



2022 STANDARDIZED REPORT OF CITY BOARDS & COMMISSIONS

ADVISORY BOARD NAME: LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

1. MISSION AND DUTIES OF THE ADVISORY BOARD

i What are the Mission and Duties of the Advisory Board, as established by the Municipal Code?

Per 1510.0105(b) of the Municipal Code, it shall be the duty of the La Jolla Shores Planned District Advisory Board (LJSPDAB) to review all applications for permits referred to it including applications for Planned Development Permits for residential development within the La Jolla Shores Planned District and to submit its recommendations or comments on these matters in writing within 30 calendar days to the City Manager.

Additionally, per Development Services Department Information Bulletin 621, the LJSPDAB provides advisory recommendations on projects that propose additions or remodels that increase floor area by over 10 percent. Their input is used to inform Development Services Department staff on whether project of this nature can be determined to be "minor in scope" and processed in accordance with Process One (building permit approval).

2. ACTIONS TAKEN BY THE ADVISORY BOARD

i Please write a brief summary of the actions taken by the Advisory Board that year.

The LJSPDAB made the following recommendations in the 2023 calendar year:

January 25, 2023

- IB 621 (Minor Additions within the La Jolla Shore Planned District) – Recommended sending letter forward to Land Development Review Planning in DSD as amended.
- 2022 Standardized Report of City Boards and Commissions – Established a working group consisting of three Board Members
- 8171 Prestwick Drive (8171 Prestwick Drive) – Information item; The Advisory Board provided input on the project.

February 15, 2023 (Meeting adjourned due to lack of projects)

March 15, 2023

- IB 621 (Minor Additions within the La Jolla Shore Planned District) – Recommended sending letter forward to Land Development Review Planning in DSD as amended.
- 2022 Standardized Report of City Boards and Commissions – No formal action provided. Directions provided to staff.
- 8171 Prestwick Drive (8171 Prestwick Drive) – Information item; The Advisory Board provided input on the project.

April 19, 2023

- 8051 La Jolla Scenic Drive North (8051 La Jolla Scenic Drive North) - Recommended that the proposed project is Minor in Scope.
- 8421 Whale Watch Way (8421 Whale Watch Way) – Recommended approval of the Site Development Permit and Coastal Development Permit.

May 17, 2023

- Lowry House (7964 Lowry Terrace) – Recommended approval of the Site Development Permit and Coastal Development Permit.
- Espinosa Residence (8025 Calle del Cielo) – 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
- Calle del Cielo (8305 Calle del Cielo) – 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.

June 21, 2023 (Meeting Adjourned due to lack of projects)

July 26, 2023 (Meeting Adjourned due to lack of projects)

August 16, 2023

- La Jolla Shores (8011 La Jolla Shores) – Recommended continuing the item until the applicants could address concerns the Board had about the project.

September 20, 2023

- 8011 La Jolla Shores (8011 La Jolla Shores) - Recommended the project as presented, conditional on a second-story setback of 2 feet on 3 sides and a 6-foot-high solid wall surrounding the property.
- Senn Way Residence (7792 Senn Way) – Recommended to continue the item until an EIR or other environmental document is issued.

October 25, 2023

- 7356 Rue Michael (7356 Rue Michael) – Recommended continuing the item until the applicant could address concerns the Board had about the project.

November 15, 2023

- 3001 Cranbrook Ct (3001 Cranbrook Ct) – Recommended approval of the Site Development Permit
- 2538 Ruelle Nicole (2538 Ruelle Nicole) – Recommended to approve the project as presented.
- Position statement regarding the role of the La Jolla Shores Planned District Advisory Board – Moved to approve the position statement as presented.

December 20, 2023 (Meeting adjourned)

3. ADVISORY BOARD MEETINGS

i *What were the number of Advisory Board meetings and what were the issues discussed?*

During the 2023 calendar year, the LJSPDAB met 8 times.

The primary issue that the Advisory Board dealt with during this time was the issue of compatibility of new development consisting of single-family home remodels, additions, accessory dwelling units within the existing neighborhood.

4. MEETING CANCELATIONS

i *What were the number of meetings cancelled and what was the reasoning?*

During the 2023 calendar year, the LJSPDAB cancelled the February, June, July, and December meetings due to a lack of projects scheduled for those months.

5. AVAILABLE OPPORTUNITIES

i *What are the number of vacant positions on the Advisory Board?*

There is one (1) vacant position on the Board.

6. EXPIRED MEMBERSHIP

i *What are the number of members serving on expired terms?*

There are three (3) members of the Advisory Board serving on expired terms.

7. CONCERNS OR SUGGESTIONS TO BRING TO THE COUNCIL

i *Do you have any suggestions or concerns that you would like to bring to the Council's attention?*

Planning staff has expressed the possibility of the Advisory Board being administered under the Development Services Department (DSD), since all of the projects that come before the Advisory Board for a recommendation of approval, minor project (ministerial review), or major project (discretionary review) are all projects that are reviewed by the Development Services Department and contribute directly to their review and approval processes.

8. ASSISTANCE TO THE BOARD

i *Please provide an estimate of the City staff hours assisting in administering the Board.*

Planning staff consisting of one (1) Senior Planner and one (1) Associate Planner spend approximately 10-12 hours per month administering the Advisory Board.

9. VOLUNTEER HOURS

i *Please provide an estimate of the volunteer hours by commissioners.*

In calendar year 2023, Advisory Board members typically spent approximately 7 hours per month in volunteer hours involving meetings and site visits on their own time in preparation for meetings. In total, the Advisory Board spent 420 volunteer hours this year..

