

La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM

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

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ-1043951, CC-1109574
- Address and APN(s): 8317 LA JOLLA SHORES DRIVE, LA JOLLA, CA, 92037
- Project contact name, phone, e-mail:
TAYLOR EVANS @ WILL AND FOTSCH ARCHITECTS, 858-224-2486,
PERMITS@WILLANDFOTSCH.COM
- Project description:
 - REMODEL OF EXISTING 1-STORY SINGLE FAMILY DWELLING, (EXISTING DETACHED STRUCTURE TO REMAIN-NO WORK PROPOSED), DEMO EXISTING POOL, ASSOCIATED HARDSCAPE AND SITE IMPROVEMENTS, GRADING, LANDSCAPE AND POOL/SPA UNDER SEPARATE PERMIT
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____
- In addition, provide the following:
 - lot size: 0.97 AC | 43,694 SF
 - existing structure square footage and FAR (if applicable):
5,980 SF | $5980/43,694 = 0.14$ FAR
 - proposed square footage and FAR:
7,069 SF | $7069/43,694 = 0.16$ FAR
 - existing and proposed setbacks on all sides:
EXISTING – FRONT: 10'-0", SIDE 1: 4', SIDE 2: 4', REAR: 8'
PROPOSED– FRONT: 10'-0", SIDE 1: 4', SIDE 2: 4', REAR: 8'
 - height if greater than 1-story (above ground):

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department

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 Advisory Board members 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. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173



