

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-1085883
- Address and APN(s):
8303 LA JOLLA SHORES DRIVE, LA JOLLA, CA 92037
APN(s): 346-250-0800, 346-250-0900, 346-250-1000
- Project contact name, phone, e-mail:
ANDY FOTSCH - WILL AND FOTSCH ARCHITECTS
858-224-2486
PERMITS@WILLANDFOTSCH.COM
- Project description:
 - **SITE DEVELOPMENT/COASTAL DEVELOPMENT/NEIGHBORHOOD DEVELOPMENT PLANS**
 - 1 CONSOLIDATED LOT SPLIT INTO 6 INDIVIDUAL LOTS
 - EACH LOT TO CONSIST OF 1 SINGLE FAMILY DWELLING
 - TO BE SERVED VIA PRIVATE STREET ACCESSED OFF OF THE SOUTH END OF CALLE DEL CIELO
 - **LANDSCAPE, PUBLIC IMPROVEMENTS, SITE WORK TO BE INCLUDED WITH CDP/SDP/NDP**
- Please indicate the action you are seeking from the Advisory Board:
☒ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
- In addition, provide the following:
 - lot size:
CONSOLIDATED LOT OF 3 PARCELS TO BE SPLIT INTO 6 SFR LOTS AND A SHARED PRIVATE STREET
PREVIOUS PLOTS:
(PARCEL 1: 0.60 AC, 26,136SF | PARCEL 2: 1.80 AC, 77,972SF | PARCEL 3: 2.1 AC, 90,169SF)
PROPOSED PLOTS:
(LOT 1: 33,724 SF | LOT 2: 20,742 SF | LOT 3: 31,488 SF | LOT 4: 30,234 SF | LOT 5: 27,664 SF | LOT 6: 25,935 SF)
24,490SF OF PRIVATE STREET AND ACCESS TO BE MAINTAINED BY PROPOSED HOA
 - existing structure square footage and FAR (if applicable):
346-250-0800 - 5958 SF, .23 FAR | 346-250-0900 - N/A, VACANT | 346-250-1000 - N/A, VACANT
 - proposed square footage and FAR:
OVERALL AVERAGE SQUARE FOOTAGE AND FAR: 11,629/28,298 0.41 FAR
LOT 1: 10,642/33,724 0.32 FAR | LOT 2: 9,068/20,742 0.44 FAR | LOT 3: 14,332/31,488 0.46 FAR
LOT 4: 11,729/30,234 0.39 FAR | LOT 5: 14,115/27,664 0.51 FAR | LOT 6: 13,264/25,935 0.51 FAR
 - existing and proposed setbacks on all sides:
EXISTING SETBACKS: FYSB: ~175' | SYSB1: ~51' | SYSB2: ~16' | RYSB: ~13'
AVERAGE PROPOSED SETBACKS: FYSB: ~36' | SYSB1: ~13' | SYSB2: ~13' | RYSB: ~26'
ACTUAL PROPOSED SETBACKS PER LOT (F/S1/S2/R)
LOT 1: (60'/7'/20'/30') LOT 2: (77'/11'/22'/24') LOT 3: (52'/28'/10'/15')
LOT 4: (10'/8'/9'/27') LOT 5: (8'/8'/5'/17') LOT 6: (10'/10'/13'/57')
 - height if greater than 1-story (above ground):
AVERAGE HEIGHT OF TOTAL DEVELOPMENT: 27' 6"
LOT 1: 28' 3" | LOT 2: 28' 6" | LOT 3: 29' 3" | LOT 4: 24' 6" | LOT 5: 29' 3" | LOT 6: 24' 9"

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,

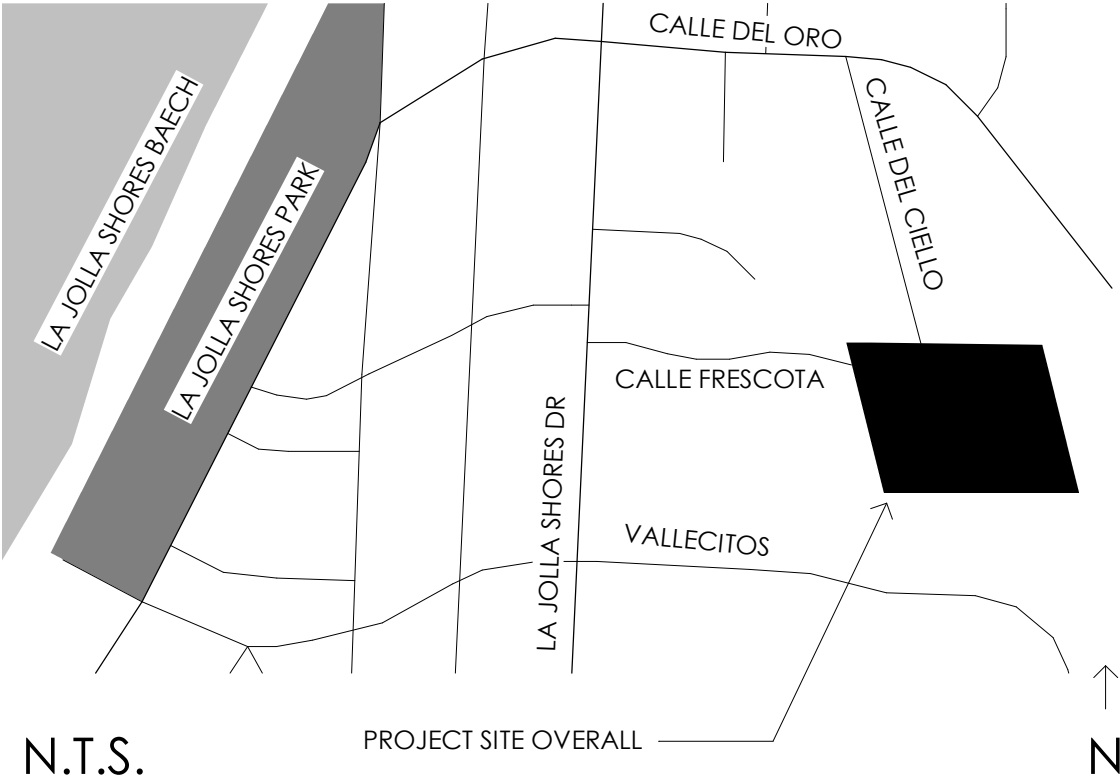
Please return the information requested to no later than a week before the scheduled meeting date:

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

CIELO MAR
8303 LA JOLLA SHORES DR,
SAN DIEGO, CA 32037



VICINITY MAP



N.T.S.

PROJECT SITE OVERALL

W.F

ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

PROJECT DIRECTORY

OWNER CIELO MAR LA JOLLA, LLC CONTACT: SCOTT SINNETT, AS MANAGING MEMBER 7514 GIRARD AVE, STE 1315 LA JOLLA, 92037	LANDSCAPE ARCHITECT MC CULLOUGH LA CONTACT: MC CULLOUGH 3605-B FIFTH AVENUE SAN DIEGO, CA 92103 41041 TRIMBOLI WAY, SUITE 6007 FREMONT, CALIFORNIA 94538 PH. 619-296-3150
ARCHITECT WILL & FOTSCH ARCHITECTS CONTACT: ANDY FOTSCH 1298 PROSPECT ST, SUITE 2S, LA JOLLA, CA 92037 PH. 619-204-3739 ANDY@WILLANDFOTSCH.COM	CIVIL ENGINEER RANCHO COASTAL ENGINEERING & SURVEYING, INC. CONTACT: DOUGLAS E. LOGAN, P.E. 310 VIA VERA CRUZ, #205 SAN MARCOS, CA 92078 PH. 760-510-3152 CELL: 858-775-8474 DOUG@RCESD.COM

TS001
TITLE SHEET

06/21/2024

CODE ANALYSIS

OCCUPANCY

R3

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE [CALGREEN], 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ENERGY CODE (CFC), 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS [CBEES]

THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE [TITLE 24].

THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30" ABOVE GRADE [ORD. 11333 NIS].

ALL REQ. PERMITS MUST BE OBTAINED FROM THE FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.

CONSTRUCTION REQUIREMENTS

1. SHOP DRAWING SUBMITTAL SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:
A) WINDOWS AND DOORS
B) CABINET WORK
C) MECHANICAL SYSTEMS, WATER HEATING SYSTEMS

2. ALL GYPSUM WALL BOARD SHALL RECEIVE LEVEL 5 SMOOTH FINISH AND STRAIGHT CORNERS UNLESS OTHERWISE APPROVED BY ARCHITECT.

3. SIZING MECHANICAL DUCTWORK SHALL BE DESIGN BUILD. SYSTEMS DESIGN SHALL BE COORDINATED WITH OWNER PRIOR TO BID.

4. REFER TO STRUCTURAL DRAWINGS FOR PLYWOOD AND SHEAR WALL INFORMATION. ALL PLYWOOD NOT NOTED ON STRUCTURAL DRAWINGS SHALL BE 3/8" EXTERIOR GRADE PLYWOOD.

5. ALL NEW WALLS NOT SPECIFIED ON STRUCTURAL DRAWINGS TO BE 2X6 STUDS U.O.N. @ 16" O.C. W/ 5/8" GYP BD. EA SIDE, TAPED AND SANDED, USE GREEN BOARD AT ALL WET WALL LOCATIONS. ALL SHEAR WALLS W/ PLYWD EXPOSED AT INTERIOR SIDE TO RECEIVE (1) LAYER OF 5/8" G.W.B., TAPED & SANDED AND READY TO PAINT.

PROJECT DATA

SCOPE OF WORK

SITE DEVELOPMENT/COASTAL DEVELOPMENT/NEIGHBORHOOD DEVELOPMENT PLANS
• 1 CONSOLIDATED LOT SPLIT INTO 6 INDIVIDUAL LOTS
• EACH LOT TO CONSIST OF 1 SINGLE FAMILY DWELLING TO BE SERVED VIA PRIVATE STREET ACCESSED OFF OF THE SOUTH END OF CALLE DEL CIELO
• LANDSCAPE, PUBLIC IMPROVEMENTS, AND OTHER SITE WORK TO BE INCLUDED WITHIN THIS CDP/SDP/NDP

SITE:

8303 LA JOLLA SHORES DR. SAN DIEGO, CA 32037

A.P.N.

PARCEL 1: 346-250-08-00
PARCEL 2: 346-250-09-00
PARCEL 3: 346-250-10-00

LEGAL DESCRIPTION:

PARCEL A: (APN: 346-250-08-00, 346-250-09-00 AND 346-250-10-00) PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

LOTE SIZE:

PARCEL 1: ~ 0.60 ACRES | 26,136 SF
PARCEL 2: ~ 1.8 ACRES | 77,972 SF
PARCEL 3: ~ 2.1 ACRES | 90,169 SF

TO BE SUBDIVIDED INTO SIX LEGAL LOTS:

LOT 1: 33,724 SF
LOT 2: 20,737 SF
LOT 3: 31,488 SF
LOT 4: 30,234 SF
LOT 5: 27,664 SF
LOT 6: 25,935 SF

BASE ZONE:

LJSPD-SF

PROPOSED SETBACKS:

LOT 1: FRONT: 59'- 10 1/4"
REAR: 29'- 6 1/4"
SIDES: 6'- 8" / 20'- 5 1/4"

LOT 2: FRONT: 76'-9 1/4"
REAR: 24'-5"
SIDES: 10'-10 1/4" / 22'-5 3/4"

LOT 3: FRONT: 51'-7"
REAR: 15'-5 3/4"
SIDES: 28'-0" / 10'-0" / 89'-10"

LOT 4: FRONT: 10'-0"
REAR: 27'-5"
SIDES: 8'-1 1/2" / 9'- 4 3/4" / 5'-0"

LOT 5: FRONT: 8'-0"
REAR: 16'-9 1/2"
SIDES: 8'-1 1/4" / 5'-0"

LOT 6: FRONT: 10'-0"
REAR: 57'-0"
SIDES: 10'-11" / 12'-7"

PER LJSPD-SF ALL SETBACKS ARE SUBJECT TO STATISTICAL ANALYSIS OF SURROUNDING PROPERTIES.

ZONING OVERALL HEIGHT LIMIT: 30'-0"
ZONING PLUMB HEIGHT: 30'-0"

COASTAL HEIGHT LIMIT (PROP D'):

LOT 1: 149'-1 7/8" (138'-10 1/8" FOR CASITA)
LOT 2: 154'-6 7/8"
LOT 3: 152'-6 1/8"
LOT 4: 127'-7 1/2" (135'-6 1/2" FOR GARAGE)
LOT 5: 118'-9 5/8" (107'-3 5/8" FOR GYM)
LOT 6: 114'-0 1/8"

USES CATEGORY

PROPOSED: (6) SINGLE FAMILY RESIDENCES

NUMER OF STORIES

LOT 1: 2 STORIES
LOT 2: 3 STORIES
LOT 3: 3 STORIES
LOT 4: 3 STORIES
LOT 5: 2 STORIES
LOT 6: 2 STORIES

OVERLAY ZONE DESIGNATIONS:

COASTAL OVERLAY ZONE: YES
COASTAL HEIGHT OVERLAY: YES

DRAWING INDEX

TS001

TITLE SHEET

TS002

GENERAL INFO

L000

COVER SHEET

L010

TREE DEMO - PROTECTION PLAN

L100

LANDSCAPE DEVELOPMENT PLAN

L200

SCHEMATIC IRRIGATION MAP

L300

PLANTING PLAN

T-1

TOPOGRAPHIC SURVEY

M-1

PROPOSED GRADING PLAN

C-2

BOUNDARY SURVEY

C-3

LOT 1 - PROPOSED GRADING & DRAINAGE PLAN

C-4

LOT 2 - PROPOSED GRADING & DRAINAGE PLAN

C-5

LOT 3 - PROPOSED GRADING & DRAINAGE PLAN

C-6

LOT 4 - PROPOSED GRADING & DRAINAGE PLAN

C-7

LOT 5 - PROPOSED GRADING & DRAINAGE PLAN

A000

OVERALL SITE PLAN

A000.0

OVERALL SITE PLAN

A000.0

RENDERINGS

A000.1

LA JOLLA SHORES 300' RADIUS SITE PLAN

A000.2

COMMUNITY CHARACTER EXHIBIT

A001

LOT 1 - SITE PLAN

A001.0

LOT 1 - RENDERINGS

A002

LOT 2 - SITE PLAN

A002.0

LOT 2 - RENDERINGS

A003

LOT 3 - SITE PLAN

A003.0

LOT 3 - RENDERINGS

A004

LOT 4 - SITE PLAN

A004.0

LOT 4 - RENDERINGS

A005

LOT 5 - SITE PLAN

A005.0

LOT 5 - RENDERINGS

A006

LOT 6 - SITE PLAN

A006.0

LOT 6 - RENDERINGS

A201

LOT 1 - PROPOSED PLAN - MAIN LEVEL

A202

LOT 1 - PROPOSED PLAN - UPPER LEVEL

A203

LOT 1 - ROOF PLAN

A204

LOT 2 - PROPOSED PLAN - LOWER LEVEL

A205

LOT 2 - PROPOSED PLAN - MAIN LEVEL

A206

LOT 2 - PROPOSED PLAN - UPPER LEVEL

A207

LOT 2 - ROOF PLAN

A208

LOT 3 - PROPOSED PLAN - LOWER LEVEL

A209

LOT 3 - PROPOSED PLAN - MAIN LEVEL

A210

LOT 3 - PROPOSED PLAN - UPPER LEVEL

A211

LOT 3 - ROOF PLAN

A212

LOT 4 - PROPOSED PLAN - GARDEN LEVEL

A213

LOT 4 - PROPOSED PLAN - ACCESS LEVEL

A214

LOT 4 - ROOF PLAN

A215

LOT 5 - PROPOSED PLAN - LOWER LEVEL

A216

LOT 5 - PROPOSED PLAN - MAIN LEVEL

A217

LOT 5 - ROOF PLAN

A218

LOT 6 - PROPOSED PLAN - LOWER LEVEL

A219

LOT 6 - PROPOSED PLAN - MAIN LEVEL

A220

LOT 6 - ROOF PLAN

A401

LOT 1 - EXTERIOR ELEVATIONS

A402

LOT 1 - EXTERIOR ELEVATIONS

A403

LOT 1 - EXTERIOR ELEVATIONS

A404

LOT 2 - EXTERIOR ELEVATIONS

A405

LOT 2 - EXTERIOR ELEVATIONS

A406

LOT 3 - EXTERIOR ELEVATIONS

A407

LOT 3 - EXTERIOR ELEVATIONS

A408

LOT 4 - EXTERIOR ELEVATIONS

A409

LOT 4 - EXTERIOR ELEVATIONS

A410

LOT 4 - EXTERIOR ELEVATIONS

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LOT 5 - EXTERIOR ELEVATIONS

A412

LOT 5 - EXTERIOR ELEVATIONS

A413

LOT 5 - EXTERIOR ELEVATIONS

A414

LOT 5 - EXTERIOR ELEVATIONS

A415

LOT 6 - EXTERIOR ELEVATIONS

A416

LOT 6 - EXTERIOR ELEVATIONS

A501

LOT 1 - SECTIONS

A502

LOT 2 - SECTIONS

A503

LOT 3 - SECTIONS

A504

LOT 4 - SECTIONS

A505

LOT 5 - SECTIONS

A506

LOT 6 - SECTIONS

A508

OVERALL SITE SECTIONS

A509

OVERALL SITE SECTIONS

A601

GATE DETAILS

PS001

PHOTO SURVEY KEY MAP

PS002

PHOTO SURVEY

AREA CALCULATIONS

LOT 1 - BUILDING AREA CALCULATION

NAME	HABITABLE	NON-HABITABLE	TOTAL	GFA EXEMPT	GFA
GYM LEVEL	369 SF	0 SF	369 SF	0 SF	369 SF
CASITA LEVEL	0 SF	744 SF	744 SF	0 SF	744 SF
MAIN LEVEL	5,243 SF	1,759 SF	7,002 SF	3,379 SF	3,623 SF
UPPER LEVEL	4,099 SF	423 SF	4,522 SF	389 SF	4,133 SF
	9,711 SF	2,927 SF	12,638 SF	3,768 SF	8,870 SF

LOT 1 - LOT COVERAGE

BLDG FOOTPRINT	8,305 SF	25%
HARDSCAPE	8,785 SF	26%
LANDSCAPE	16,635 SF	49%
TOTAL SITE AREA	33,724 SF	100%

FLOOR AREA SUMMARY

PROPOSED FAR: 0.26/8.870 SF

PARKING SPACES PROVIDED: 3
INTERIOR PARKING SPACES: 0
EXTERIOR PARKING SPACES: 0

LOT 1 - EARTHWORK CALCULATION

CUT = 1,950 C.Y. +/- FILL = 850 C.Y. +/- EXPORT = 1,100 C.Y. +/-

LOT 2 - BUILDING AREA CALCULATION

NAME	HABITABLE	NON-HABITABLE	TOTAL	GFA EXEMPT	GFA
LOWER LEVEL	3,028 SF	1,825 SF	4,853 SF	3,427 SF	1,427 SF
MAIN LEVEL	3,598 SF	369 SF	3,967 SF	0 SF	3,967 SF
UPPER LEVEL	3,675 SF	0 SF	3,675 SF	0 SF	3,675 SF
	10,300 SF	2,195 SF	12,495 SF	3,427 SF	9,068 SF

LOT 2 - LOT COVERAGE

BLDG FOOTPRINT	5,276 SF	25%
HARDSCAPE	9,792 SF	47%
LANDSCAPE	5,651 SF	27%
TOTAL SITE AREA	20,737 SF	100%

FLOOR AREA SUMMARY

PROPOSED FAR: 0.44/9,068 SF

PARKING SPACES PROVIDED: 3
INTERIOR PARKING SPACES: 0
EXTERIOR PARKING SPACES: 1

LOT 2 - EARTHWORK CALCULATION

CUT = 1,850 C.Y. +/- FILL = 460 C.Y. +/- EXPORT = 1,390 C.Y. +/-

ABBREVIATIONS

◊

CENTERLINE

Ø

DIAMETER OR ROUND EXISTING

(E)

EXISTING

ABV

ABOVE

ACOUS

ACOUSTICAL

A.D.

AREA DRAIN

ADJ.

ADJUSTABLE

A.F.F.

ABOVE FINISH FLOOR

A.F.G

ADJACENT FINISH GRADE

AGGR:

AGGREGATE

AL

ALUMINUM

ALUM.

ALUMINUM

APPROX.

APPROXIMATE

ARCH.

ARCHITECT

BD.

BOARD

BLDG.

BUILDING

BLK.

BLOCK

BLKG.

BLOCKING

BLT.

BOLT

BM.

BEAM

BOT.

BOTTOM

C.

CONDUIT

CAB.

CABINET

CEM.

CEMENT

CER.

CERAMIC

CLG.

CEILING

CLO.

CLOSET

CLR.

CLEAR

C.M.U.

CONCRETE MASONRY UNIT

CNTE.

COUNTER

COL.

COLUMN

CONC.

CONCRETE

CONN.

CONNECTION

CONSTR.

CONSTRUCTION

CONT.

CONTINUOUS

CSMT.

CASEMENT WINDOW

CTR.

CENTER

CTSK.

COUNTERSINK

D.

DRYER

DBL.

DOUBLE

DEPT.

DEPARTMENT

DET.

DETAIL

DIA.

DIAMETER

DN.

DIMENSION

DOWN.

DOWN

D.O.

DOOR OPENING

DR

DOOR

DS

DOWNSPOUT

DW

DISH WASHER

DWG'S

DRAWINGS

DWR.

DRAWER

E.

EAST

EA.

EACH

E.J.

EXPANSION JOINT

EL.

ELEVATION

ELEC.

ELECTRICAL

ENCLD.

ENCLOSED

EQ.

EQUAL

EQUIP.

EQUIPMENT

EXIST.

EXISTING

EXP.

EXPANSION

EXPO.

EXPOSED

EXT.

EXTERIOR

FAU

FORCED AIR UNIT

F.D.

FLOOR DRAIN

FDN.

FOUNDATION

F.F.

FINISH FLOOR

F.G.

FINISH GRADE

F.H.

FIRE HYDRANT

FIN.

FINISH

FIXED

FIXED WINDOW

FL.

FLOOR

FLASH.

FLASHING

F.O.C.

FACE OF CONCRETE

F.O.F.

FACE OF FINISH

F.O.M.

FACE OF MULLION

F.O.S.

FACE OF STUD

F.P.

FIREPLACE

FRNF.

FIREPROOF

FRAM.G

FRAMING

F.S.D.

FIRE SEPARATION DISTANCE

FT.

FOOT OR FEET

FIG.

FOOTING

FURR.

FURRING

FUT.

FUTURE

F.Y.SB

FRONT YARD SETBACK

G.

GAS

G.A.

GAUGE

GALV.

GALVANIZED

G.B.

GRAB BAR

G.D.

GARBAGE DISPOSAL

G.DR

GARAGE DOOR

GFCI

GROUND FAULT CIRCUIT INTERRUPTER

GL.

GLASS

GND.

GROUND

GR.

GRADE

GYP.

GYPSUM

GYP.BD.

GYPSUM BOARD

H.B.

HOSE BIBB

HDR.

HEADER

HDWD.

HARDWOOD

HDWE.

HARDWARE

H.M.

HOLLOW METAL

HORIZ.

HORIZONTAL

HR.

HOUR

HT.

HEIGHT

H.V.A.C.

HEATING, VENTILATION & AIR CONDITIONING

HORIZ.

HORIZONTAL

INSUL.

INSULATION

INT.

INTERIOR

LN.

LINE

LAM.

LAMINATE

LAV.

LAVATORY

LT.

LIGHT

L.V.

LOW VOLTAGE

MAX.

MAXIMUM

M.C.

MEDICINE CABINET

MECH.

MECHANICAL

MEMB.

MEMBRANE

MFG

MANUFACTURING

MFR.

MANUFACTURER

MH.

MANHOLE

MIN.

MINIMUM

MIR.

MIRROR

MISC.

MISCELLANEOUS

MTL.

METAL

MUL.

MULLION

N.

NORTH

N.C.

NOT IN CONTRACT

NO. OR #

NO. OR # NUMBER

NOM.

NOMINAL

N.T.P.

NOTICE TO PROCEED

N.T.S.

NOT TO SCALE

O.V.

OVER

O.A.

OVERALL

OBS.

OBSCURE

O.C.

ON CENTER

O.D.

OUTSIDE DIAMETER

O.D.

OVERFLOW DRAIN

OFF.

OFFICE

O.H.

OVERHEAD

O.H.C.

OVERHEAD CABINET

OPNG.

OPENING

OPP.

OPPOSITE

PL.

PROPERTY LINE OR PLATE

PLUSH

POLE AND SHELF

PL.LAM.

PLASTIC LAMINATE

PLSTR.

PLASTER

PLUMB.

PLUMBING

PLYWD.

PLYWOOD

PNL.

PANEL

PNTRY.

PANTRY

P.P.

PLANTING POCKET

PR.

PAIR

PRECAST

PRECAST

PREFAB.

PREFABRICATED

PT.

POINT

PTN.

PARTITION

PTD.

PAINTED

R.

RISER

RAD.

RADIUS

R.

RADIUS

R.D.

ROOF DRAIN

REF.

REFERENCE

REFR.

REFRIGERATOR

REV

REVERSE

REINF.

REINFORCE, REINFORCED

REG.

REGISTER

REQ.

REQUIRED

RESIST.

RESISTANT

RESIL.

RESILIENT

ROOM.

ROOM

R.O.

ROUGH OPENING

R.V.

ROUGH VENT

R.Y.SB

REAR YARD SETBACK

S.

SOUTH

S.C.

SOLID CORE

SCHED.

SCHEDULE

S.D.

STORM DRAIN

SECT.

SECTION

S.F.

SQUARE FEET

SH.

SHelf

SHR.

SHOWER

SHT.

SHEET

SIM.

SIMILAR

SKYLT.

SKYLIGHT

SL.

SLOPE/SLIDER (WINDOW)

SLDR.

SLIDING GLASS DOOR

SPEC.

SPECIFICATIONS

SQ.

SQUARE

S.S.

STAINLESS STEEL

S.ST.

STONE

STD.

STANDARD

STL.

STEEL

STOR.

STORAGE

STRUCTS.

STRUCTURALS

STRUCT

STRUCTURE

SUSP.

SUSPENDED

SYMMET.

SYMMETRICAL

SYD

SIDE YARD SETBACK

T.

TREAD

T.B.

TOWEL BAR

T.C.

TRASH COMPACTOR

TEL.

TELEPHONE

TEMP.

TEMPERED GLASS

T.G.

TONGUE AND GROOVE

THNK.

THICK

THR.

THRESHOLD

T.O.C.

TOP OF CURB

T.P.D.

TOILET PAPER DISPENSER

T.V.

TELEVISION

T.W.

TOP OF WALL

TYP.

TYPICAL

UNF.

UNFINISHED

UDG.

UNDERGROUND

UNO

UNLESS NOTED OTHERWISE

VERT

VERTICAL

V.P.

VAPOR PROOF

W.C.

WATER CLOSET

WD.

WOOD

W.H.

WATER HEATER

W/O

WITHOUT

W.P.

WATERPROOF

WT.

WEIGHT

WTR.

WATER

SYMBOLS AND LEGEND

ELEVATION MARKER

1

A101

1

DIRECTION OF VIEW

DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING

SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER

1

A101

1

DIRECTION OF VIEW

DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING

SHEET THAT DETAIL APPEARS ON

SECTION MARKER

1

A101

1

DIRECTION OF CUT

DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING

SHEET THAT SECTION APPEARS ON

EXTENT OF CUT

WINDOW TYPE INDICATOR

11

WINDOW TYPE NUMBER

DOOR TYPE INDICATOR

101

DOOR TYPE NUMBER

MATCH LINE/DATUM POINT

DATUM POINT

REVISION INDICATOR

REVISION NUMBER

REVISION INDICATOR

REVISION

OTHER

GLASS

PLYWOOD

CONT. WOOD PLATE

WOOD BLKG. BETWEEN MEMBERS

GRAVEL OR AGGREGATE BASE COURSE (ABC)

INSULATION (BATT OR BLANKET)

INSULATION (RIGID)

METAL

PLASTER OR GYPSBOARD (AS NOTED)

SOIL

Tile (GLAZED/UNGLAZED OR PAVES)

WALLS

EXISTING WALL TO REMAIN

2 X . STUD WALL U.N.O.

CONCRETE

STEEL STUD WALLS

SYMBOLS AND LEGEND

ELEVATION MARKER

1

A101

1

DIRECTION OF VIEW

DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING

SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER

1

A101

1

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MATCH LINE/DATUM POINT

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REVISION INDICATOR

REVISION NUMBER

REVISION INDICATOR

REVISION

OTHER

GLASS

PLYWOOD

CONT. WOOD PLATE

WOOD BLKG. BETWEEN MEMBERS

GRAVEL OR AGGREGATE BASE COURSE (ABC)

INSULATION (BATT OR BLANKET)

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METAL

PLASTER OR GYPSBOARD (AS NOTED)

SOIL

Tile (GLAZED/UNGLAZED OR PAVES)

WALLS

EXISTING WALL TO REMAIN

2 X . STUD WALL U.N.O.

CONCRETE

STEEL STUD WALLS

PROJECT DATA

SCOPE OF WORK

SITE DEVELOPMENT/COASTAL DEVELOPMENT/NEIGHBORHOOD DEVELOPMENT PLANS
• 1 CONSOLIDATED LOT SPLIT INTO 6 INDIVIDUAL LOTS
• EACH LOT TO CONSIST OF 1 SINGLE FAMILY DWELLING TO BE SERVED VIA PRIVATE STREET ACCESSED OFF OF THE SOUTH END OF CALLE DEL CIELO
• LANDSCAPE, PUBLIC IMPROVEMENTS, AND OTHER SITE WORK TO BE INCLUDED WITHIN THIS CDP/SDP/NDP

SITE:

8303 LA JOLLA SHORES DR. SAN DIEGO, CA 32037

A.P.N.

PARCEL 1: 346-250-08-00
PARCEL 2: 346-250-09-00
PARCEL 3: 346-250-10-00

LEGAL DESCRIPTION:

PARCEL A: (APN: 346-250-08-00, 346-250-09-00 AND 346-250-10-00) PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

LOTE SIZE:

PARCEL 1: ~ 0.60 ACRES | 26,136 SF
PARCEL 2: ~ 1.8 ACRES | 77,972 SF
PARCEL 3: ~ 2.1 ACRES | 90,169 SF

TO BE SUBDIVIDED INTO SIX LEGAL LOTS:

LOT 1: 33,724 SF
LOT 2: 20,737 SF
LOT 3: 31,488 SF
LOT 4: 30,234 SF
LOT 5: 27,664 SF
LOT 6: 25,935 SF

BASE ZONE:

LJSPD-SF

PROPOSED SETBACKS:

LOT 1: FRONT: 59'- 10 1/4"
REAR: 29'- 6 1/4"
SIDES: 6'- 8" / 20'- 5 1/4"

LOT 2: FRONT: 76'-9 1/4"
REAR: 24'-5"
SIDES: 10'-10 1/4" / 22'-5 3/4"

LOT 3: FRONT: 51'-7"
REAR: 15'-5 3/4"
SIDES: 28'-0" / 10'-0" / 89'-10"

LOT 4: FRONT: 10'-0"
REAR: 27'-5"
SIDES: 8'-1 1/2" / 9'- 4 3/4" / 5'-0"

LOT 5: FRONT: 8'-0"
REAR: 16'-9 1/2"
SIDES: 8'-1 1/4" / 5'-0"

LOT 6: FRONT: 10'-0"
REAR: 57'-0"
SIDES: 10'-11" / 12'-7"

PER LJSPD-SF ALL SETBACKS ARE SUBJECT TO STATISTICAL ANALYSIS OF SURROUNDING PROPERTIES.

ZONING OVERALL HEIGHT LIMIT: 30'-0"
ZONING PLUMB HEIGHT: 30'-0"

COASTAL HEIGHT LIMIT (PROP D'):

LOT 1: 149'-1 7/8" (138'-10 1/8" FOR CASITA)
LOT 2: 154'-6 7/8"
LOT 3: 152'-6 1/8"
LOT 4: 127'-7 1/2" (135'-6 1/2" FOR GARAGE)
LOT 5: 118'-9 5/8" (107'-3 5/8" FOR GYM)
LOT 6: 114'-0 1/8"

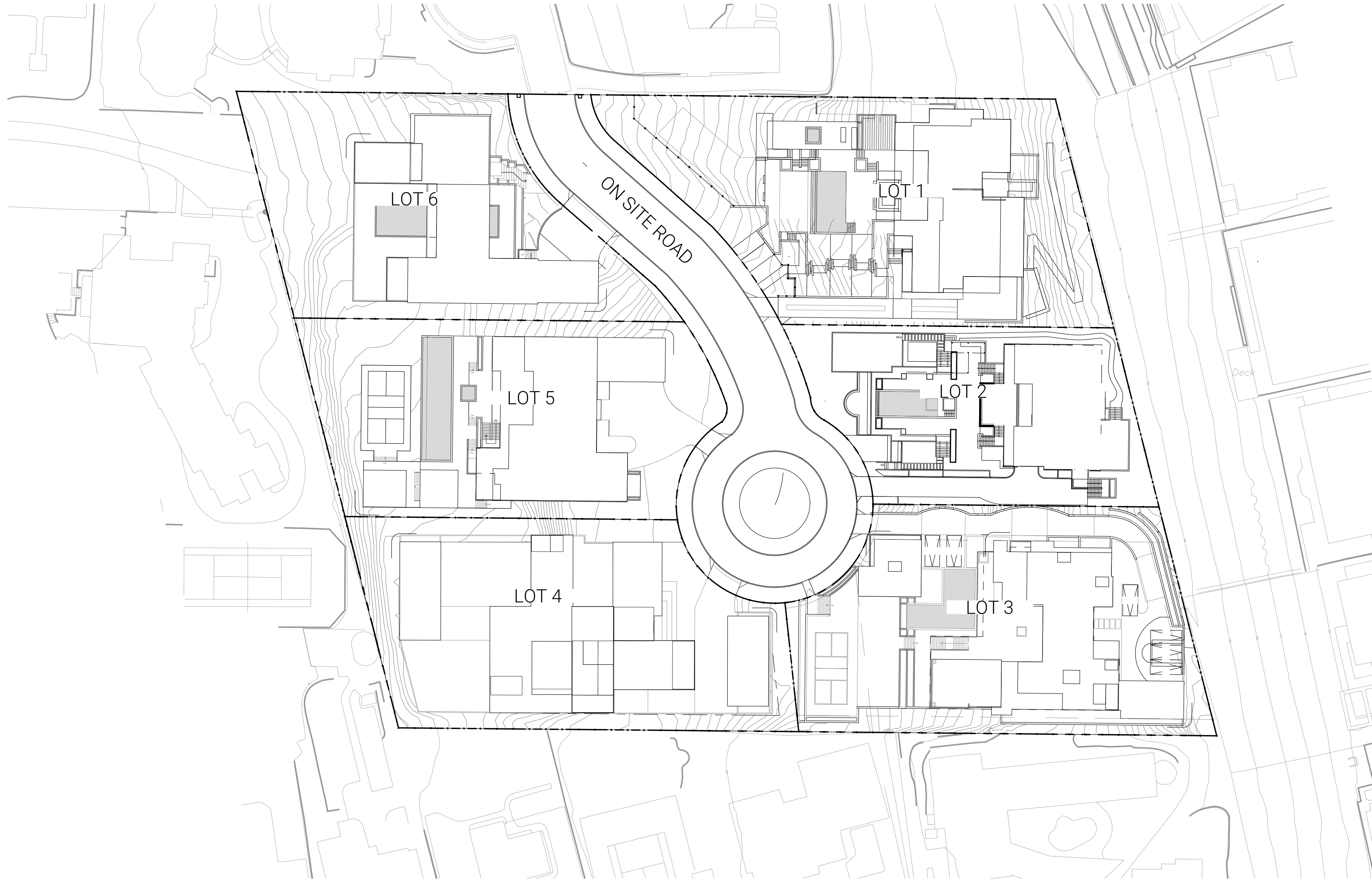
USES CATEGORY

PROPOSED: (6) SINGLE FAMILY RESIDENCES

NUMER OF STORIES

LOT 1: 2 STORIES
LOT 2: 3 STORIES
LOT 3: 3 STORIES
LOT 4: 3 STORIES
LOT 5: 2 STORIES
LOT 6: 2

SCHEMATIC DESIGN



DESIGN STATEMENT:

THE LANDSCAPE FOR THIS DEVELOPMENT SEEKS TO PROVIDE ITS RESIDENTS WITH AN ACTIVE AND PASSIVE AMENITY SPACES WITH AREAS FOR EXERCISE, LEISURELY LOUNGING, PEOPLE-WATCHING, AND SOCIAL GATHERING. THE PLANTING CONCEPT IS TO PROVIDE A DRY-LUSH PALETTE THAT ESTABLISHES ITS OWN MICROCLIMATE TO HELP CONSERVE WATER, WHILE AT THE SAME TIME EXPRESS SEASONAL COLOR AND TEXTURAL VARIATION. PERENNIAL AND EDIBLE PLANTING WILL BE INTERSPERSED AMONG THE PLANTING AREAS WITHIN REACHABLE DISTANCE AND PLANT MATERIAL THAT ATTRACTS POLLINATOR FAUNA AS A HOMAGE TO THE IMPORTANCE OF LOCAL RESILIENCY AND CONNECTION WITH NATURAL CYCLES.

THE RIGHT OF WAY FRONTING THE ADJACENT STREET(S) WILL PROVIDE BOTH RESIDENTS AND THE PUBLIC WITH OPPORTUNITIES FOR SOCIALIZATION AND COMMUNITY INTERACTION UNDER A DAPPLED CANOPY OF STREET TREES.

NATIVE AND OR NATURALIZED, DROUGHT TOLERANT PLANT MATERIAL WILL BE UTILIZED AND PLACED APPROPRIATELY IN GROUPINGS WITH COMPATIBLE PLANT MATERIAL, CAREFULLY SELECTED SUCH THAT THE MATERIAL CAN GROW AND ESTABLISHED NATURALLY WITH MINIMAL MAINTENANCE AND SUPPLEMENTAL WATERING.

