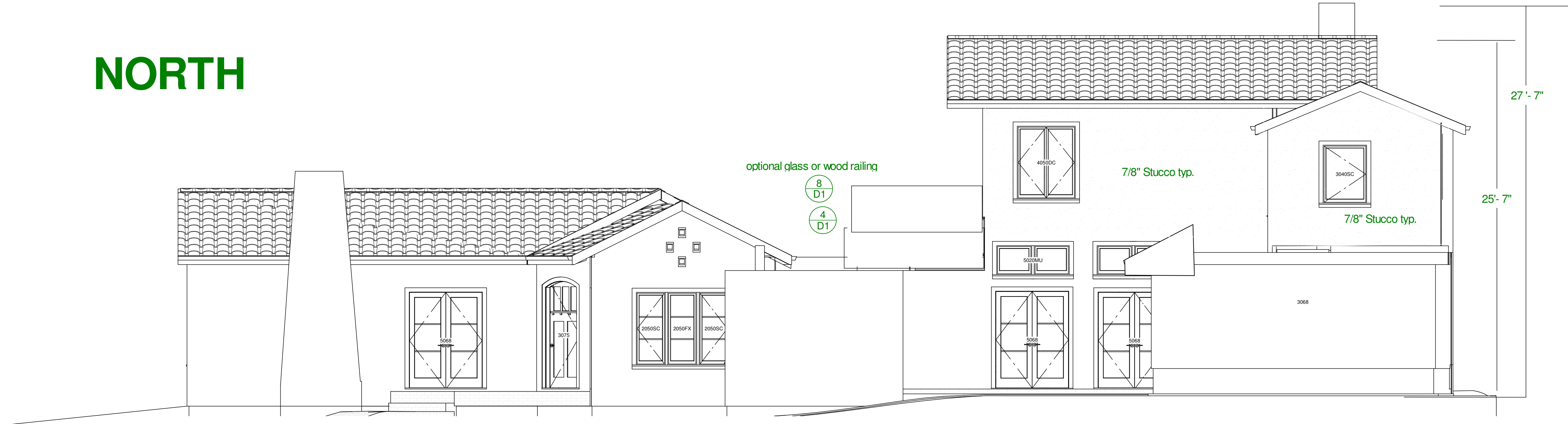
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NORTH