WILL & FOTSCH ARCHITECTS
 1298 Prospect Street, Suite 2S, La Jolla CA 92037

SITE PLAN SHOWING ADJACENCY



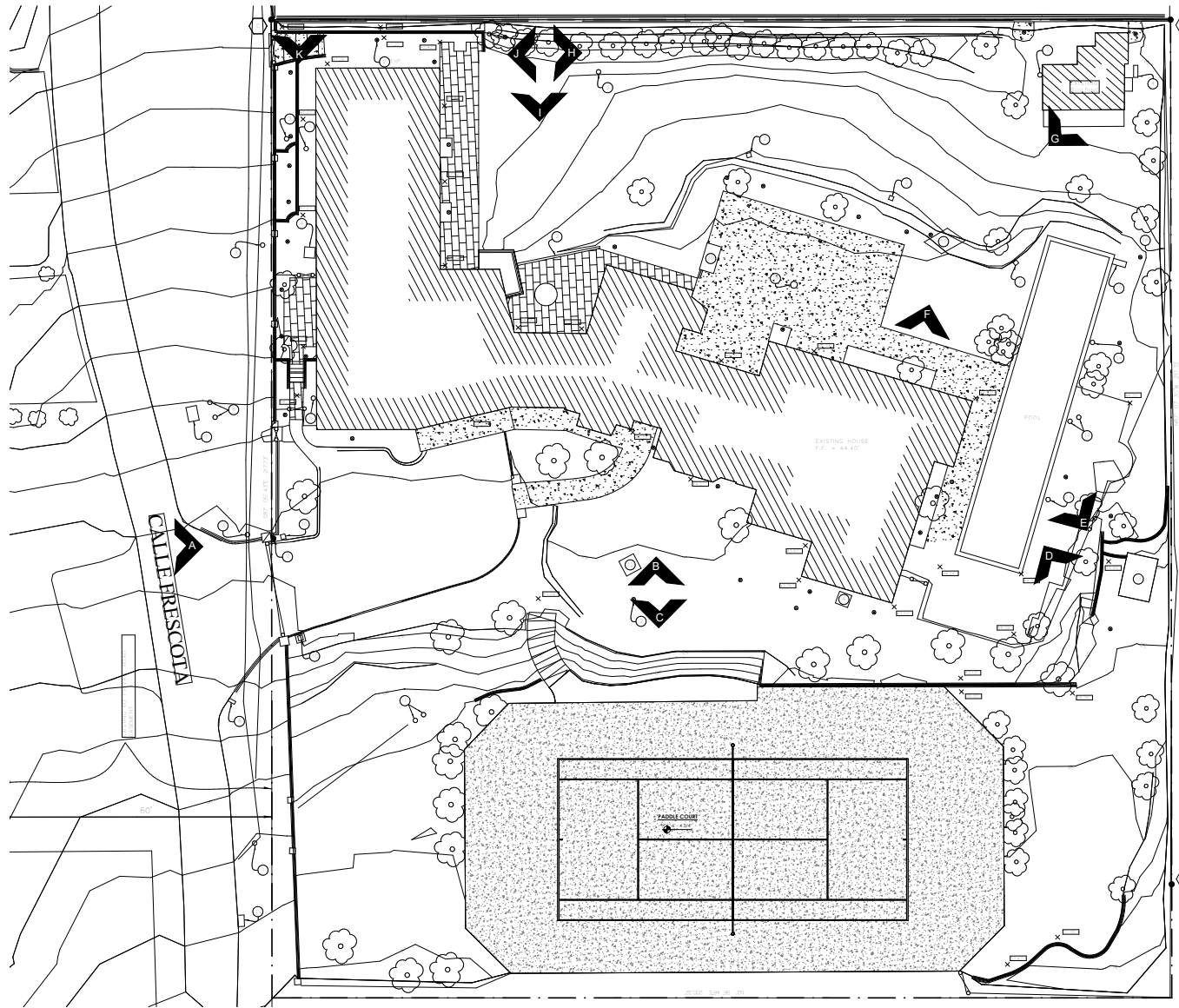
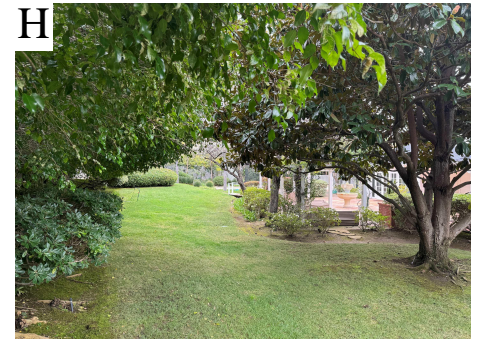
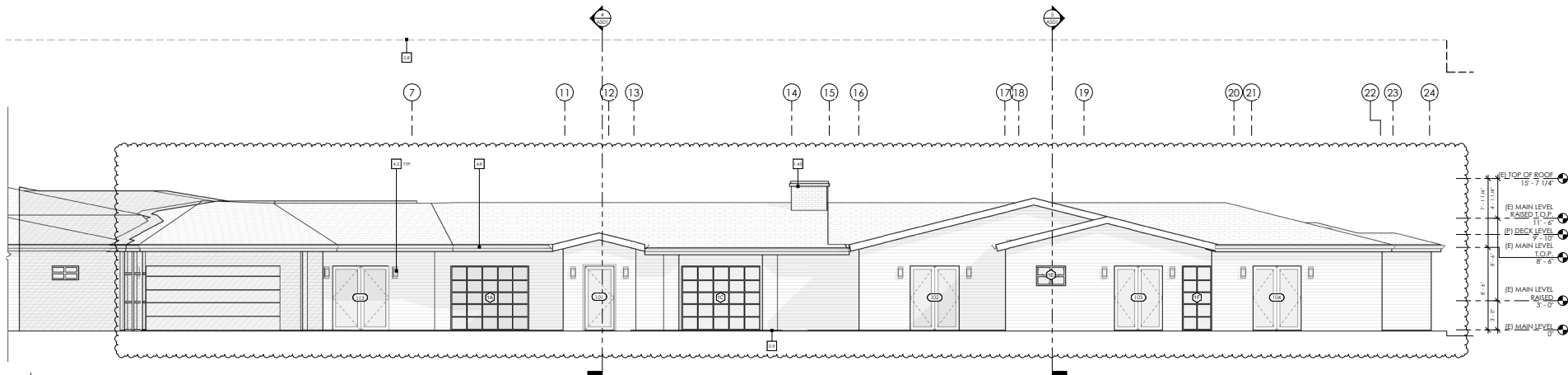