ADVISORY BOARD ACTIVITIES

Please provide 4-5 pictures of the Advisory Board Activities

PDF Files	Title of Activity	Date of Event
See attachment 1	8011 La Jolla Shores – Project Review	8/16/2023
See attachment 2	7792 Senn Way – Project Review	9/20/2023
See attachment 3	7356 Rue Michael – Project Review	10/25/2023
See attachment 4	3001 Cranbrook Ct – Project Review	11/15/2023

PIERCE RESIDENCE REMODEL & ADDITION (SITE DEVELOPMENT APPROVAL # 3192788)

**8011 LA JOLLA SHORES DRIVE
LA JOLLA, CALIFORNIA 92037**

GENERAL NOTES
<p>A. SITE INFORMATION IS TAKEN FROM A CURSORY SITE VISIT AND IS NOT EXTENSIVELY FIELD DOCUMENTED. FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS IN AREA OF WORK PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS EXIST, NOTIFY DESIGNER AND OWNER(S) IMMEDIATELY OF SUCH DISCREPANCIES.</p> <p>B. CONTRACTOR TO PERFORM A FULL REVIEW OF THESE PLANS AND HAVE A COMPLETE UNDERSTANDING OF ALL ITEMS REPRESENTED. IF ANY DISCREPANCIES OR CONFLICTS OCCUR WITHIN THESE DRAWINGS, CONTRACTOR TO NOTIFY OWNER AND DESIGNER IMMEDIATELY PRIOR TO ORDERING MATERIALS, FABRICATION, INSTALLATION AND ALL OTHER CONSTRUCTION RELATED ACTIVITIES.</p> <p>C. THE CONTRACTOR / BUILDER SHALL VERIFY WITH THE OWNER AND DESIGNER THE DATE OF THE MOST CURRENT DRAWINGS. (REFER TO LAST REVISION DATE ON ALL APPLICABLE SHEETS).</p> <p>D. THE CONTRACTOR/BUILDER AND/OR SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS AND APPROVAL STAMPS TO OBTAIN FIRST HAND KNOWLEDGE OF ALL CONDITIONS, ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER AND DESIGNER PRIOR TO STARTING ANY WORK AND ORDERING MATERIALS. NO ALLOWANCE SHALL BE GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE CONDITIONS WHICH CAN BE DETERMINED BY CAREFULLY EXAMINING THE SITE, DRAWINGS OR STAMPS.</p> <p>E. THE CONTRACTOR/BUILDER AND/OR SUBCONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND/OR LOCAL JURISDICTIONS WHICH REGULATE BUILDING PROCEDURES & PRACTICES.</p> <p>F. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMITTAL OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR, OWNER AND DESIGNER OF ANY WORK CALLED OUT ON THE DRAWINGS, WITH RESPECT TO HIS TRADE WHICH CAN NOT BE FULLY GUARANTEED FOR AT LEAST ONE YEAR.</p> <p>G. USE OF THESE DRAWINGS FOR OTHER PROJECTS / PROPERTIES OTHER THAN THE ONE SPECIFICALLY INTENDED BY THE DESIGNER IS A VIOLATION OF COMMON-LAW COPYRIGHT AND THE PROFESSIONAL CODE OF THE STATE OF CALIFORNIA.</p> <p>H. ALL PLUMBING, HVAC, ELEC, AND LIGHTING WORK IS DESIGN / BUILD BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS, SIZING, DIAGRAMS, etc. WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. (VERIFY WITH OWNER'S FOR 'AS-BUILT' DRAWINGS REQUIREMENTS). CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT AND FIXTURES WITH MANUFACTURERS CATALOG NUMBER AND DESCRIPTION PROPOSED FOR A COMPLETE JOB TO OWNER WITH HIS BID.</p> <p>I. ADEQUACY OF EXISTING HVAC, GAS AND ELECTRICAL SERVICES TO PROVIDE NEW LOADS SHALL BE CONFIRMED BY THE G.C.</p> <p>J. REPAIR / PATCH ALL SURFACES AFFECTED BY CONSTRUCTION OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED OR SPECIFICALLY REQUESTED BY OWNER AND/OR DESIGNER.</p> <p>K. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE FROM ROUGH FACE OF STUD TO ROUGH FACE OF STUD AT ALL WALLS.</p> <p>L. CONTRACTOR/BUILDER TO CONFIRM WITH OWNER AS TO LOCATIONS & TYPE OF LIGHTING, FOUER SOURCES, APPLIANCE REQUIREMENTS, DOOR HARDWARE, FINISHES, CABINETRY STYLE, etc. PRIOR TO ORDERING AND INSTALLATION OR FABRICATION OF THESE ITEMS.</p> <p>M. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.I AND CITY ORDINANCE.</p> <p>N. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).</p> <p>O. DURING CONSTRUCTION, AT LEAST (1) ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT.</p> <p>P. BUILDING UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.</p>