SOUTH



EAST

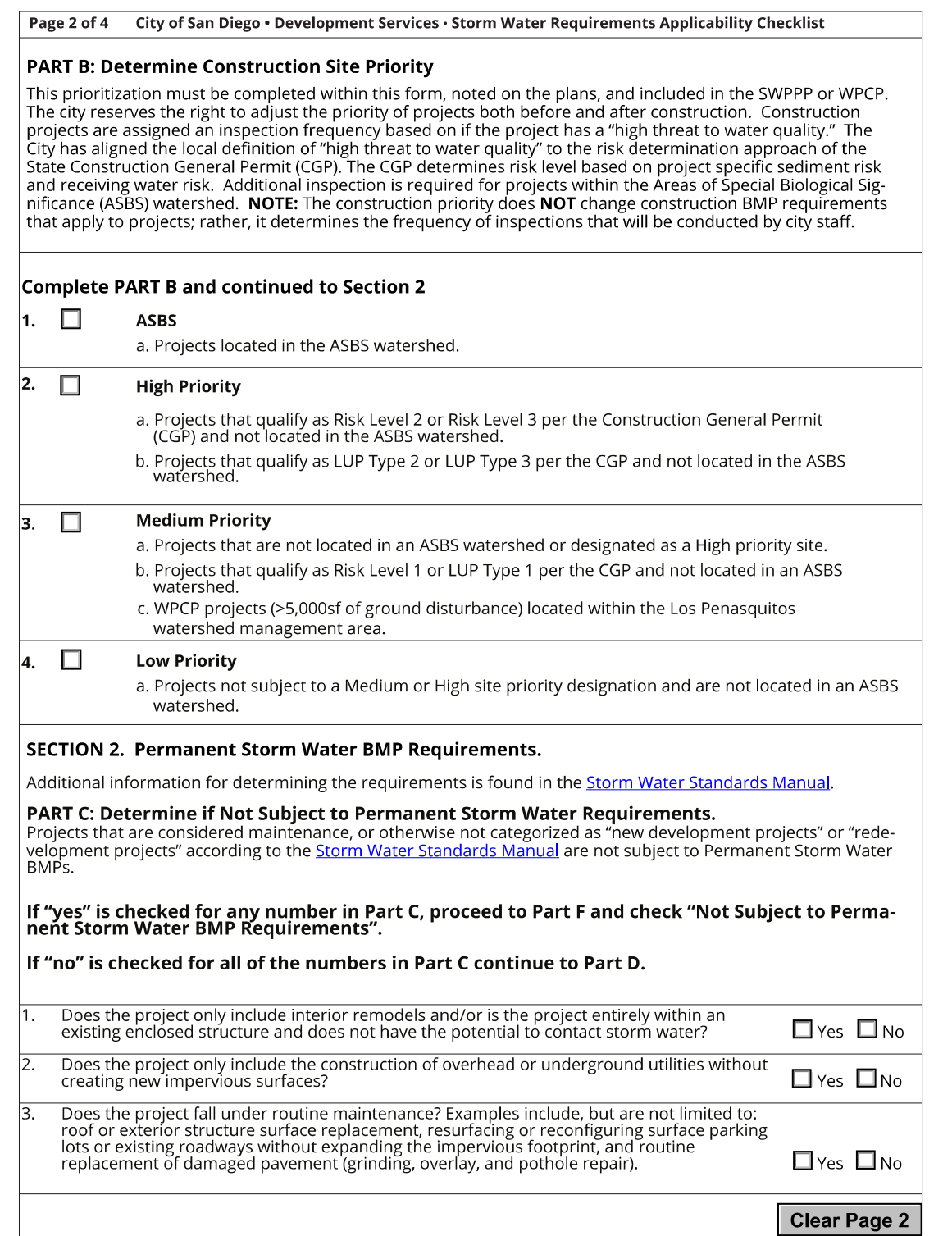
# ELEVATIONS

SCALE 1/4" = 1'-0"

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<p>Page 4 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist</p>	
<p><b>7. New development or redevelopment discharging directly to an Environmentally Sensitive Area.</b> The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands).</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.</b> The development 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.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.</b> Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>10. 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 pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq. of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface does not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use. If they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b></p>	
<p>1. The project is <b>NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.</b></p>	<input type="checkbox"/>
<p>2. The project is a <b>STANDARD DEVELOPMENT PROJECT.</b> Site design and source control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance.</p>	<input type="checkbox"/>
<p>3. The project is <b>PDP EXEMPT.</b> Site design and source control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance.</p>	<input type="checkbox"/>
<p>4. The project is a <b>PRIORITY DEVELOPMENT PROJECT.</b> Site design, source control, and structural pollutant control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance on determining if project requires a hydromodification plant management</p>	<input type="checkbox"/>
<p>Name of Owner or Agent (Please Print) _____ Title _____</p>	
<p>Signature _____</p>	<p>Date _____</p>
<p><b>Clear Page 4</b></p> <p><b>Clear Form</b></p>	



**K I N N I N G S   D E S I G N S**  
819 Lido Court # 2 . San Diego, CA. 92109   PHONE (858)245-7520



**Carson Home Addition**

**7961 St. Louis Terrace, La Jolla**


To Whom it may concern:

I, Marvin Harris

Live at 7945 St. Louis Terrace 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.

Thank you.

 3-30-19  
Signature/Date

Marvin Harris

Print Name

**Carson Home Addition**

**7961 St. Louis Terrace, La Jolla**

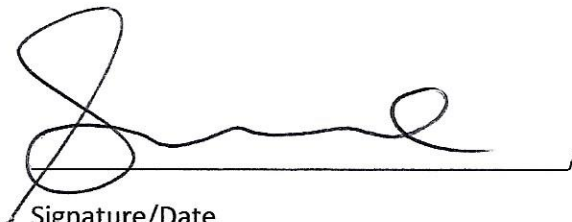
To Whom it may concern:

I, BRIAN C MACK.

Live at 7915 SAINT LOUIS TERRACE 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.

Thank you.

 3/31/2019  
Signature/Date

BRIAN C MACK

Print Name