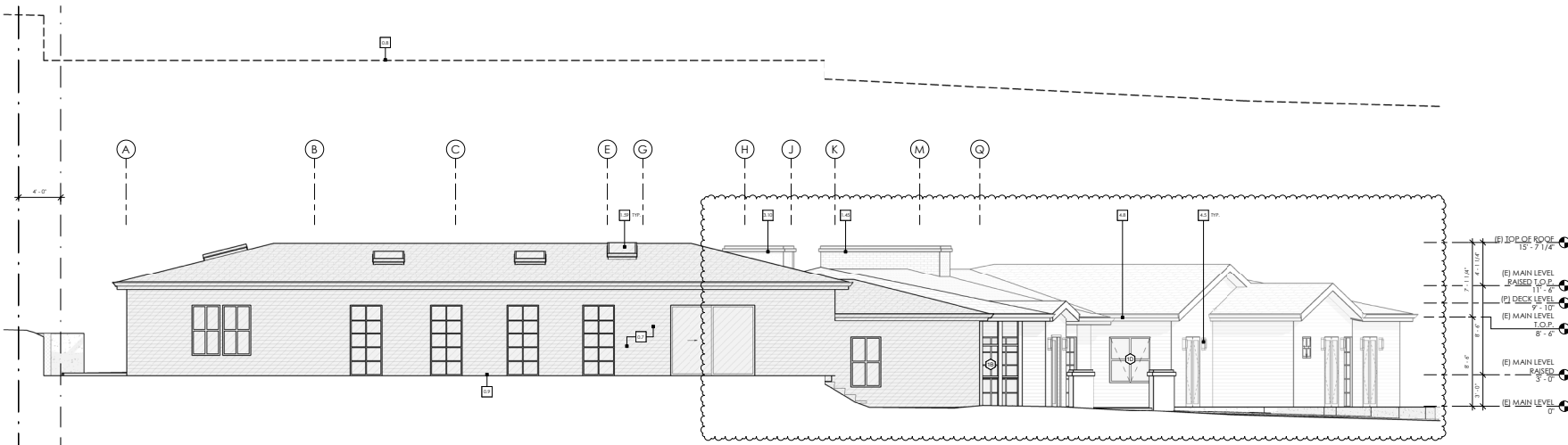
PHOTO SURVEY KEY
 MAP
 SCALE = 1/8" = 1'-0"







1 | WEST ELEVATION
 SCALE = 1/4" = 1'-0"

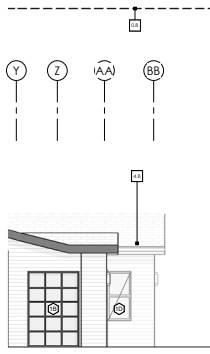


2 | NORTH ELEVATION
 SCALE = 1/4" = 1'-0"

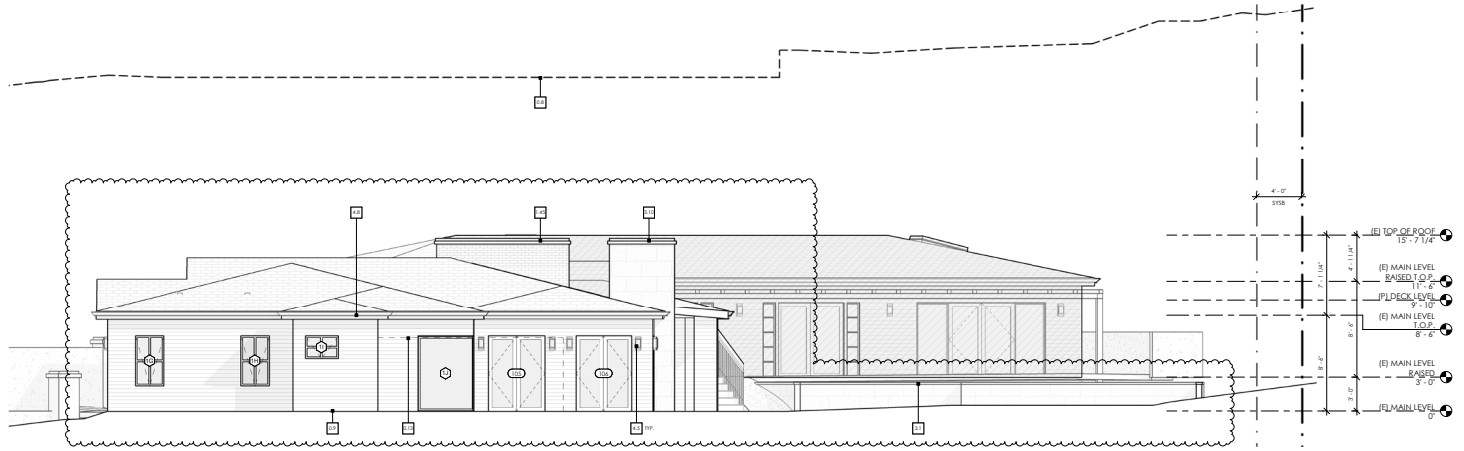
WILL & FOTSCH ARCHITECTS
 1298 Prospect Street, Suite 2S, La Jolla CA 92037