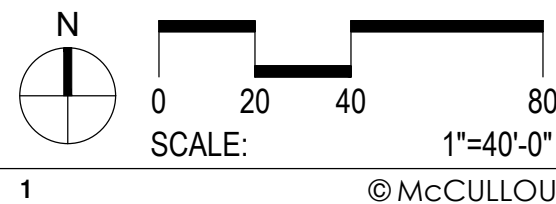
ALL SITE AND LANDSCAPE MATERIALS WILL BE SELECTED WITH REGARD FOR THE CONTEXT IN WHICH THIS SITE SITS, THE PROPOSED ARCHITECTURE, AND CLIENT AND THE PROPOSED END USER WITH THE OVERALL GOAL OF ENHANCING THIS SITE AND THE NEIGHBORHOOD AS A WHOLE.

LANDSCAPE NOTES:

- IRRIGATION: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.
- TREE ROOT ZONES: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)
- TREE MAINTENANCE: ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED
- TREE MAINTENANCE: TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403(B)(10)
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
 - THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
 - ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION.
 - A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
 - MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

Street Tree Requirement			
1 Tree per 30 LF of street frontage, excluding Curb Cuts and designated Bus Stops			
Name of Street:	PRIVATE ACCESS ROAD - Lot 1	Required trees	Proposed Trees
Length of Street	160.2 Linear Feet =	5 24" box min.	5 24" box min.
Name of Street:	PRIVATE ACCESS ROAD - Lot 2	Required trees	Proposed Trees
Length of Street	106.9 Linear Feet =	4 24" box min.	3 24" box min.
Name of Street:	PRIVATE ACCESS ROAD - Lot 3	Required trees	Proposed Trees
Length of Street	46.9 Linear Feet =	2 24" box min.	2 24" box min.
Name of Street:	PRIVATE ACCESS ROAD - Lot 4	Required trees	Proposed Trees
Length of Street	52 Linear Feet =	2 24" box min.	2 24" box min.
Name of Street:	PRIVATE ACCESS ROAD - Lot 5	Required trees	Proposed Trees
Length of Street	114 Linear Feet =	4 24" box min.	4 24" box min.
Name of Street:	PRIVATE ACCESS ROAD - Lot 6	Required trees	Proposed Trees
Length of Street	139.5 Linear Feet =	5 24" box min.	5 24" box min.



CIELO MAR

New Construction

8280 Calle Del Cielo,
La Jolla, CA 92037

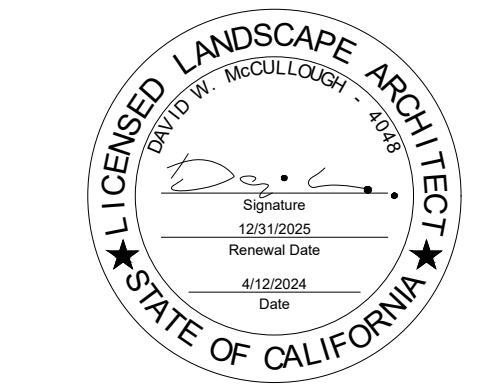


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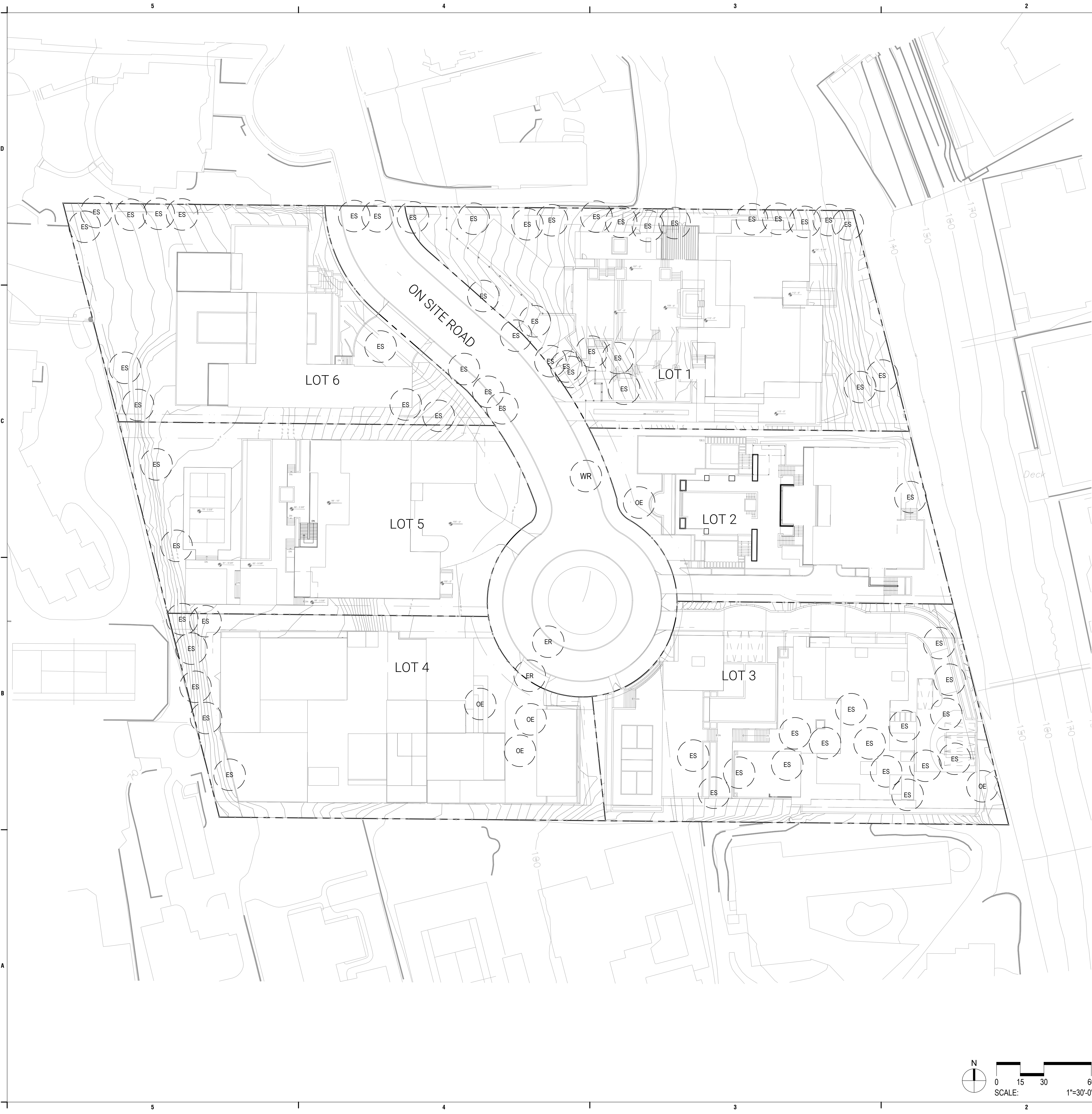
SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	02.22.23
02	Resubmittal	09.29.23
03	Resubmittal	03.07.24
04	Resubmittal	04.12.24

Issue Date	Project Number
4.12.2024	23012

COVER SHEET

L000



EXISTING TREE SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	FORM	QTY
EXISTING TREES (TO BE REMOVED)				
ES	EUCALYPTUS SPP.	EXISTING	25'-30'	64
OE	EUCALYPTUS OLEA EUROPAEA	EXISTING	20'-25'	5
ER	OLIVE MULTI-TRUNK SYAGRUS ROMANZOFFIANA	EXISTING	6'-10'	2
WR	QUEEN PALM WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	6'-10'	1

TOTAL TREES TO BE REMOVED - 72
TOTAL # OF PROPOSED TREES - 241
NOTE: THE EXISTING TREES ARE PROPOSED TO BE REMOVED DUE TO HEALTH CONDITIONS AND THE TREE IS GROWING TOO CLOSE TO - OR THE ROOTS ARE ENCRoACHING ON- YOUR HOUSE, BARN, UTILITY LINES OR OTHER STRUCTURES.

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SUBMITTALS | REVISIONS

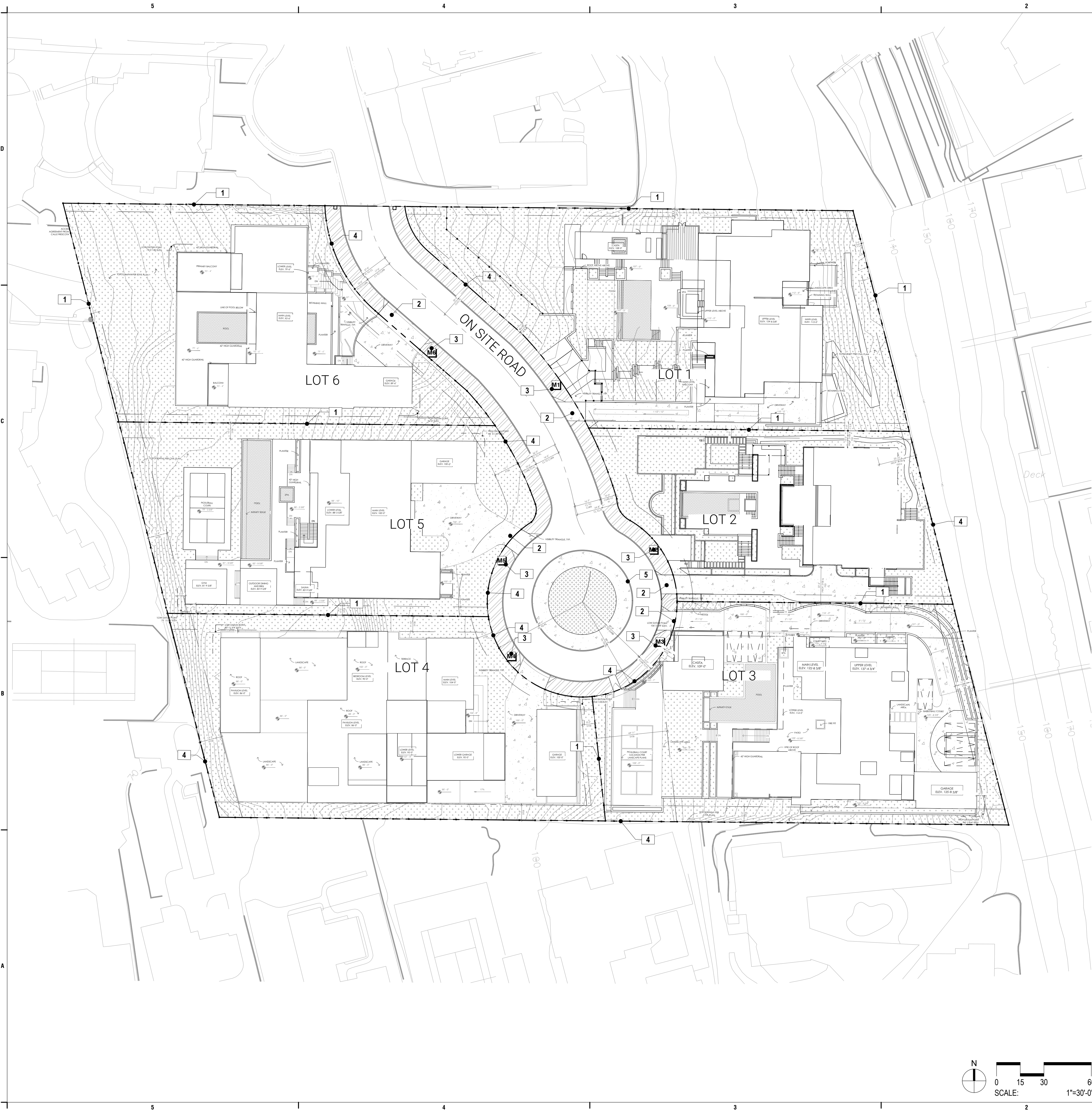
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Issue Date	Project Number
4.12.2024	23012

TREE DEMO -
PROTECTION
PLAN

L010





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	PROPOSED CONCRETE DRIVEWAY APRON
3	PROPOSED WATER METER LOCATION
4	PROPOSED 6' HT. ORNAMENTAL METAL FENCE WITH PARTIAL OPENING
5	PROPOSED 6" MOUNTABLE CURB
SYMBOL	DESCRIPTION
[Pattern]	PROPOSED PLANTING AREA
[Pattern]	PROPOSED ROW PLANTING
[Pattern]	PROPOSED ENHANCED CONCRETE DRIVEWAY

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New Construction
8280 Calle Del Cielo,
La Jolla, CA 92037



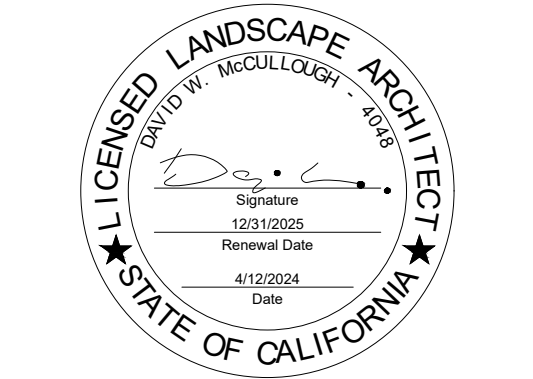
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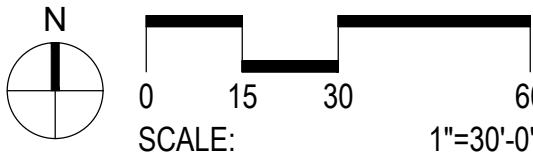
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Issue Date	Project Number
4.12.2024	23012

LANDSCAPE
DEVELOPMENT
PLAN

L100



PH. 619.296.3150



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TOPOGRAPHIC SURVEY



LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

- 1 WATER METER
- 2 TELECOMMUNICATIONS PEDESTAL
- 3 SDG&E PULLBOX
- 4 SEWER MANHOLE
- 5 STREET LIGHT PULLBOX
- 6 WATER VALVE
- 7 FIRE HYDRANT
- 8 STREET LIGHT POST
- 9 TIME WARNER CHANNEL VAULT
- 10 POWER POLE
- 11 BUILDING
- 12 SEWER CLEANOUT
- 13 WATER RISER
- 14 GAS METER
- 15 IRRIGATION CONTROL VALVE
- 16 POOL

LEGAL DESCRIPTION

PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, 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, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN CORNER RECORD NO. 30186 & FOUND MONUMENTS.

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHWESTERLY OF THE INTERSECTION OF CALLE DEL ORO & CALLE DEL CIELO IN THE CITY OF LA JOLLA, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 70.47'.

FOUND MONUMENTS

- A INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.
- B INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9822" AS SHOWN ON CORNER RECORD NO. 30186.



RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO APN: 346-250-08, 09 & 10	1 SHEETS
TOPOGRAPHIC SURVEY		
8303 LA JOLLA SHORES DRIVE LA JOLLA, CA 92037		
MAILING ADDRESS:	TELEPHONE:	
SURVEYOR OF WORK: JAKE D. LOGAN	CHECKED BY:	JOB NO. 8073
PLS 9042		

TENTATIVE MAP NO. 3213966
CIELO MAR

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF SAN DIEGO AND ITS AGENTS, OFFICERS AND EMPLOYERS FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE COUNTY OF SAN DIEGO OR ITS AGENTS, OFFICERS OR EMPLOYEES TO ATTACK, SET ASIDE, VOID OR ANNUL AN APPROVAL FROM THE COUNTY OF SAN DIEGO CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATE IS CONDITIONED UPON THE COUNTY OF SAN DIEGO PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED BY THE ACT. (GOV. CODE 66474.9).

DATE

DATE

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTIES SHOWN ON THE ATTACHED TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

DATE

DATE

SITE ADDRESS: 8303 LA JOLLA SHORES DRIVE
END OF CALLE DEL CIELO
LA JOLLA, CA 92037

LEGAL DESCRIPTION: PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 14620, 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, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 346-250-08, 09 & 10

MAP TOTAL GROSS ACREAGE: 4.454 ACRES, (194,020.35 S.F.)

AREA DEVOTED TO: PRIVATE ROADS = 24,249.77 SF

MINIMUM NET LOT SIZE: 20,736.89 SF
MAXIMUM NET LOT SIZE: 33,716.84 SF
AVERAGE NET LOT SIZE: 28,294.90 SF

TOTAL NUMBER OF PROPOSED LOTS: 6 NUMBERED RESIDENTIAL LOTS & 1 LETTERED H.O.A. LOT

GENERAL PLAN DESIGNATION: ZONE 4

ZONING DESIGNATION: LJSFD-SF

MINIMUM LOT SIZE: 20,736.89 SQUARE FEET NET (LOT 2)

SETBACKS: 30- FEET FROM ULTIMATE R.O.W.
10- FEET FROM R
15- FEET FROM R
25- FEET FROM R

PRESENT USE: SINGLE RESIDENTIAL LOT W/ AN ADU

PROPOSED USE: SIX FUTURE SINGLE FAMILY RESIDENCES

ACCESS: CALLE FRESCOTA

SOLAR STATEMENT: THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SUBDIVISION ORDINANCE. ALL PARCELS TO HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS

TOPOGRAPHY: PLS 8526 JUSTIN DANKEL, TERRASRIE INC.

DATE PREPARED: 02/16/2023

DATE REVISED:

GRADING NOTE: MINOR GRADING PROPOSED

PRELIMINARY TITLE REPORT: LAWYERS TITLE COMPANY
FILE NO. 322315766
DATED APRIL 14, 2022

EASEMENT LEGEND

EASEMENTS PLOTTED AND REFERENCED PER INFORMATION PROVIDED IN AND DOCUMENTS LISTED IN TITLE REPORT PROVIDED BY "LAWYERS TITLE", FILE NO. 322315766, DATED APRIL 14, 2022.

- [B] 60.00 FOOT WIDE EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN PARCEL B OF THE TITLE REPORT.
- [2] 60.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES
- [4] 60.00 FOOT WIDE EASEMENT FOR ROAD PURPOSES GRANTED TO ORD PRESTON, JR. AND MARJORIE ELLIS PRESTON ON OCTOBER 10, 1947 IN BOOK 2438, PAGE 400 O.R..
- [5] EASEMENT GRANTED TO SD&E ON DECEMBER 30, 1947 IN BOOK 2569, PAGE 477 O.R.. (UNABLE TO PLOT, THE EXACT LOCATION AND WIDTH OF EASEMENT NOT DISCLOSED OF RECORD)
- [6] 60.00 FOOT WIDE EASEMENT GRANTED TO SD&E ON OCTOBER 26, 1948 IN BOOK 2996, PAGE 196 O.R..
- [7] 15.00 FOOT WIDE EASEMENT FOR PUBLIC SEWER GRANTED TO THE CITY OF SAN DIEGO ON MARCH 10, 1950 IN BOOK 3534, PAGE 332 O.R..

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHWESTERLY OF THE INTERSECTION OF CALLE DEL ORO & CALLE DEL CIELO IN THE CITY OF LA JOLLA, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 70.47'.

FOUND MONUMENTS

- [A] INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.
- [B] INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9822" AS SHOWN ON CORNER RECORD NO. 30186.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, COS 83, ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN IN FEBRUARY OF 2023 AT POINTS 712 AND 713 PER RECORD OF SURVEY NO. 14492. BOTH POINTS HAVING A HORIZONTAL ACCURACY OF 2-1. SAID POINTS ARE PRC 8813.1 COMPLIANT.

I.E. N 42°48'05" E GRID

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

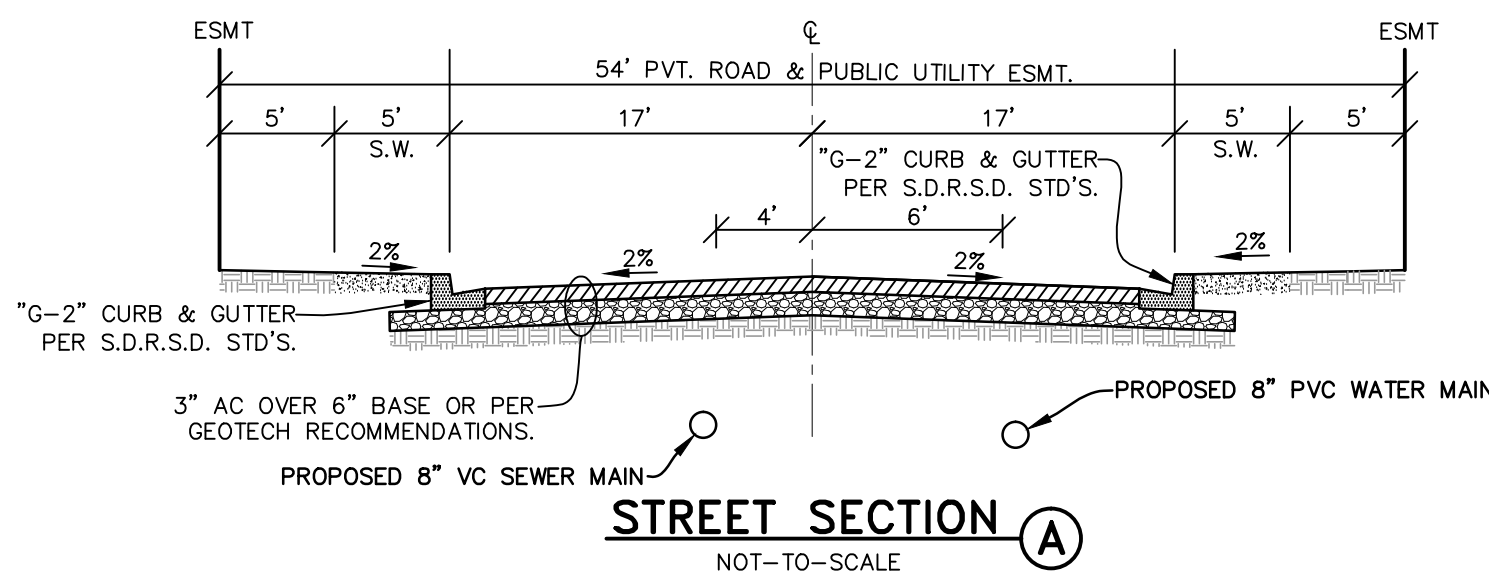
THE COMBINED GRID FACTOR AT POINT 712 IS 0.9999803
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR

712 = NORTHING - 1,891,849.97' EASTING - 6,255,397.27'
ELEVATION [NGVD 29] - 295.87'

713 = NORTHING - 1,893,799.03' EASTING - 6,257,202.20'

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.



LINE TABLE

L1: S 48°53'19" E 47.29'

CURVE TABLE

C1: R = 95.00'	Δ = 46°53'12"	L = 77.74'
C2: R = 203.00'	Δ = 15°02'22"	L = 53.29'
C3: R = 203.00'	Δ = 15°25'29"	L = 54.65'
C4: R = 20.00'	Δ = 63°36'50"	L = 22.21'
C5: R = 60.00'	Δ = 53°50'02"	L = 56.37'
C6: R = 60.00'	Δ = 87°24'21"	L = 91.53'
C7: R = 60.00'	Δ = 84°33'19"	L = 88.55'
C8: R = 60.00'	Δ = 61°23'52"	L = 64.30'
C9: R = 20.00'	Δ = 46°59'52"	L = 16.41'
C10: R = 257.00'	Δ = 10°42'23"	L = 48.02'
C11: R = 257.00'	Δ = 23°10'35"	L = 103.96'
C12: R = 41.00'	Δ = 43°31'33"	L = 31.15'

REFERENCES:

PARCEL MAP NO. 14620, CORNER RECORD NO. 30186,
PRELIMINARY TITLE REPORT FILE NO. 322315766 DATED
APRIL 14, 2022.

LEGEND:

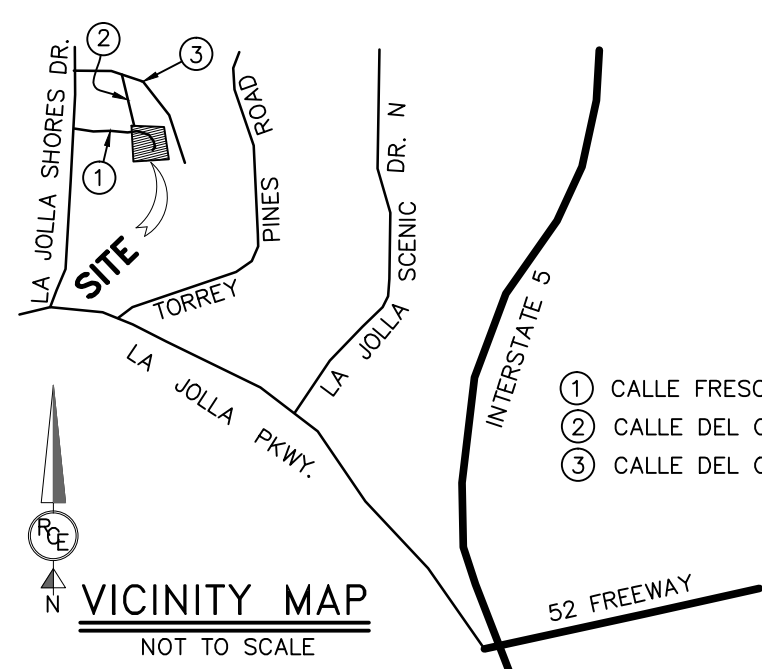
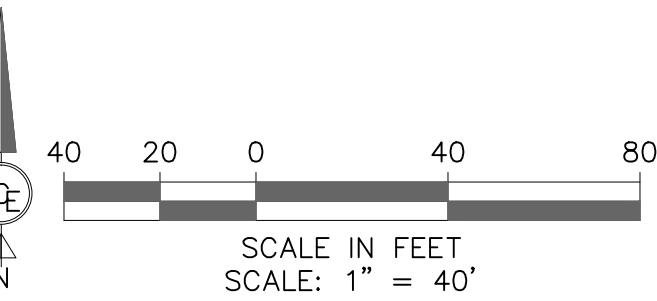
SUBDIVISION BOUNDARY
LOT LINES
EASEMENTS
EXISTING PARCEL LINES

HOA PRIVATE STREET NOTE:

PRIVATE STREET TO BE MAINTAINED BY HOA.

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT

310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax



ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C. 39726
DATE: 03/16/24
EXPIRES: 12/31/25

TENTATIVE MAP

CITY OF SAN DIEGO RCE-8073
APN: 346-250-08, 09 & 10

PROJECT NAME & SITE ADDRESS:

8303 LA JOLLA SHORES DRIVE
END OF CALLE DEL CIELO
LA JOLLA, CA 92037

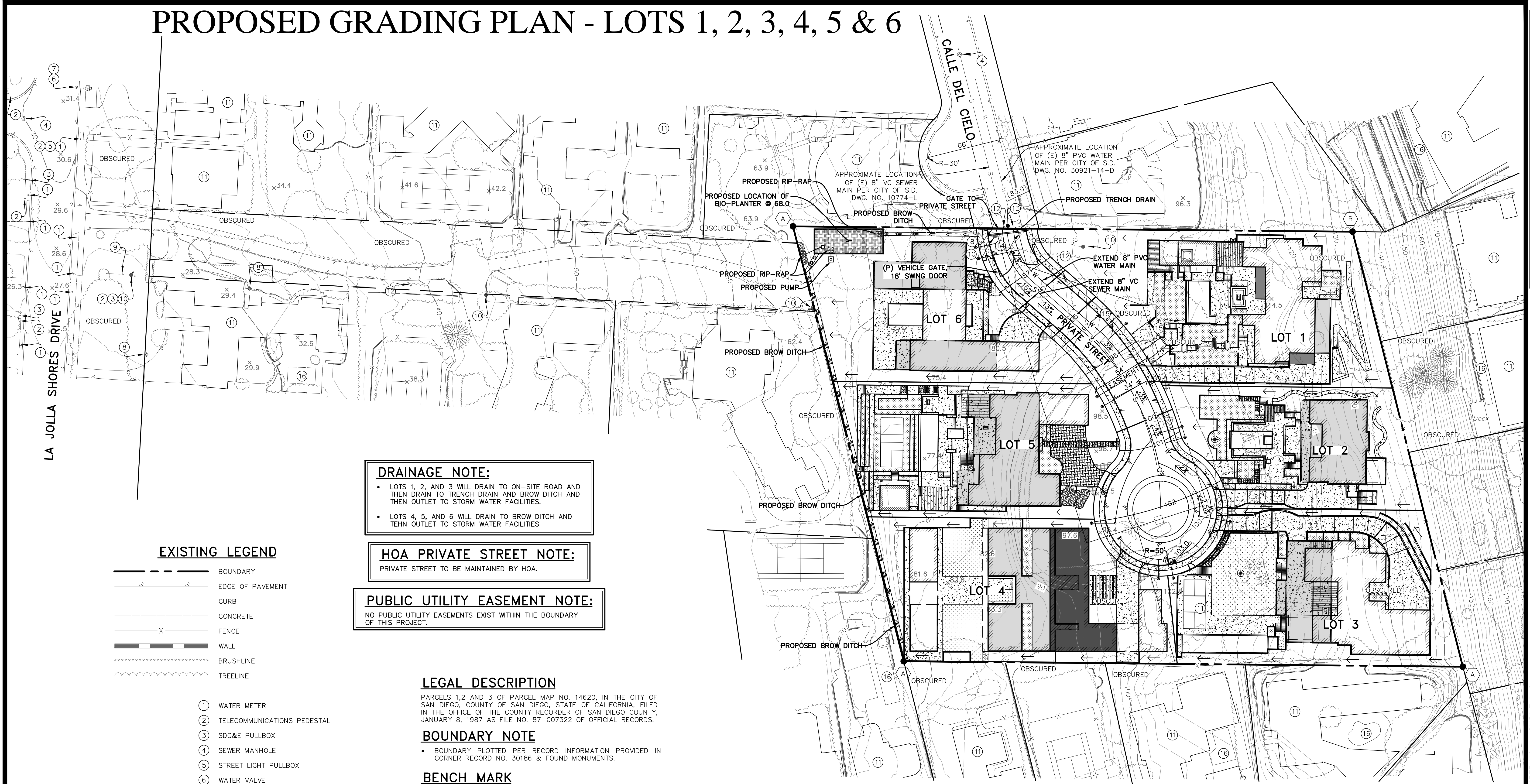
BOUNDARY SURVEY

M-1

PRELIMINARY — NOT FOR CONSTRUCTION

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PROPOSED GRADING PLAN - LOTS 1, 2, 3, 4, 5 & 6



EXISTING LEGEND

- BOUNDARY
- - - EDGE OF PAVEMENT
- - - CURB
- CONCRETE
- - - FENCE
- WALL
- BRUSHLINE
- TREELINE

- ① WATER METER
- ② TELECOMMUNICATIONS PEDESTAL
- ③ SDG&E PULLBOX
- ④ SEWER MANHOLE
- ⑤ STREET LIGHT PULLBOX
- ⑥ WATER VALVE
- ⑦ FIRE HYDRANT
- ⑧ STREET LIGHT POST
- ⑨ TIME WARNER CHANNEL VAULT
- ⑩ POWER POLE
- ⑪ BUILDING
- ⑫ SEWER CLEANOUT
- ⑬ WATER RISER
- ⑭ GAS METER
- ⑮ IRRIGATION CONTROL VALVE
- ⑯ POOL

DRAINAGE NOTE:

- LOTS 1, 2, AND 3 WILL DRAIN TO ON-SITE ROAD AND THEN DRAIN TO TRENCH DRAIN AND BROW DITCH AND THEN OUTLET TO STORM WATER FACILITIES.
- LOTS 4, 5, AND 6 WILL DRAIN TO BROW DITCH AND THEN OUTLET TO STORM WATER FACILITIES.

HOA PRIVATE STREET NOTE:

PRIVATE STREET TO BE MAINTAINED BY HOA.

PUBLIC UTILITY EASEMENT NOTE:

NO PUBLIC UTILITY EASEMENTS EXIST WITHIN THE BOUNDARY OF THIS PROJECT.

LEGAL DESCRIPTION

PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, 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, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

BOUNDARY NOTE

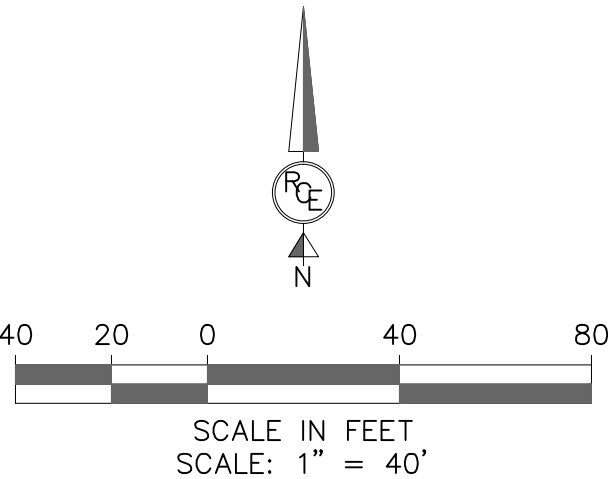
- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN CORNER RECORD NO. 30186 & FOUND MONUMENTS.

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHWESTERLY OF THE INTERSECTION OF CALLE DEL ORO & CALLE DEL CIELO IN THE CITY OF LA JOLLA, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 70.47'.

FOUND MONUMENTS

- A INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.
- B INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9822" AS SHOWN ON CORNER RECORD NO. 30186.



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DATE: 03/16/24
DOUGLAS E. LOGAN
C 39726
EXPIRES: 12/31/25



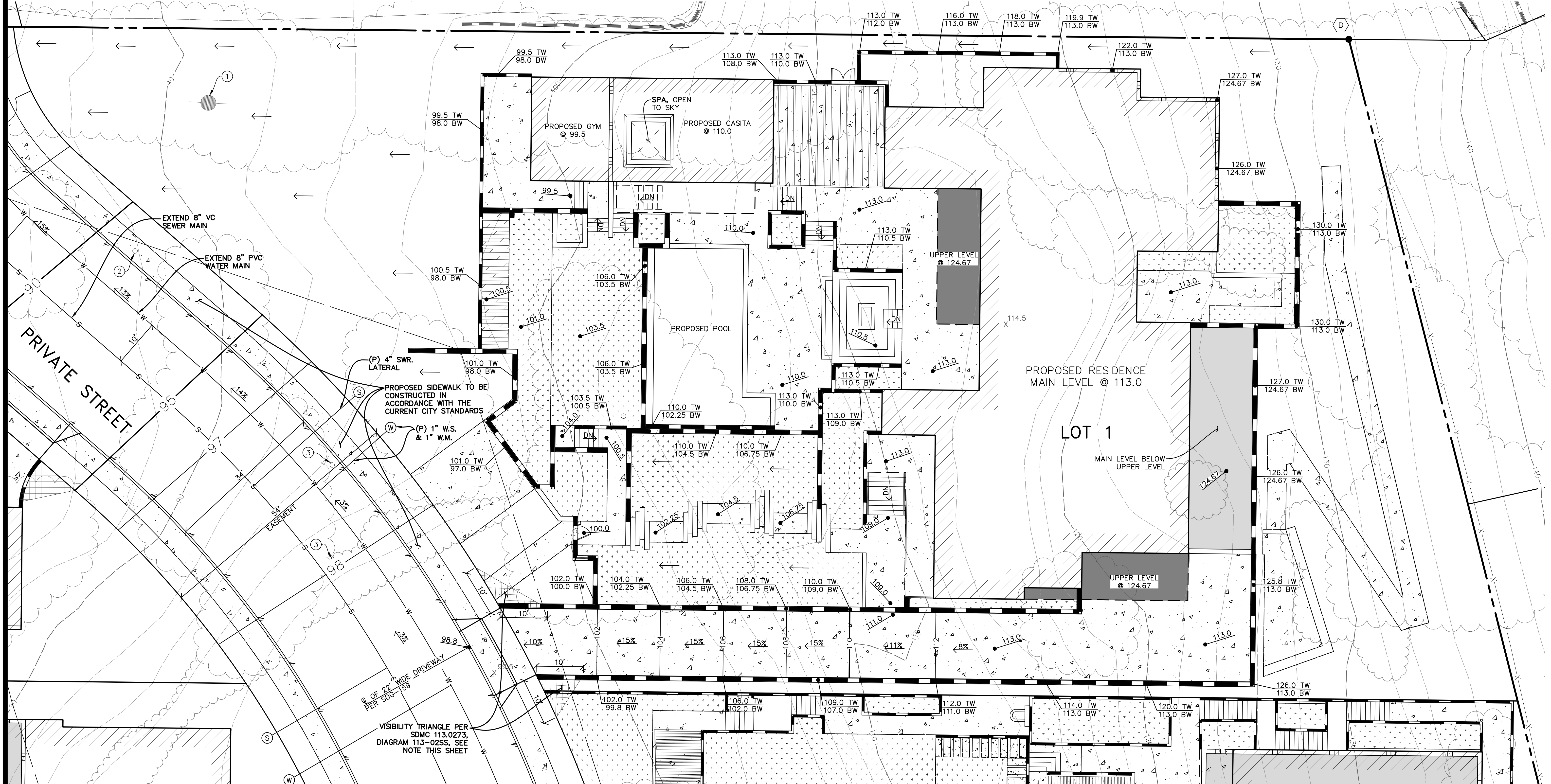
PROPOSED GRADING PLAN

C-1
LOTS 1-6

PRELIMINARY — NOT FOR CONSTRUCTION

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PROPOSED GRADING & DRAINAGE PLAN - LOT 1



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- X- FENCE
- WALL
- BRUSHLINE
- TREELINE
- ① POWER POLE
- ② SEWER CLEANOUT
- ③ IRRIGATION CONTROL VALVE

PROPOSED LEGEND

- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

FOUND MONUMENTS

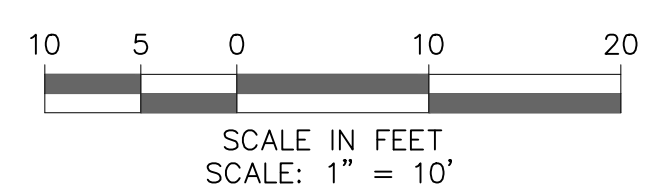
⑥ INDICATES FOUND 2" IRON PIPE W/DISC
STAMPED "RCE 9822" AS SHOWN ON
CORNER RECORD NO. 30186.