DETAILED SCOPE OF WORK																						
<p>THE PROJECT PROPOSES THE REMODEL & ADDITION TO AN (E) ONE-STORY, SINGLE FAMILY RESIDENCE. THESE PLANS WILL COMPLY WITH ALL REGULATIONS, CONDITIONS AND REQUIREMENTS OF S.D.P. APPROVAL # 3192788.</p> <p>THE FOLLOWING IMPROVEMENTS AS FOLLOWS:</p> <ul style="list-style-type: none"> 250 sq. ft. WILL BE ADDED TO THE EXISTING GARAGE. A NEW INTERIOR STAIRS WILL PROVIDE ACCESS TO THE NEW SECOND FLOOR ABOVE. A 113 sq. ft., SECOND STORY ADDITION WILL OCCUR OVER THE EXISTING GARAGE, AND NEW ADDED AREA. A ROOF DECK (113 sq. ft.) WILL OCCUR OVER THE NEW SECOND FLOOR. A NEW WOOD FENCE AROUND THE PERIMETER OF THE PROPERTY. <p>THE AFOREMENTIONED SCOPE OF WORK, REQUIRES BOTH THE APPROVAL OF A SITE DEVELOPMENT PERMIT, STANDARD BUILDING PERMIT AS ISSUED BY THE CITY OF SAN DIEGO.</p> <p>A 'NOTICE OF COMPLETION' CANNOT BE LOCATED.</p>																						
PROJECT DATA																						
<p>PROJECT NAME: PIERCE RESIDENCE PROJECT TYPE: REMODEL & ADDITION PROJECT ADDRESS: 8011 LA JOLLA SHORES DR. LA JOLLA, CA 92037 346-371-05-00 1952</p> <p>AFN: 1952 YEAR BUILT: 1952 LEGAL DESCRIPTION: SUBDIVISION: SYCAMORE TERRACE</p> <p>LOT: 5 MAP: 2866</p>																						
BUILDING CODE DATA																						
<p>TYPE OF CONSTRUCTION: SPRINKLERED: <input type="checkbox"/> YES <input checked="checked" type="checkbox"/> NO TYPE V-B: <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO OCCUPANCY CLASSIFICATION(S): R-3 / U</p> <p>GOVERNING JURISDICTION: CITY OF SAN DIEGO GOVERNING CODES: CBC-2019 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE CITY OF SAN DIEGO ZONING ORDINANCE & MUNICIPAL CODE</p>																						
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<p>OWNER: JOHN RAMON PIERCE TRUST 8011 LA JOLLA SHORES DR. LA JOLLA, CA 92037 PHONE: (619) 300-2881 CONTACT: JOHN PIERCE</p> <p>DESIGN CONSULTANT: R. BALENTINE CONSULTING, LLC. 10755 SCRIPPS POWAY PKWY., #226 SAN DIEGO, CA 92131 PHONE: (858) 531-5106 CONTACT: ROB BALENTINE</p> <p>TITLE 24 CONSULTANT: RE. MINOR & ASSOCIATES ARCHITECTURE 1281 HANSON WAY RAMONA, CA 92065 PHONE: (619) 865-1231 CONTACT: ROB MINOR</p> <p>CONTRACTOR: NOT YET SELECTED</p>																						
DRAWING SHEET INDEX																						
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<p>BASE ZONE:</p> <ul style="list-style-type: none"> LJ8PD-8F (LA JOLLA SHORES PLANNED DISTRICT) <p>HISTORICAL / CULTURAL RESOURCES</p> <ul style="list-style-type: none"> PALEONTOLOGICAL SENSITIVITY AREA (LOW) <p>OVERLAY ZONES:</p> <ul style="list-style-type: none"> COASTAL HEIGHT COASTAL (N-APP-2) PARKING IMPACT (PIOZ-COASTAL / BEACH-IMPACT) TRANSIT AREA TRANSIT PRIORITY <p>COMMUNITY PLAN</p> <ul style="list-style-type: none"> LA JOLLA <p>GEOLOGIC CATEGORY</p> <ul style="list-style-type: none"> 52 <p>PLANNING AND ZONING DATA</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">LOT AREA:</td> <td style="width: 50%;">8,990 sq. ft.</td> </tr> <tr> <td colspan="2">DEVELOPMENT REGULATIONS:</td> </tr> <tr> <td style="width: 50%;">MAX. FLOOR AREA:</td> <td style="width: 50%;">30'</td> </tr> <tr> <td style="width: 50%;">MAX. STRUCTURE HEIGHT:</td> <td style="width: 50%;">0.56</td> </tr> <tr> <td style="width: 50%;">MAX. FLOOR AREA RATIO:</td> <td style="width: 50%;">0.56 x 8,990 = 5,034 sq. ft.</td> </tr> </table>	LOT AREA:	8,990 sq. ft.	DEVELOPMENT REGULATIONS:		MAX. FLOOR AREA:	30'	MAX. STRUCTURE HEIGHT:	0.56	MAX. FLOOR AREA RATIO:	0.56 x 8,990 = 5,034 sq. ft.																																																					
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ABBREVIATIONS			
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="vertical-align: top; width: 33%;"> ABV. ABOVE AFF. ABOVE FINISHED FLOOR AFI. ARC FAULT INTERRUPTER AFS. ABOVE FINISHED SLAB ADJ. ADJACENT OR ADJUSTABLE A/C. AIR CONDITIONING ALT. ALTERNATE A.B. ANCHOR BOLT APPROX. APPROXIMATE OR APPROXIMATELY ARCH. ARCHITECTURAL APN. ASSESSOR'S PARCEL NUMBER BIDET BSMT. BASEMENT BRG. BEARING BTUN. BETWEEN BLK. BLOCK BLKG. BLOCKING BD. BOARD BOT. BOTTOM BLDG. BUILDING CAB. CABINET CBC. CALIFORNIA BUILDING CODE C.I. CAST IRON CLG. CEILING CEM. FL.ST. CEMENT PLASTER CTR. CENTER CER. CERAMIC C.O. CLEAN OUT CLR. CLEAR COL. COLUMN COMB. COMBUSTION OR COMBUSTIBLE COMP. COMPOSITION CONC. CONCRETE CONC. CONCRETE MASONRY UNIT CONST. CONSTRUCTION C.J. CONTROL JOINT CONT. CONTINUOUS CSMT. CASEMENT CSNK. COUNTERSINK DH. DOUBLE HUNG DT. DETAIL DIAG. DIAGONAL DIA. DIAMETER DIM. DIMENSION DISP. DISPOSAL DR. DOOR DBL. DOUBLE D.F. DOUGLAS FIR DN. DOWN D.S. DOWNSPOUT DUG. DRAINING D. 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<p>10755 SCRIPPS POWAY PKWY., SUITE 226 SAN DIEGO, CALIFORNIA 92131 (858) 531-5106 www.BalentineConsulting.com</p>	REVISIONS BY
PIERCE RESIDENCE 8011 La Jolla Shores Drive San Diego, California 92037	REMODEL & ADDITION
TITLE SHEET & PROJECT INFO	
S.D.P. RESUBMITTAL SET - NOT FOR CONSTRUCTION (PRJ-1063139)	
DRAWN: RMB DATE: 1/22/2023 JOB NUMBER: 21032 SHEET:	
A001	



7792 SENN WAY

COASTAL DEVELOPMENT & SITE DEVELOPMENT PERMIT

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION:

PARCEL "A" OF PARCEL MAP NO. 141, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 25, 1969.

APN:	353-150-21
ZONE:	LJSPD-SF
STREET FRONTAGE:	-
CONSTRUCTION TYPE:	JTYPE V - B
OCCUPANCY:	R-3 & U
USE OF BLDG:	SINGLE FAMILY RESIDENCE
STORIES:	3
BUILDING ENVELOPE: (PLUMB LINE)	30'-0"
BUILDING ENVELOPE: (OVERALL HEIGHT)	40'-0"
BUILDING HEIGHT: (MAIN BUILDING)	26'-6"
BUILDING HEIGHT: (GYM & POOL)	39'-6"
BUILDING HEIGHT: (BASKETBALL COURT)	38'-8"
LOT SIZE:	IRREGULAR
LOT AREA:	235,182 sf (5.4 acres)

SHEET INDEX

PROJECT INFORMATION	
T1	TITLE SHEET
CIVIL	
C-100	EXISTING CONDITIONS / DEMO PLAN
ARCHITECTURAL	
AS 100	OVERALL SITE PLAN
AS 101	ENLARGED PROPOSED SITE PLAN
AS 102	DEVELOPMENT SITE PLAN
AS 103	FLOOR LEVELS RELATIONSHIP SITE PLAN
A 101	BASEMENT & WELLNESS FLOOR PLAN
A 102	FIRST FLOOR PLAN
A 103	SECOND FLOOR PLAN
A 104	ROOF PLAN
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS
A 301	BUILDING SECTIONS
A 302	BUILDING SECTIONS
A 303	BUILDING SECTIONS
A 304	BUILDING SECTIONS

CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING; AND ANY OTHER LOCAL AND STATE CODES HAVING JURISDICTION.