ELEVATIONS

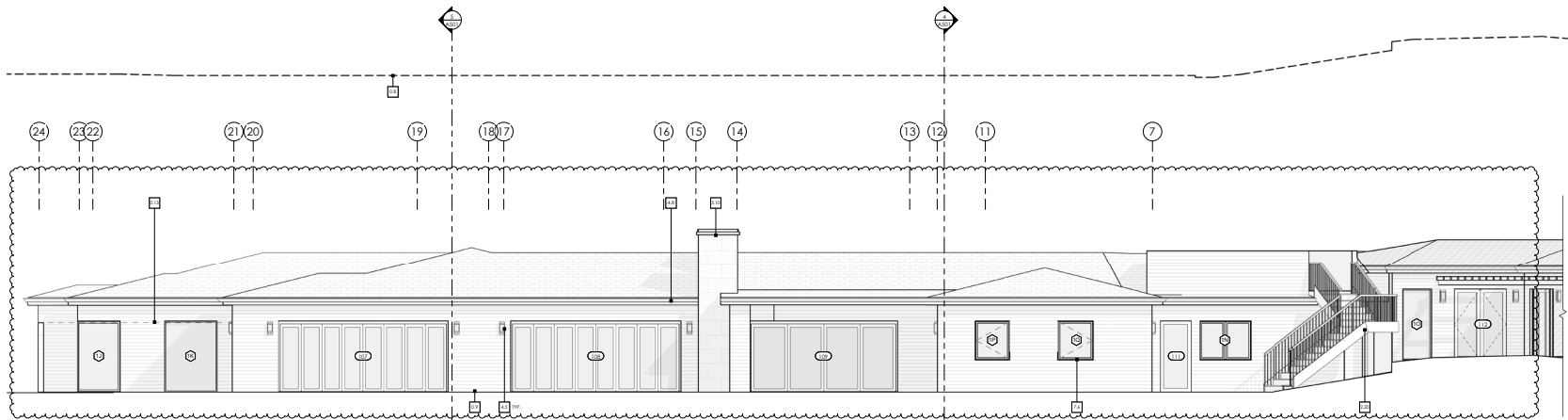




3 | NORTH ELEVATION - PARTIAL
SCALE = 1/4" = 1'-0"



4 | SOUTH ELEVATION
SCALE = 1/4" = 1'-0"



5 | EAST ELEVATION
SCALE = 1/4" = 1'-0"



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8317 La Jolla Shores Dr
San Diego, CA 92037

Project Type Building Construction

Primary Contact BRAD FISHER
ABLEBEAR826@GMAIL.COM
6193012870

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Building Construction Plans CC-1109574.pdf

DSD-Engineering Building Review

Victoria Powell
VGPowell@sandiego.gov

[Comment 00028 | Sheet TS001]

ADDRESSED

The values on the earthworks table construction change are inconsistent with the original values presented in the building plans. A big discrepancy is the existing amount of impervious area, as in the original plans the existing was labeled as 3800 SQFT, but on these construction changes it is now 11,510 SQFT. Please verify that correct values are inputted in this table.

