



2023 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 projects 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) Junior 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.*

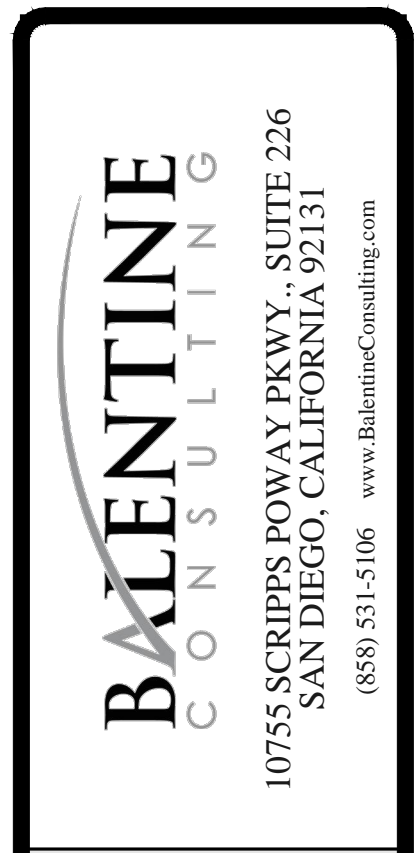
In calendar year 2023, Advisory Board members typically spent approximately 7 hours per month in volunteer hours involving meetings and site visits on their own time in preparation for meetings. In total, the Advisory Board spent 420 volunteer hours this year..

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

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

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

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

GENERAL NOTES	DETAILED SCOPE OF WORK
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.	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. THE FOLLOWING IMPROVEMENTS AS FOLLOWS: <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.
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.	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.
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).	A 'NOTICE OF COMPLETION' CANNOT BE LOCATED.
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.	
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.	
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.	
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.	
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.	
I. ADEQUACY OF EXISTING HVAC, GAS AND ELECTRICAL SERVICES TO PROVIDE NEW LOADS SHALL BE CONFIRMED BY THE G.C.	
J. REPAIR / PATCH ALL SURFACES AFFECTED BY CONSTRUCTION OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED OR SPECIFICALLY REQUESTED BY OWNER AND/OR DESIGNER.	
K. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE FROM ROUGH FACE OF STUD TO ROUGH FACE OF STUD AT ALL WALLS.	
L. CONTRACTOR/BUILDER TO CONFIRM WITH OWNER AS TO LOCATIONS & TYPE OF LIGHTING, POWER SOURCES, APPLIANCE REQUIREMENTS, DOOR HARDWARE, FINISHES, CABINETRY STYLE, etc. PRIOR TO ORDERING AND INSTALLATION OR FABRICATION OF THESE ITEMS.	
M. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGSBC SECTION 4.408.I AND CITY ORDINANCE.	
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).	
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. 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.	

PROJECT DATA	
PROJECT NAME:	PIERCE RESIDENCE
PROJECT TYPE:	REMODEL & ADDITION
PROJECT ADDRESS:	8011 LA JOLLA SHORES DR. LA JOLLA, CA 92037 346-371-05-00 1952
AFN:	
YEAR BUILT:	1952
LEGAL DESCRIPTION:	
SUBDIVISION:	SYCAMORE TERRACE
LOT:	5
MAP:	2866

BUILDING CODE DATA	ZONING DATA
TYPE OF CONSTRUCTION: TYPE V-B OCCUPANCY CLASSIFICATION(S): R-3 / U 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	BASE ZONE: <ul style="list-style-type: none">• L18FD-0F (LA JOLLA SHORES PLANNED DISTRICT) HISTORICAL / CULTURAL RESOURCES <ul style="list-style-type: none">• PALEONTOLOGICAL SENSITIVITY AREA (LOW) OVERLAY ZONES: <ul style="list-style-type: none">• COASTAL HEIGHT• COASTAL (N-APP-2)• PARKING IMPACT (PIOZ-COASTAL / BEACH-IMPACT)• TRANSIT AREA• TRANSIT PRIORITY COMMUNITY PLAN <ul style="list-style-type: none">• LA JOLLA GEOLOGIC CATEGORY <ul style="list-style-type: none">• 52
TYPE OF CONSTRUCTION: <input type="checkbox"/> SPRINKLERED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO TYPE V-B OCCUPANCY CLASSIFICATION(S): R-3 / U	