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.77 AC.
- DISTURBED AREA = 0.57 AC.
- AMOUNT OF CUT = 1,950 C.Y.
- MAX. DEPTH OF CUT = 12 FT.
- AMOUNT OF FILL = 850 C.Y.
- MAX DEPTH OF FILL = 10 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 700
- EXISTING IMPERVIOUS AREA = 0 S.F.
- EXISTING PERVIOUS AREA = 33,724 S.F.
- PROPOSED IMPERVIOUS AREA = 14,255 S.F.
- PROPOSED PERVIOUS AREA = 19,469 S.F.

EARTHWORK QUANTITIES

CUT = 1,950 C.Y. +/- FILL = 850 C.Y. +/-
EXPORT = 1,100 C.Y. +/-



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VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE
VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT
MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC
RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY
AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT
MEASURED FROM THE TOP OF THE ADJACENT CURB.

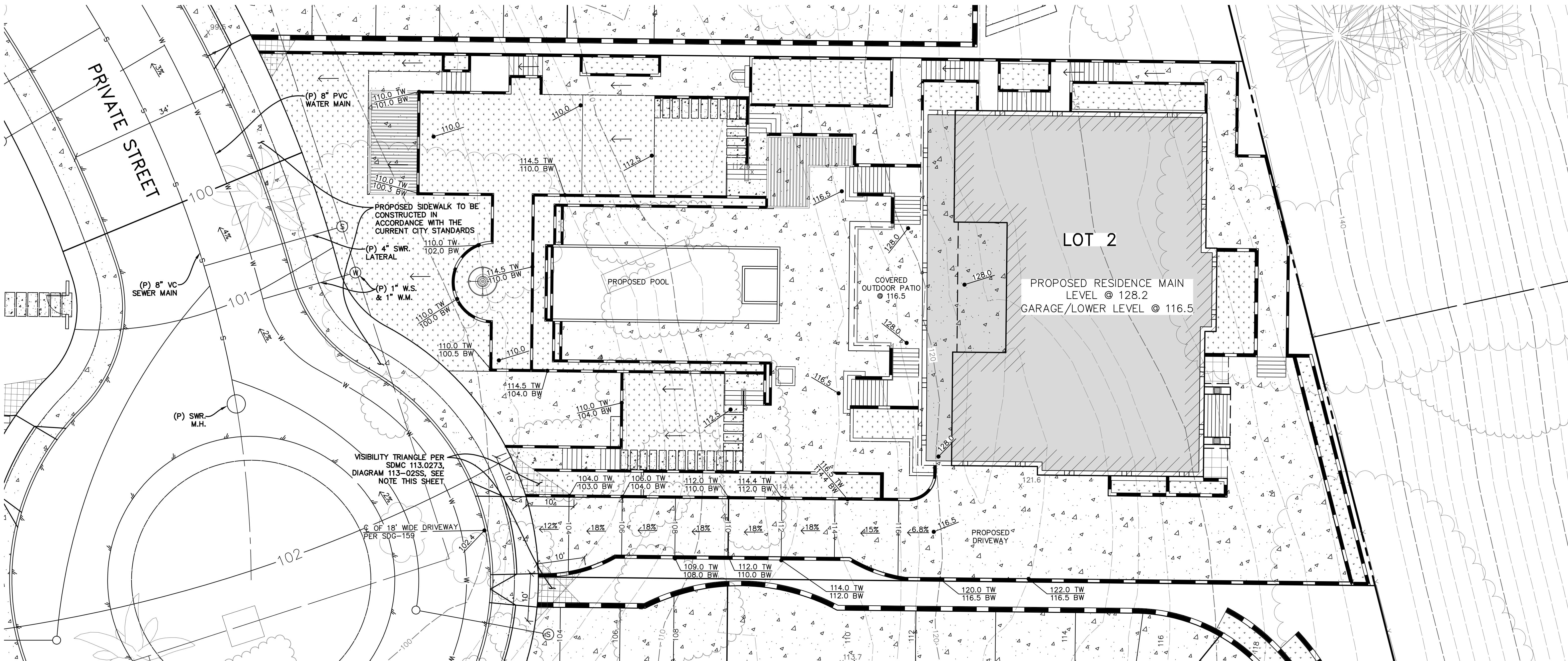
ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR
THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE
CHARGE OVER THE DESIGN OF THE PROJECT.
DOUGLAS E. LOGAN
C 39726
DATE: 07/10/24
EXPIRES: 12/31/25



PROPOSED GRADING
& DRAINAGE PLAN
C-2
LOT 1

PRELIMINARY — NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PROPOSED GRADING & DRAINAGE PLAN - LOT 2



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

PROPOSED LEGEND

- AREA OF LOWER LEVEL
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

GRADING TABULATIONS

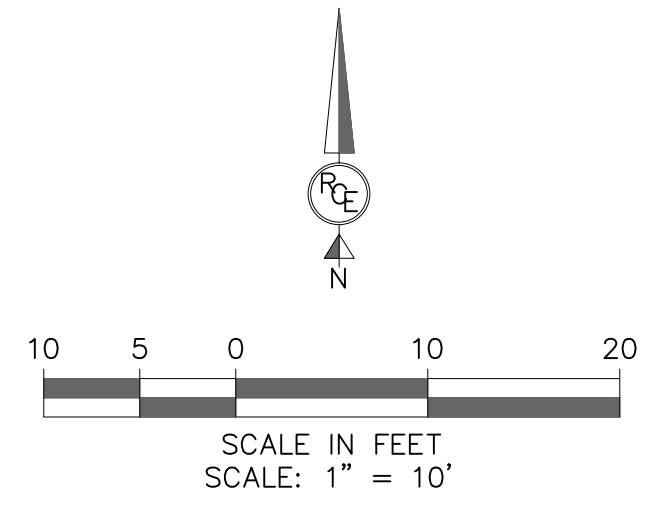
- TOTAL LOT SIZE = 0.48 AC.
- DISTURBED AREA = 0.37 AC.
- AMOUNT OF CUT = 1,390 C.Y.
- MAX. DEPTH OF CUT = 20 FT. DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS
- AMOUNT OF FILL = 460 C.Y.
- MAX DEPTH OF FILL = 14 FT.
- MAX HEIGHT OF CUT & FILL = 20 FT.
- RETAINING WALL LENGTH = 615
- EXISTING IMPERVIOUS AREA = 8' S.F.
- EXISTING PERVIOUS AREA = 20,736 S.F.
- PROPOSED IMPERVIOUS AREA = 9,743 S.F.
- PROPOSED PERVIOUS AREA = 10,993 S.F.

EARTHWORK QUANTITIES

CUT = 1,850 C.Y. +/- FILL = 460 C.Y. +/-

EXPORT = 1,390 C.Y. +/-

VISIBILITY TRIANGLE NOTE:
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



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C 39726
DATE: 07/10/24
EXPIRES: 12/31/25



PROPOSED GRADING & DRAINAGE PLAN

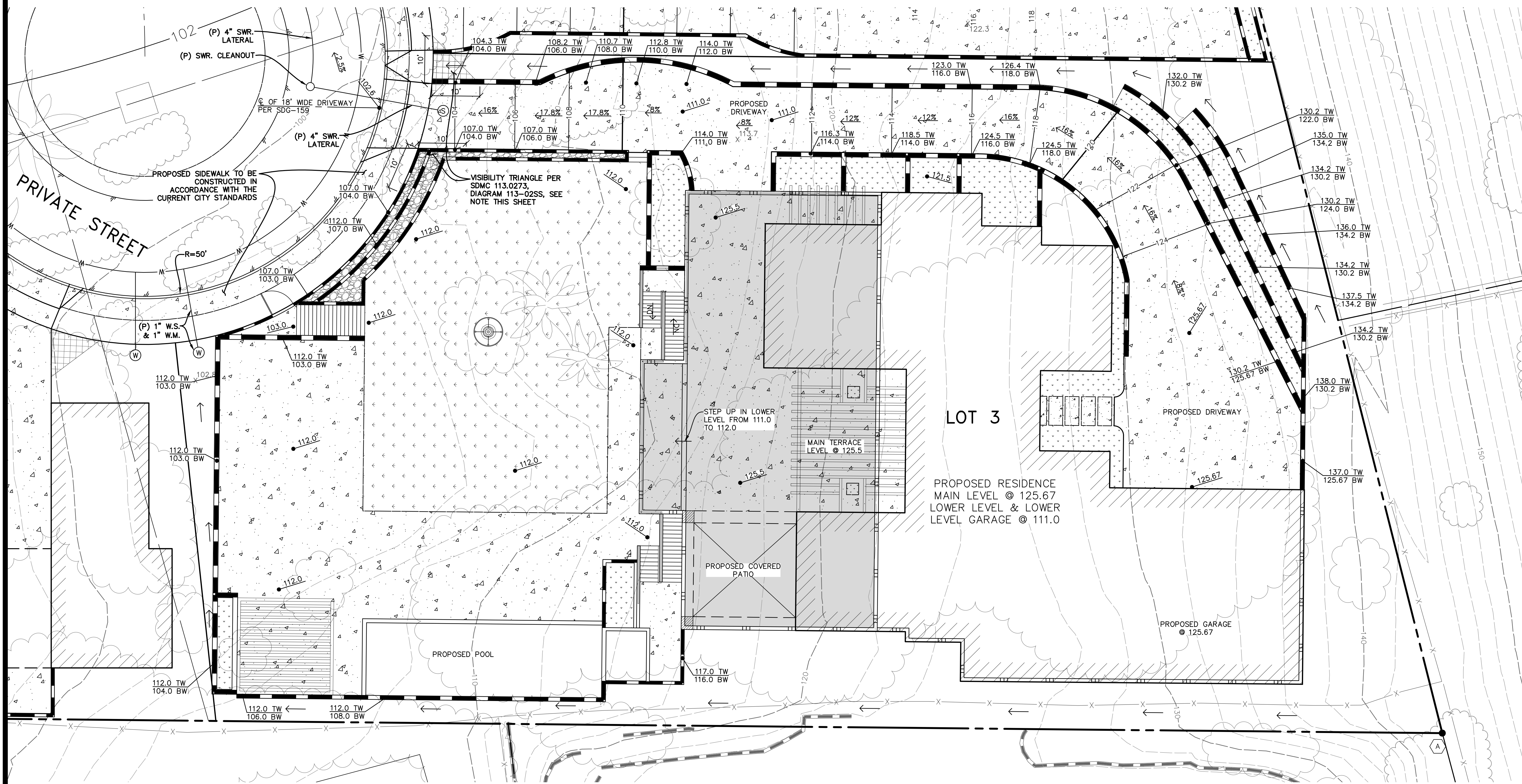
C-3

LOT 2

PRELIMINARY — NOT FOR CONSTRUCTION

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PROPOSED GRADING & DRAINAGE PLAN - LOT 3



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

PROPOSED LEGEND

- AREA OF LOWER LEVEL
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE AREA
- GRAVEL AREA

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.72 AC.
- DISTURBED AREA = 0.60 AC.
- AMOUNT OF CUT = 4,860 C.Y.
- MAX. DEPTH OF CUT = 18 FT.
- AMOUNT OF FILL = 1,150 C.Y.
- MAX DEPTH OF FILL = 8 FT.
- MAX HEIGHT OF CUT & FILL = 18 FT.
- RETAINING WALL LENGTH = 1,310
- EXISTING IMPERVIOUS AREA = 8' S.F.
- EXISTING PERVIOUS AREA = 31,495 S.F.
- PROPOSED IMPERVIOUS AREA = 16,052 S.F.
- PROPOSED PERVIOUS AREA = 15,443 S.F.

EARTHWORK QUANTITIES

CUT = 4,860 C.Y. +/- FILL = 1,150 C.Y. +/-
EXPORT = 3,710 C.Y. +/-

VISIBILITY TRIANGLE NOTE:

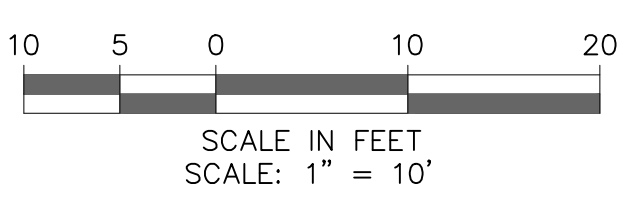
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

FOUND MONUMENTS

INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.

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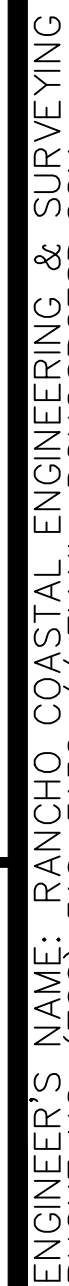
ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
DOUGLAS E. LOGAN
C 39726
DATE: 07/10/24
EXPIRES: 12/31/25



PROPOSED GRADING & DRAINAGE PLAN
C-4
LOT 3

PRELIMINARY — NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

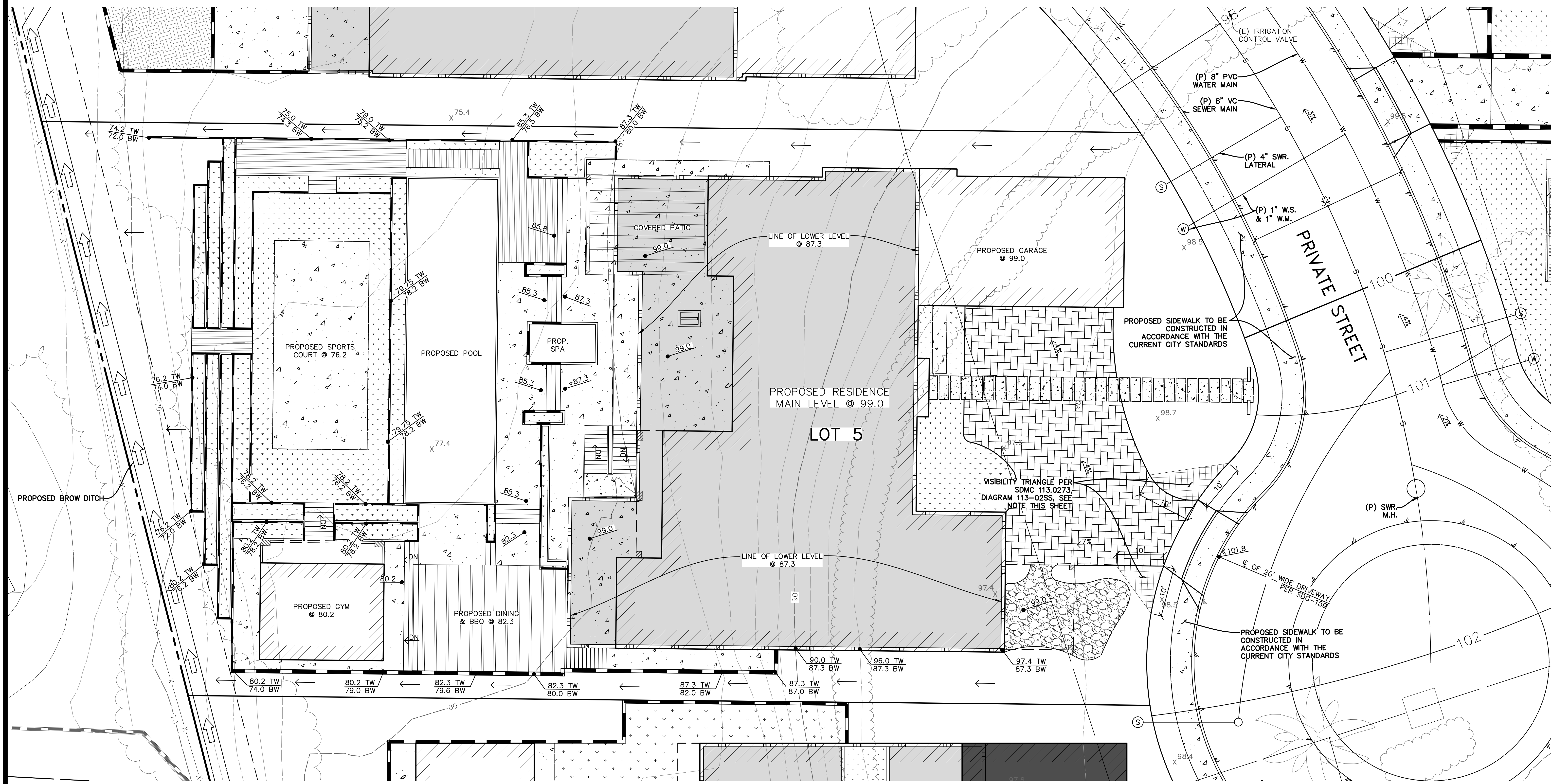
PRELIMINARY – NOT FOR CONSTRUCTION



C-5
LOT 4



PROPOSED GRADING & DRAINAGE PLAN - LOT 5



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

PROPOSED LEGEND

- AREA OF LOWER LEVEL
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

GRADING TABULATIONS

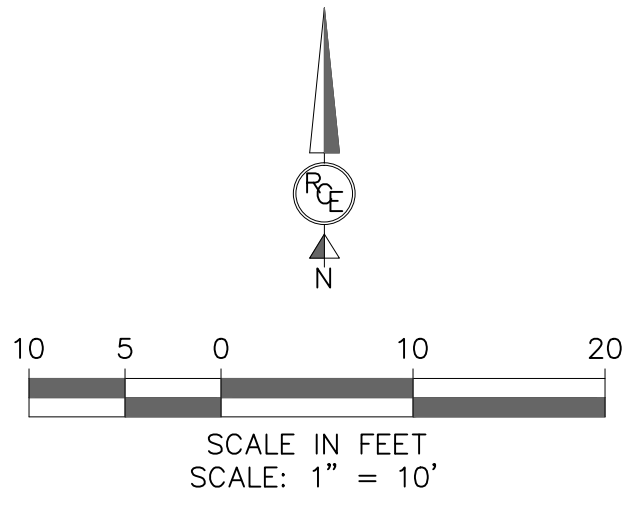
- TOTAL LOT SIZE = 0.63 AC.
- DISTURBED AREA = 0.53 AC.
- AMOUNT OF CUT = 600 C.Y.
- MAX. DEPTH OF CUT = 10 FT. *DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS
- AMOUNT OF FILL = 2,525 C.Y.
- MAX DEPTH OF FILL = 12 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 255
- EXISTING IMPERVIOUS AREA = 8 S.F.
- EXISTING PERVIOUS AREA = 27,645 S.F.
- PROPOSED IMPERVIOUS AREA = 13,720 S.F.
- PROPOSED PERVIOUS AREA = 13,925 S.F.

EARTHWORK QUANTITIES

CUT = 600 C.Y. +/- FILL = 2,525 C.Y. +/-
IMPORT = 1,925 C.Y. +/-

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



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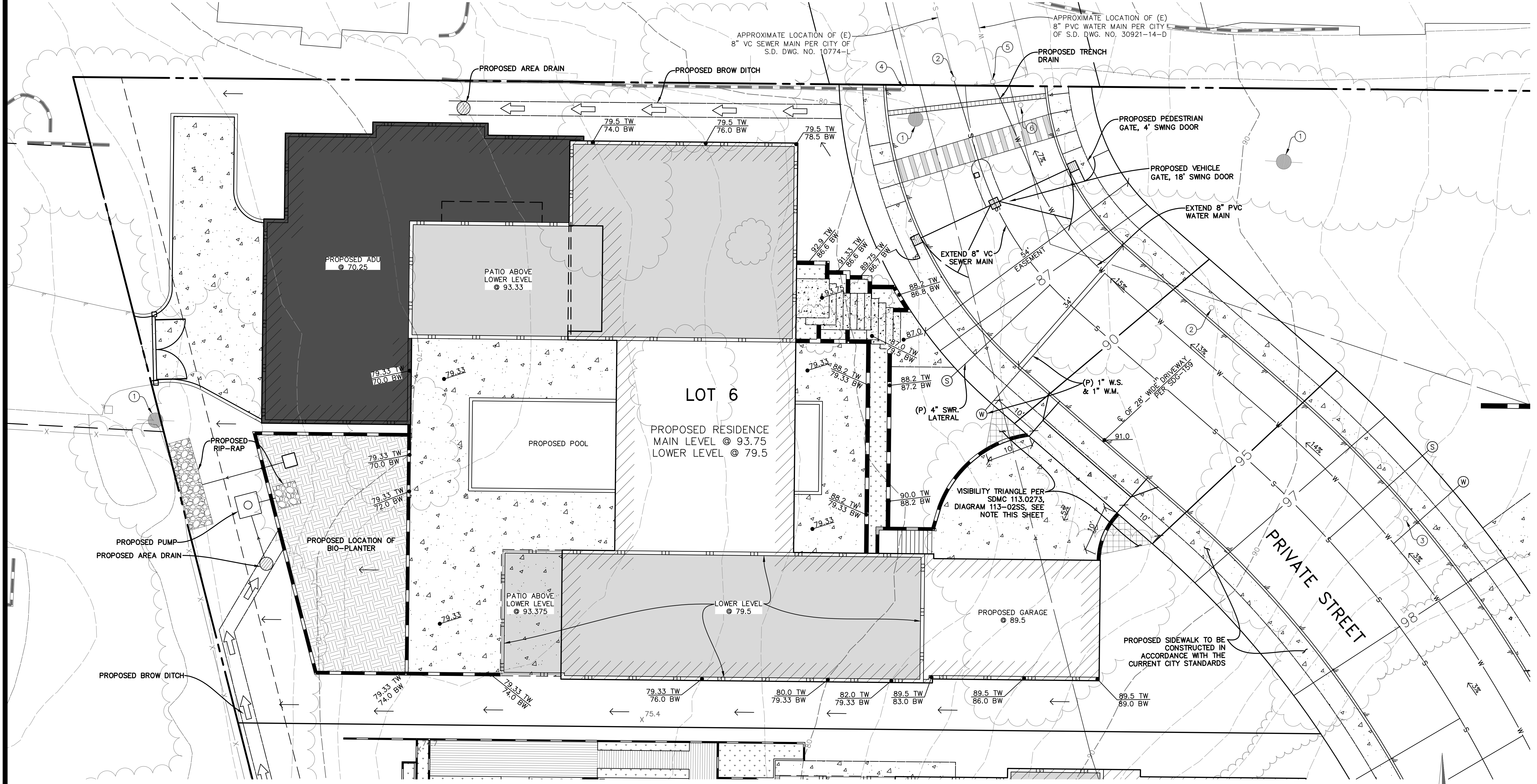
ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
DOUGLAS E. LOGAN
C 39726
DATE: 07/10/24
EXPIRES: 12/31/25



PROPOSED GRADING & DRAINAGE PLAN
C-6
LOT 5

PRELIMINARY — NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PROPOSED GRADING & DRAINAGE PLAN - LOT 6



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE
- POWER POLE
- SEWER CLEANOUT
- IRRIGATION CONTROL VALVE
- STREET LIGHT POST
- WATER RISER
- GAS METER

PROPOSED LEGEND

- AREA OF LOWER LEVEL
- AREA OF ADU
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

GRADING TABULATIONS

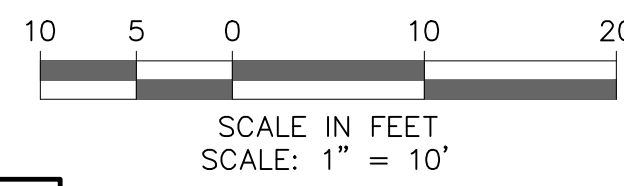
- TOTAL LOT SIZE = 0.60 AC.
- DISTURBED AREA = 0.32 AC.
- AMOUNT OF CUT = 565 C.Y.
- MAX. DEPTH OF CUT = 10 FT. *DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS
- AMOUNT OF FILL = 1,005 C.Y.
- MAX DEPTH OF FILL = 12 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 360
- EXISTING IMPERVIOUS AREA = 8 S.F.
- EXISTING PERVIOUS AREA = 25,935 S.F.
- PROPOSED IMPERVIOUS AREA = 11,730 S.F.
- PROPOSED PERVIOUS AREA = 14,205 S.F.

EARTHWORK QUANTITIES

CUT = 565 C.Y. +/- FILL = 1,005 C.Y. +/-
IMPORT = 440 C.Y. +/-

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



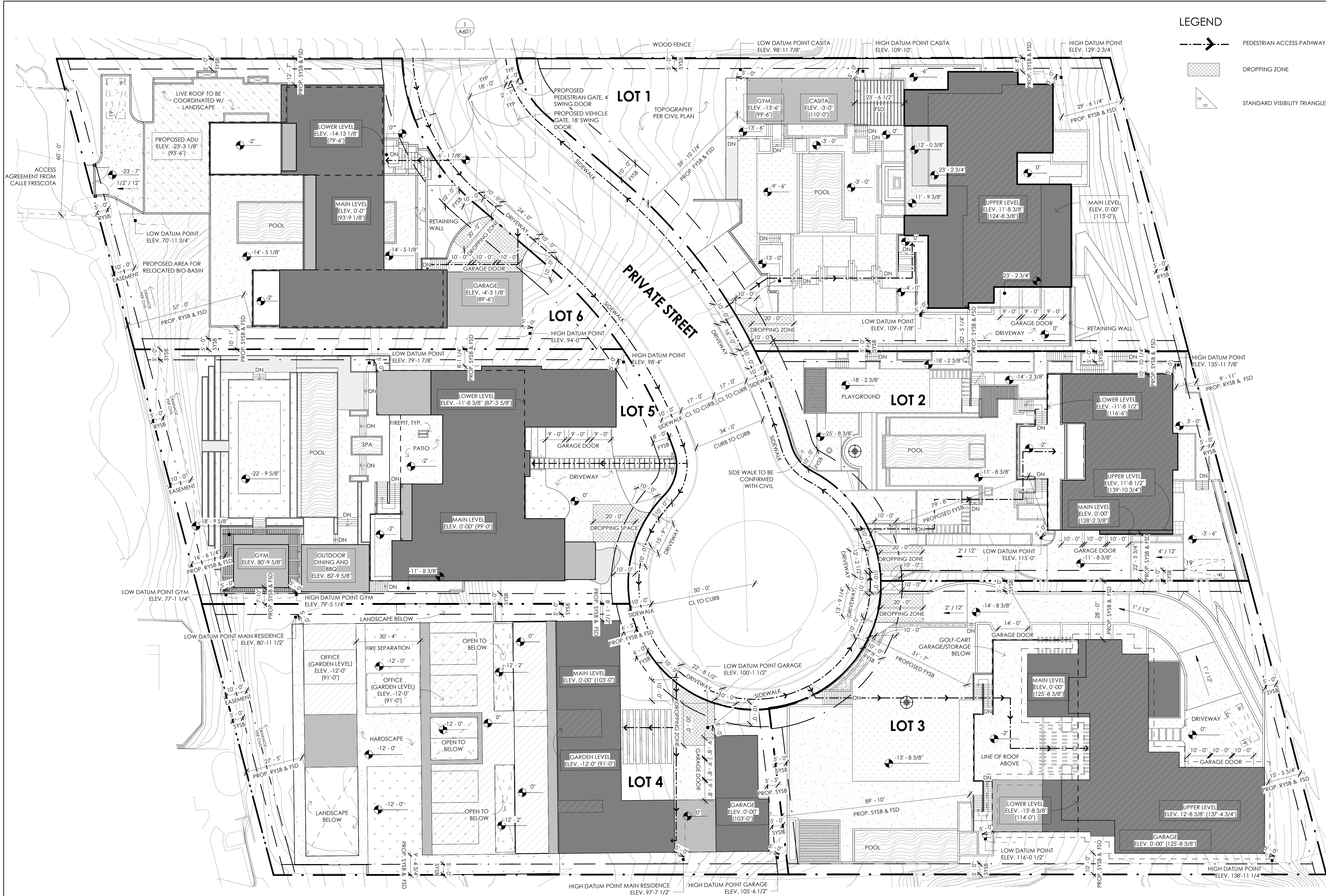
RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
DOUGLAS E. LOGAN
C 39726
DATE: 07/10/24
EXPIRES: 12/31/25



PROPOSED GRADING & DRAINAGE PLAN
C-7
LOT 6

PRELIMINARY — NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM



LEGEND

PEDESTRIAN ACCESS PATHWAY

DROPPING ZONE

STANDARD VISIBILITY TRIANGLES



WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

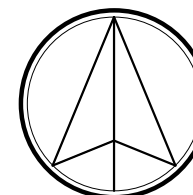
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OVERALL SITE PLAN

06/21/2024

1 OVERALL SITE PLAN

SCALE = 1" = 20'-0"



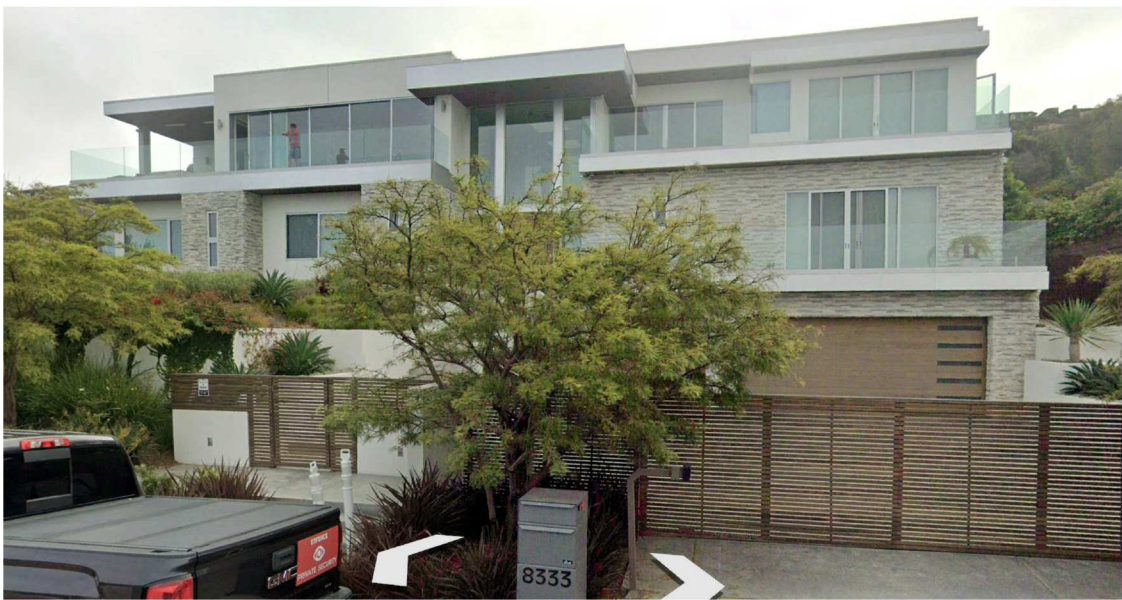


NOT DATE AND TIME: 21/06/2024 14:08:29 Autodesk Docs://2220 Cielo Mar Overall - Cielo Mar LLC/LA JOLLA SHORES SITE.M

LA JOLLA SHORES
300' RADIUS SITE
PLAN
06/21/2024



CALLE DEL CIELO



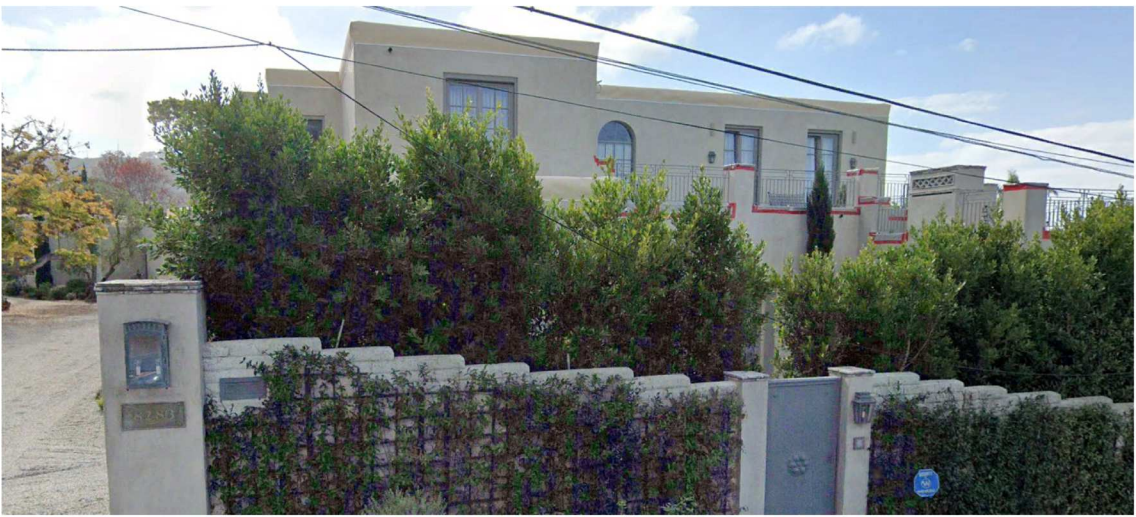
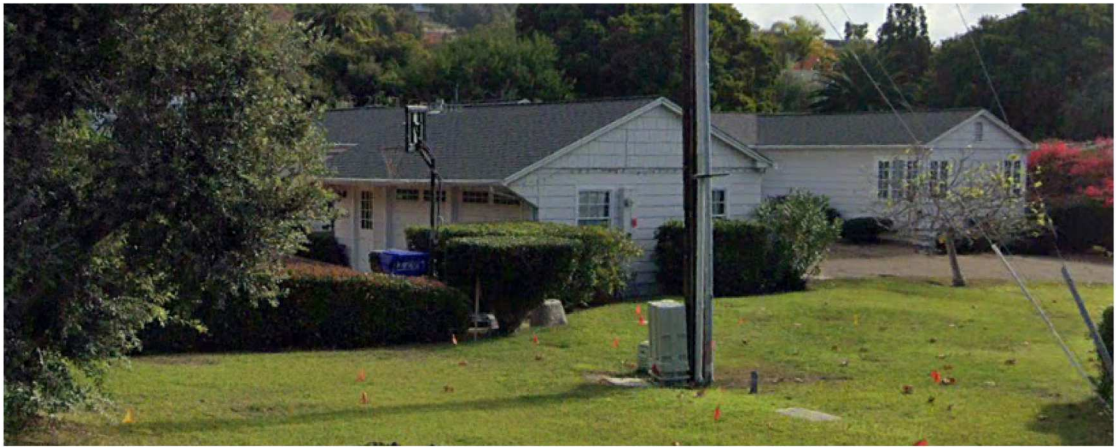
CALLE DE LA GARZA



VALLECITOS



CALLE FRESCOTA



CALLE DEL ORO



SURROUNDING PROPERTIES

PARCEL NUMBER	SITE ADDRESS	CITY	STATE	ZIP	FRONT SETBACK	SIDE-STREET SETBACK	SIDE SETBACK	REAR SETBACK	FLOOR AREA RATIO	
346-180-10-00	8350 CALLE DEL CIELO	LA JOLLA	CA	92037	25.1		3	74	0.45	
346-180-20-00	2339 CALLE DE LA GARZA	LA JOLLA	CA	92037	19.5		3.9	66.8	0.18	
346-180-21-00	2355 CALLE DE LA GARZA	LA JOLLA	CA	92037	3.8		3.9	14.5	0.23	
346-180-22-00	2350 CALLE DE LA GARZA	LA JOLLA	CA	92037	3.7		11.6	17.4	0.31	
346-180-23-00	8332 CALLE DEL CIELO	LA JOLLA	CA	92037	34.3		11.8	86.8	0.15	
346-180-24-00	8320 CALLE DEL CIELO	LA JOLLA	CA	92037	20.8		14.2	28.1	0.59	
346-180-25-00	8308 CALLE DEL CIELO	LA JOLLA	CA	92037	13.7		14.1	97.8	0.32	
346-190-01-00	8305 CALLE DEL CIELO	LA JOLLA	CA	92037	29.8		19	97.5	0.13	
346-190-02-00	8315 CALLE DEL CIELO	LA JOLLA	CA	92037	38.3		11.5	48.9	0.21	
346-190-03-00	8333 CALLE DEL CIELO	LA JOLLA	CA	92037	22.2		21	82.5	0.17	
346-190-04-00	8347 CALLE DEL CIELO	LA JOLLA	CA	92037	16.6		13.7	49.5	0.21	
346-201-02-00	2443 CALLE DEL ORO	LA JOLLA	CA	92037	14.7		13.8	42.6	0.26	
346-201-03-00	2457 CALLE DEL ORO	LA JOLLA	CA	92037	15.6		18.6	68.3	0.22	
346-201-04-00	2471 CALLE DEL ORO	LA JOLLA	CA	92037	13.5		19.7	79.9	0.22	
346-201-05-00	2485 CALLE DEL ORO	LA JOLLA	CA	92037	17		22.4	75.1	0.23	
346-201-06-00	2505 CALLE DEL ORO	LA JOLLA	CA	92037	15.7		24.7	88.9	0.33	
346-240-07-00	2336 VALLECITOS	LA JOLLA	CA	92037	115.5		8.9	51.2	0.12	
346-240-15-00	2342 VALLECITOS	LA JOLLA	CA	92037	7.7		7.6	92.7	0.22	
346-240-17-00	2350 VALLECITOS	LA JOLLA	CA	92037	20.2		5.7	108.4	0.26	
346-240-19-00	8283 LA JOLLA SHORES DR	LA JOLLA	CA	92037	9		24.1	40.4	0.17	
346-250-03-00	2406 VALLECITOS	LA JOLLA	CA	92037	27.7		18.4	59.3	0.22	
346-250-04-00	2446 VALLECITOS CT	LA JOLLA	CA	92037	6.5		16	8.5	0.27	
346-250-06-00	2466 VALLECITOS CT	LA JOLLA	CA	92037	35.7		24	12.6	0.18	
346-250-07-00	2486 VALLECITOS CT	LA JOLLA	CA	92037	45		28.3	24.4	0.22	
346-250-08-00	8303 LA JOLLA SHORES DR	LA JOLLA	CA	92037	N/A		N/A	N/A	N/A	
346-250-09-00	8303 LA JOLLA SHORES DR	LA JOLLA	CA	92037	N/A		N/A	N/A	N/A	
346-250-10-00	8303 LA JOLLA SHORES DR	LA JOLLA	CA	92037	N/A		N/A	N/A	N/A	
346-261-01-00	2521 CALLE DEL ORO	LA JOLLA	CA	92037	17.4		20.9	92.7	0.76	
346-261-02-00	2533 CALLE DEL ORO	LA JOLLA	CA	92037	16.7		16.2	99.6	0.21	
346-261-03-00	2543 CALLE DEL ORO	LA JOLLA	CA	92037	20.6		23.4	96.9	0.37	
346-261-04-00	2553 CALLE DEL ORO	LA JOLLA	CA	92037	17.6		19.9	98.4	0.4	
					637.9		440.3	1803.7	7.6	TOTAL
				9/28	440.3/28		440.3/28	1803.7/28	7.6/28	
				22'	16'		64'	0.27		AVERAGE

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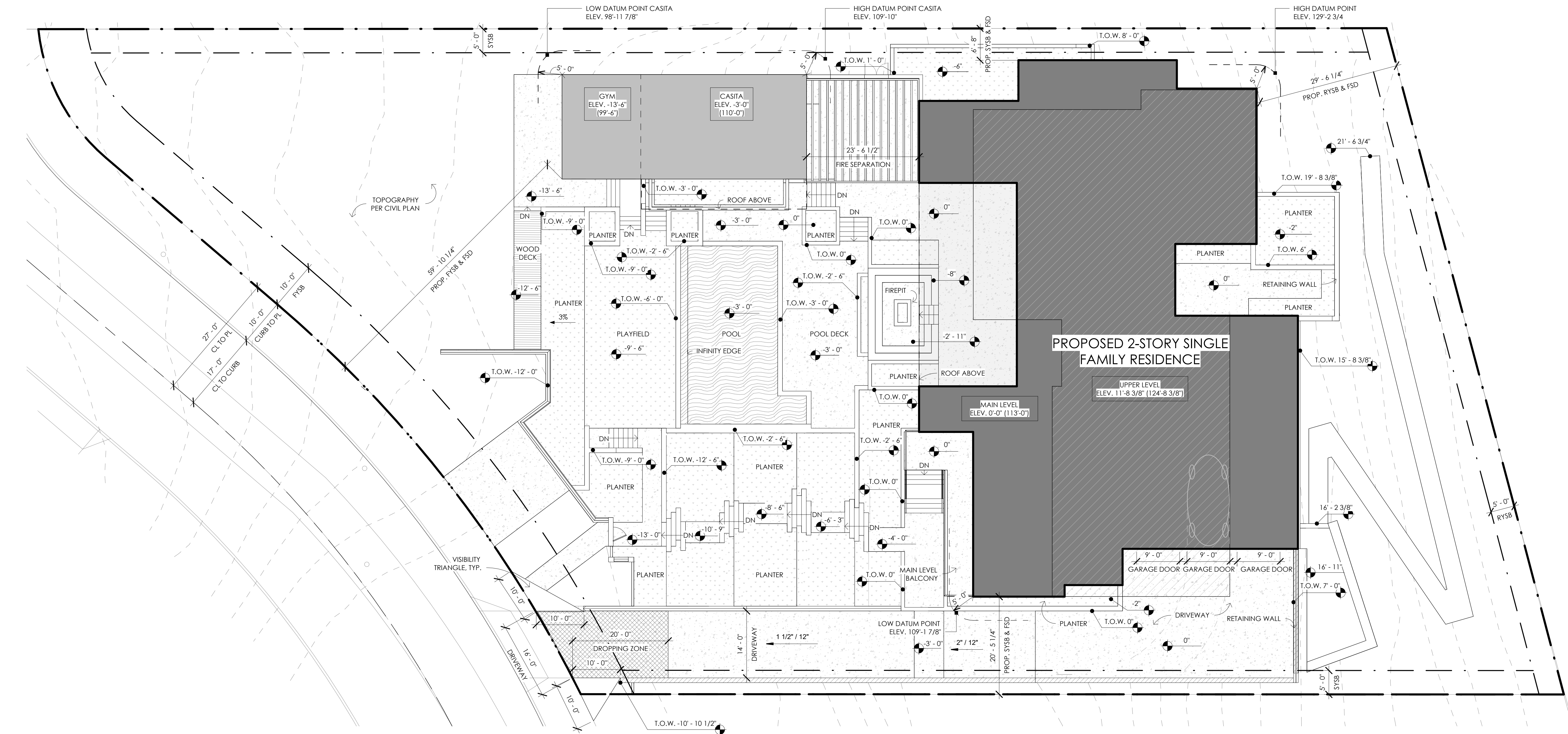
CIELO MAR - LOT 1 DIAZ

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

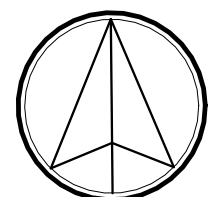
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A001
LOT 1 - SITE PLAN

06/21/2024

**LOT 1 - SITE PLAN**

SCALE = 3/32" = 1'-0"

**SITE LEGEND**

	HATCH INDICATES MAIN LEVEL RESIDENCE FOOTPRINT
	HATCH INDICATES UPPER LEVEL RESIDENCE FOOTPRINT
	HATCH INDICATES PROPOSED CASITA
	HATCH INDICATES HARDSCAPE AREA
	LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPC.
7. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
8. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - I. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE
 - II. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.