[Comment 00029 | Sheet TS001]

ADDRESSED

Add this following information to the Earthwork Quantities Table:

a. Amount of Cut/Fill, Export/Import in volume: ____

b. Max cut/fill depth: ____

Note: A separate grading permit is required for more than 5 ft. of cut/fill measured vertically. (Per SDMC 129.0602)

[Comment 00030 | Sheet TS001]

ADDRESSED

The project is subject to the Storm Water Requirements Applicability Checklist. Please fill out the Minor Water Pollution Control Plan (DS-570) and incorporate a signed copy into the building plan set. For a copy of blank form, please visit: [ds570.pdf \(sandiego.gov\)](#).

[Comment 00031 | Sheet TS001]

ADDRESSED

If applicable: The Grading Permit must be obtained prior to building CC permit approval. I cannot sign off until the Grading permit is issued. If there is already Grading permit issued for these changes, please add the PRJ # to the CC plans.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00032 | Sheet TS001]

If applicable:

ADDRESSED

A Water Pollution Control Plan (WPCP) is required for this project (5 ft or more of elevation or cut/fill difference over the project area). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2, and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

*The City's Water Pollution Control Plan Template is located at:

<https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual#SWstandards2018>

[Comment 00033 | Sheet TS001] **ACKNOWLEDGED**

Additional comments/requirements may follow once requested information is provided.

[Comment 00034 | Sheet TS001] **ACKNOWLEDGED**

To facilitate rechecking, provide an itemized written response to the issues. The written responses shall clearly, concisely, and comprehensively address these issues. Please include these responses when resubmitting the revised plans and other documents.



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ABLEBEAR826@GMAIL.COM
6193012870

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Building Construction Plans CC-1109574.pdf

DSD-Structural

Seyedali Yousefi
yousefis@saniego.gov

[Comment 00036 | Sheet TS001]

1. Plans will need to be resubmitted for review electronically in Open DSD. Instructions for document upload will be provided via e-mail once all reviewers complete their review of the provided documents. Additional information on e-submittals can be found at <https://www.sandiego.gov/development-services/permits> and <https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>.
2. Please be advised that supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or changes to the initial scope of work are made.

ADDRESSED

[Comment 00037 | Sheet TS001]

Sheet A800 / Window Schedule: Call out safety glazing for Window 1N per CRC2022 R308.4.2.

ADDRESSED

[Comment 00038 | Sheet TS001]

Sheet A202 / Floor Plan: Show landing for outside of the exterior doors on the west side (quantity= 3) per R311.3.

ADDRESSED

[Comment 00039 | Sheet TS001]

Sheet A202 / Floor Plan: Provide handrail details per R311.7.8.1 and guardrail details per R312.1.2 for the stairway and the rooftop deck.

ADDRESSED

[Comment 00040 | Sheet TS001]

Sheet A300 / RCP: For Bedrooms 1, 2, and Primary, call out smoke and carbon monoxide alarms outside each separate sleeping area in the immediate vicinity of the bedrooms per R314.3 and R315.3, respectively.

[Comment 00041 | Sheet TS001]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

ADDRESSED

Sheet S2 / Roof Framing Plan: Please add drag straps at the following locations:

In the EW direction:

- (1) On Line 12 for the west side of the 3 ft long type 4 SW
- (2) On Line 14 for the west side of the 4 ft long type 4 SW
- (3) On Line 17 for the west side of the 20 ft long type 2 SW
- (4) On Line 17 for the east side of the 7 ft long type 2 SW

In the NS direction:

- (5) On Line N for the north side of the 3 ft 6 inch long type 4 SW
- (6) On Line R for the north side of the 3 ft 6 inch long type 4 SW
- (7) On Line Z for the south side of the 7 ft 6 inch long type 2 SW

[Comment 00042 | Sheet TS001] **ACKNOWLEDGED**

Dear applicant,

We processed a construction change since you decided to stay under the same code and need an inspection or 180-day extension by 6/19/24. If your permit is not able to be issued and you don't pass an inspection by 12/19/2024, you will need to resubmit this project under the 2022 code. You need to complete the work by 6/18/2025. I wanted to clarify this issue as you have already lost a year.

Please refer to the Information Bulletin IB-250 at https://www.sandiego.gov/sites/default/files/ds_dib250.pdf

Follow the instructions in Section II, submit a Change of Building Permit Record form (DS-342), and pay the applicable fees mentioned in Section III.