PROJECT TEAM	
OWNER:	JOHN RAMON PIERCE TRUST 8011 LA JOLLA SHORES DR. LA JOLLA, CA 92037 PHONE: (619) 300-2881 CONTACT: JOHN PIERCE
DESIGN CONSULTANT:	R. BALENTINE CONSULTING, LLC. 10755 SCRIPPS POWAY PKWY. #226 SAN DIEGO, CA 92131 PHONE: (858) 531-5106 CONTACT: ROB BALENTINE
TITLE 24 CONSULTANT:	RE MINOR & ASSOCIATES ARCHITECTURE 1281 HANSON WAY RAMONA, CA 92065 PHONE: (619) 865-1231 CONTACT: ROB MINOR
CONTRACTOR:	NOT YET SELECTED

DRAWING SHEET INDEX	
A001	TITLE SHEET
A002	STORM WATER FORMS, BMP NOTES, GREEN BLDG. NOTES
A003	COASTAL DEMOLITION DOCUMENTATION
A101	SITE PLAN - SUBJECT PROPERTY ENLARGED
A102	300' SITE PLAN
L1	LANDSCAPE PLAN
A201	EXISTING / DEMO. ROOF & PROPOSED FIRST FLOOR PLAN
A202	EXISTING / DEMO. ROOF & PROPOSED SECOND FLOOR PLAN
A203	PROPOSED ROOF DECK PLAN
A301	EXTERIOR ELEVATIONS - FRONT & REAR
A302	EXTERIOR ELEVATIONS - LEFT & RIGHT SIDE

TABULAR DATA	
EXISTING CONDITIONS	
FIRST FLOOR:	1,110 sq. ft.
GARAGE:	504 sq. ft.
TOTAL:	2,214 sq. ft.
PROPOSED CONDITIONS:	
FIRST FLOOR:	0 sq. ft.
SECOND FLOOR:	703 sq. ft.
GARAGE:	188 sq. ft.
ROOF DECK:	113 sq. ft. (GFA EXEMPT)
TOTAL:	891 sq. ft.
PROJECT TOTAL AFTER ADDITION: (NET TOTAL)	
FIRST FLOOR:	1,110 sq. ft.
SECOND FLOOR:	703 sq. ft.
GARAGE:	692 sq. ft.
ROOF DECK:	113 sq. ft. (GFA EXEMPT)
TOTAL:	3,165 sq. ft.
3,165 sq. ft. / 8,930 sq. ft. = 35.5% (35 %)	
LOT COVERAGE:	
FIRST FLOOR:	1,110 sq. ft.
GARAGE:	162 sq. ft.
TOTAL:	2,532 sq. ft.
2,532 sq. ft. / 8,930 sq. ft. = 28.3% (28 %)	
(28% less than 0.60 ALLOWABLE LOT COVERAGE)	
LANDSCAPED TABULATION:	
STRUCTURE:	2,462 sq. ft.
HARDSCAPE (CONCRETE):	840 sq. ft.
FRONT PORCH:	215 sq. ft.
REAR DECK:	545 sq. ft.
TOTAL:	4,062 sq. ft.
8,930 sq. ft. LOT - 4,062 sq. ft. = 4,328 sq. ft. LANDSCAPE AREA	
4,328 sq. ft. / 8,930 sq. ft. = 4,328 sq. ft. = 55% LANDSCAPE	