MATERIAL LEGEND

WALL FINISH

WHITE STUCCO FINISH.

ROOF MATERIAL

FLAT ROOF WITH PARAPETS.

WINDOW FRAME

PICTURE WINDOWS & FULL VIEW GLASS DOORS WITH SMALL FRAME, BLACK FINISH. NO CASING, STUCCO TO RETURN.

ADDITIONAL ELEMENTS

WOOD MODERN TRELLIS.



WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

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CIELO MAR - LOT 1 DIAZ

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A001.a

LOT 1 - RENDERINGS

06/21/2024

JOB #:

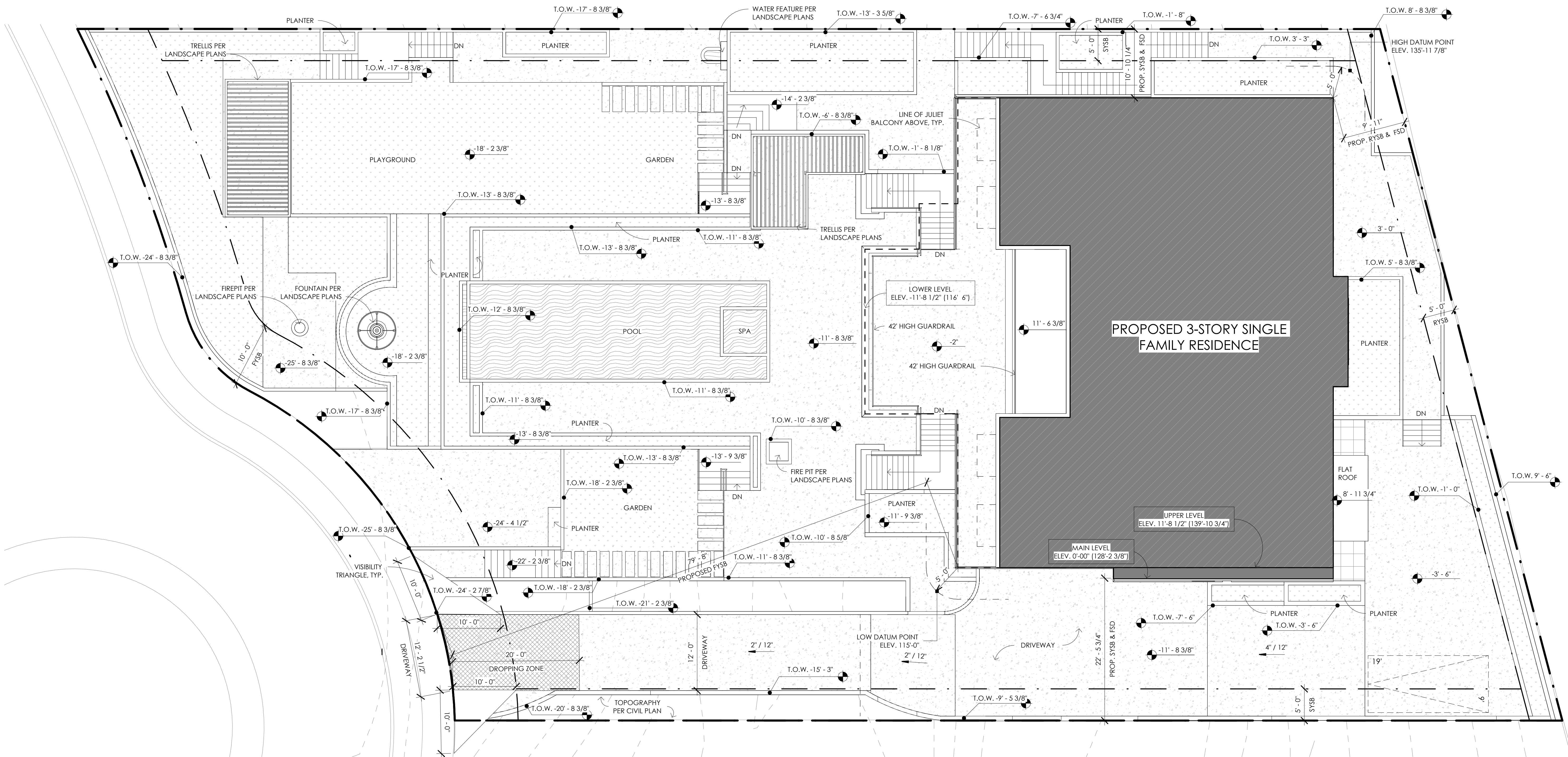
CIELO MAR - LOT 2 -
SINNET

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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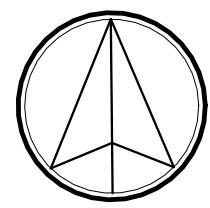
A002
LOT 2 - SITE PLAN

06/21/2024



1 LOT 2 - SITE PLAN

SCALE = 1/8" = 1'-0"



SITE LEGEND

	HATCH INDICATES PROPOSED MAIN LEVEL RESIDENCE
	LINE INDICATES LOWER LEVEL RESIDENCE
	HATCH INDICATES UPPER LEVEL RESIDENCE
	HATCH INDICATES HARDSCAPE AREA
	HATCH INDICATES COVERED AREA
	LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
- ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
- REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE
 - WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.



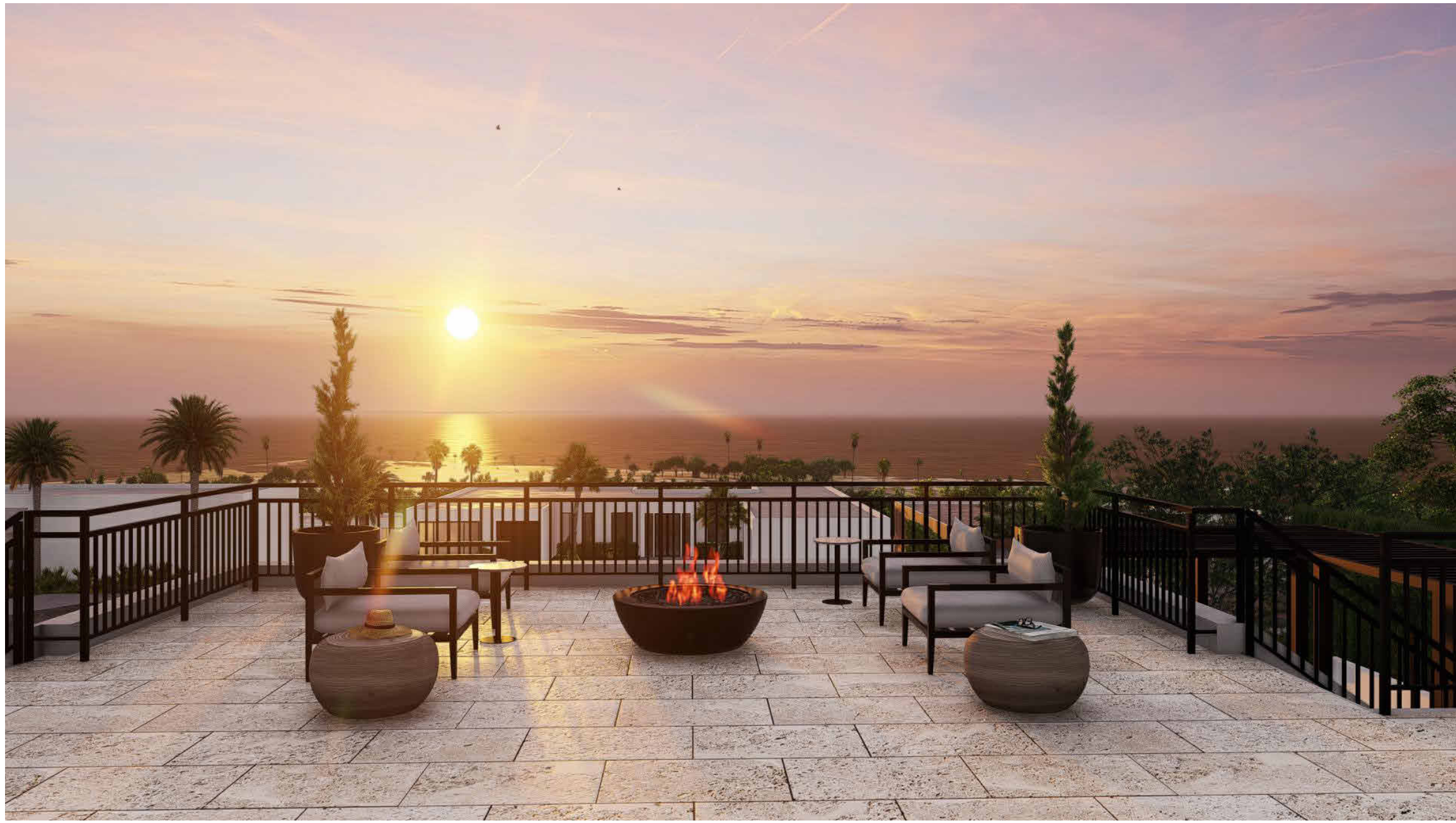
MATERIAL LEGEND

- WALL FINISH
- WHITE STUCCO FINISH.
- ROOF MATERIAL
- FLAT ROOF WITH PARAPETS.
WITH CORNICE DETAIL.
- WINDOW FRAME
- FULL VIEW GLASS DOORS, BLACK
FINISH FRAME, WHITE CASING.
- ADDITIONAL ELEMENTS
- BLACK STEEL TRELLIS.



WILL & FOTSCH ARCHITECTS

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CIELO MAR - LOT 2 -
SINNET
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A002.a

LOT 2 -
RENDERINGS

06/21/2024

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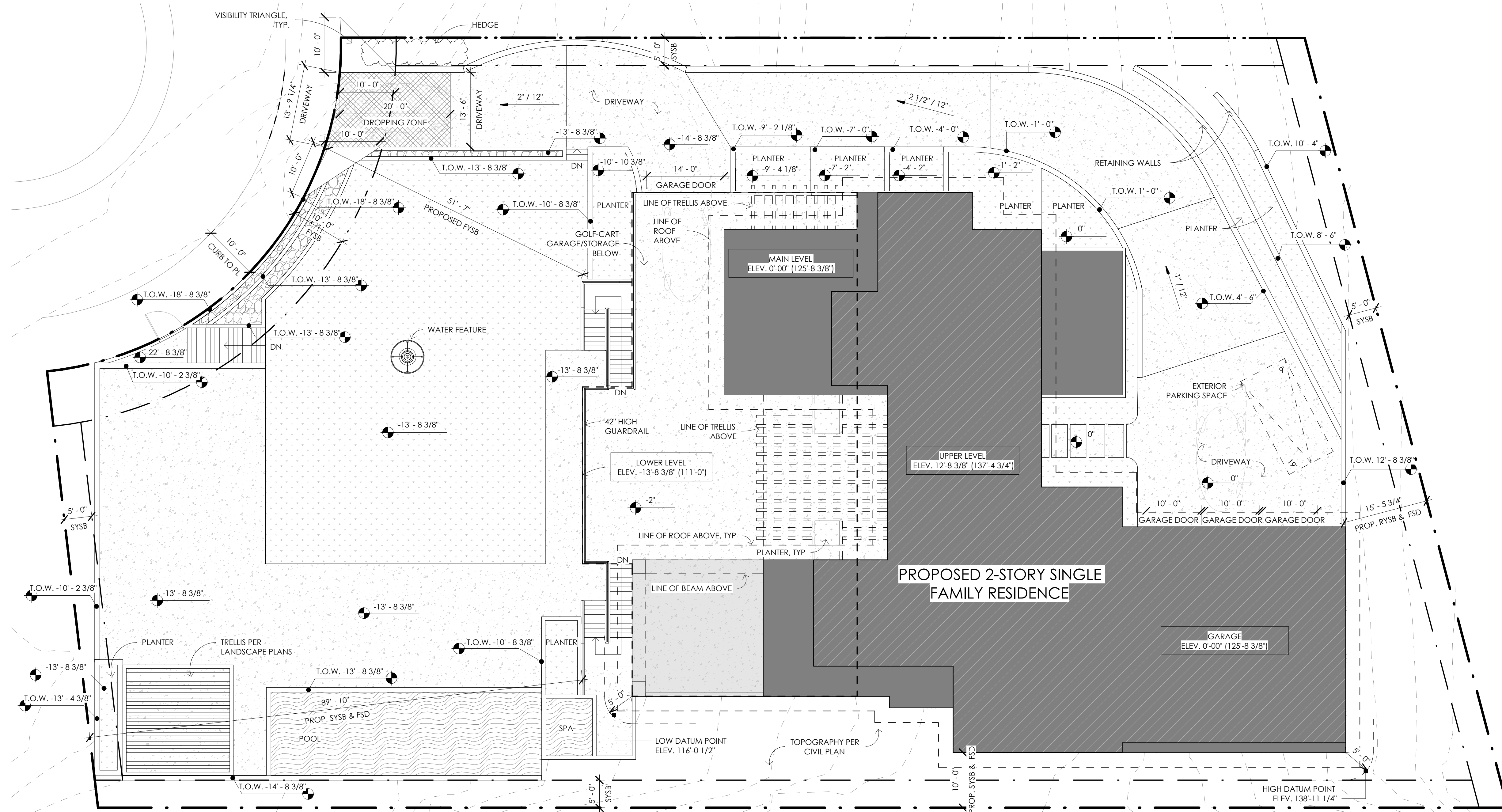
CIELO MAR - LOT 3 - ALLOS

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A003
LOT 3 - SITE PLAN

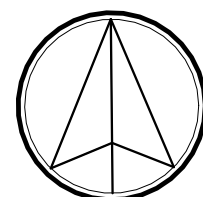
06/21/2024



1

LOT 3 - SITE PLAN

SCALE = 3/32" = 1'-0"



SITE LEGEND

	HATCH INDICATES PROPOSED MAIN LEVEL RESIDENCE
	LINE INDICATES LOWER LEVEL RESIDENCE
	HATCH INDICATES UPPER LEVEL RESIDENCE
	HATCH INDICATES HARDSCAPE AREA
	HATCH INDICATES COVERED AREA
	LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- PER FHP'S POLICY P-00-4 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
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MATERIAL LEGEND

WALL FINISH

WHITE STUCCO FINISH.

ROOF MATERIAL

1/4" / 12" METAL ROOF.

WINDOW FRAME

FULL VIEW GLASS DOORS, BLACK FINISH FRAME. NO CASING, STUCCO TO RETURN.

ADDITIONAL ELEMENTS

DARK WOOD TRELLIS.

W.F. ARCHITECTS

WILL & FOTSCH ARCHITECTS

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CIELO MAR - LOT 3 - ALLOS

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A003.a

LOT 3 - RENDERINGS

06/21/2024

JOB #:

CIELO MAR - LOT 4 - A-2
TRUST
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

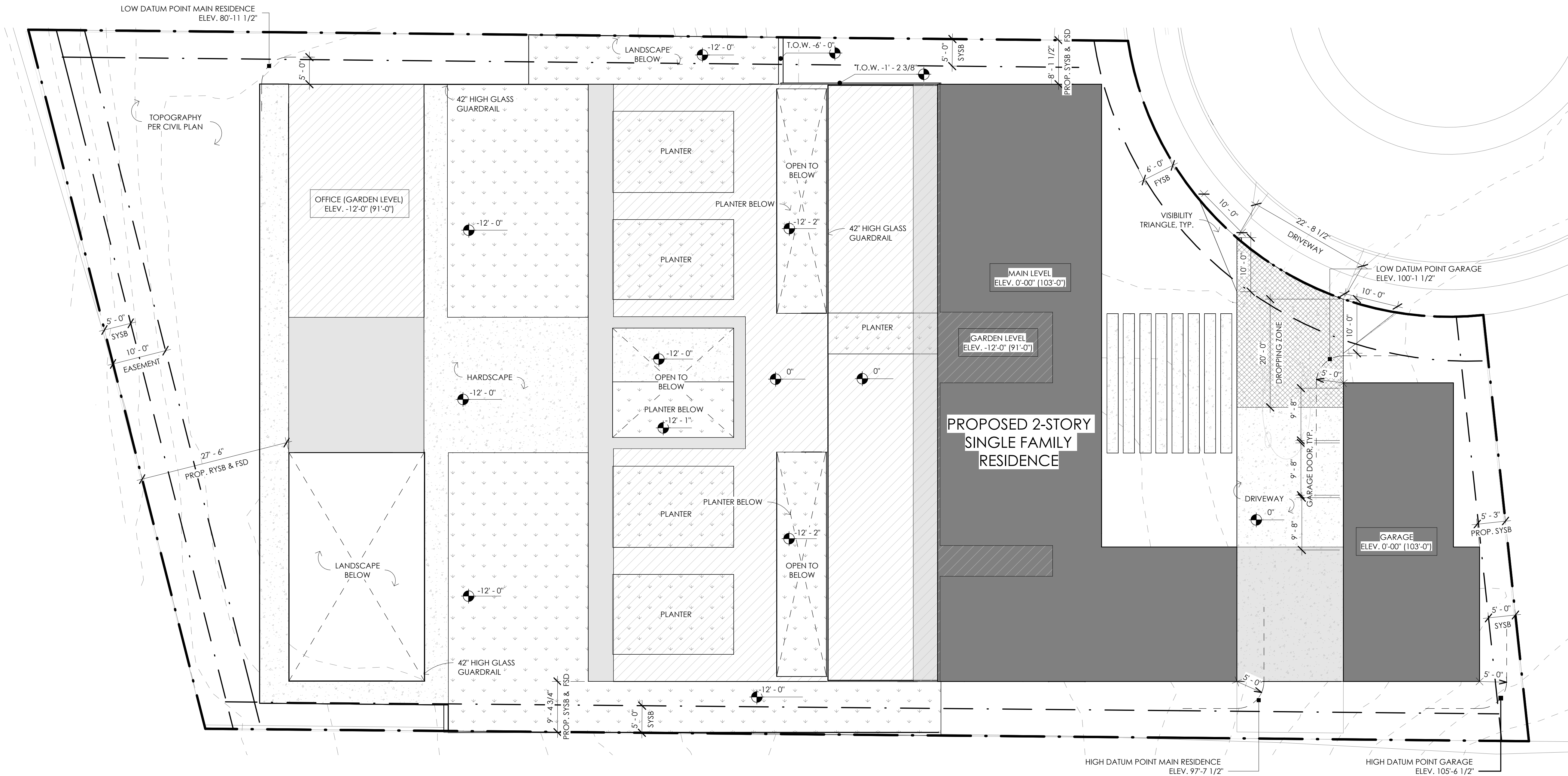
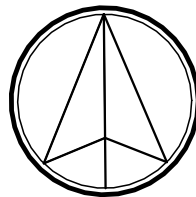
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A004
LOT 4 - SITE PLAN

06/21/2024

1 LOT 4 - SITE PLAN

SCALE = 3/32" = 1'-0"



SITE LEGEND

- HATCH INDICATES ACCESS LEVEL RESIDENCE FOOTPRINT
- HATCH INDICATES GARDEN LEVEL FOOTPRINT
- LINE INDICATES GARAGE FOOTPRINT
- HATCH INDICATES COVERED AREA
- HATCH INDICATES HARDSCAPE AREA
- LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
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MATERIAL LEGEND

WALL FINISH

WHITE STUCCO FINISH.

ROOF MATERIAL

FLAT ROOF WITH PARAPETS.

WINDOW FRAME

PICTURE WINDOWS & FULL VIEW GLASS
DOORS WITH SMALL FRAME, BLACK FINISH.
NO CASING, STUCCO TO RETURN.

W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 4 - A-2
TRUST

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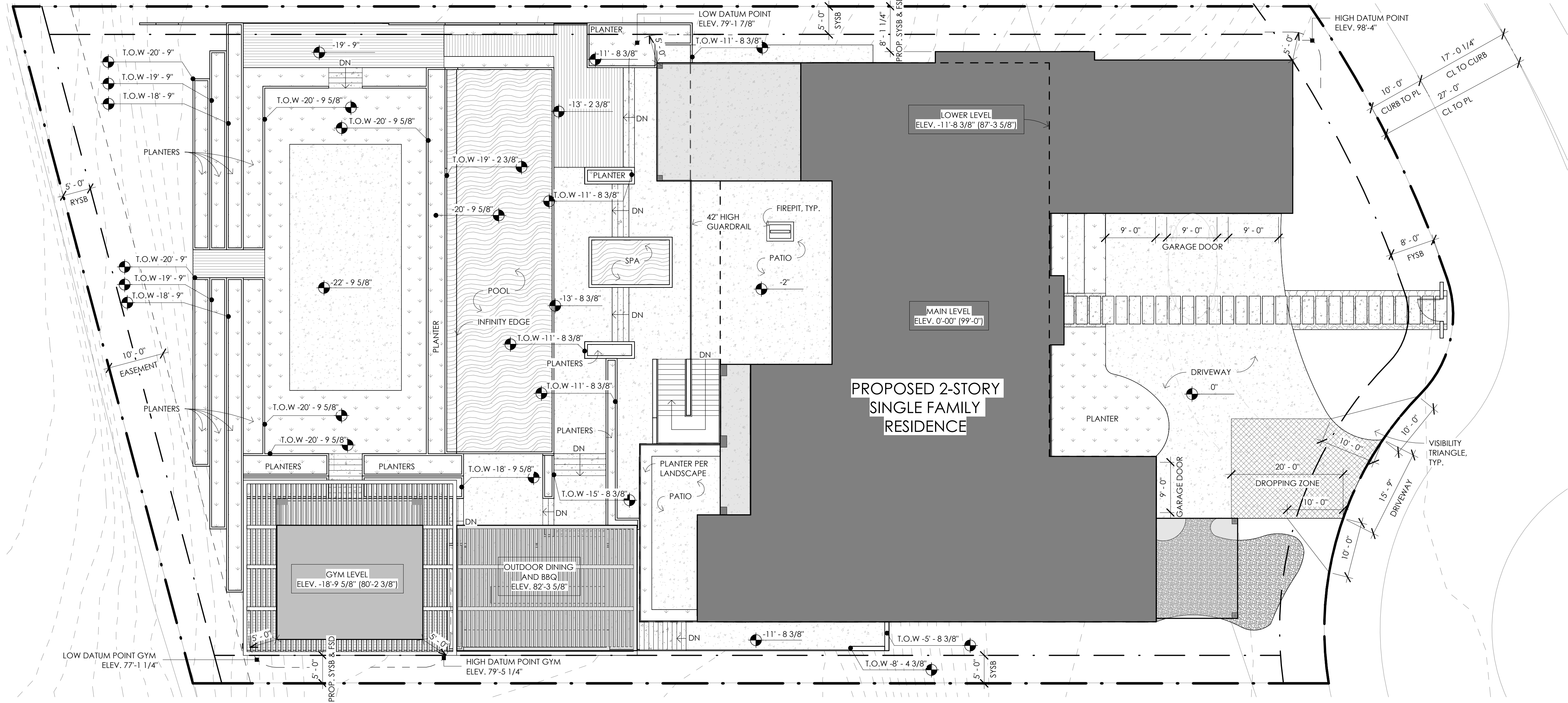
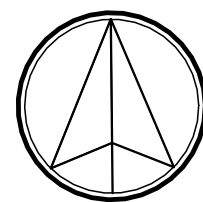
A004.a

LOT 4 -
RENDERINGS

06/21/2024

1 LOT 5 - SITE PLAN

SCALE = 3/32" = 1'-0"



SITE LEGEND

	HATCH INDICATES PROPOSED MAIN LEVEL RESIDENCE
	LINE INDICATES LOWER LEVEL RESIDENCE
	LINE INDICATES GARAGE LEVEL
	HATCH INDICATES HARDSCAPE AREA
	HATCH INDICATES COVERED AREA
	HATCH INDICATES COVERED AREA

SITE NOTES

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MATERIAL LEGEND

- WALL FINISH
- WHITE STUCCO FINISH.
 - STONE FINISH.
- ROOF MATERIAL
- FLAT ROOF WITH PARAPETS.
- WINDOW FRAME
- PICTURE WINDOWS & FULL VIEW GLASS DOORS WITH SMALL FRAME, BLACK FINISH. NO CASING, STUCCO TO RETURN. SOLID WOOD HEADER.
- ADDITIONAL ELEMENTS
- WOOD TRELLIS.

W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

NOT FOR CONSTRUCTION

CIELO MAR - LOT 5 - RACE

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A005.a

LOT 5 - RENDERINGS CDP

06/21/2024

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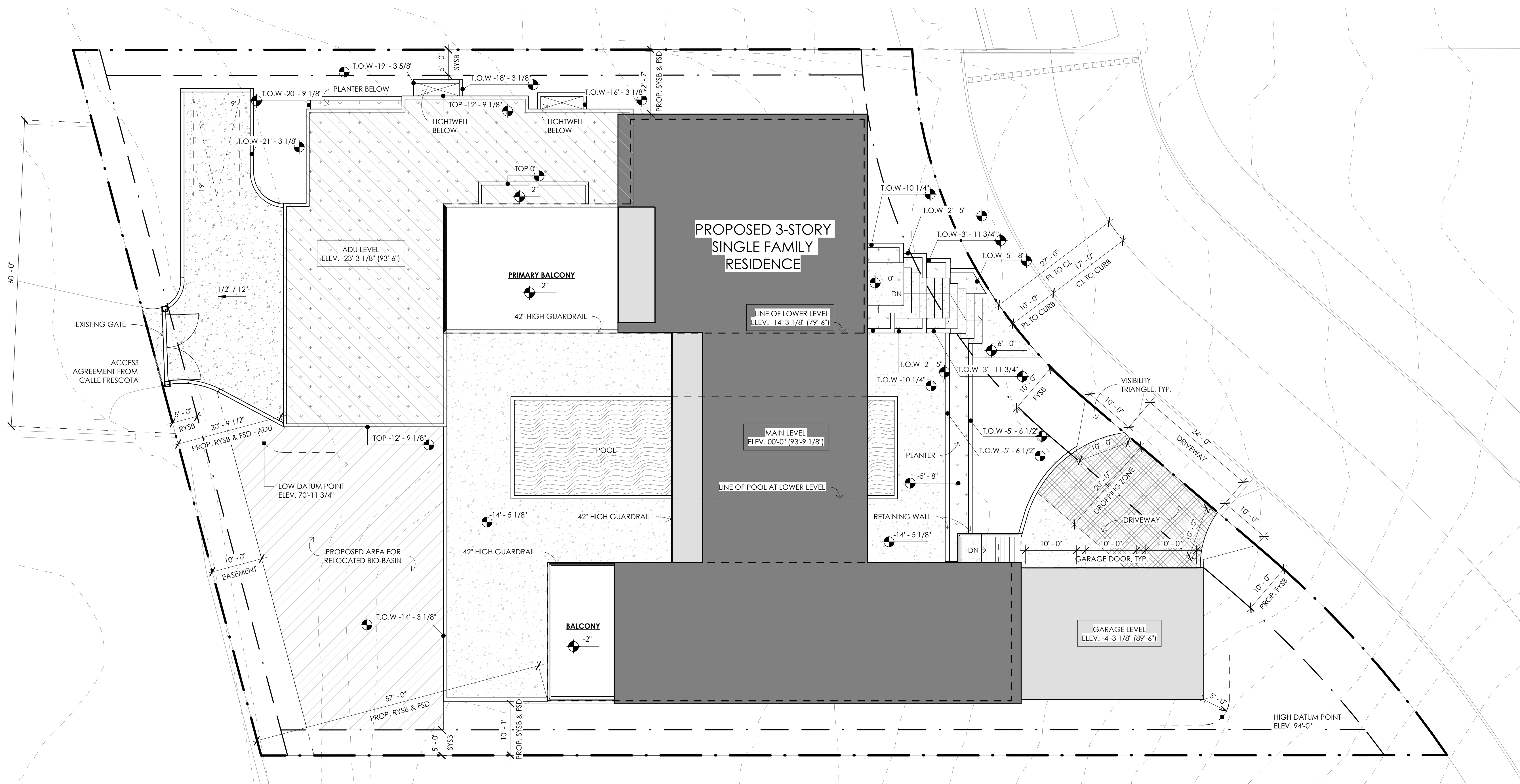
CIELO MAR - LOT 6 - LLC

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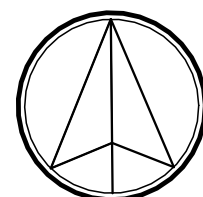
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03/18/2024	3RD CDP SUBMITTAL
	4TH CDP SUBMITTAL

A006
LOT 6 - SITE PLAN

06/21/2024

**1 LOT 6 - SITE PLAN**

SCALE = 3/32" = 1'-0"

**SITE LEGEND**

- HATCH INDICATES PROPOSED MAIN LEVEL RESIDENCE
- LINE INDICATES LOWER LEVEL RESIDENCE
- HATCH INDICATES HARDSCAPE AREA
- HATCH INDICATES COVERED AREA
- HATCH INDICATES ADU AREA

SITE NOTES

- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE AND COASTAL NOT TO EXCEED 30 FEET (SDMC, SECTIONS §131.0444 AND §132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
- ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
- FIRE HYDRANTS. **1 @ 852'-0" FROM PROPERTY.**
- REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPC.
- WATER METERS (AND BACKFLOW PREVENTER) FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE
 - WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
 - DISCRETIONARY ACTION APPROVED A VARIANCE ALLOWING PAVING IN THE FRONT YARD SETBACK TO EXCEED THE RESIDENTIAL LIMITS, 77% EXISTING PAVING, HO #7178, APPROVED DEC 19, 2018.
 - ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.



MATERIAL LEGEND

- WALL FINISH
- WHITE STUCCO FINISH.
 - BLACK STUCCO FINISH.
 - WOOD FINISH.
 - CONCRETE BOARD FORM.
- ROOF MATERIAL
- FLAT ROOF WITH PARAPETS.
- WINDOW FRAME
- PICTURE WINDOWS & FULL VIEW GLASS DOORS WITH SMALL FRAME, BLACK FINISH. NO CASING, STUCCO TO RETURN.



WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 6 - LLC

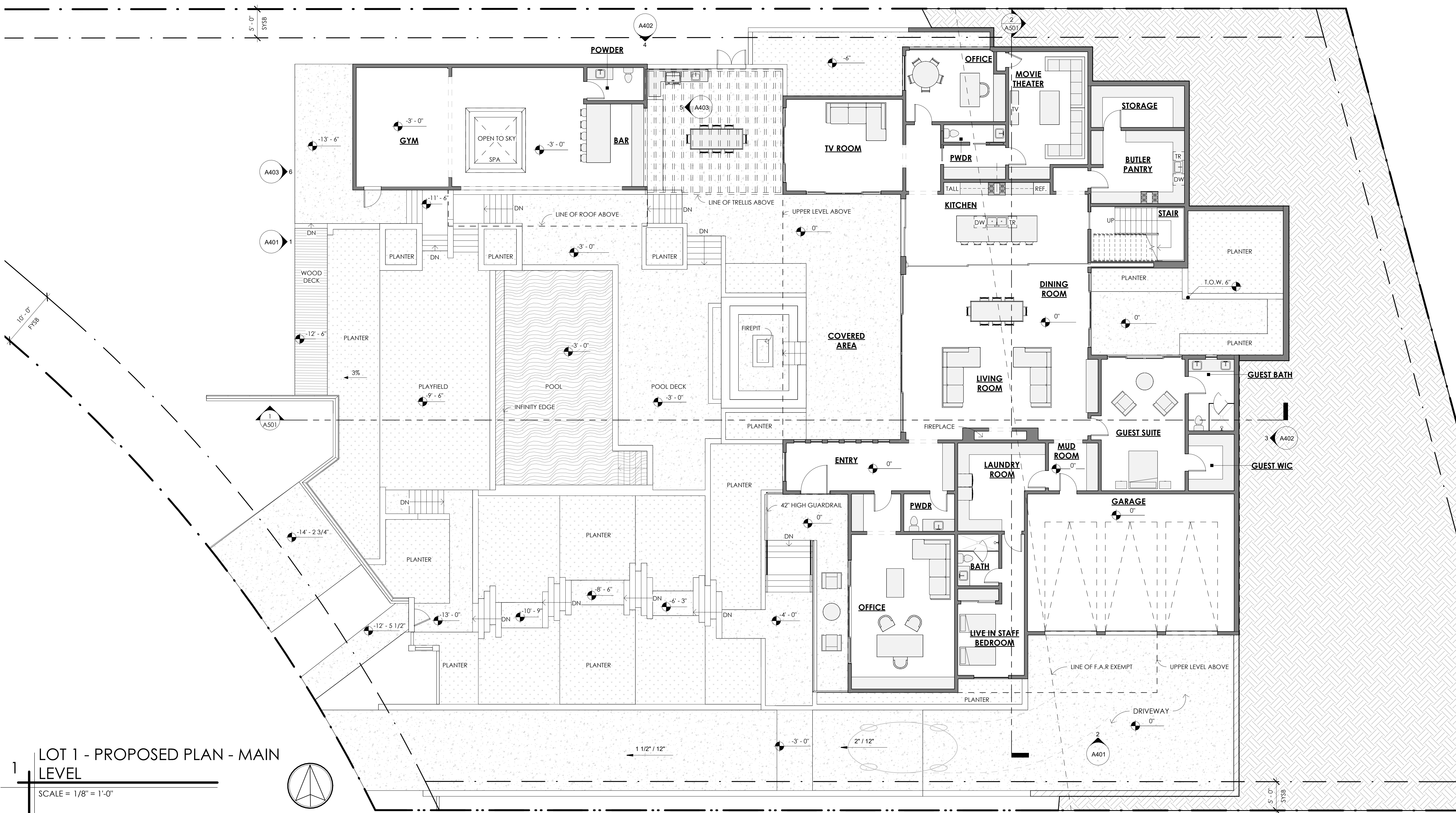
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
	4TH CDP SUBMITTAL

A006.a

LOT 6 -
RENDERINGS

06/21/2024



1 LOT 1 - PROPOSED PLAN - MAIN LEVEL
SCALE = 1/8" = 1'-0"

PLAN NOTES

1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.