BUILDING:	2019 CALIFORNIA BUILDING CODE
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE
PLUMBING:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE
FIRE:	2019 CALIFORNIA FIRE CODE
ENERGY:	2019 CALIFORNIA ENERGY CONSERVATION CODE
GREEN BUILDING:	2019 CALIFORNIA GREEN BUILDING STANDARDS
ACCESSIBILITY:	2019 CALIFORNIA BUILDING CODE & ADA

OTHER STATUTES, ORDINANCES, LAWS, REGULATIONS, RULES, ORDERS AND CODES SPECIFIED IN OTHER SECTIONS OF THE SPECIFICATIONS OR BEARING ON THE WORK INCLUDING REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) UNLESS SUPERSEDED BY STATE STATUTE OR LOCAL LAW.

JURISDICTION INFORMATION

PLANNING DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 444-5300
BUILDING DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 444-5300
FIRE DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 444-5300

LOT COVERAGE:

LOT AREA	235,182 sf (5.4 acres)
MAIN BUILDING AREA	13,096 sf
POOL & WELLNESS	6,510 sf
BASKETBALL COURT AREA	2,670 sf
	22,276 sf
PROPOSED FOOTPRINT =	22,276 / 235,182 = 9.5%

SETBACKS:

	REQ.	PROVIDED
SIDE YARD	5'-0"	5'-0"
FRONT YARD	X'-X"	X'-X"
BACK YARD	15'-0"	15'-0"

SCOPE OF WORK:

CONSTRUCTION OF NEW 3 STOREY SINGLE FAMILY DWELLING ON A VACANT DOWNHILL LOT. DWELLING INCLUDES ATTACHED 5 CAR GARAGE, 6 BEDROOMS, 10 BATHROOMS, SEPARATE POOL / SPA AND GYM, SEPARATE BASKETBALL COURT DECK, WITH CONSIDERATION OF MHPA ZONE LOCATED ALONG SOUTHEAST PROPERTY LINE AND SENSITIVE VEGETATION WITHIN THE PROPERTY.

RESIDENTIAL AREA:

LOCATION	ZONING	GFA
FLOOR PLAN SF		
BASEMENT FLOOR	3,280 sf	3,280 sf
FIRST FLOOR	6,113 sf	6,113 sf
SECOND FLOOR	5,582 sf	5,582 sf
GARAGE	2,462 sf	0 sf
WELLNESS SUITE	3,230 sf	3,230 sf
BUILDING OVERHANGS	1,732 sf	0 sf
TOTALS	22,399 sf	18,205 sf

PROJECT INFORMATION

PROJECT ADDRESS:	7792 SENN WAY LA JOLLA, CA 92037
OWNER:	Seebath 505 LLC 1117 N SHERBOURNE WEST HOLLYWOOD, CA 90069 CONTACT: MEHDI RAFATY T: 310.734.8477 E: mehdi@tagfront.com
ARCHITECT & INTERIORS:	TAG FRONT 1117 N SHERBOURNE WEST HOLLYWOOD, CA 90069 CONTACT: MEHDI RAFATY T: 310.734.8477 E: mehdi@tagfront.com
SOILS ENGINEER:	TERRAPACIFIC CONSULTANTS INC. 4010 MORENA BLVD, STE. 108 SAN DIEGO, CA 92117 CONTACT: CHRISTOPHER C. O'HEARN T: 858.521.1190 E: cto@terrapac.net
CIVIL ENGINEER:	NASLAND 4740 RUFFNER ST. SAN DIEGO, CA 92111 CONTACT: LAWRENCE P. THORBURGH T: 858.292.7770 E: dirkn@nasland.com
STRUCTURAL ENGINEER:	KNA ENGINEERING, INC. 30423 CANWOOD STREET, SUITE 223 AGOURA HILLS, CA 91301 CONTACT: KAMRAN NARAGHI-ARANI P: 818-865-2026 F: 818-865-1889
BIOLOGICAL ENGINEER:	VINCENT SCHEIDT 3158 OCCIDENTAL ST SAN DIEGO, CA 92122 CONTACT: VINCENT SCHEIDT T: 858.336.7106 E: VINCE.SCHEIDT@GMAIL.COM
LANDSCAPE ARCHITECT:	PHIL MAY LANDSCAPE ARCHITECTURE 2532 WALLACE AVE FULLERTON, CA 92831 CONTACT: ROSALIO SERNA T: 959.373.1959 E: pmay@philmaydesign.com
EXPEDITOR:	SD PERMIT CO. PO Box 124979 San Diego, CA 92112 CONTACT: Ian Harris T: 619.395.7275 E: ian@sdpermitco.com