ABBREVIATIONS		
ABV. ABOVE	FND. FOUNDATION	RAD. RADIUS
AFF. ABOVE FINISHED FLOOR	F.O.C. FACE OF CONCRETE	R R RIBER
AFI. ARC FAULT INTERRUPTER	FACE OF STUD	R 4 S ROD & SHELF
A.F.S. ABOVE FINISHED SLAB	FR.F. FIREPLACE	R.D. ROOF DRAIN
ADJ. ADJACENT OR ADJUSTABLE	FR.M.G. FRAMING	R.W.L. RAIN WATER LEADER
A/G. AIR CONDITIONING	FT. FOOT OR FEET	R.W.O. REDWOOD
ALT. ALTERNATE	FT.G. FOOTING	REF. REFRIGERATOR
A.B. ANCHOR BOLT	GAL.V. GALVANIZED	REQ.D. REQUIRED
APPROX. APPROXIMATE OR APPROXIMATELY	G.I. GALVANIZED STEEL	RESIL. RESILIENT
ARCH. ARCHITECTURAL	G.S.M. GALVANIZED SHEET METAL	RET. RETAINING
AFN. ASSESSOR'S PARCEL NUMBER	GA. GAUGE	REV. REVISION
BIDET. BIDET	GL. GLASS OR GLAZING	R.H. RIGHT HAND
BSMT. BASEMENT	GLU-LAM. GLUE-LAMINATED	R.M. ROOM
BRG. BEARING	GRAB BAR	R.O. ROUGH OPENING
BTUN. BETWEEN	GR. GROUND OR GRADE	RND. ROUND
BL.K. BLOCK	GROUND FAULT INTERRUPTER	SCHED. SCHEDULE
BL.K.G. BLOCKING	GYP. GYPSUM	SCRN. SCREEN
BD. BOARD	HARDWARE	SECT. SECTION
BDT. BOTTOM	HARDWOOD	S.E.D. SEE ELECTRICAL DRAWINGS
BLD.G. BUILDING	HDR. HEADER	S.M.D. SEE MECHANICAL DRAWINGS
CAB. CABINET	HGR. HANGER	S.P.D. SEE PLUMBING DRAWINGS
CBC. CALIFORNIA BUILDING CODE	HVAC. HEAT / VENT / AIR COND.	S.S.D. SEE STRUCTURAL DRAWINGS
C.I. CAST IRON	HEATER	SU. SHEAR WALL
CL.G. CEILING	HTG. HEATING	SHT. SHEET
CEM. PL.ST. CEMENT PLASTER	HT. HEIGHT	S 4 P SHELF & POLE
CTR. CENTER	H.C. HOLLOW CORE	SH. SINGLE HUNG
CER. CERAMIC	HOR. HORIZONTAL	SHUR. SHOWER
C.O. CLEAN OUT	H.B. HOSE BIBB	SIM. SIMILAR
CLR. CLEAR	HUR. HOUR	S.G.D. SLIDING GLASS DOOR
COL. COLUMN	INFO. INFORMATION	S.C. SOLID CORE
COMB. COMBUSTION OR COMBUSTIBLE	ID. INSIDE DIAMETER	SPEC. SPECIFICATIONS
COMP. COMPOSITION	INSUL. INSULATION	SQ. SQUARE
CONC. CONCRETE	INT. INTERIOR	S.F. SQUARE FEET (OR FOOT)
CMU. CONCRETE MASONRY UNIT	KIT. KITCHEN	STD. STANDARD
CONST. CONSTRUCTION	LAV. LAVATORY	STL. STEEL
C.J. CONTROL JOINT	LIN. LINEN CLOSET	STOR. STORAGE
CONT. CONTINUOUS	LNG. LENGTH OR LONG	STRUC. STRUCTURAL