2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.

3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.

4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.

5. EXTERIOR DOORS MAY SWING OUTWARD ONLY IF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD, R311.3.1

6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.

7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.

8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.

10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.

11. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD, FOR PROJECTS REQUIRING HERS VERIFICATION. THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

12. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HER VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

13. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4, CBC 708A.4)
A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.
- B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING

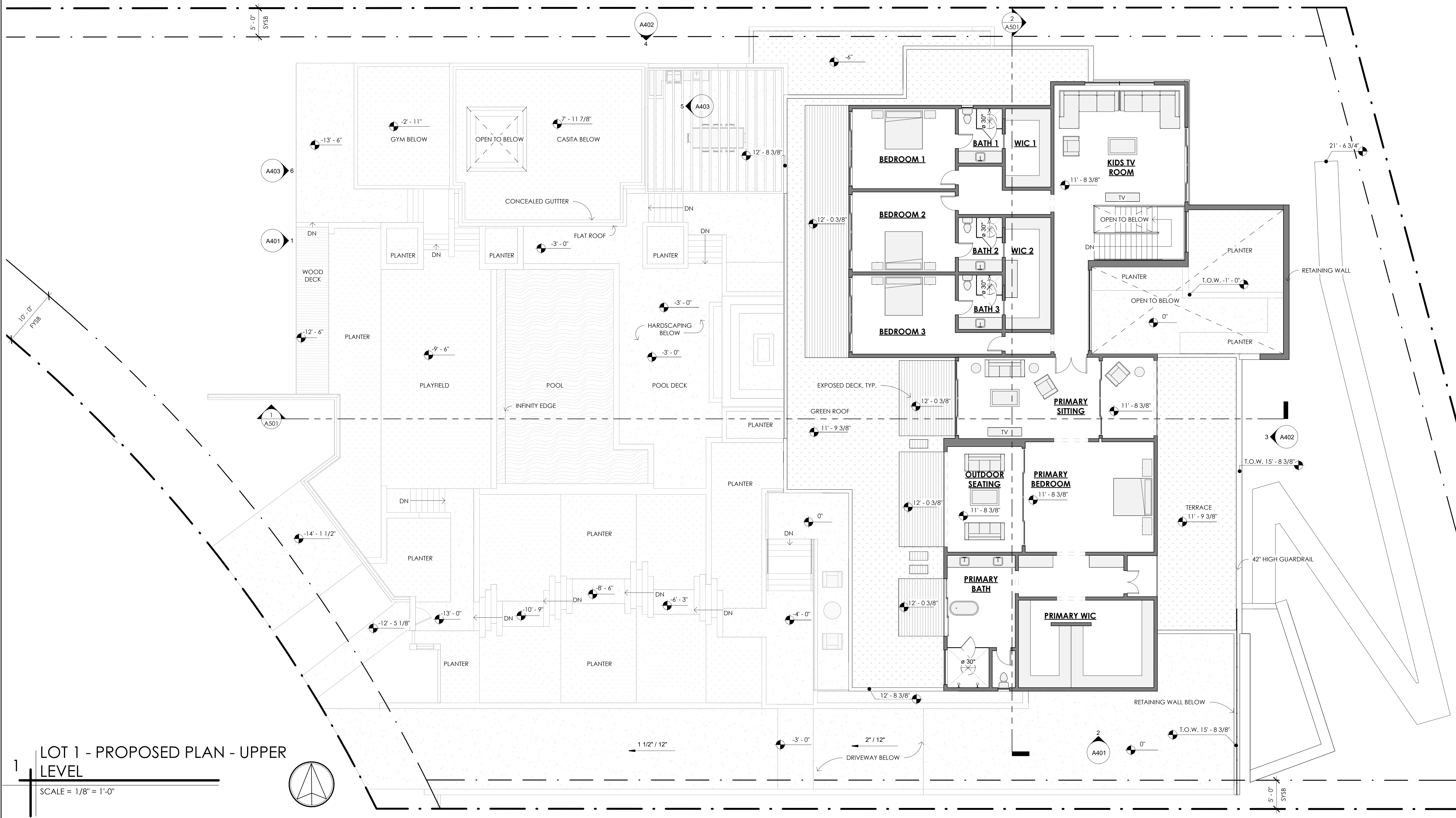
14. A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS, (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC. AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)

B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.

C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.

D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.

E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".



PLAN NOTES		
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W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

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CIELO MAR - LOT 1 DIAZ

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JOB #:

DATE: 02/24/2023
10/03/2023
03/18/2024

ISSUE: CDP SUBMITTAL
2ND CDP SUBMITTAL
3RD CDP SUBMITTAL

A202

LOT 1 - PROPOSED
PLAN - UPPER
LEVEL
06/21/2024

DATE: 02/24/2023
10/03/2023
03/18/2024

ISSUE: CDP SUBMITTAL
2ND CDP SUBMITTAL
3RD CDP SUBMITTAL

A202

LOT 1 - PROPOSED
PLAN - UPPER
LEVEL
06/21/2024

W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

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CIELO MAR - LOT 1 DIAZ

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A202

LOT 1 - PROPOSED
PLAN - UPPER
LEVEL
06/21/2024

DATE: 02/24/2023
10/03/2023
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ISSUE: CDP SUBMITTAL
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A202

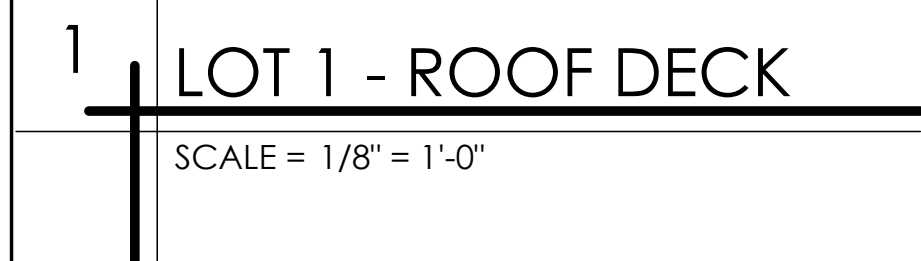
LOT 1 - PROPOSED
PLAN - UPPER
LEVEL
06/21/2024



1298 PROSPECT STREET SUITE 2S | A 1011A CA 92037 - (6) 858-224-2486

8303 LA JOLLA SHORES DR SAN DIEGO CA 92037

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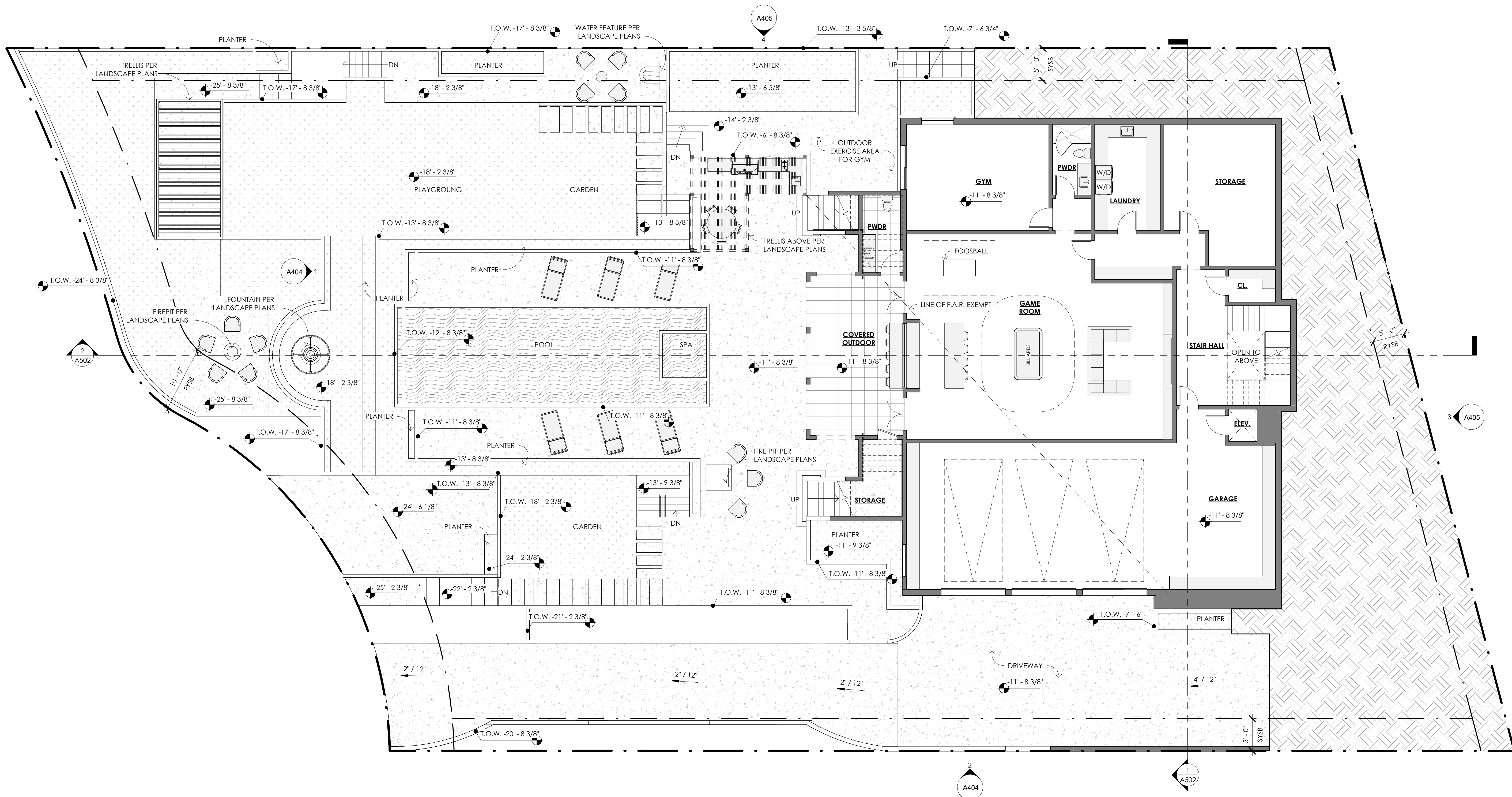
1. TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.1.
2. ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE ZINCALUME COATING.
3. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
4. CHIMNEYS, FLUES OR STOVEPIECES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
5. OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
6. OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN. A MINIMUM OPENING HEIGHT OF 12" SHALL BE INSTALLED IN AN ADJACENT PARAPET WALL WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
7. OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAINS / SCUPPERS.
8. FOR TYPICAL PILE PENETRATION SEE DETAIL 4/A7.1.
 - ALL FLAT ROOFS TO COMPLY WITH PER R604.5.
9. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
11. SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS, NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
12. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM, SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
13. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
14. PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM:
 - APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL
 - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
 - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
15. ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. EXTERIOR FIRE-RETARDANT-TREATED WOOD, ONE-HOUR FIRE-RESISTANT MATERIAL OR BY USING HEAVY TIMBER CONSTRUCTION METHODS.
16. PREVENT INFUSION OF FLAME AND EMBERS (EMBER RESISTANT "ER" APPROVED MODELS ONLY) INTO THE ATTIC.

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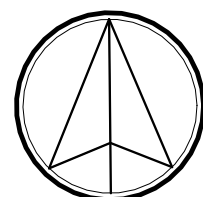
CIELO MAR - LOT 2 -
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10/03/2023	2ND CDP SUBMITTAL
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A204

LOT 2 - PROPOSED
PLAN - LOWER
LEVEL
06/21/2024LOT 2 - PROPOSED PLAN - LOWER
LEVEL

SCALE = 1/8" = 1'-0"



PLAN NOTES

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2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.
4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
5. EXTERIOR DOORS MAY SWING OUTWARD ONLY IF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1
6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3. AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.
8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
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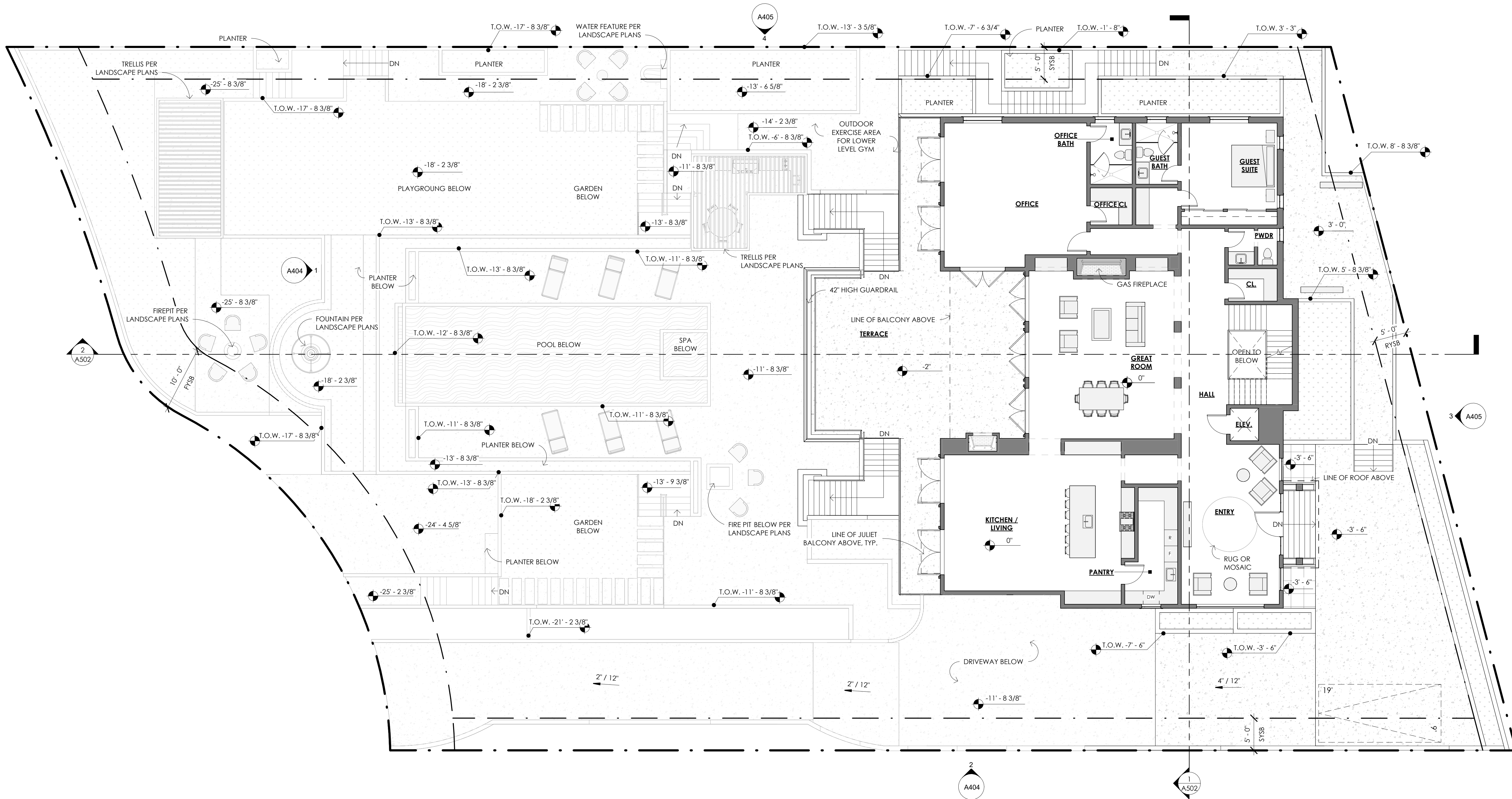
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CIELO MAR - LOT 2 -
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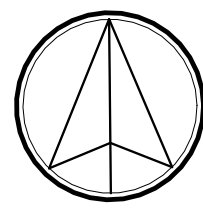
DATE:	ISSUE:
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A205
LOT 2 - PROPOSED
PLAN - MAIN
LEVEL
06/21/2024



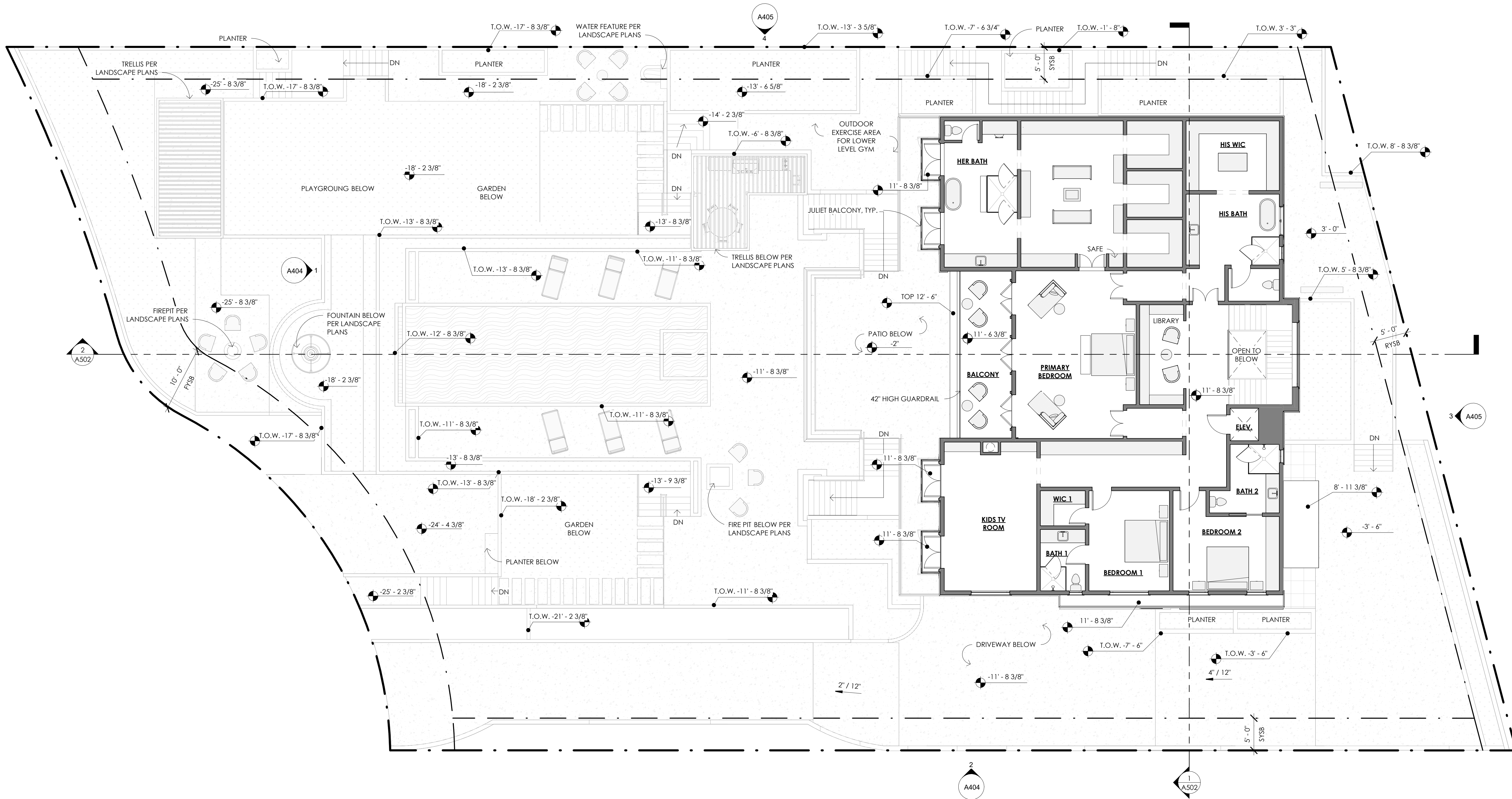
LOT 2 - PROPOSED PLAN - MAIN
LEVEL

SCALE = 1/8" = 1'-0"



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- PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HER VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4, CBC 708A.4)
A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.
- DOOR OVERLAPS ONTO JAMBS AND HEADERS.
C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS. (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC. AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)
B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.
C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.
D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.
E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".

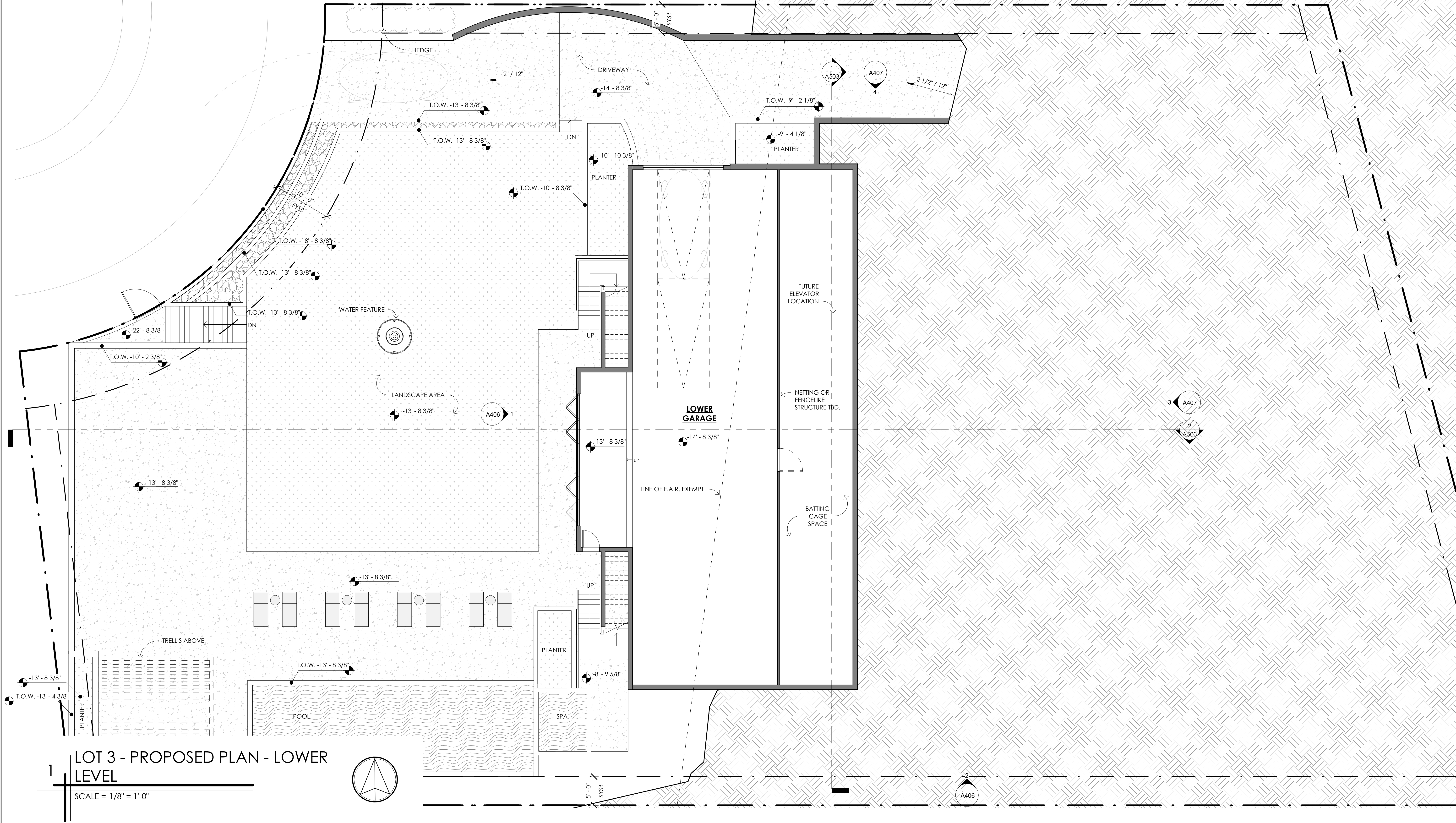


PLAN NOTES

1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.
2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.
4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
5. EXTERIOR DOORS MAY SWING OUTWARD ONLY IF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1
6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD* OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3. AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.
8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
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1
LOT 3 - PROPOSED PLAN - LOWER LEVEL
SCALE = 1/8" = 1'-0"

PLAN NOTES

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JOB #:

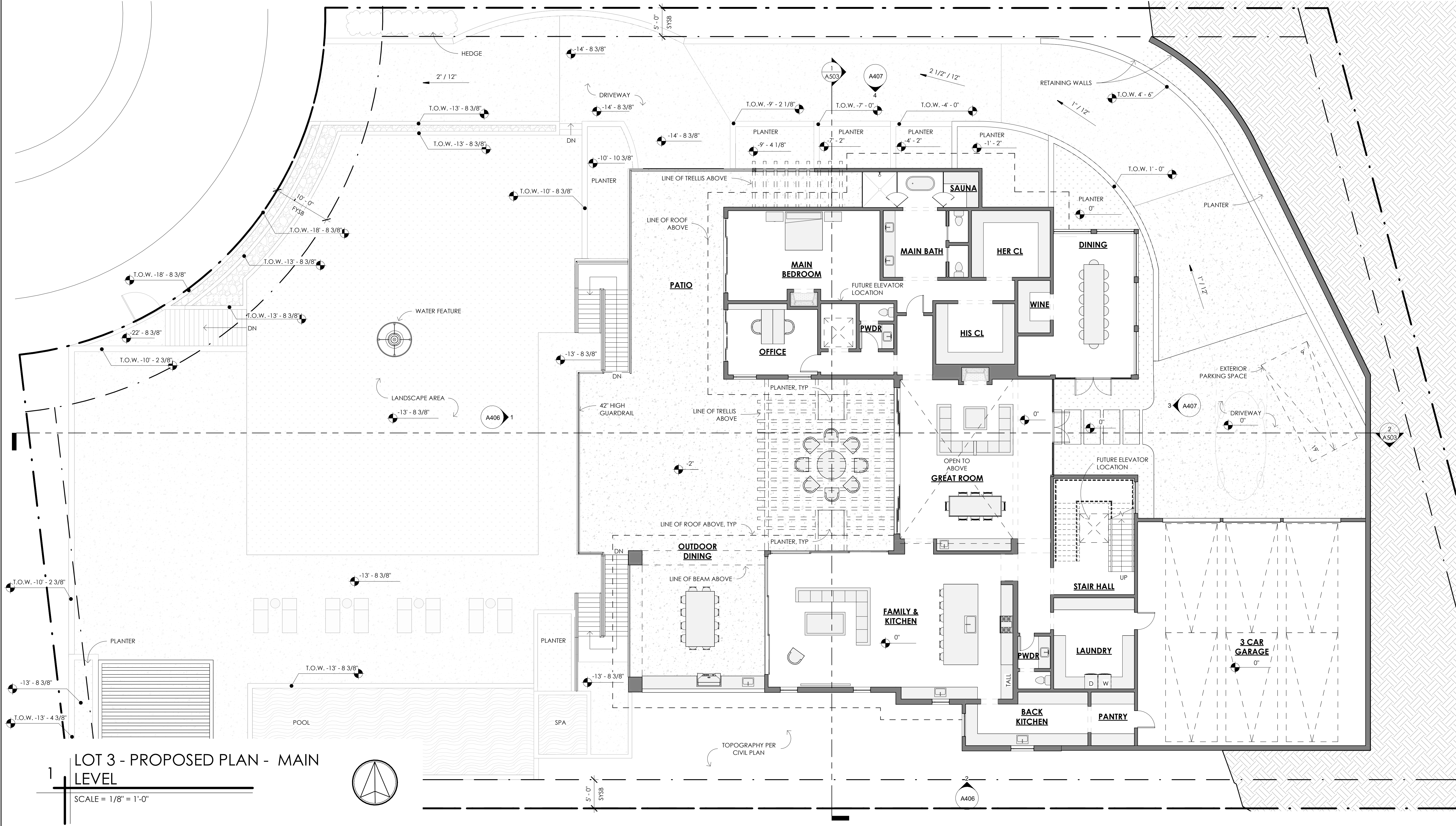
CIELO MAR - LOT 3 - ALLOS

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

A208

LOT 3 - PROPOSED
PLAN - LOWER
LEVEL
06/21/2024



LOT 3 - PROPOSED PLAN - MAIN LEVEL

SCALE = 1/8" = 1'-0"

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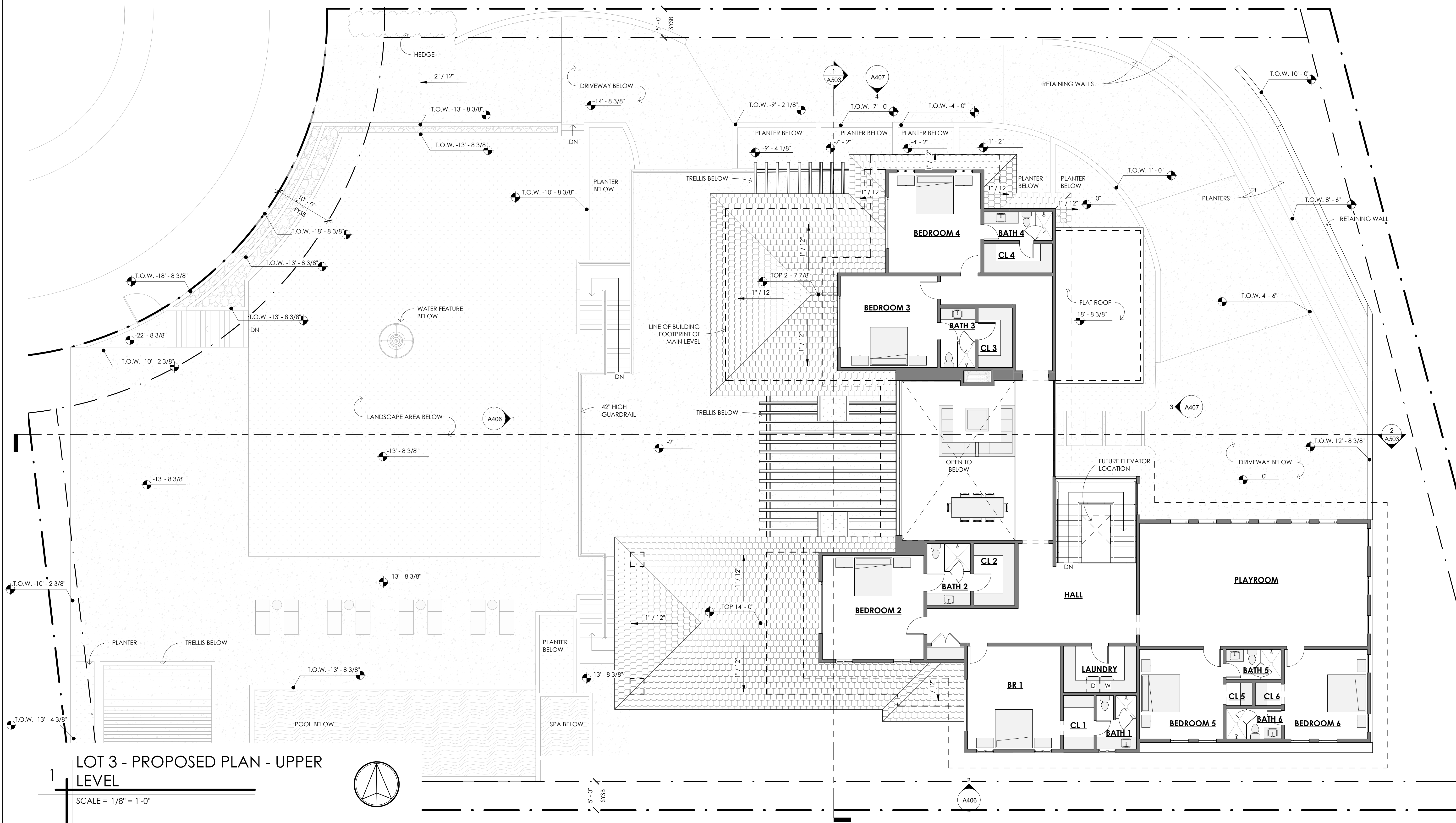
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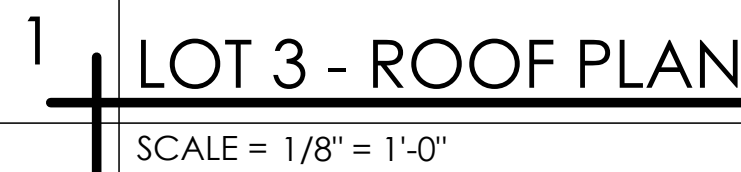


LOT 3 - PROPOSED PLAN - UPPER
LEVEL

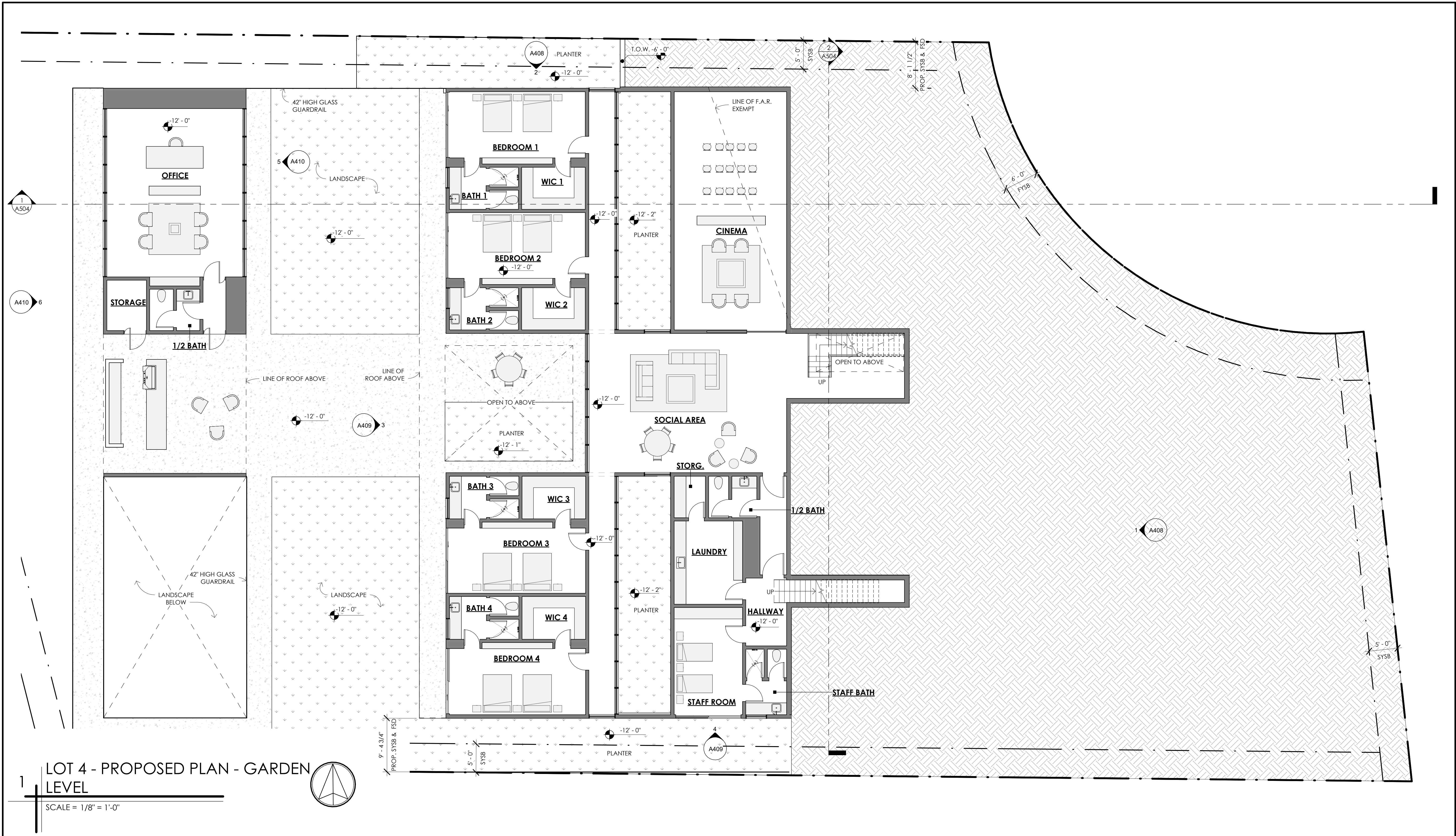
SCALE = 1/8" = 1'-0"

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1. TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.]	12. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
2. ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE ZINCALUME COATING.	13. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
3. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.	14. PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM: - APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL-BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.	- MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.	15. ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. EXTERIOR FIRE-RETARDANT TREATED WOOD, ONE-HOUR FIRE-RESISTANT APPLIED OR BY USING HEAVY TIMBER CONSTRUCTION METHODS.
6. OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN. HOLES FOR SCUPPERS SHALL BE INSTALLED IN AN ADJACENT PARAPET WALL AND WITH THE INLET FLOW LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.	16. PREVENT INFILTRATION OF FLAME AND EMBERS [EMBER RESISTANT "ER" APPROVED MODELS ONLY] INTO THE ATTIC.
7. OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAINS / SCUPPERS.	
8. FOR TYPICAL PIPE PENETRATION SEE DETAIL 4/A7.1	
9. ALL FLAT ROOFS SHALL COMPLY WITH R604.	
10. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.	
11. SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.	