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Project Type Building Construction

Primary Contact BRAD FISHER
ABLEBEAR826@GMAIL.COM
6193012870

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Building Construction Plan Field Change CC-1109574.pdf

DSD-Planning Review

Grecia Aceves
GAceves@sandiego.gov
(619) 446-5455

[Comment 00043 | Sheet TS001] **ACKNOWLEDGED**

Please address all issues noted as comments to this project and resubmit set of plans for recheck through Accela. Additional comments may follow once information has been provided.

[Comment 00044 | Sheet TS001] **ACKNOWLEDGED**

LA JOLLA: Scope of Work: Construction change to project PRJ-1043951, approval PMT-3131093, Delta 1, for remodeling laundry, storage, powder, mud/laundry, pantry/butler, dining room, kitchen, entry, great room, office, family room, primary bedroom, primary bath, bedroom 1, bath 1, bedroom 2, bath 2 plans, the addition of rook deck.

Existing Overlays Include:

Coastal Height Limitation
Coastal Overlay Zone (N-APP 2)
Parking Impact: Coastal and Beach Impact
Parking Standards TPA
Transit Priority Area
Paleontological Sensitive Area: High
Very High Fire Severity Zone
[Informational Only - No Action Required]

[Comment 00045 | Sheet A001] **ACKNOWLEDGED**

San Diego Municipal Code Sec. 1510.0201(d) requires a Site Development Permit for additions within the La Jolla Shores Planned District. However, this section allows minor additions to be approved through a building permit without obtaining a Site Development Permit.



THE CITY OF SAN DIEGO
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1222 1st Avenue, San Diego, CA 92101

Before planning staff can make a final determination, the project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Melissa Garcia) to be placed on a future agenda of the La Jolla Shores Advisory Board.

Melissa Garcia (magarcia@sandiego.gov)
Senior Planner(619-236-6173)
Planning Department

[Comment 00046 | Sheet A201] **IN PROCESS OF SCHEDULING**

Based on the Wall Demo Matrix, the project is proposing the demolition of more than 40% of existing exterior walls, therefore, the applicant needs to schedule a Pre-Demolition Inspection before obtaining permit approval. Please contact the planning reviewer noted above for this recheck, to schedule the date. The reviewer will coordinate with City Combination Inspector who also needs to attend. The applicant is advised to schedule the architect & contractor.

[Comment 00047 | Sheet A001] **ACKNOWLEDGED**

PALEONTOLOGICAL RESOURCES:

The project site appears to be underlain with Very Old Paralic Deposits which is assigned a moderate to high sensitivity rating as identified in Sensitivity Matrix (General Grading Guidelines for Paleontological Resources).

The City Significance Determination Thresholds state that monitoring is required when a depth of 10 feet and 1,000 cubic yards of excavation would be exceeded when a project is located on a formation that has a high sensitivity rating; or 2,000 cubic yards of excavation for a formation with that has a moderate sensitivity rating. However, monitoring may still be required for shallow grading (i.e., 10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.

To determine if a potential paleontological impact exists, provide a Grading Data/Quantities table on your Grading Plan that indicates the total area of the site to be graded in square feet and acres; the maximum cut and fill quantities in cubic yards, and the maximum depth of cut and fill in feet. Note that the project site proposes a new pool in the rear of the property. Please provide further information if a separate pool permit has been submitted to the city.

If a potential impact is identified, the applicant would be required to comply with the City's grading regulations related to paleontological resources (Land Development Code Section 142.0151) and implement the conditions set forth in Appendix P of the Land Development Manual (General Grading Guidelines for Paleontological Resources): https://www.sandiego.gov/sites/default/files/grading_guidelines_for_paleontological_resources.pdf.

Further comments may follow upon the information provided to staff.

Required Submittal

CC-1109574



THE CITY OF SAN DIEGO
Development Service Department
1222 1st Avenue, San Diego, CA 92101

Project Address: 8317 La Jolla Shores Dr, San Diego, CA 92037

Project Type: Building Construction Change

Primary Contact:
permits@willandfotsch.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues

DSD-Planning Review

Building Construction Plans

DSD-Planning Review

Water Pollution Control Plan - Minor (DS-570)

DSD-Engineering Building Review