CSMT. CASEMENT	LBS. LENGTH OR LONG	SUSP.D. SUSPENDED
CSNK. COUNTERSINK	LT. LIGHT	SYST. SYSTEM
DH. DOUBLE HUNG	M.B. MACHINE BOLT	TEL. TELEPHONE
DT. DETAIL	MFR. MANUFACTURER	TV. TELEVISION
DIAG. DIAGONAL	MAS. MASONRY	TEMP. TEMPORARY
DIA. DIAMETER	MAX. MAXIMUM	TMFRD. TEMPERED
DIM. DIMENSION	MECH. MECHANICAL	THK. THICK
DISP. DISPOSAL	M.C. MEDICINE CABINET	TP. TOILET PAPER HOLDER
DR. DOOR	MTL. METAL	T. TREAD
DBL. DOUBLE	MIN. MINIMUM	TLT. TOILET
D.F. DOUGLAS FIR	MIR. MIRROR	TYP. TYPICAL
DN. DOWN	MISC. MISCELLANEOUS	UNFIN. UNFINISHED
D.S. DOWNSPOUT	MOUNT. MOUNT	UBC. UNIFORM BUILDING CODE
DUG. DRAINAGE	MTD. MOUNTED	UFC. UNIFORM PLUMBING CODE
D. DRYER	NEC. NATIONAL ELECTRICAL CODE	UMC. UNIFORM MECHANICAL CODE
D/W. DISH WASHER	NAT. NATURAL	UN.O. UNLESS NOTED OTHERWISE
EA. EACH	(N) NEW	VERT. VERTICAL
E.E. EACH END	N.I.C. NOT IN CONTRACT	V.G. VERTICAL GRAIN
ELEC. ELECTRICAL OR ELECTRIC	N.T.S. NOT TO SCALE	V.I.F. VERIFY IN FIELD
ELEV. ELEVATION	OBS. OBSOLETE	VIN. VINYL
EMER. EMERGENCY	O.C. ON CENTER	W. WASHER
ENGR. ENGINEER	OPENG. OPENING	W/ WITH
EQ. EQUAL	OPP. OPPOSITE	W/O WITHOUT
EQUIP. EQUIPMENT	O.D. OUTSIDE DIAMETER	UN&CT. UNUSUAL
EXH. EXHAUST	OH. OVERHEAD	UTR. WATER
EW. EACH WAY	PAIR. PAIR	UC. WATER CLOSET
EF. EXHAUST FAN	PART. PARTITION	UH. WATER HEATER
(E) EXISTING	P.V.M.T. PAVEMENT	UP. WATER PROOF
EXIST. EXISTING	PL. LAM. PLASTIC LAMINATE	UP GFI. WATER PROOF GFI
E.J. EXPANSION JOINT	PLATE	UR. WATER RESISTANT
EXT. EXTERIOR	PLYWD. PLYWOOD	WT. WEIGHT
FAU. FORCED AIR UNIT	PEN. PLYWOOD EDGE NAILING	WIN. WINDOW
FIN. FINISH	P.V.C. POLYVINYL CHLORIDE	WD. WOOD
F.F. FINISHED FLOOR	P.F. POUNDS PER SQ. FT.	W. AND
F.S. FINISHED SLAB	P.S.I. POUNDS PER SQ. IN.	* CENTER LINE
F.E. FIRE EXTINGUISHER	R.A. RETURN AIR	* PROPERTY LINE
FLR. FLOOR	P.F.P. POUNDS PER SQUARE FOOT	* DIAMETER
F.D. FLOOR DRAIN	P.T. POUNDS TREATED	* NUMBER OR FOUND
FLUOR. FLUORESCENT	P.T.D.F. POUNDS TREATED DOUGLAS FIR	