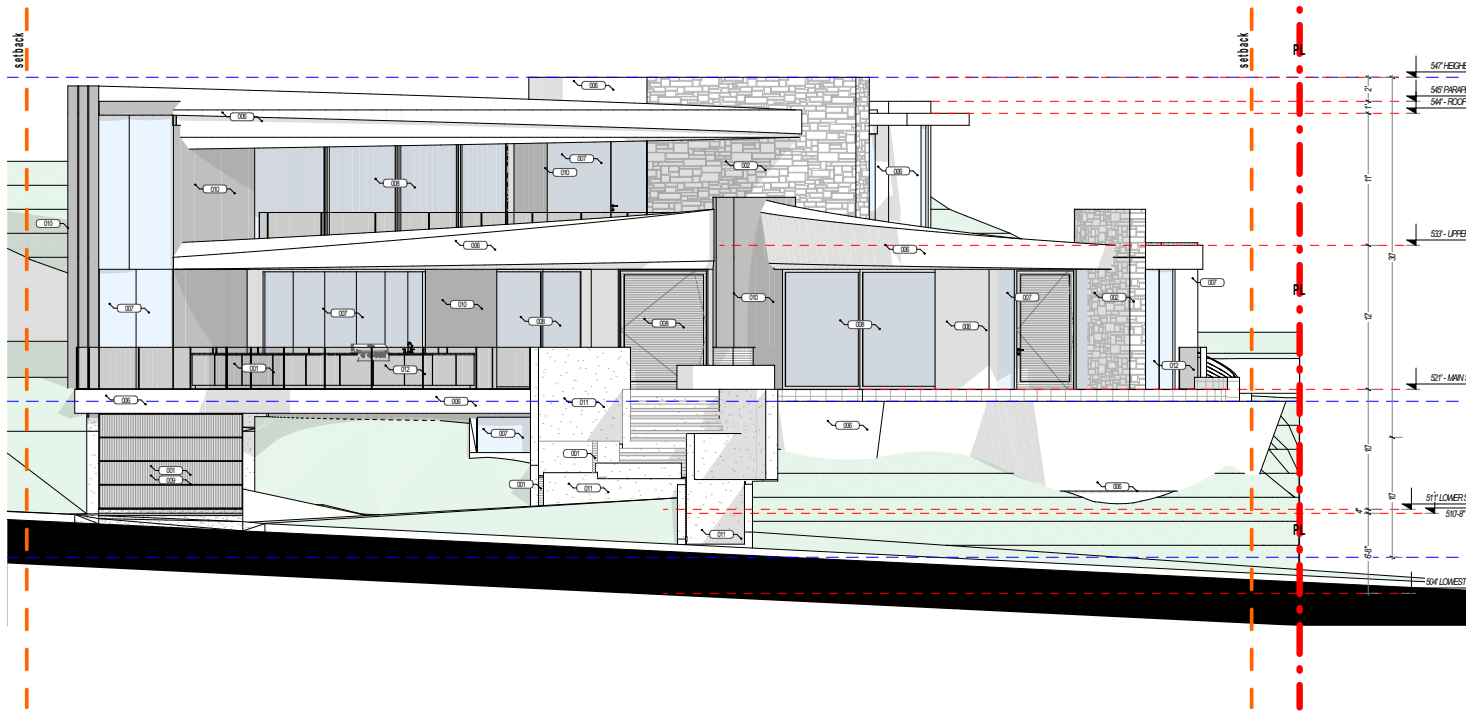
**SENN WAY
RESIDENCE**
 7792 SENN WAY
 LA JOLLA, CA 92037

SUBMITTAL DATE	09.20.23
LJSPDAB	

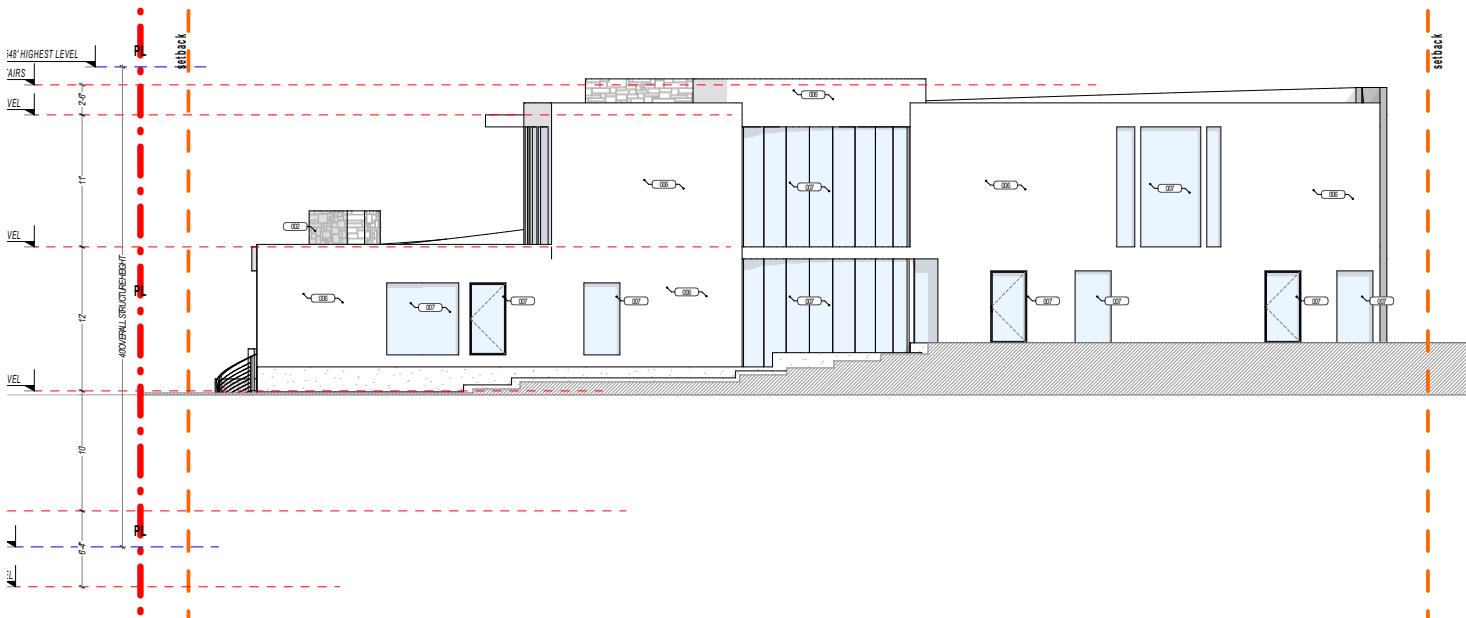
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TITLE SHEET