PLAN NOTES		
<div>1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.</div> <div>2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.</div> <div>3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.</div> <div>4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.</div> <div>5. EXTERIOR DOORS MAY SWING OUTWARD ONLY IF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1</div> <div>6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.</div> <div>7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.</div> <div>8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.</div>	<div>9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.</div> <div>10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.</div> <div>11. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.</div> <div>12. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.</div> <div>13. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4, CBC 708A.4) A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.</div>	<div>B. DOOR OVERLAPS ONTO JAMBS AND HEADERS. C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING</div> <div>14. A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS. (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC., AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)</div> <div>B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.</div> <div>C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.</div> <div>D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.</div> <div>E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".</div>

W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

CIELO MAR - LOT 4 - A-2

TRUST

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE: 02/24/2023
10/03/2023
03/18/2024

ISSUE: CDP SUBMITTAL
2ND CDP SUBMITTAL
3RD CDP SUBMITTAL

A212

LOT 4 - PROPOSED PLAN - GARDEN LEVEL

06/21/2024

02/24/2023 CDP SUBMITTAL
10/03/2023 2ND CDP SUBMITTAL
03/18/2024 3RD CDP SUBMITTAL

A212
LOT 4 - PROPOSED PLAN - GARDEN LEVEL
06/21/2024

DATE: 02/24/2023
10/03/2023
03/18/2024

ISSUE: CDP SUBMITTAL
2ND CDP SUBMITTAL
3RD CDP SUBMITTAL

A212

LOT 4 - PROPOSED PLAN - GARDEN LEVEL

06/21/2024

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AutoCAD 2024/2021
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Cielo Mar - Lot 4 - A-2

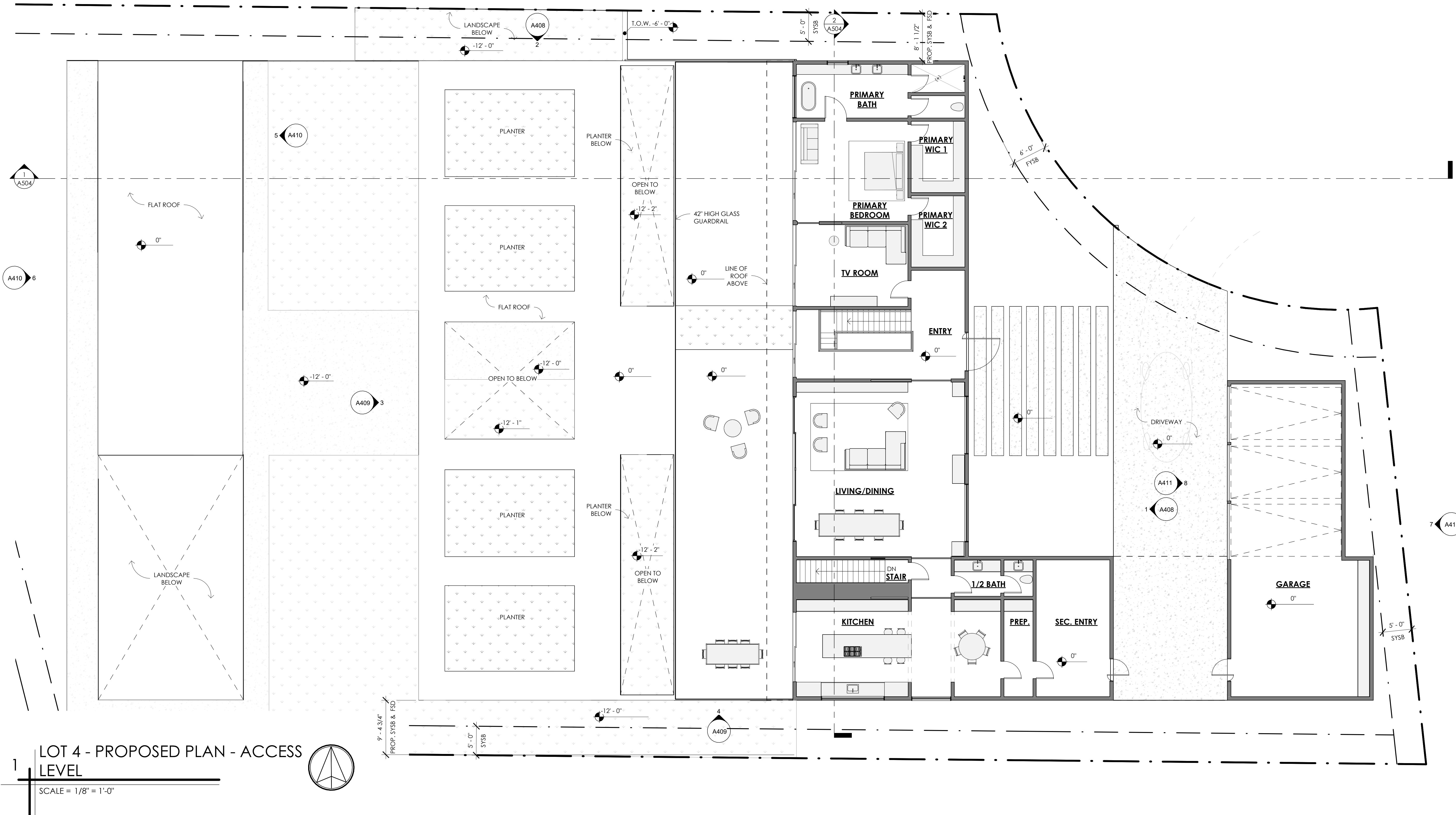
JOB #:

CIELO MAR - LOT 4 - A-2
TRUST

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

A213

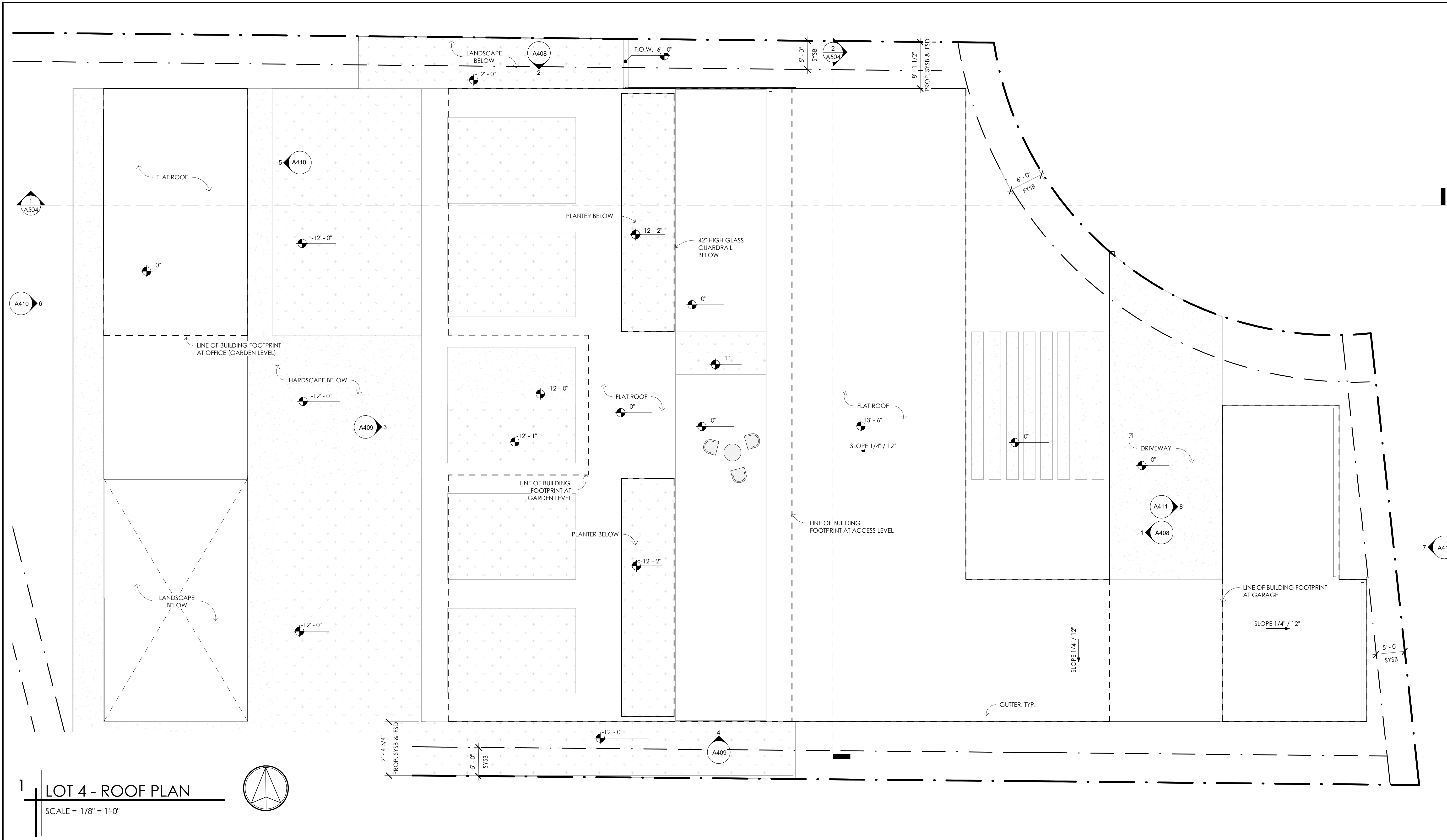
LOT 4 - PROPOSED
PLAN - ACCESS
LEVEL
06/21/2024

PLAN NOTES

1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.
2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.
4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
5. EXTERIOR DOORS MAY SWING OUTWARD ONLY IF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1
6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.
8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED, BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.1.1, AS APPLICABLE.
11. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
12. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
13. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4, CBC 708A.4)
A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.

- A. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
- B. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
14. A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS. (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC., AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)
- B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.
- C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.
- D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.
- E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".



1 LOT 4 - ROOF PLAN
SCALE = 1/8" = 1'-0"

ROOF NOTES

1. TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.1

2. ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE ZINCALUME COATING.

3. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.

4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.

5. OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.

6. OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN. HAVE A MINIMUM OPENING HEIGHT OF 4"; BE INSTALLED IN AN ADJACENT PARAPET WALL AND WITH THE INLET FLOW LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.

7. OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAINS / SCUPPERS.

8. FOR TYPICAL PIPE PENETRATION SEE DETAIL 4/A7.1

9. ALL FLAT ROOFS TO COMPLY WITH CRC R806.5

10. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

11. SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMINEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
12. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".

13. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

14. PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM:
- APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL.
- MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
- MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL.

15. ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. EXTERIOR FIRE-RETARDANT-TREATED WOOD, ONE-HOUR FIRE-RESISTANT MATERIAL OR BY USING HEAVY TIMBER CONSTRUCTION METHODS

16. PREVENT INTRUSION OF FLAME AND EMBERS (EMBER RESISTANT "ER" APPROVED MODELS ONLY) INTO THE ATTIC.

JOB #:

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

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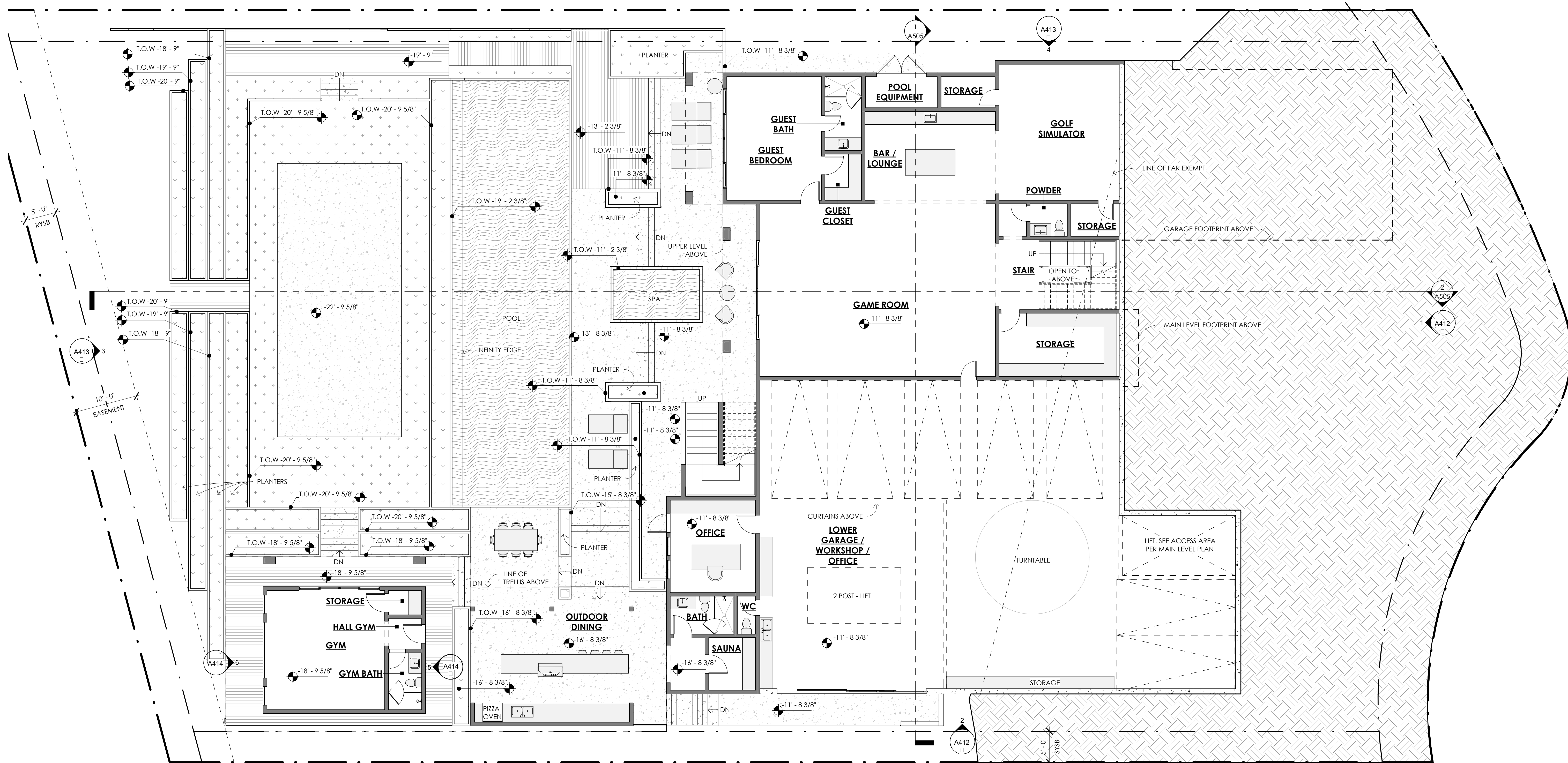
NOT FOR
CONSTRUCTION

CIELO MAR - LOT 5 - RACE

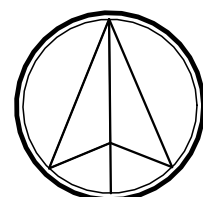
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DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

A215

LOT 5 - PROPOSED
PLAN - LOWER
LEVEL CDP
06/21/2024LOT 5 - PROPOSED PLAN - LOWER
LEVEL

SCALE = 1/8" = 1'-0"



PLAN NOTES

- FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
- PROVIDE LEVEL 5 DRYWALL THROUGHOUT.
- PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
- EXTERIOR DOORS MAY SWING OUTWARD ONLY OF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
- FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
- PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD, FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
- PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HER VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4, CBC 708A.4)
A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATINGS PER CBC 708A.4.
- DOOR OVERLAPS ONTO JAMBS AND HEADERS.
- GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS. (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC. AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)
- ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.
- ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.
- NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.
- NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".



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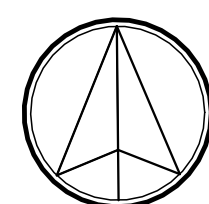
CONSTRUCTION

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03/18/2024 3ND CDP SU

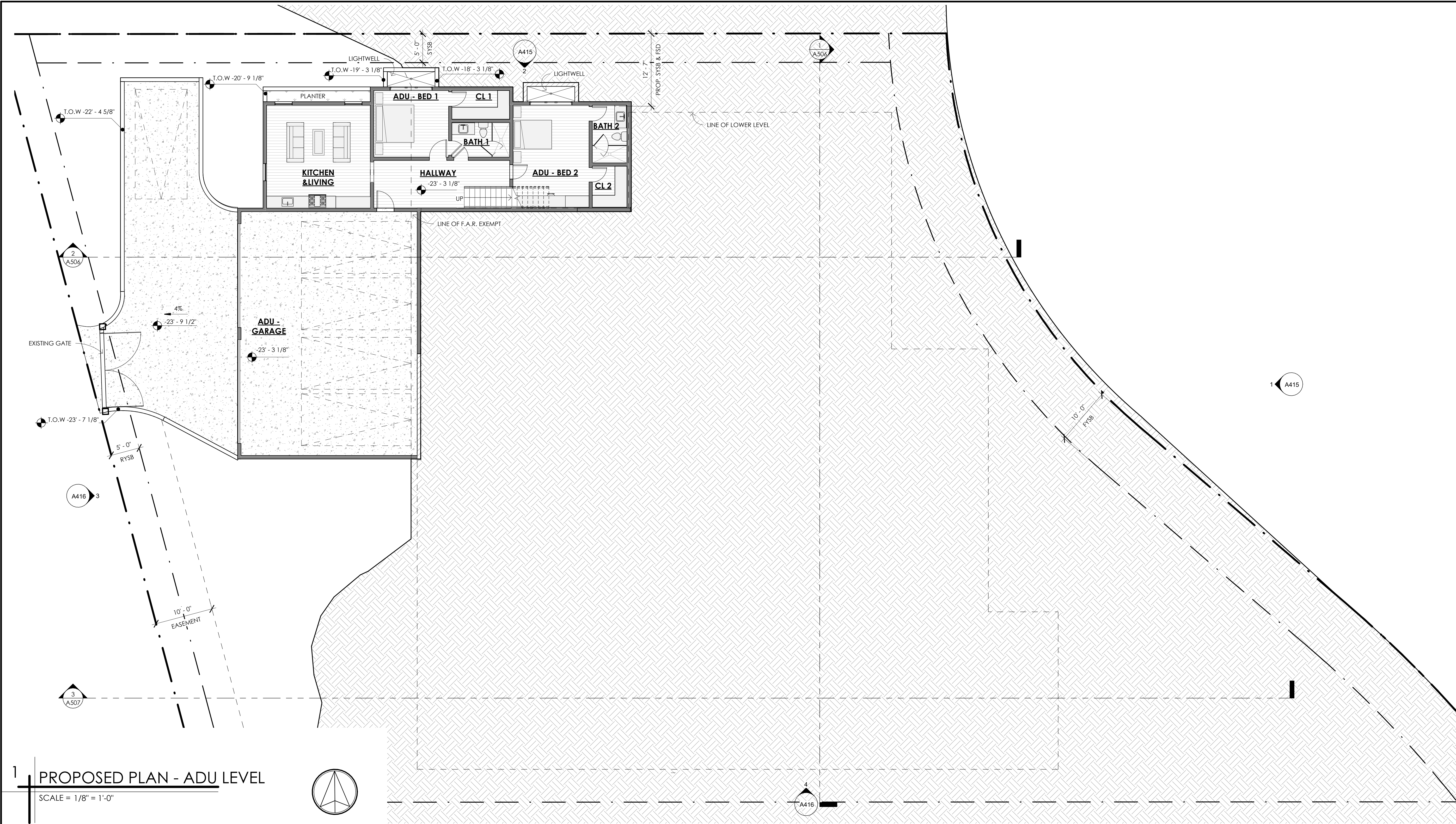
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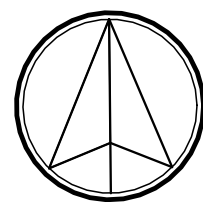


1. TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.1.
2. ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE TINCALUME COATING.
3. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOIL OR LIQUID BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER.
5. OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
6. OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN. HAVE A MINIMUM FREE FLOW HEIGHT OF 4"; BE INSTALLED IN AN ADJACENT PARAPET WALL AND WITH THE INLET FLOW LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
7. OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAIN / SCUPPERS.
8. FOR TYPICAL PIPE PENETRATION SEE DETAIL 4/A7.1
9. ALL FLAT ROOFS TO COMPLY WITH CBC R902.1
10. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
11. SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS, NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.

12. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC SYSTEM".
13. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
14. PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM:
 - APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL.
 - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READY ACCESSIBLE ATTIC ENTRY AND PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX.
 - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL.
15. ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, EXTERIOR FIRE-RETARDANT-TREATED WOOD, ONE-HOUR FIRE-RESISTANT MATERIAL OR BY USING ANY OTHER COMBUSTION METHODS.
16. PREVENT INTRUSION OF FLAME AND EMBERS [EMBER RESISTANT "ER" APPROVED MODELS ONLY] INTO THE ATTIC.



1 PROPOSED PLAN - ADU LEVEL
SCALE = 1/8" = 1'-0"



PLAN NOTES

1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.

2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.

3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.

4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.

5. EXTERIOR DOORS MAY SWING OUTWARD ONLY OF THE EXTERIOR LANDING IF NOT MORE THAN 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1

6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.

7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3. AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.

8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.

10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.

11. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

12. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HER VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

13. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4.CBC 708A.4)
A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.
- B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING

14. A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS. (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC., AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)

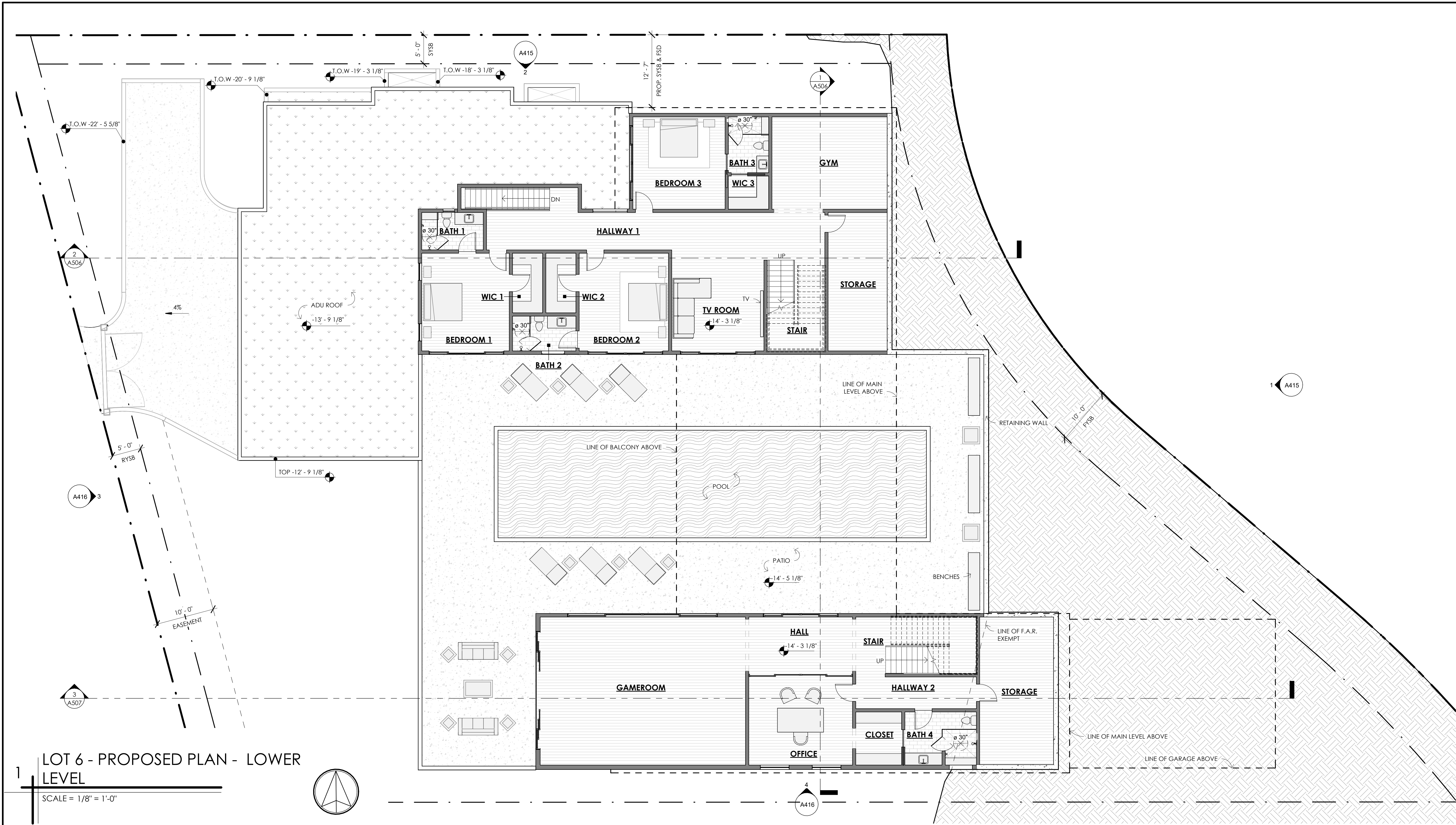
B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.

C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.

D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.

E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".

DATE:	ISSUE:
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PLAN NOTES	
1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.	9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.	10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.	11. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.	12. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
5. EXTERIOR DOORS MAY SWING OUTWARD ONLY IF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1	13. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8" INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4, CBC 708A.4) A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.
6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.	B. DOOR OVERLAPS ONTO JAMBS AND HEADERS. C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.	14. A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS. (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC., AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.) B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2" INCH DRAIN. C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED. D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR. E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".
8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.	

W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

CIELO MAR - LOT 6 - LLC

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE: 02/24/2023
10/03/2023
03/18/2024

ISSUE: CDP SUBMITTAL
2ND CDP SUBMITTAL
3RD CDP SUBMITTAL
4TH CDP SUBMITTAL

A219

LOT 6 - PROPOSED
PLAN - LOWER
LEVEL
06/21/2024

Job #:

1

10/03/2023
03/18/2024

2ND CDP SUBMITTAL
3RD CDP SUBMITTAL

DATE: 02/24/2023
10/03/2023
03/18/2024

ISSUE: CDP SUBMITTAL
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3RD CDP SUBMITTAL
4TH CDP SUBMITTAL

A219

LOT 6 - PROPOSED
PLAN - LOWER
LEVEL
06/21/2024

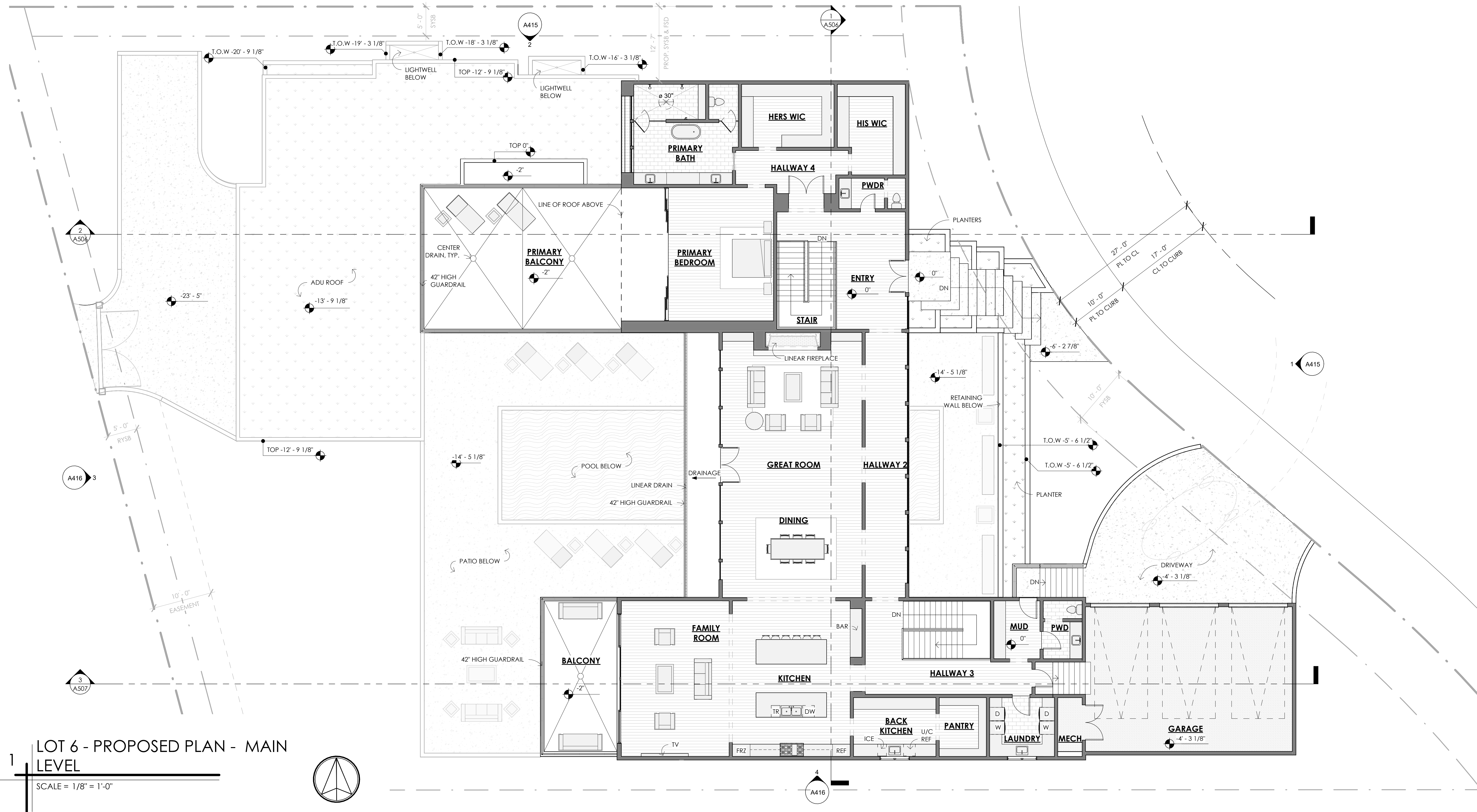
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CIELO MAR - LOT 6 - LLC

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
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A220

LOT 6 - PROPOSED
PLAN - MAIN
LEVEL
06/21/2024

PLAN NOTES

1. FOR TYPICAL WALL PENETRATION SEE DETAIL SHEET.
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4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
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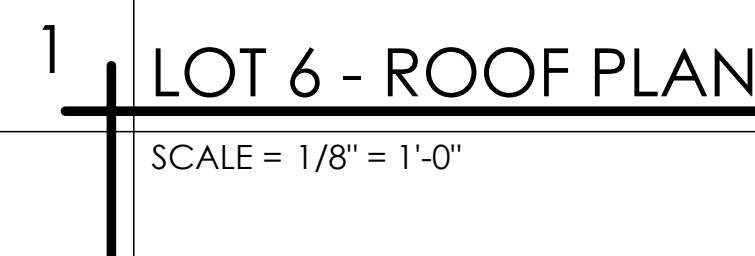


1298 PROSPECT STREET SUITE 2S | A 1011A CA 92037 - (6) 858-224-2486

8303 LA JOLLA SHORES DR SAN DIEGO CA 92037

06/21/2024

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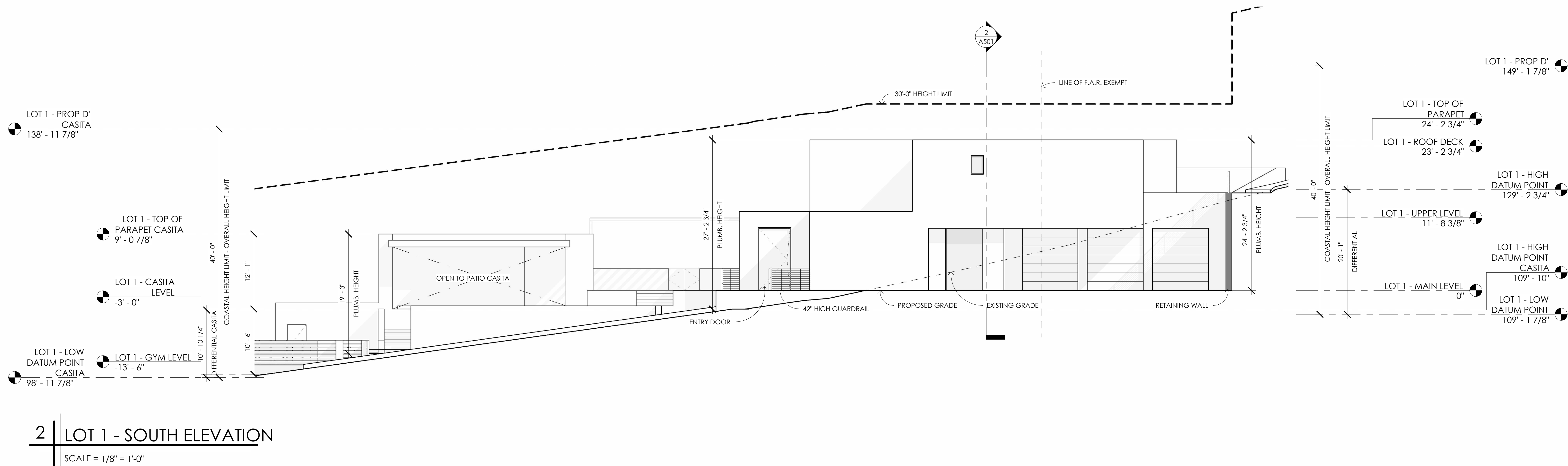
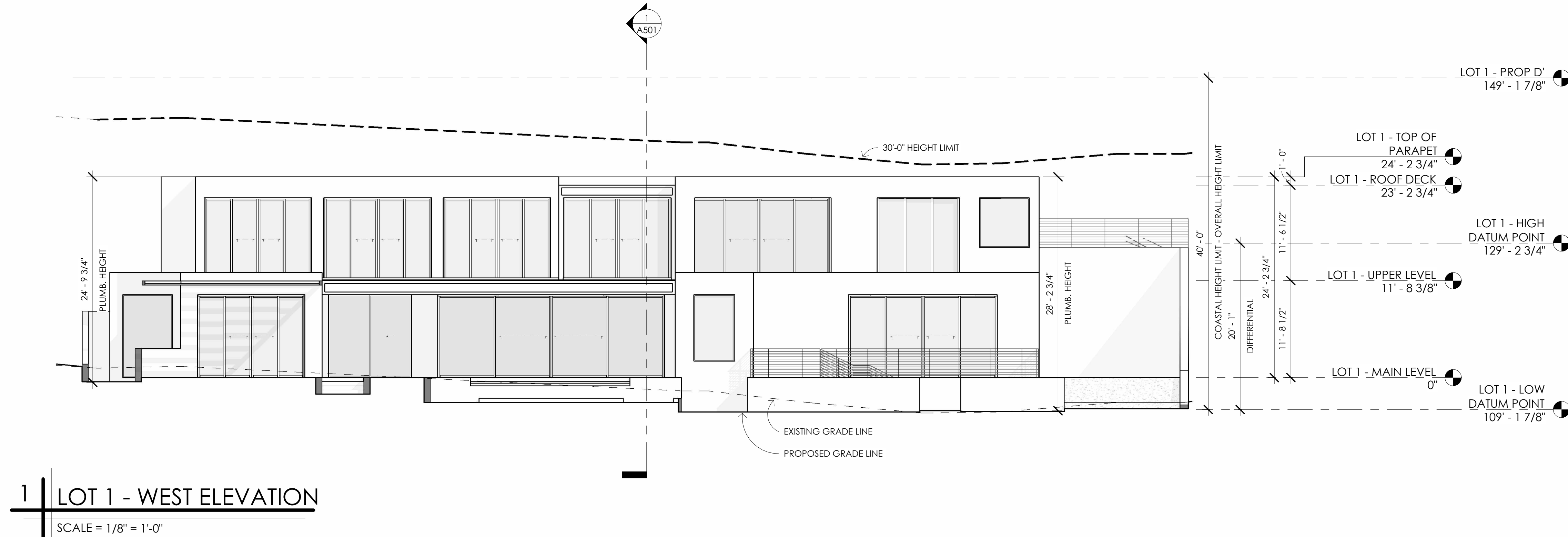


1. TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.1.
2. ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE ZINCALUME COATING.
3. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
5. OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
6. OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN. HAS A MINIMUM FREE RISE HEIGHT OF 4"; BE INSTALLED IN AN ADJACENT PARAPET WALL AND WITH THE INLET FLOW LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
7. OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAINS / SCUPPERS.
8. FOR TYPICAL PIPE PENETRATION SEE DETAIL 4/A7.1
9. ALL FLAT ROOFS TO COMPLY WITH CBC R904.2
10. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
11. SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS, NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.

12. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKERS FOR A FUTURE SALL PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SALL PHOTOVOLTAIC SYSTEM".
13. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SALL PHOTOVOLTAIC".
14. PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SALL PHOTOVOLTAIC SYSTEM:
 - APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL.
 - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READY ACCESSIBLE LOCATION IN CLOSE PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX.
 - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL.
15. ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. EXTERIOR FIRE-RETARDANT-TREATED WOOD, ONE-HOUR FIRE-RESISTANT MATERIAL OR BY USING HIGH TENSILE STEEL OR CONCRETE.
16. PREVENT INTRUSION OF FLAME AND EMBERS [EMBER RESISTANT "ER" APPROVED MODELS ONLY] INTO THE ATTIC.