ABV. ABOVE	FND. FOUNDATION	RAD. RADIUS
AFF. ABOVE FINISHED FLOOR	F.O.C. FACE OF CONCRETE	R R RIBER
AFI. ARC FAULT INTERRUPTER	FACE OF STUD	R 4 S ROD & SHELF
A.F.S. ABOVE FINISHED SLAB	FR.F. FIREPLACE	R.D. ROOF DRAIN
ADJ. ADJACENT OR ADJUSTABLE	FR.M.G. FRAMING	R.W.L. RAIN WATER LEADER
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ALT. ALTERNATE	FT.G. FOOTING	REF. REFRIGERATOR
A.B. ANCHOR BOLT	GAL.V. GALVANIZED	REQ.D. REQUIRED
APPROX. APPROXIMATE OR APPROXIMATELY	G.I. GALVANIZED STEEL	RESIL. RESILIENT
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COL. COLUMN	INFO. INFORMATION	S.C. SOLID CORE
COMB. COMBUSTION OR COMBUSTIBLE	ID. INSIDE DIAMETER	SPEC. SPECIFICATIONS
COMP. COMPOSITION	INSUL. INSULATION	SQ. SQUARE
CONC. CONCRETE	INT. INTERIOR	S.F. SQUARE FEET (OR FOOT)
CMU. CONCRETE MASONRY UNIT	KIT. KITCHEN	STD. STANDARD
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C.J. CONTROL JOINT	LIN. LINEN CLOSET	STOR. STORAGE
CONT. CONTINUOUS	LNG. LENGTH OR LONG	STRUC. STRUCTURAL
CSMT. CASEMENT	LBS. LENGTH OR LONG	SUSP.D. SUSPENDED
CSNK. COUNTERSINK	LT. LIGHT	SYST. SYSTEM
DH. DOUBLE HUNG	M.B. MACHINE BOLT	TEL. TELEPHONE
DT. DETAIL	MFR. MANUFACTURER	TV. TELEVISION
DIAG. DIAGONAL	MAS. MASONRY	TEMP. TEMPORARY
DIA. DIAMETER	MAX. MAXIMUM	TMFRD. TEMPERED
DIM. DIMENSION	MECH. MECHANICAL	THK. THICK
DISP. DISPOSAL	M.C. MEDICINE CABINET	TP. TOILET PAPER HOLDER
DR. DOOR	MTL. METAL	T. TREAD
DBL. DOUBLE	MIN. MINIMUM	TLT. TOILET
D.F. DOUGLAS FIR	MIR. MIRROR	TYP. TYPICAL
DN. DOWN	MISC. MISCELLANEOUS	UNFIN. UNFINISHED
D.S. DOWNSPOUT	MOUNT. MOUNT	UBC. UNIFORM BUILDING CODE
DUG. DRAINAGE	MTD. MOUNTED	UFC. UNIFORM PLUMBING CODE
D. DRYER	NEC. NATIONAL ELECTRICAL CODE	UMC. UNIFORM MECHANICAL CODE
D/W. DISH WASHER	NAT. NATURAL	UN.O. UNLESS NOTED OTHERWISE
EA. EACH	(N) NEW	VERT. VERTICAL
E.E. EACH END	N.I.C. NOT IN CONTRACT	V.G. VERTICAL GRAIN
ELEC. ELECTRICAL OR ELECTRIC	N.T.S. NOT TO SCALE	V.I.F. VERIFY IN FIELD
ELEV. ELEVATION	OBS. OBSOLETE	VIN. VINYL
EMER. EMERGENCY	O.C. ON CENTER	W. WASHER
ENGR. ENGINEER	OPENG. OPENING	W/ WITH
EQ. EQUAL	OPP. OPPOSITE	W/O WITHOUT
EQUIP. EQUIPMENT	O.D. OUTSIDE DIAMETER	UN&CT. UNUSUAL
EXH. EXHAUST	OH. OVERHEAD	UTR. WATER
EW. EACH WAY	PAIR. PAIR	UC. WATER CLOSET
EF. EXHAUST FAN	PART. PARTITION	UH. WATER HEATER
(E) EXISTING	P.V.M.T. PAVEMENT	UP. WATER PROOF
EXIST. EXISTING	PL. LAM. PLASTIC LAMINATE	UP GFI. WATER PROOF GFI
E.J. EXPANSION JOINT	PLATE	UR. WATER RESISTANT
EXT. EXTERIOR	PLYWD. PLYWOOD	WT. WEIGHT
FAU. FORCED AIR UNIT	PEN. PLYWOOD EDGE NAILING	WIN. WINDOW
FIN. FINISH	P.V.C. POLYVINYL CHLORIDE	WD. WOOD
F.F. FINISHED FLOOR	P.F. POUNDS PER SQ. FT.	W. AND
F.S. FINISHED SLAB	P.S.I. POUNDS PER SQ. IN.	* CENTER LINE
F.E. FIRE EXTINGUISHER	R.A. RETURN AIR	* PROPERTY LINE
FLR. FLOOR	P.F.P. POUNDS PER SQUARE FOOT	* DIAMETER
F.D. FLOOR DRAIN	P.T. POUNDS TREATED	* NUMBER OR FOUND
FLUOR. FLUORESCENT	P.T.D.F. POUNDS TREATED DOUGLAS FIR	