SITE PLAN



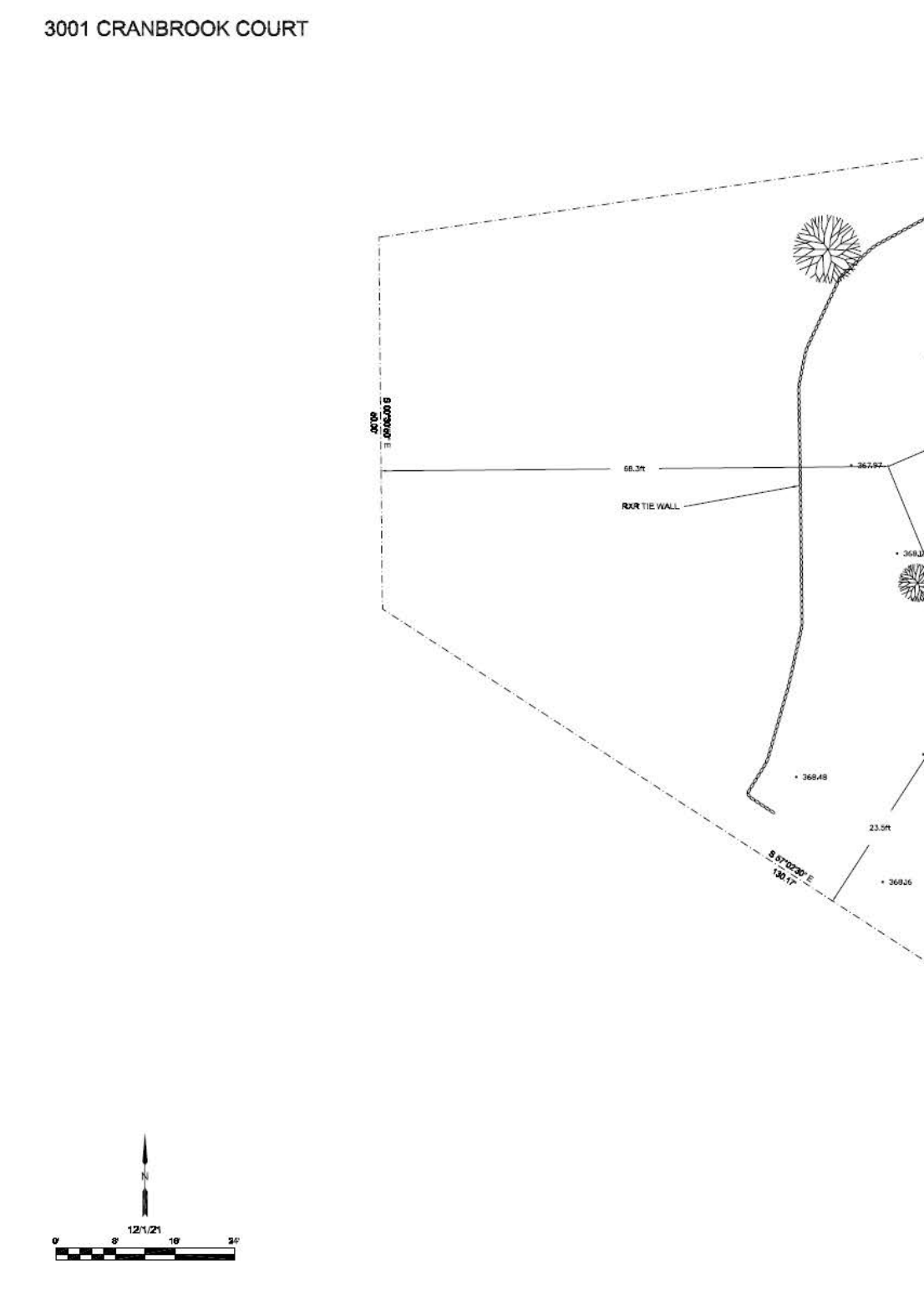
SITE PLAN

GREEN BUILDING CODE REQUIREMENTS
PROJECT TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PER 2019 CAL GREEN SECTION 4.408 FOR CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.
RECYCLING
MINIMUM 65% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS IS TO BE RECYCLED OR SALVAGED FOR REUSE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.4, OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
CONTRACTOR TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT. CGC 4.408.2
OPERATION AND MAINTENANCE MANUAL
BUILDER TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1
POLLUTION CONTROL
DURING CONSTRUCTION, DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS ARE TO BE SEALED. MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
VOC/POLLUTANT CONTROL
VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, 4.504.5 FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, COATINGS, CARPET, CARPET SYSTEMS, AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. CGC SECTION 4.504.2.3
FLOORING
80% OF FLOOR AREA RECEIVING RESILIENT FLOORING TO COMPLY WITH ONE OF MORE OF THE FOLLOWING:
1. VOC EMISSION LIMITS PER COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER GREENGUARD CHILDREN AND SCHOOL PROGRAM.
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
4. MEET THE CALIF. DEPT. OF PUBLIC HEALTH "STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION 1.1, FEB. 2010 (SPEC. NO. 01350)

BOARDS
HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON INTERIOR/EXTERIOR OF BUILDING IS TO MEET REQUIREMENTS FOR FORMALDEHYDE PER ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD PER CGC SECTION 4.504.5 AND TABLE 4.504.5.
SEAL OPENINGS
JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO ENFORCING AGENCY.
INTERIOR MOISTURE CONTROL
MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE VERIFIED BY CONTRACTOR BY PROBE TYPE OR CONTACT TYPE MOISTURE METER PRIOR TO ENCLOSURE. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. MOISTURE CONTACT TO BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3. CONCRETE SLABS TO BE PROVIDED WITH A CAPILLARY BREAK PER CGC 4.505.2.1
INDOOR AIR QUALITY
BATHROOM FANS TO BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
FINAL CERTIFICATE, LICENSED GENERAL SUBCONTRACTOR, OR OWNER IS TO PROVIDE BUILDING DEPARTMENT OFFICIAL WITH WRITTEN, SIGNED VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3
PLUMBING CERTIFICATION: CERTIFY FLOW RATE OF FIXTURES
MANUAL CERTIFICATION: AFFIDAVIT TO CONFIRM DELIVERY OF MAINTENANCE MANUAL TO OWNER
CARPET CERTIFICATION: CERTIFY TYPE OF CARPET USED COMPLIES WITH CGC
SURFACE CERTIFICATION: CERTIFY PAINTS, STAINS, ADHESIVES COMPLY WITH CGC
BOARD CERTIFICATION: CERTIFY BOARDS COMPLY WITH VOC LIMITS AND FORMALDEHYDE LIMITS PER NOTES UNDER FLOORING SECTION ABOVE AND CGC
LANDSCAPE WATER IRRIGATION USE SHALL HAVE WEATHER OR SOIL-BASED CONTROLLERS.

PROJECT NOTES
1) PROJECT TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PER 2019 CAL GREEN SECTION 4.408 FOR CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.
2) AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (IC2KR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED IC2KR WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CP-1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL IC2KR FORMS ARE REVIEWED AND APPROVED.
3) AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 23-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.
4) ATTIC INSTALLATION MUST COMPLY WITH SECTIONS 904.908, 909 OF THE CMC

SITE NOTES
1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM. FILTER WATER WITH BARRIERS AT ENTRANCES TO STORMWATER SYSTEMS.
2. NORTH COUNTY STORM WATER PROGRAM WILL BE FOLLOWED.
3. FINISH GRADE WITHIN TEN FEET OF THE NEW STRUCTURE/ADDITION MUST SLOPE AWAY FROM BUILDING. MINIMUM 6 INCHES IN FIRST 10 FT. FOR DRAINAGE PURPOSES.
4. A FOUNDATION FORMS CERTIFICATION THAT IS CERTIFIED BY A LICENSED LAND SURVEYOR MAY BE REQUIRED BY THE BUILDING INSPECTOR AT THE FIRST FOOTING INSPECTION.
5. IF THE BUILDING INSPECTOR SUSPECTS FULL EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT MAY BE REQUIRED AND IS TO BE RESUBMITTED AT PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED.
6. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION IN ACCORDANCE WITH SECTION R319 OF THE 2019 CBC



STATEMENT OF SPECIAL INSPECTIONS
DESCRIPTION & TYPE OF INSPECTIONS REQUIRED :
EPoxy ANCHORS FOR RETROFIT ANCHORING:
CONTAINS INSPECTION REQUIRED FOR RETROFIT ANCHOR BOLTS & HOLDDOWN ANCHORS (CHECK ANCHORS SET UP WITH STRENGTH ADHESIVE EPOXY COVER & BARBON TIE AND ANCHORS (EPR 0718) AT THE SPACING A LOCATION INDICATED PER PLAN. THE SPECIAL INSPECTION IS TO VERIFY THE CURE OF ANY BOLTS. THE CLEANNESS OF THE HOLE, MOISTURE IN THE HOLE, MIXING OF THE EPOXY, ADHESIVE IDENTIFICATION & EXPIRATION DATE, AND THE PROPER MATERIAL OF THE ASSEMBLY. THE SPECIAL INSPECTION IS TO VERIFY THE ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES AND EMBEDMENT, TIGHTENING TORQUE, IF REQ'D, AND ADHERENCE TO THE MANUFACTURER'S ESR REPORT INSTALLATION INSTRUCTIONS.
STRUCTURAL WOOD NAIL SPACING @ PLY OR LGS & Sml Wood Joists:
CHECK THE 1 1/2" PERIODIC INSPECTION REQUIRED FOR NAIL SPACING, ANCHORING, AND OTHER FASTENING COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (SHEARWALLS DAMBRAGS, DRAG STRUTS, BRACKS, SHEAR PANELS, AND HOLDOWNS)
WELDING: FABRICATION OF STEEL COMPONENTS @ 20000
SHIP WELDING: SEE BUILDING NEWSLETTER FOR CP-07 SITE FABRICATION. ALL SHIPWAS MUST BE APPROVED BY THE CITY FIELD INSPECTION SERVICES PRIOR TO COMMENCING ANY FABRICATION. SEE NOTES 1, J & K BELOW. ALL WELDS SHALL BE E-7002

SPECIAL INSPECTION BY RJS INSPECTIONS: RODNEY SMITH
619-540-0612
AFTER BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER MAER SIZE REQUIREMENT:
OWNER SIGNATURE: _____

CERTIFICATE OF COMPLIANCE
Project Name: Haine-Project
Calculation Date/Time: 2023-12-28 07:05:20-07:00
Calculation Description: Compliance
Input File Name: Haine-Project.dbd53
CF3R-PRO-01E (Page 2 of 14)

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis:
• Indoor air quality, balanced fan
• IAQ Ventilation System: on low @ 0.128 W/M2M
• IAQ Ventilation System: supply outside air mixer, filter, and 4/5/5/5 controls per RACM Reference Manual
• IAQ Ventilation System: built indicator display
• Insulation below roof deck
• No cooling system included

HERS FEATURE SUMMARY
The following is a summary of the features that must be installed by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional details to be provided in the building tables below. Registered CF2R and CF3R are required to be stamped in the HERS REPORT

BUILDING FEATURES INFORMATION

Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Haine-Project	3673	1	5	3	0	1

ZONE INFORMATION

Zone Name	Zone Type	Zone Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Existing area	Conditioned	3688	8	DHW System 1	N/A
Addition 1st floor	Conditioned	885	8	DHW System 1	N/A