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

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<u>CIVIL</u>	
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

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: 909.373.1959
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

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) 446-5300

BUILDING DEPT: 1222 First Ave.,
San Diego, CA 92101
T: (619) 446-5300

FIRE DEPT: 1222 First Ave.,
San Diego, CA 92101
T: (619) 446-5300

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

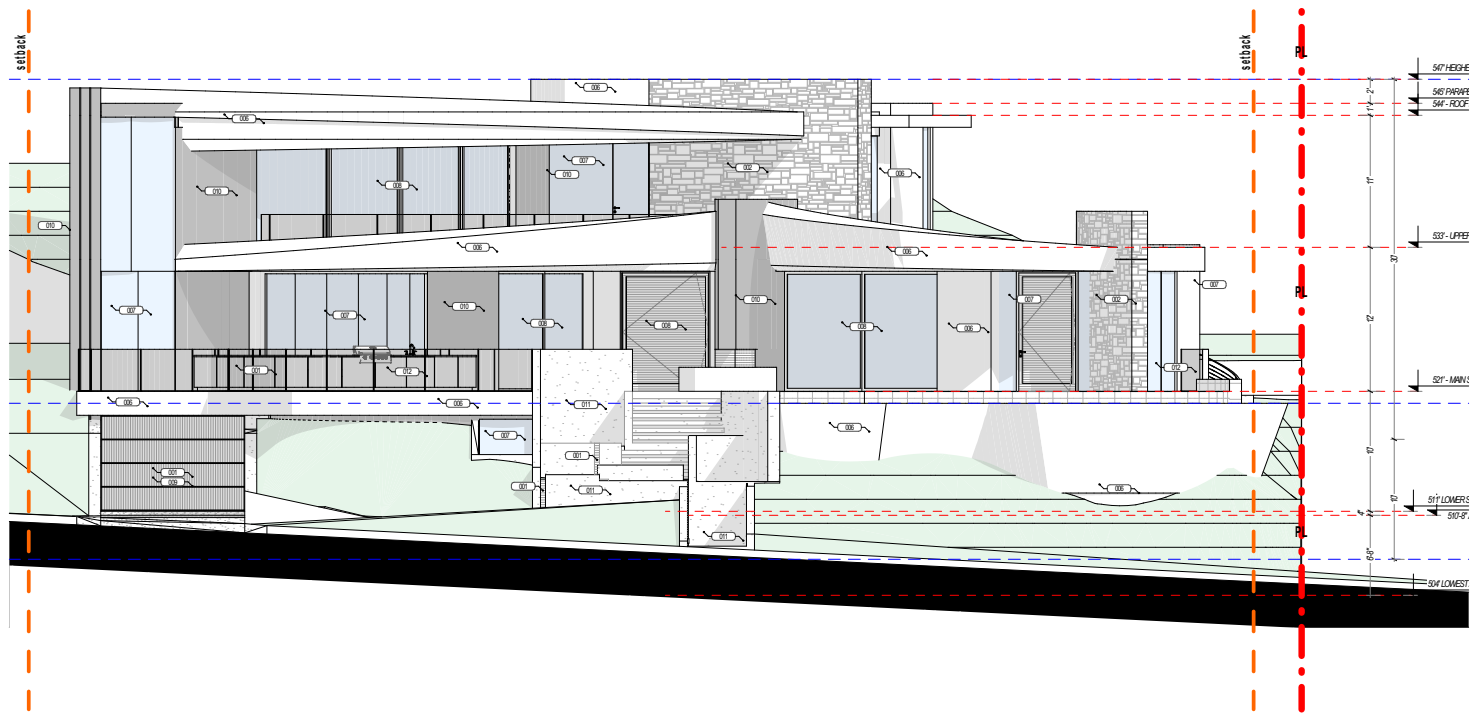
SENN WAY
RESIDENCE
7792 SENN WAY
LA JOLLA, CA 92037