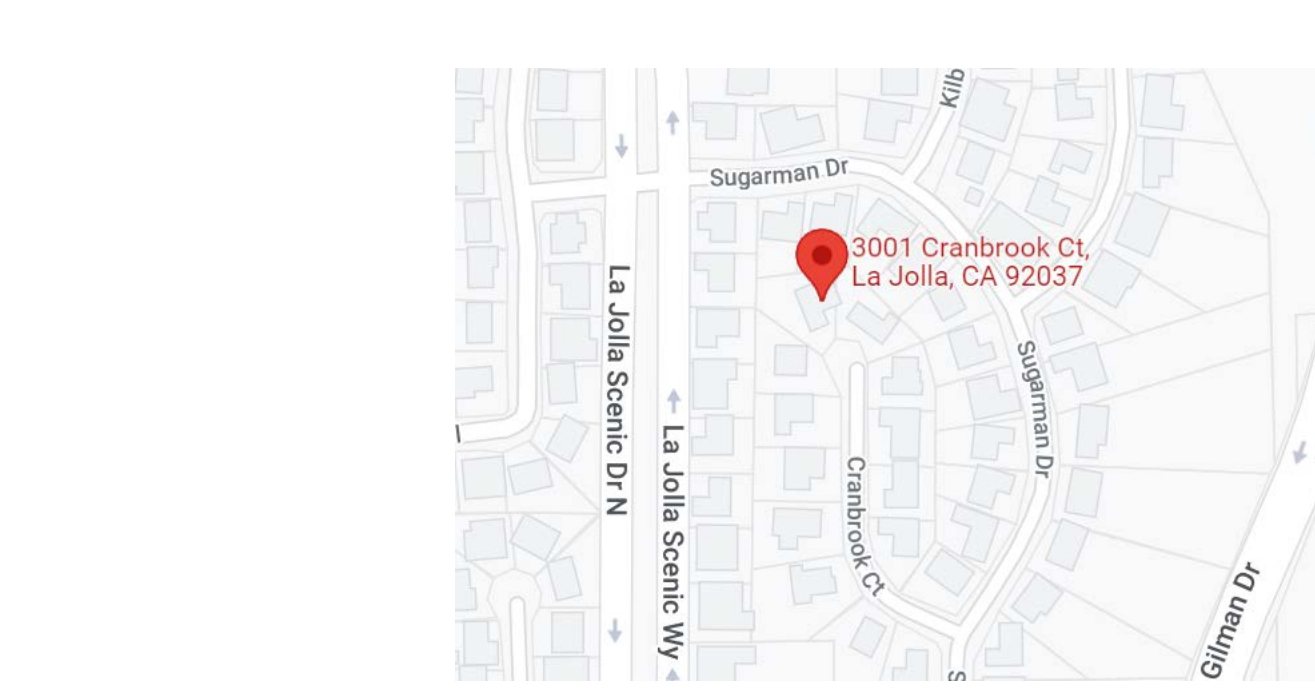
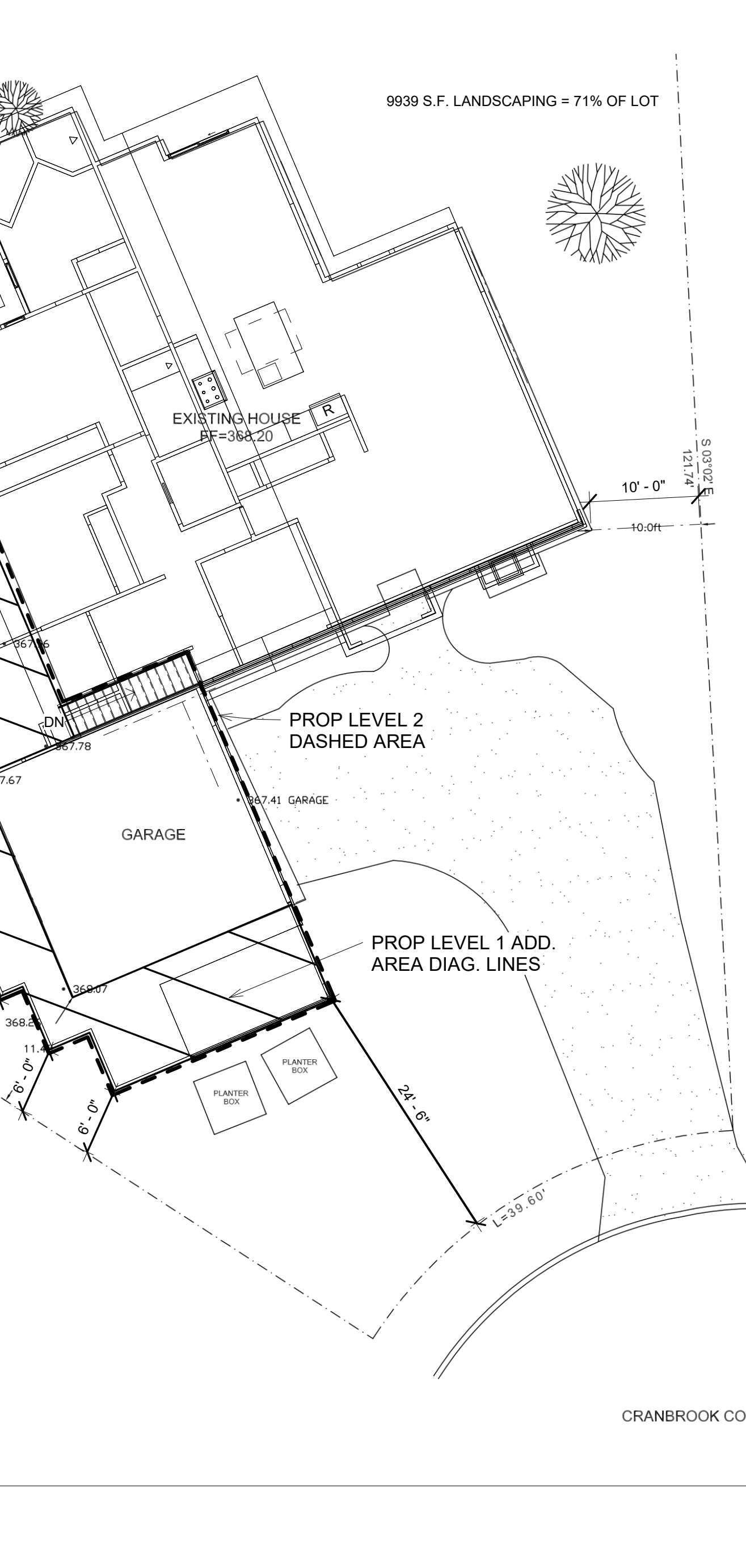
Registration Number: 422-PH0204295A-200-000-000000-0000
HERS Provider: CHEERS
Report Generated: 2023-12-28 09:43:49
Report Version: 2019.2.000
Schema Version: rev 20200801

SITE INFORMATION
A.P.N.: 346-771-13-00
ZONE: L350-SF
LOT AREA: 0.32 ACRES = 13,939 S.F.
CONSTRUCTION TYPE: VB NON-SPRINKLERED
OCCUPANCY: R-3, U
PROJECT SERVICED BY: SD&G, MUNICIPAL SEWER
TOTAL DISTURBANCE AREA: 745 S.F.
PROPOSED AMOUNT OF IMPERVIOUS AREA: 768 S.F.
CUT QUANTITIES: 7.5 CYD
FILL QUANTITIES: 0.0 CYD
IMPORT/EXPORT: 0
MAX CUT DEPTH: 3.5 FT

LEGAL DESCRIPTION:
LOT 73 MAP 4382 LA JOLLA SCENIC HEIGHTS
EXISTING BUILDING INFORMATION
BUILT 1196
EXISTING RESIDENCE (R-3 OCC): 2090 S.F.
EXISTING GARAGE (U OCC.): 477 S.F.
SCOPE OF WORK:
REMODEL RESIDENCE: 264 S.F.
ADDITION TO RESIDENCE AT FLOOR 1: 383 S.F.
ADDITION TO RESIDENCE AT FLOOR 2: 1200 S.F.
ADDITION TO GARAGE: 362 S.F.
PROPOSED FRONT BALCONY: 112 S.F.
PROPOSED BACK BALCONY: 57 S.F.
PROPOSED RESIDENCE (R-3 OCCUPANCY) 3673 S.F.
PROPOSED GARAGE (U OCCUPANCY): 839 S.F.
FIRE SPRINKLERS UNDER A SEPARATE PERMIT, TO BE IN PLACE PRIOR TO OCCUPANCY.

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ELECTRICAL NOTES
ELECTRICAL LEGEND
ALARM NOTES
MECHANICAL NOTES
PLUMBING NOTES
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A4 PROPOSED FLOOR PLANS
A5 DIMENSIONED PLANS
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S11 STRUCTURAL DETAILS
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SW2 SHEAR WALL DETAILS

PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104 (a) (4), AND 142.0220,
PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.



VICINITY MAP
NTS



No.	Description	Date

Anne the Architect
AnneTheArchitect.com AnneTheArchitect@gmail.com
760-201-3347 Anne Parigean Lic No C19682

SITE PLAN

Project Number	21-87
Date	12-22
Scale	1" = 10'-0"

A1