SUBMITTAL DATE
LJSPDAB 09.20.23

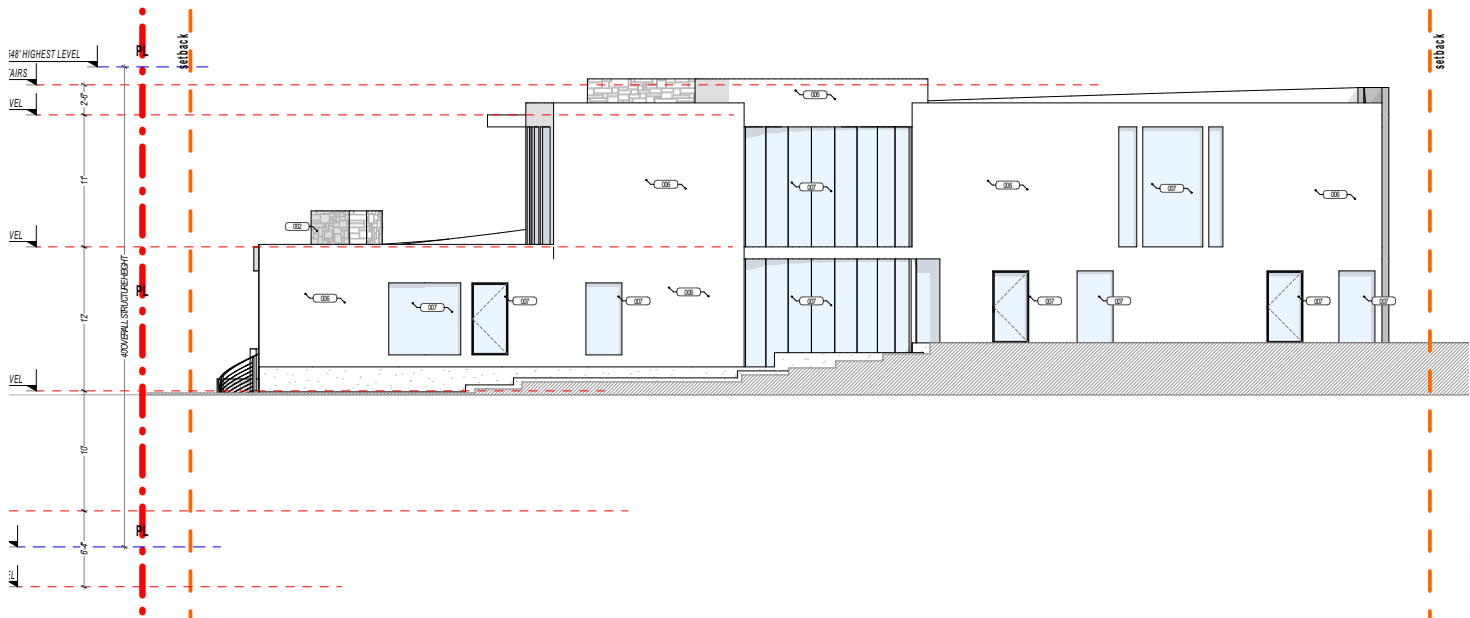
SCALE: AS NOTED

T 1

TITLE SHEET



SITE PLAN



SITE PLAN