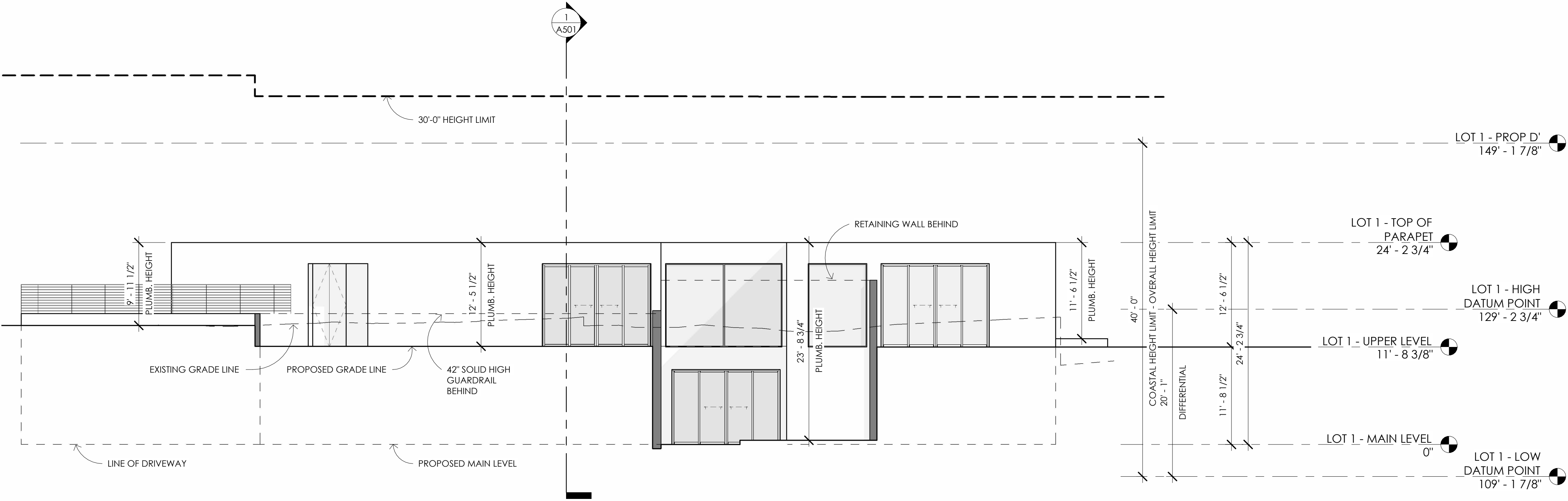
ELEVATION NOTES

- BUILDING MATERIALS AND COLOR ARE THE MOST CRITICAL UNIFYING ELEMENTS. FOR THIS REASON, ROOF MATERIALS WITHIN THE LA JOLLA SHORES PLANNED DISTRICT SHALL BE LIMITED TO WOOD SHAKES, WOOD SHINGLES, CLAY TILE, SLATE OR COPPER OF GOOD QUALITY WHERE THE PITCH IS 4 IN 12 OR GREATER OR OTHER MATERIALS WHICH WOULD CONTRIBUTE TO THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD. ROOFS WITH A PITCH OF LESS THAN 4 IN 12 MAY ALSO BE COVERED WITH CRUSHED STONE OF MUTED DARK TONE.
- EXTERIOR WALL MATERIALS SHALL BE LIMITED TO WOOD SIDING, WOOD SHINGLES, ADOBE AND CONCRETE BLOCKS, BRICK, STUCCO, CONCRETE OR NATURAL STONE. WHITE AND NATURAL EARTH COLORS SHOULD PREDOMINATE. PRIMARY COLORS MAY BE USED FOR ACCENT.
- TO PRESERVE THE SEASIDE CHARACTER OF THE COMMUNITY, EACH BUILDING SHALL BE SITED AND DESIGNED SO AS TO PROTECT PUBLIC VIEW FROM PUBLIC RIGHTS-OF-WAY AND PUBLIC PLACES AND PROVIDE FOR SEE-THROUGHS TO THE OCEAN.
- LIGHTING WHICH HIGHLIGHTS ARCHITECTURAL FEATURES OF A STRUCTURE SHALL BE PERMITTED. SUCH LIGHTING SHALL BE UNOBTUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
- APPURTENANCES ON THE ROOF SHALL BE ENCLOSED OF OTHERWISE DESIGNED OR SHIELDED TO BE ATTRACTIVE.



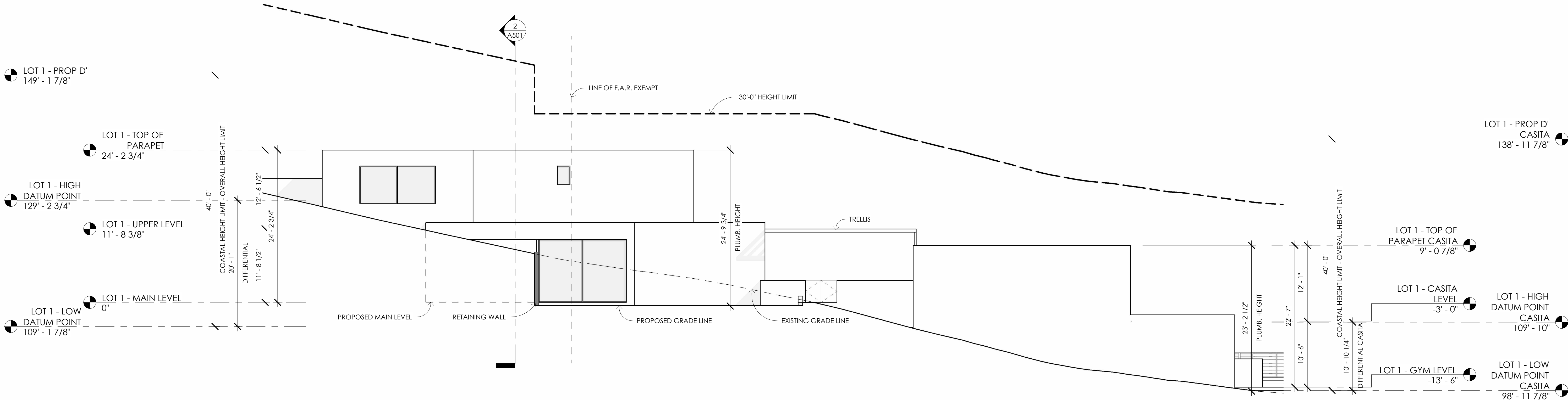
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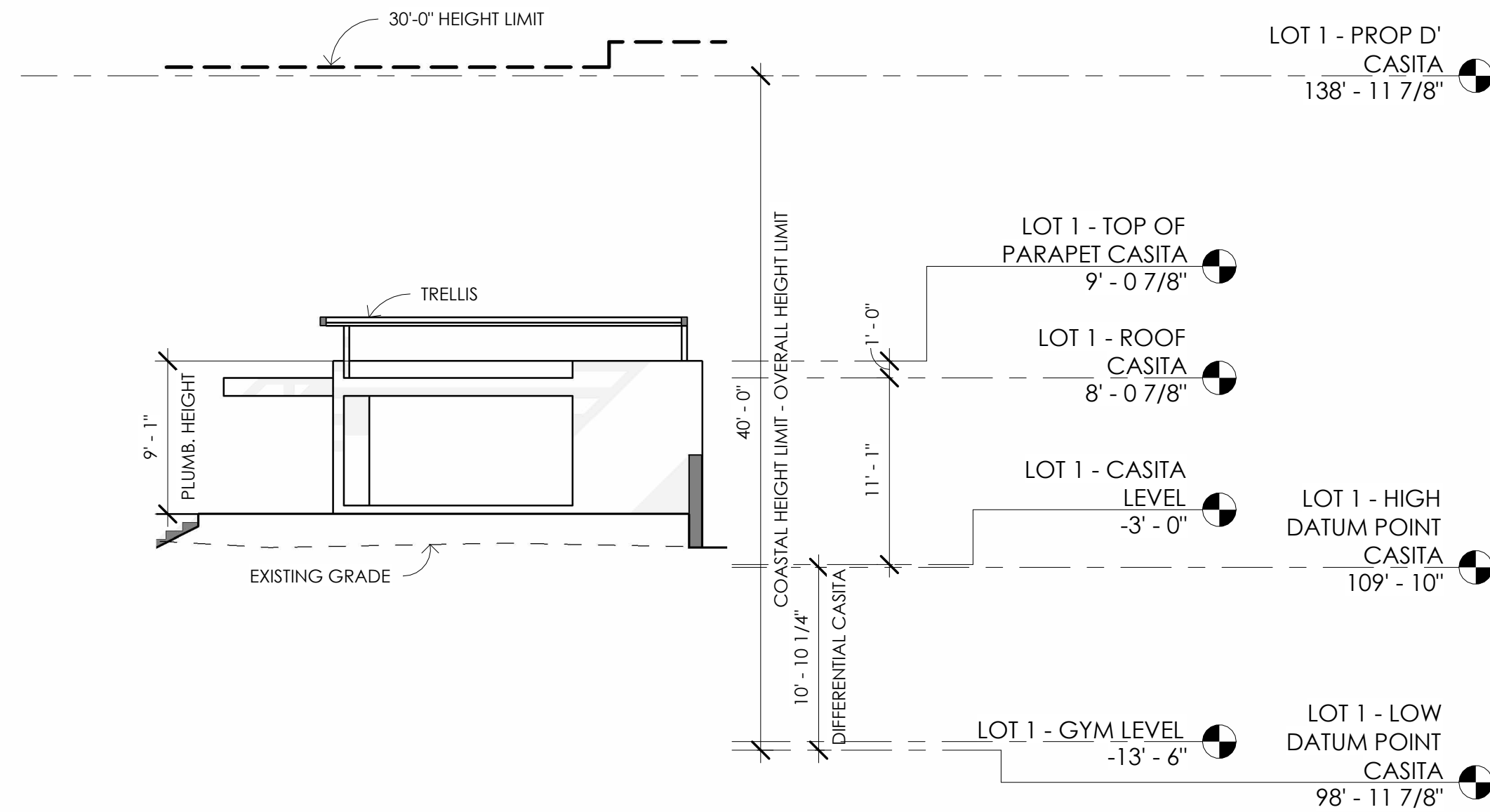
3 LOT 1 - EAST ELEVATION

SCALE = 1/8" = 1'-0"



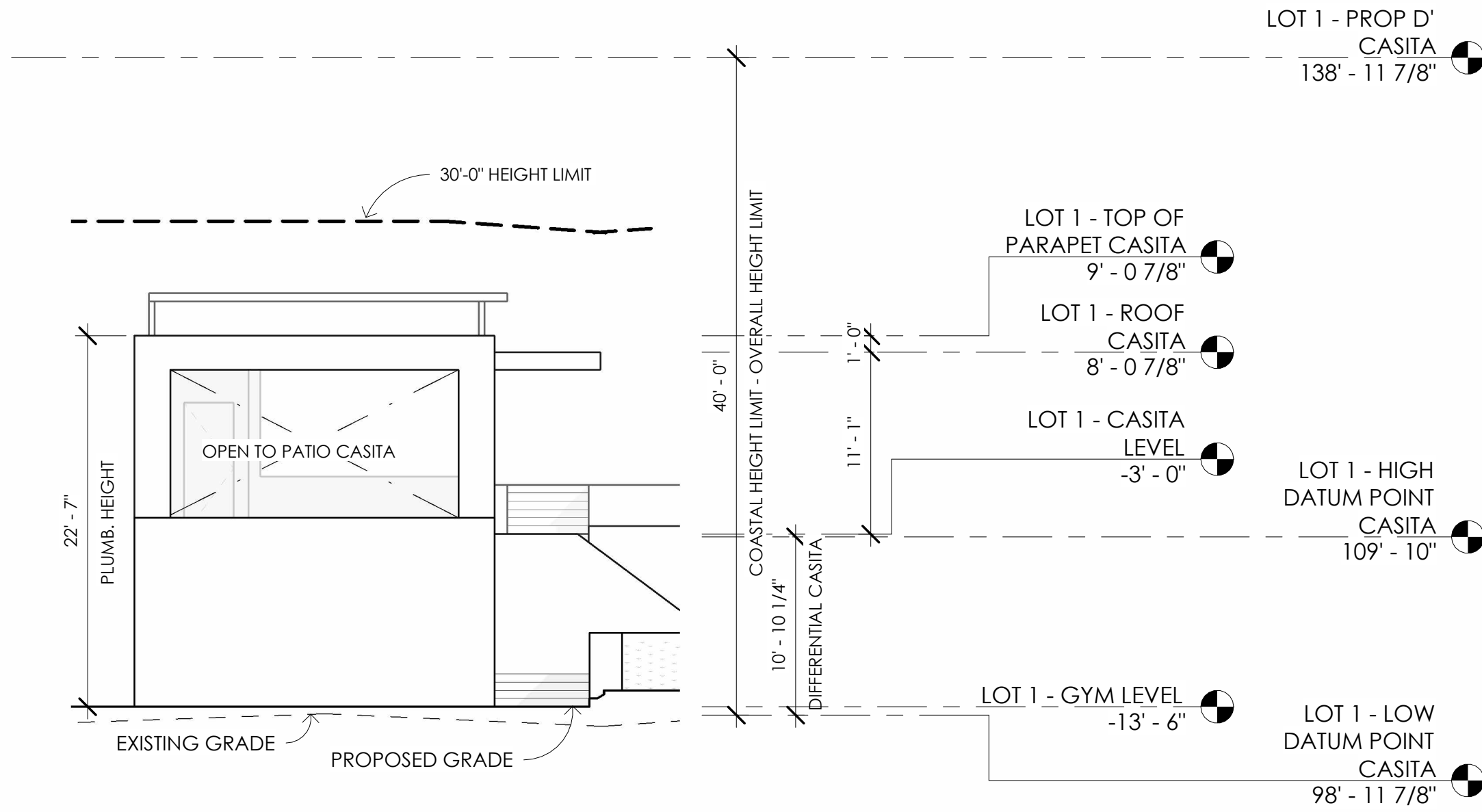
4 LOT 1 - NORTH ELEVATION

SCALE = 1/8" = 1'-0"



5 | LOT 1 - EAST ELEVATION CASITA

SCALE = 1/8" = 1'-0"



6 | LOT 1 - WEST ELEVATION CASITA

SCALE = 1/8" = 1'-0"

ELEVATION NOTES

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WILL & FOTSCH ARCHITECTS

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JOB #:

CIELO MAR - LOT 1 DIAZ

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A403
LOT 1 - EXTERIOR
ELEVATIONS

06/21/2024

JOB #:

CIELO MAR - LOT 2 -
SINNEN

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

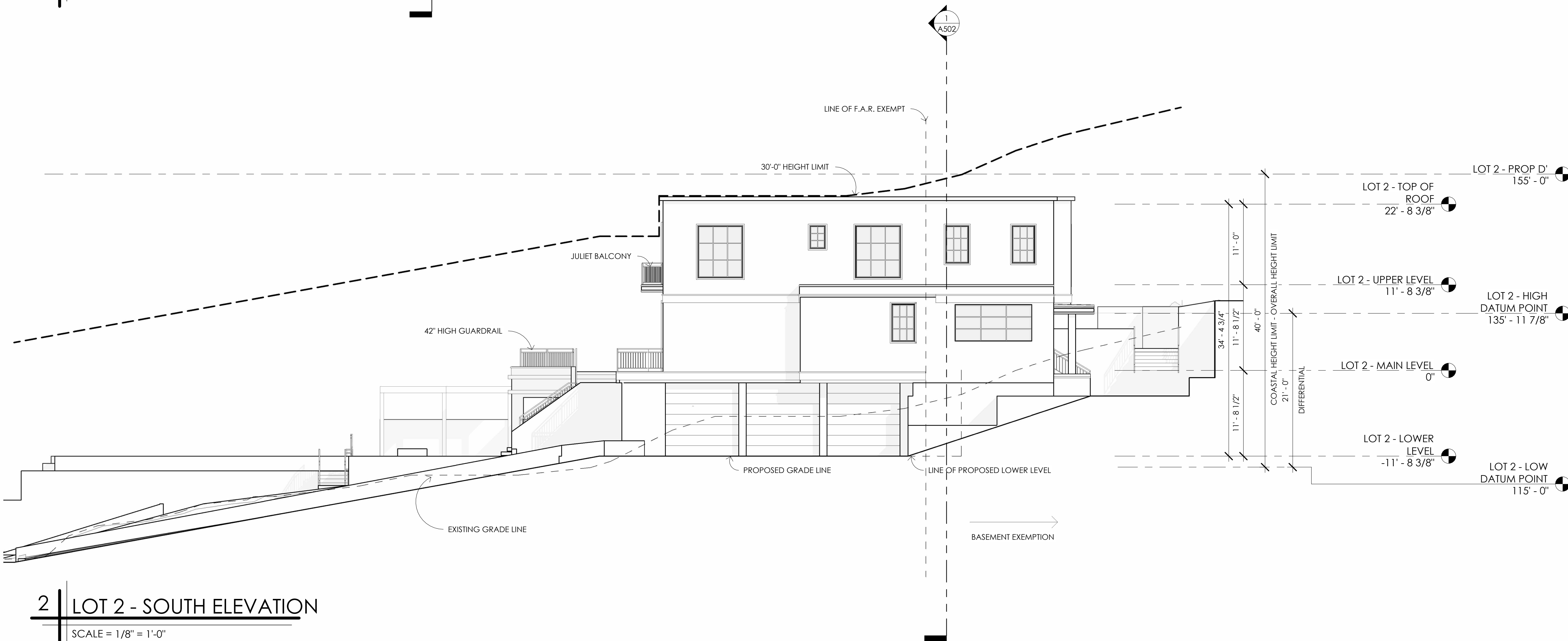
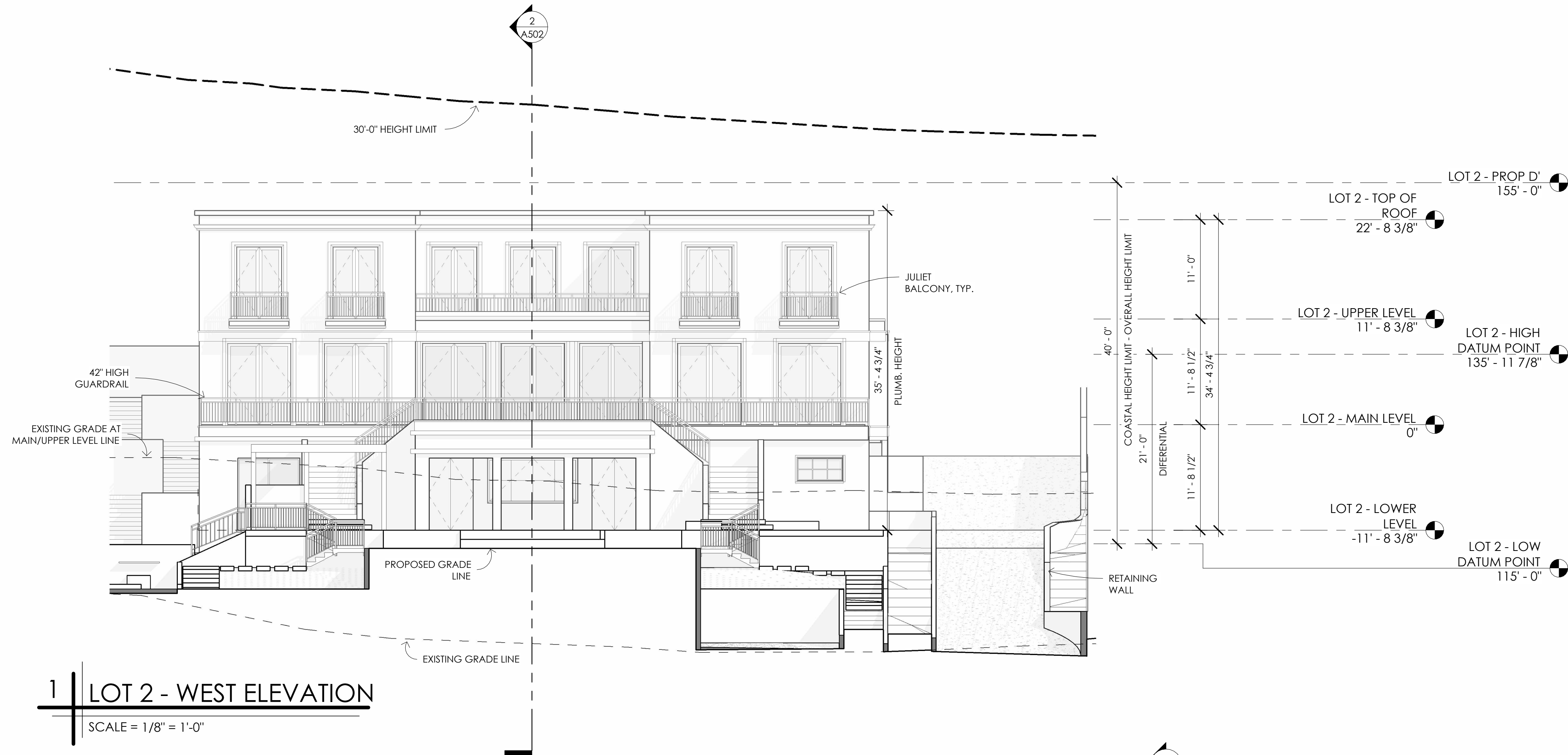
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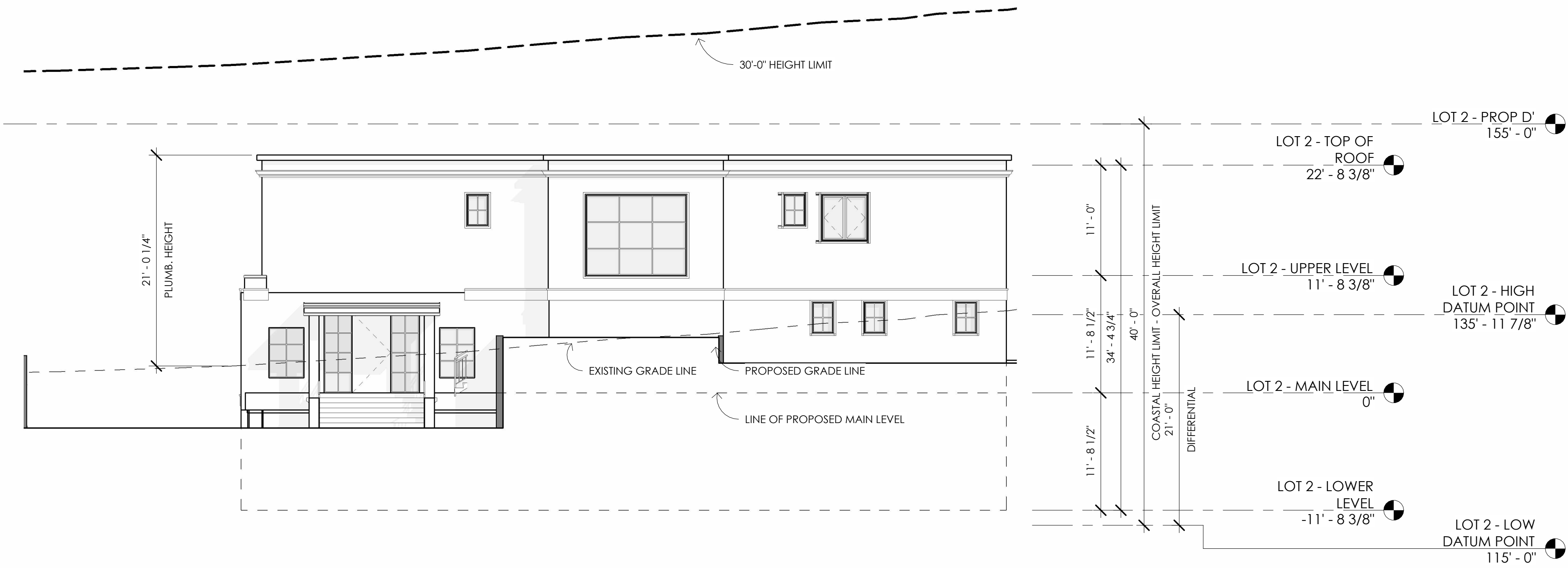
A404
LOT 2 - EXTERIOR
ELEVATIONS

06/21/2024

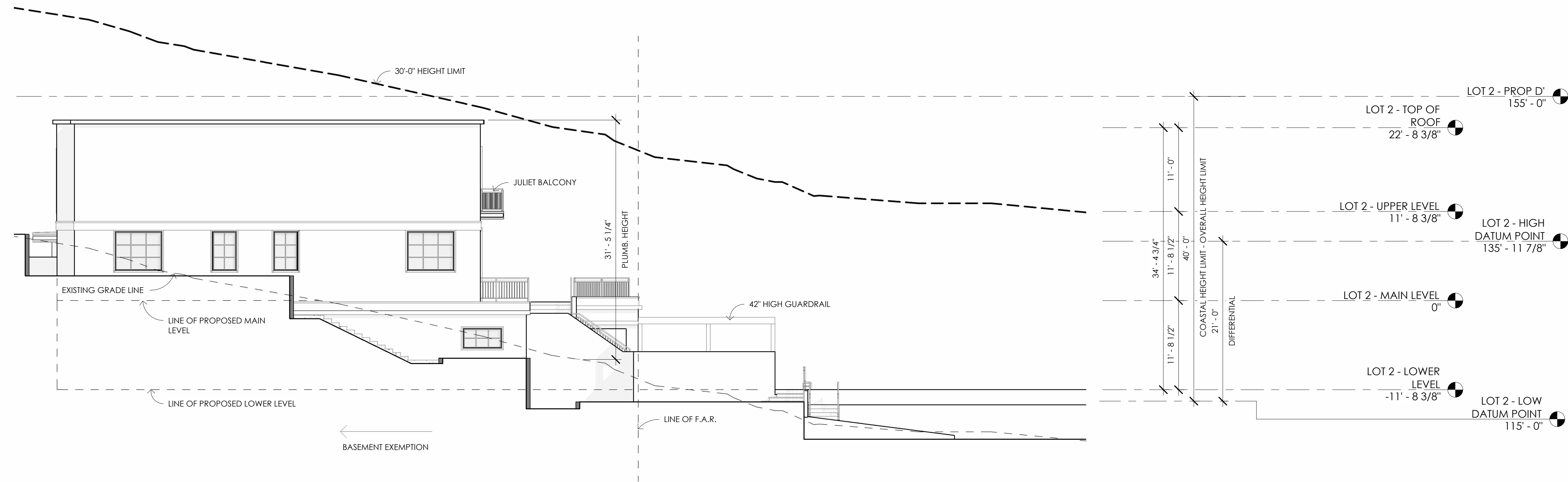
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3 | LOT 2 - EAST ELEVATION
SCALE = 1/8" = 1'-0"



4 | LOT 2 - NORTH ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATION NOTES

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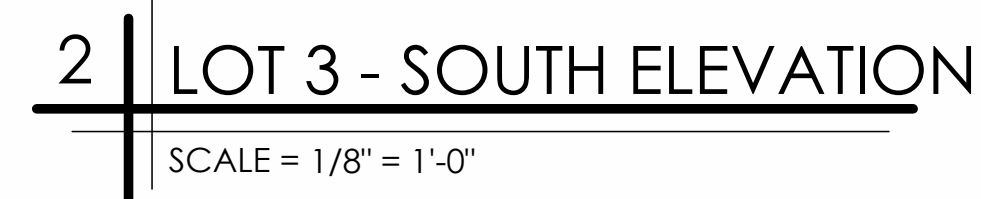
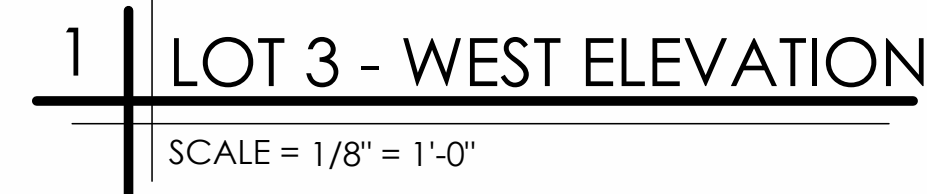
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03/18/2024	3RD CDP SUBMITTAL

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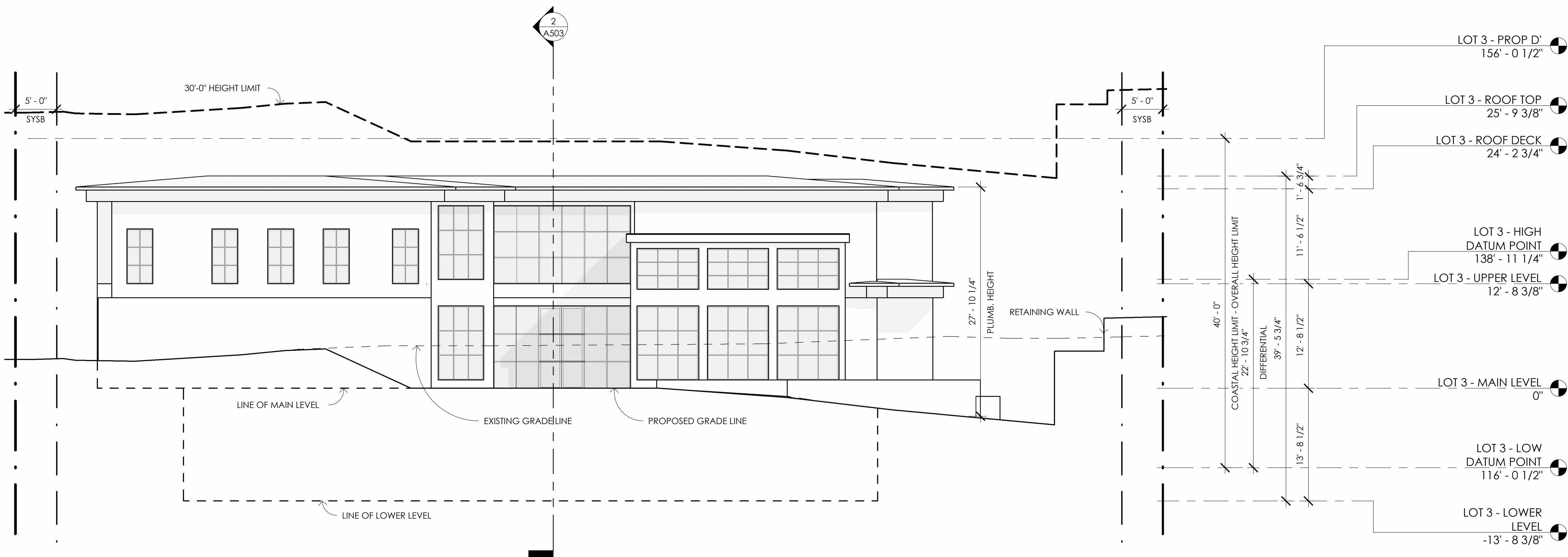
8303 LA JOLLA SHORES DR SAN DIEGO CA 92037

06/21/2024

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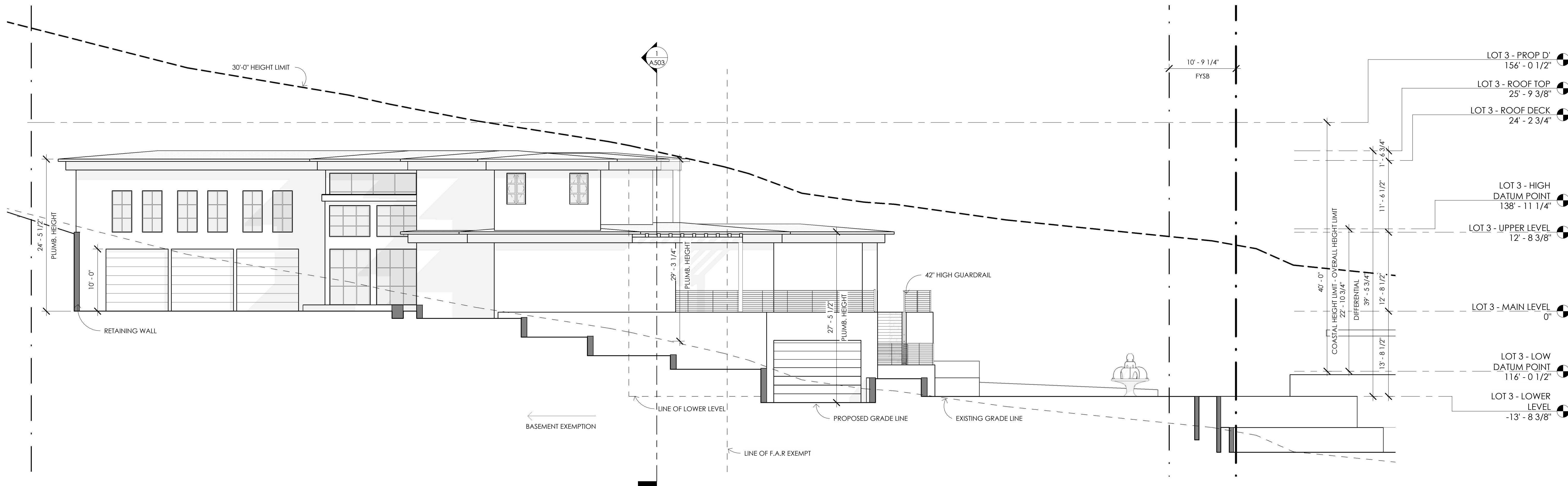


06/21/2024



3 LOT 3 - EAST ELEVATION

SCALE = 1/8" = 1'-0"



4 LOT 3 - NORTH ELEVATION

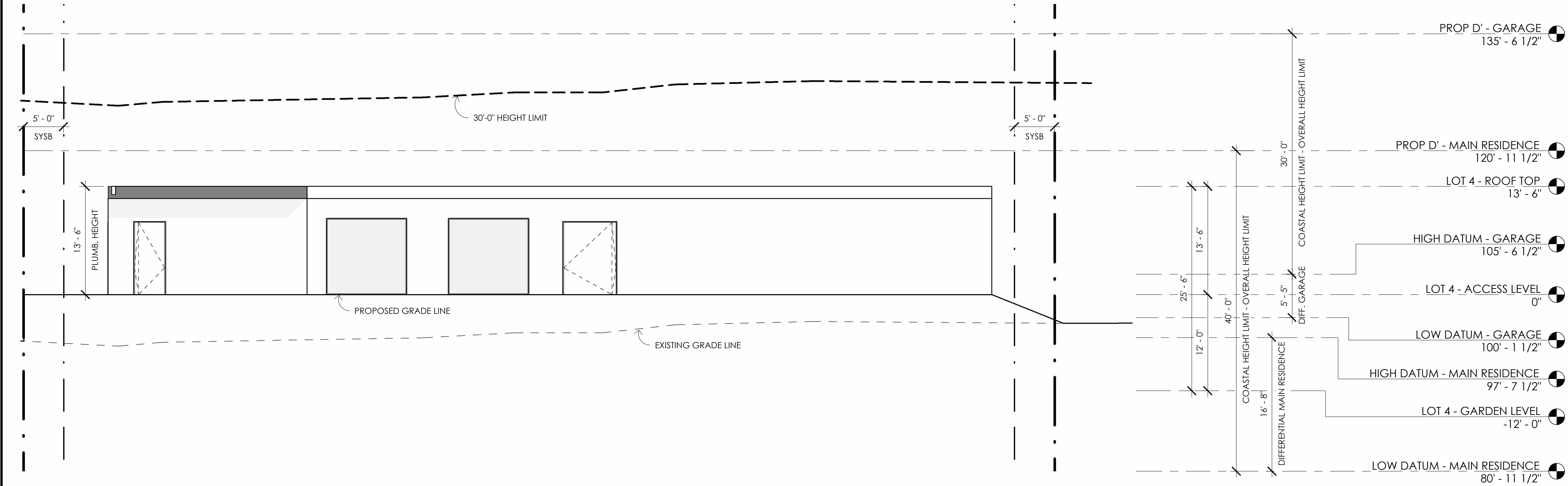
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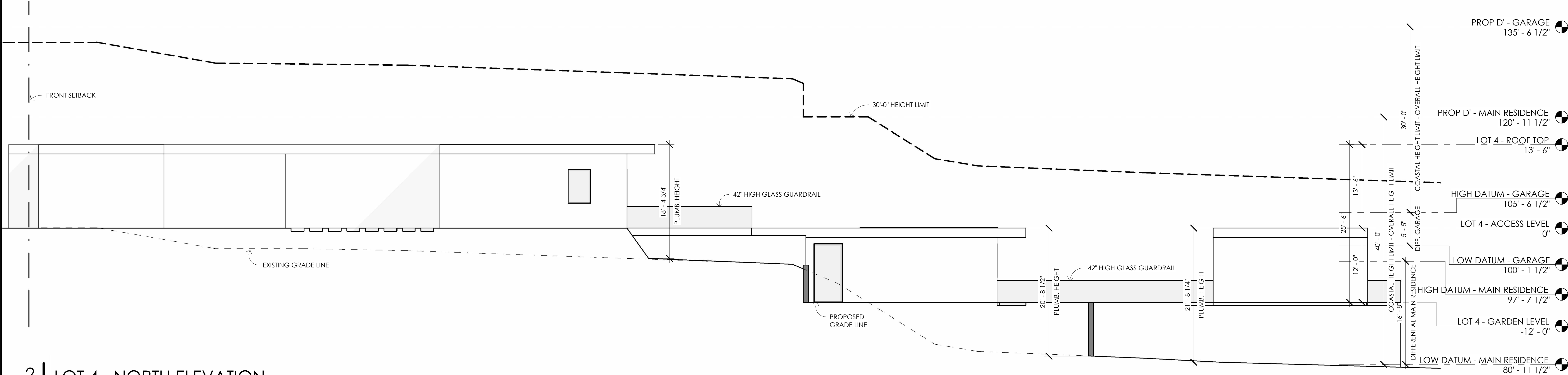
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10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL



1 LOT 4 - EAST ELEVATION

SCALE = 1/8" = 1'-0"



2 LOT 4 - NORTH ELEVATION

SCALE = 1/8" = 1'-0"

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W.F
ARCHITECTS

WILL & FOTSCH ARCHITECTS

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JOB #:

CIELO MAR - LOT 4 - A-2
TRUST
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A408
LOT 4 - EXTERIOR
ELEVATIONS

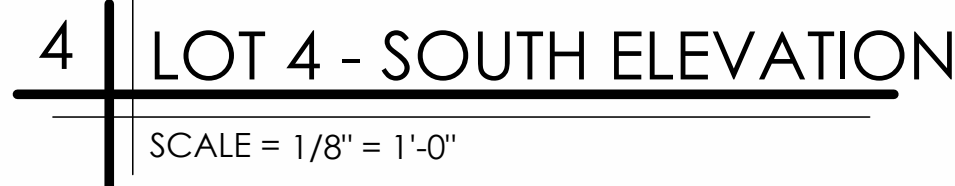
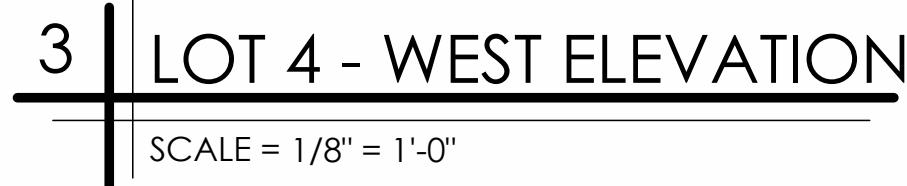
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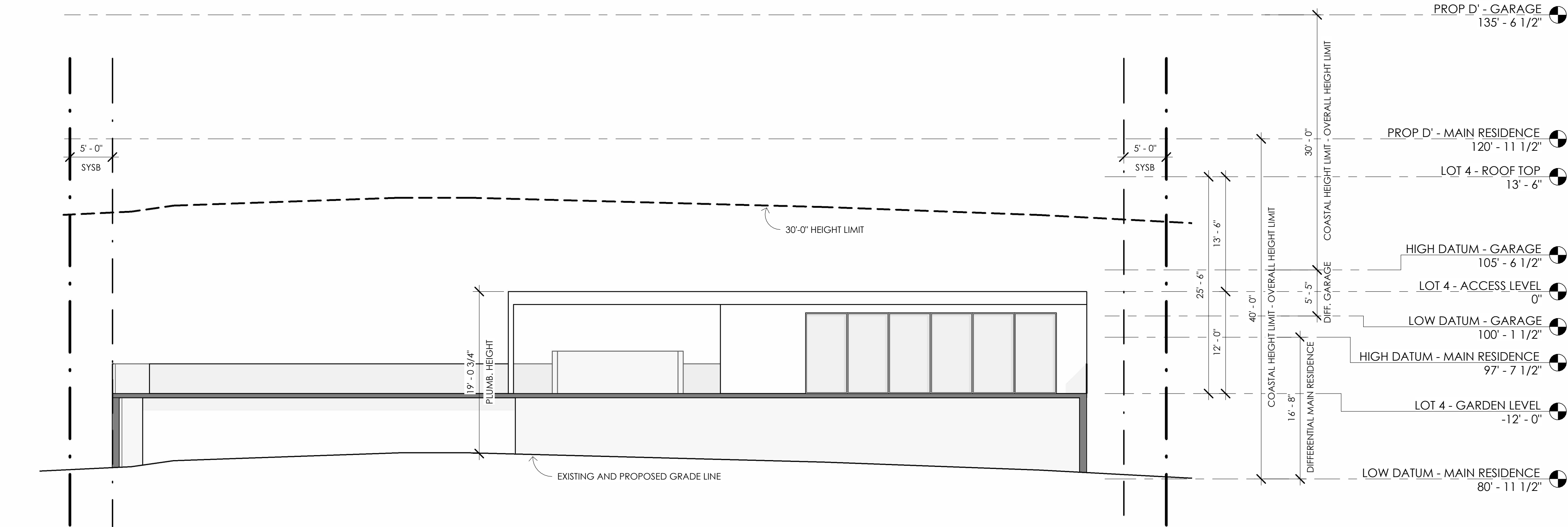
8303 | A | 101 | A SHORES DR SAN DIEGO CA 32037

06/21/2024

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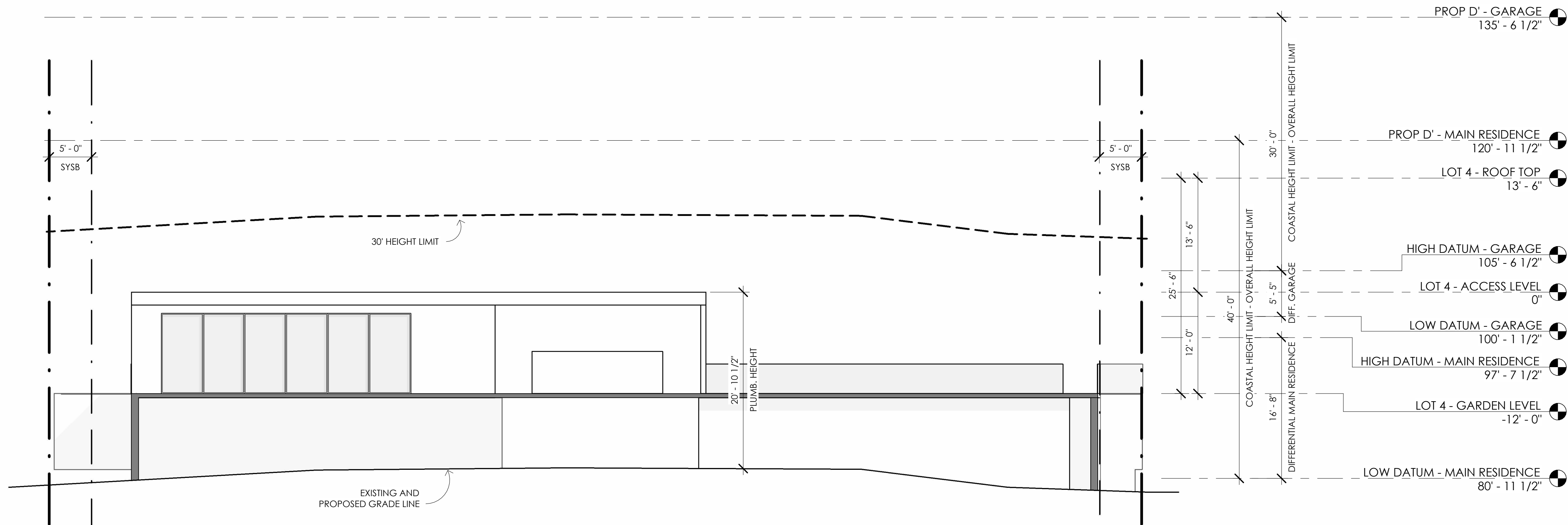


06/21/2024



5 LOT 4 - EAST ELEVATION OFFICE

SCALE = 1/8" = 1'-0"



6 LOT 4 - WEST ELEVATION OFFICE

SCALE = 1/8" = 1'-0"

ELEVATION NOTES

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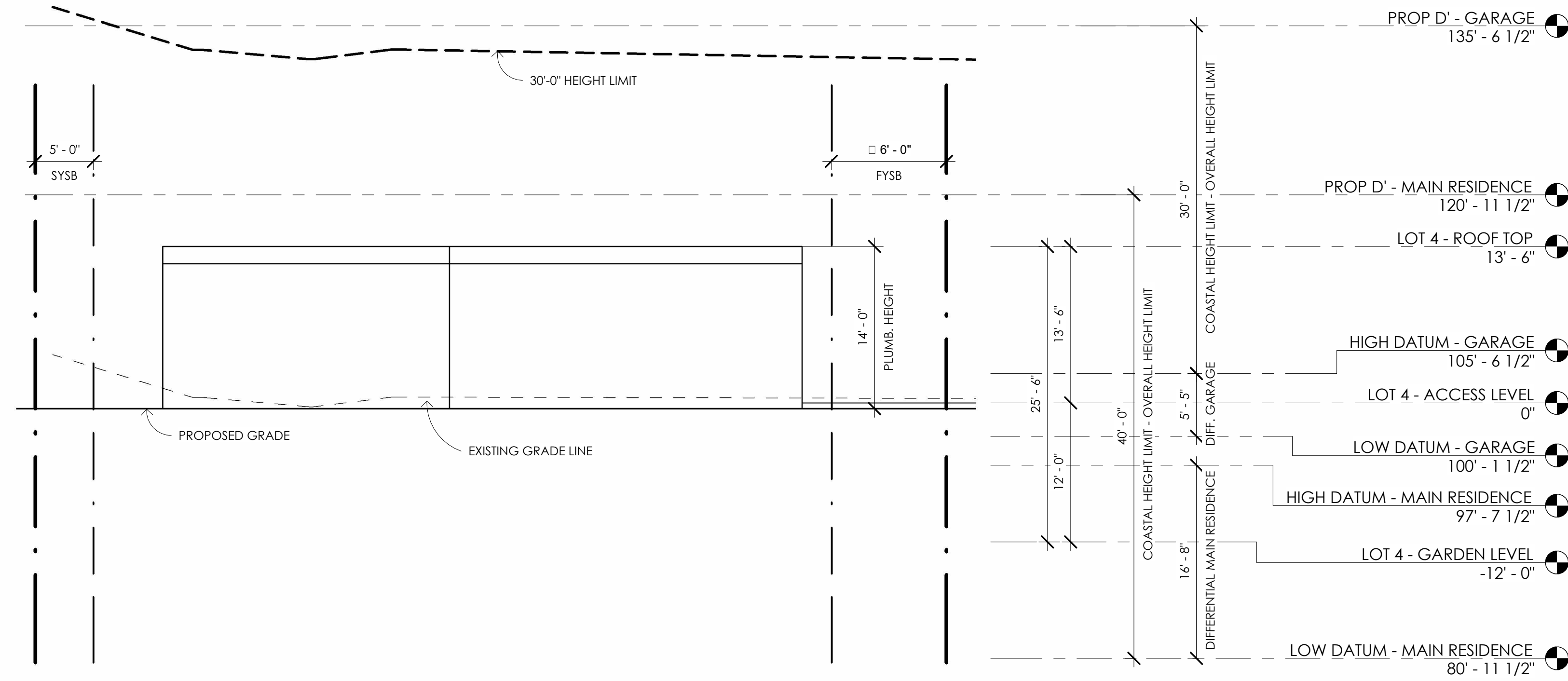
JOB #:

CIELO MAR - LOT 4 - A-2
TRUST
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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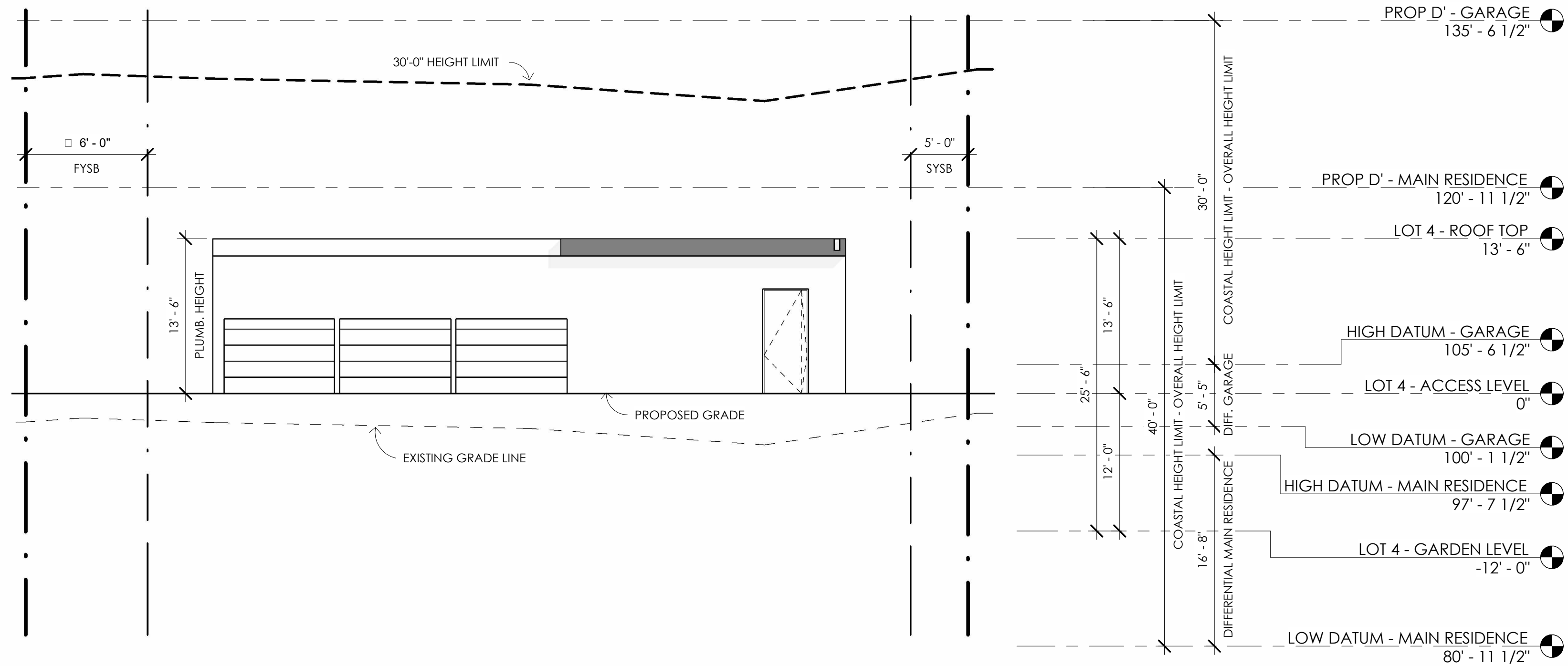
A410
LOT 4 - EXTERIOR
ELEVATIONS

06/21/2024



7 LOT 4 - EAST ELEVATION GARAGE

SCALE = 1/8" = 1'-0"



8 LOT 4 - WEST ELEVATION GARAGE

SCALE = 1/8" = 1'-0"

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TRUST
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A411

LOT 4 - EXTERIOR
ELEVATIONS

06/21/2024

JOB #:
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CONSTRUCTION

CIELO MAR - LOT 5 - RACE

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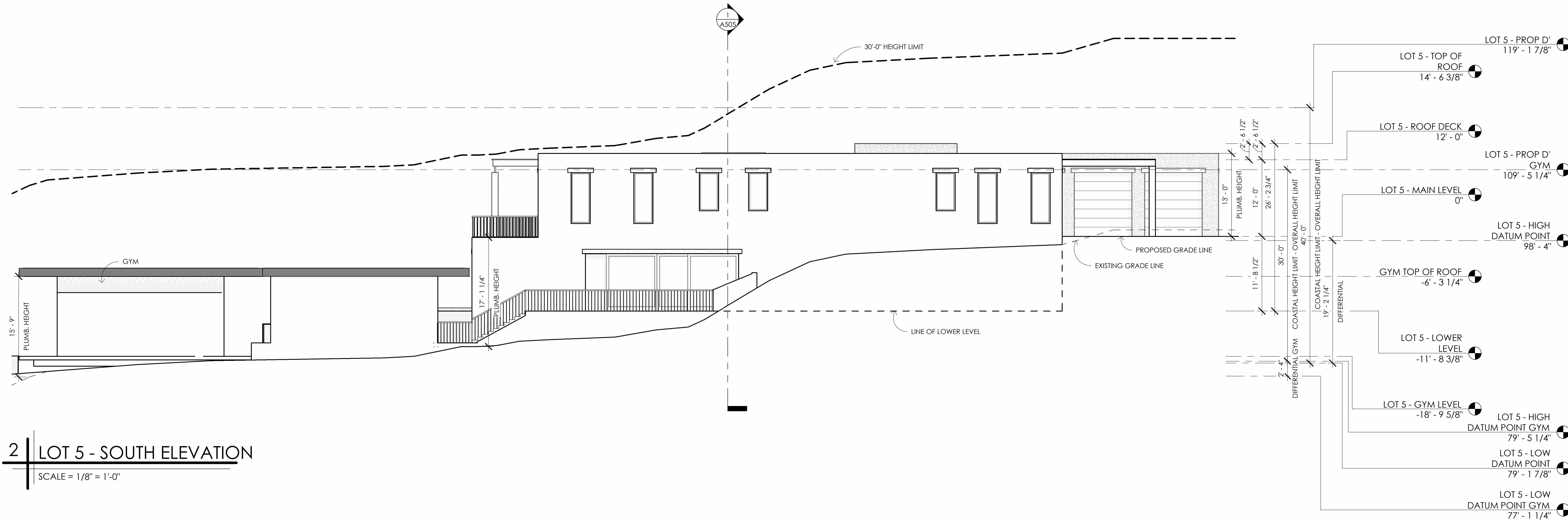
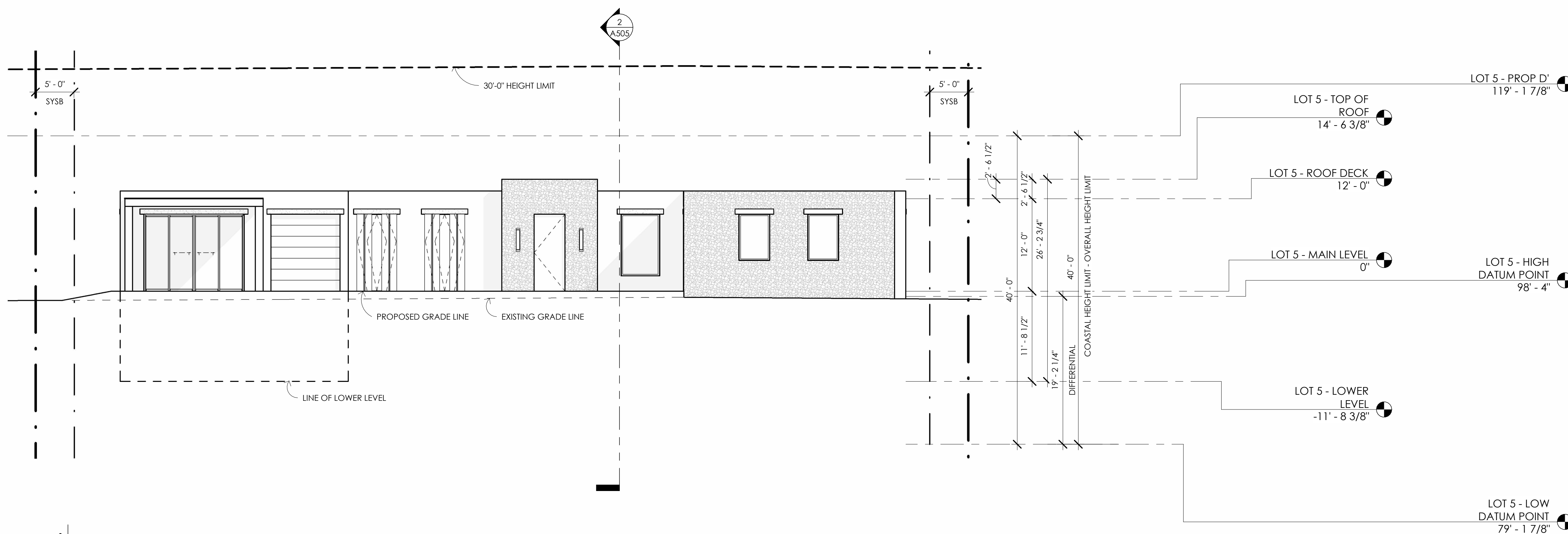
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A412
LOT 5 - EXTERIOR
ELEVATIONS CDP

06/21/2024

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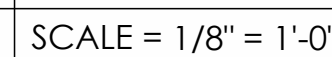
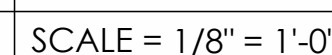
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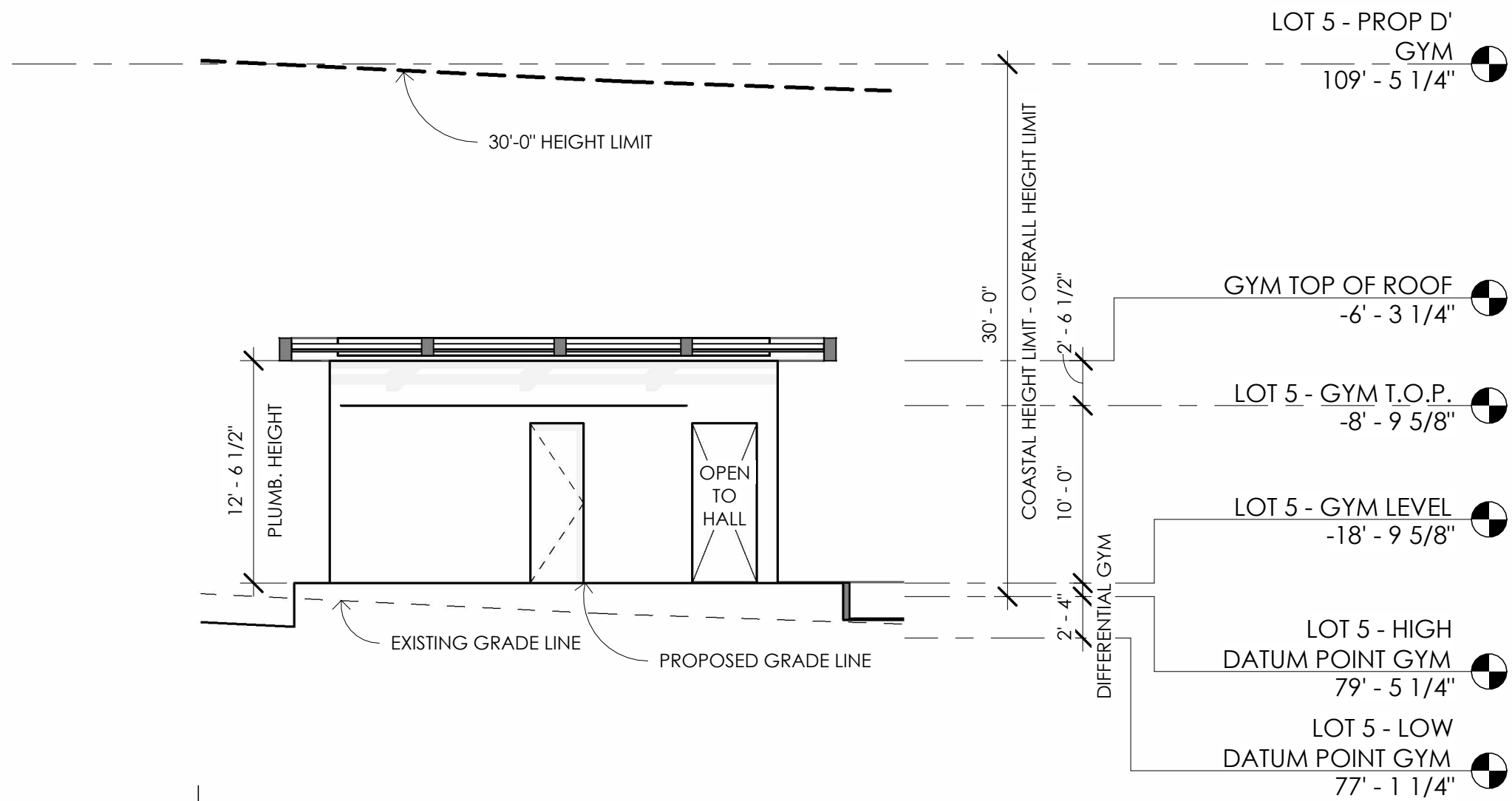
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24

**LOT 5 - EXTERIOR
ELEVATIONS CDF**

06/21/2024

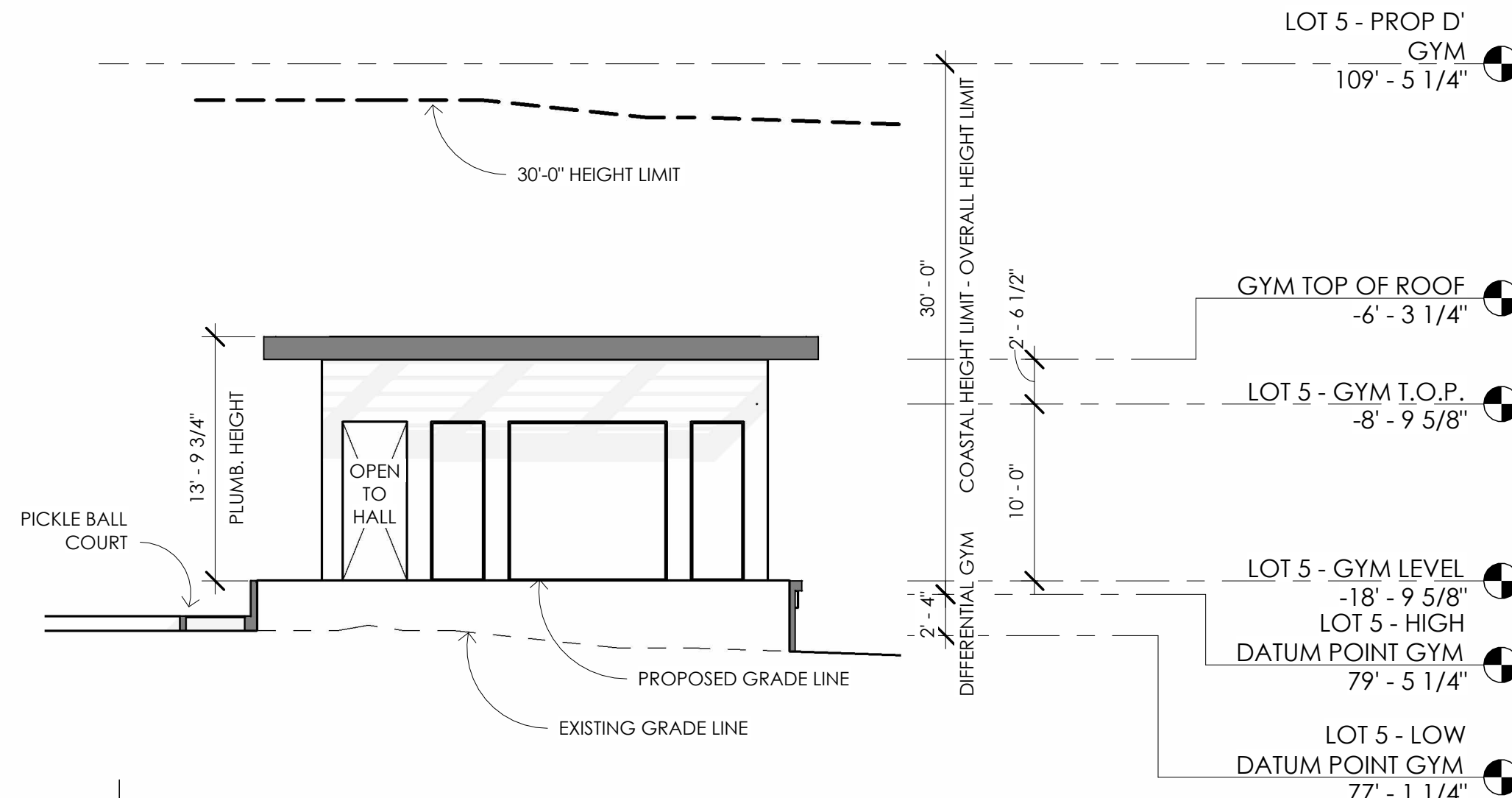
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5 LOT 5 - EAST ELEVATION GYM

SCALE = 1/8" = 1'-0"



6 LOT 5 - WEST ELEVATION GYM

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CIELO MAR - LOT 5 - RACE

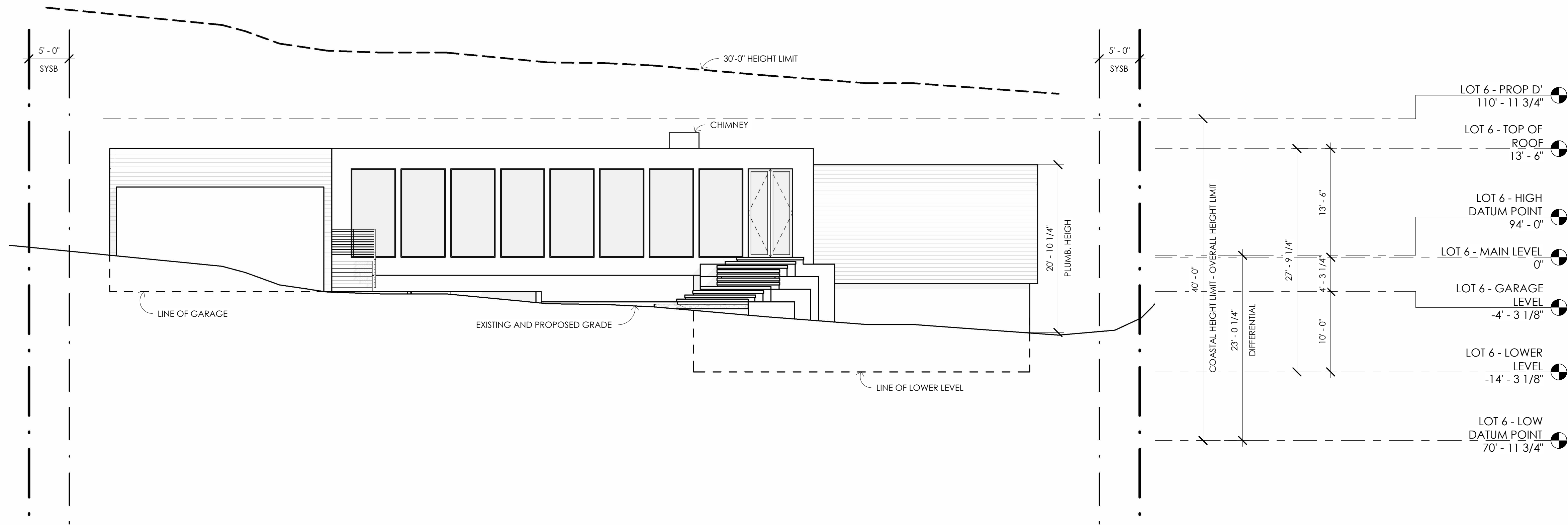
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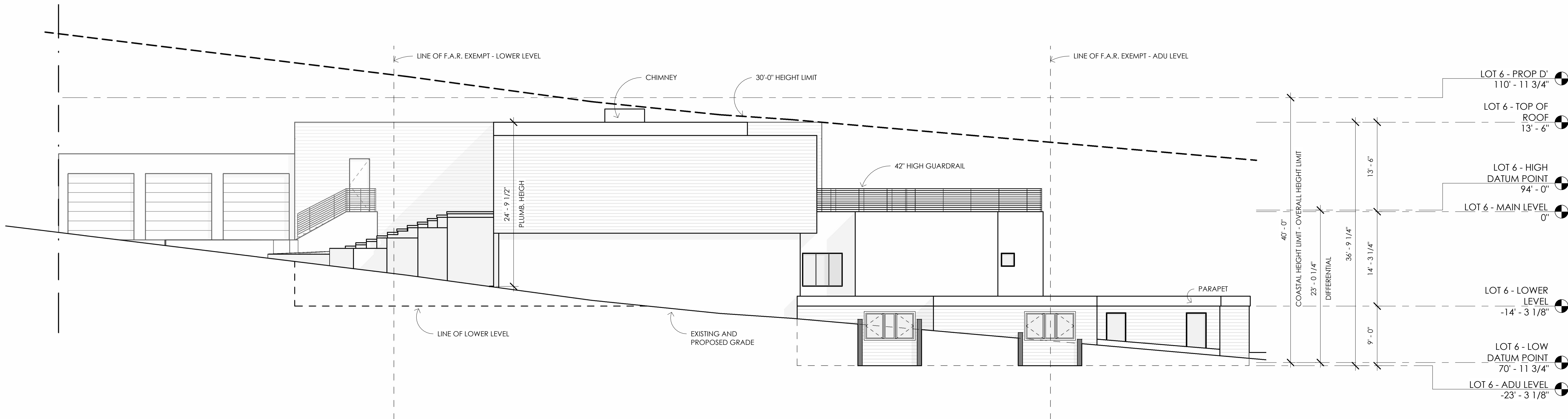
A414

LOT 5 - EXTERIOR
ELEVATIONS CDP

06/21/2024



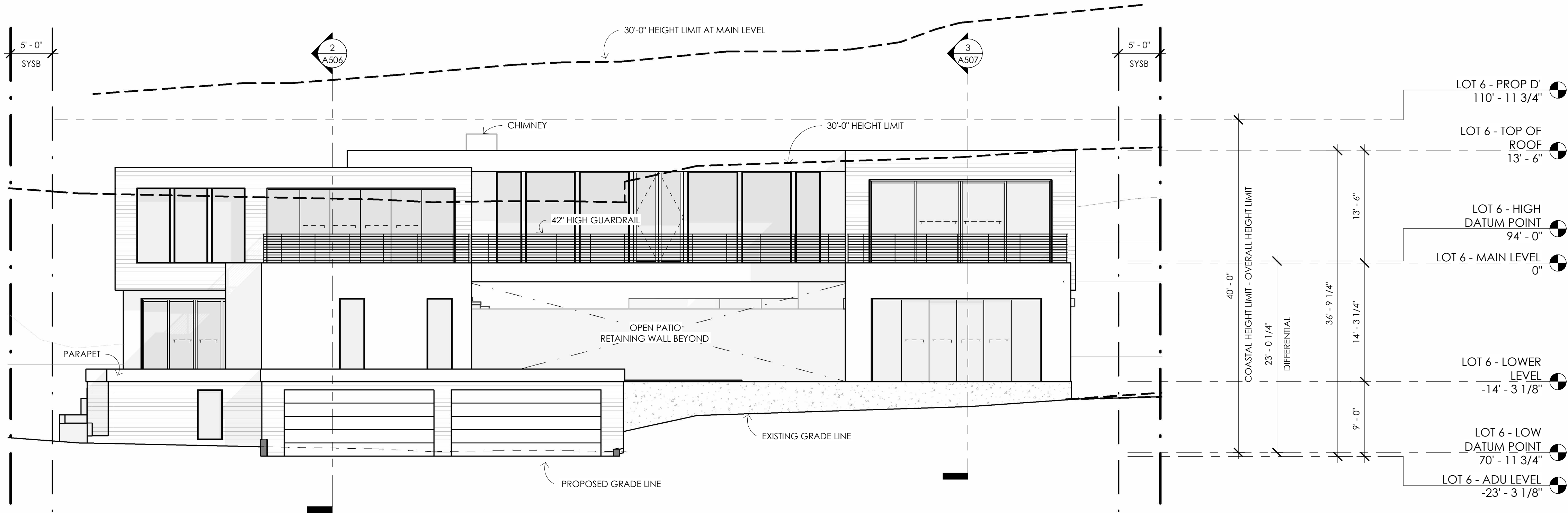
1 LOT 6 - EAST ELEVATION
SCALE = 1/8" = 1'-0"



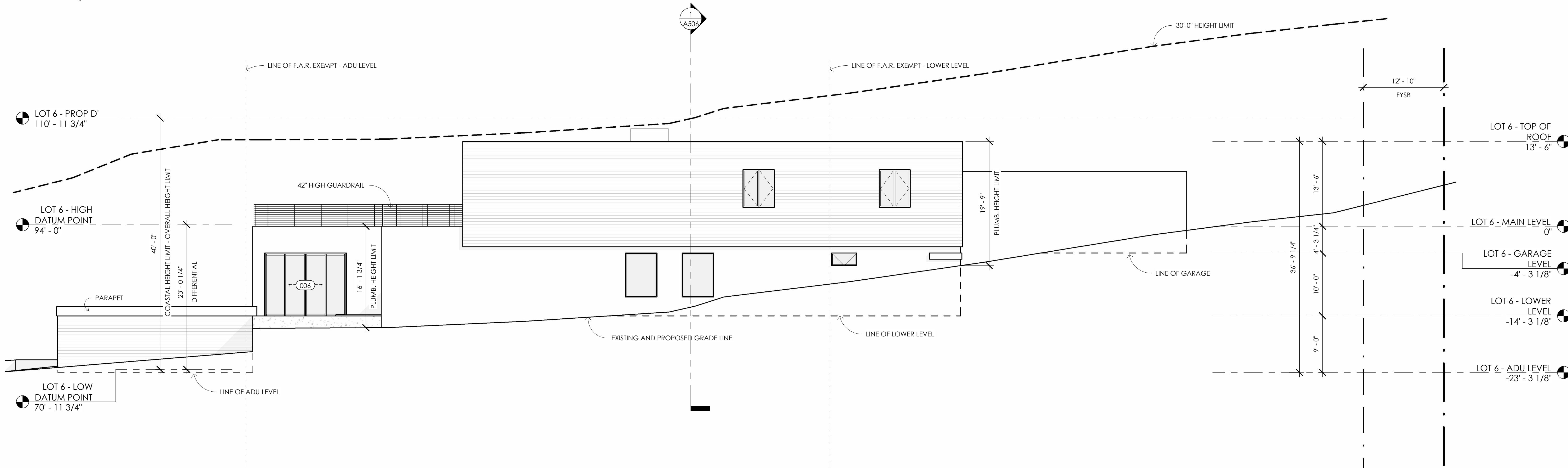
2 LOT 6 - NORTH ELEVATION
SCALE = 1/8" = 1'-0"

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- LIGHTING WHICH HIGHLIGHTS ARCHITECTURAL FEATURES OF A STRUCTURE SHALL BE PERMITTED. SUCH LIGHTING SHALL BE UNOBTUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
- APPURTENANCES ON THE ROOF SHALL BE ENCLOSED OF OTHERWISE DESIGNED OR SHIELDED TO BE ATTRACTIVE.



3 LOT 6 - WEST ELEVATION
SCALE = 1/8" = 1'-0"



4 LOT 6 - SOUTH ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATION NOTES

- BUILDING MATERIALS AND COLOR ARE THE MOST CRITICAL UNIFYING ELEMENTS. FOR THIS REASON, ROOF MATERIALS WITHIN THE LA JOLLA SHORES PLANNED DISTRICT SHALL BE LIMITED TO WOOD SHAKES, WOOD SHINGLES, CLAY TILE, SLATE OR COPPER OF GOOD QUALITY WHERE THE PITCH IS 4 IN 12 OR GREATER OR OTHER MATERIALS WHICH WOULD CONTRIBUTE TO THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD. ROOFS WITH A PITCH OF LESS THAN 4 IN 12 MAY ALSO BE COVERED WITH CRUSHED STONE OF MUTED DARK TONE.
- EXTERIOR WALL MATERIALS SHALL BE LIMITED TO WOOD SIDING, WOOD SHINGLES, ADOBE AND CONCRETE BLOCKS, BRICK, STUCCO, CONCRETE OR NATURAL STONE. WHITE AND NATURAL EARTH COLORS SHOULD PREDOMINATE. PRIMARY COLORS MAY BE USED FOR ACCENT.
- TO PRESERVE THE SEASIDE CHARACTER OF THE COMMUNITY, EACH BUILDING SHALL BE SITED AND DESIGNED SO AS TO PROTECT PUBLIC VIEW FROM PUBLIC RIGHTS-OF-WAY AND PUBLIC PLACES AND PROVIDE FOR SEE-THROUGHS TO THE OCEAN.
- LIGHTING WHICH HIGHLIGHTS ARCHITECTURAL FEATURES OF A STRUCTURE SHALL BE PERMITTED. SUCH LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
- APPURTENANCES ON THE ROOF SHALL BE ENCLOSED OF OTHERWISE DESIGNED OR SHIELDED TO BE ATTRACTIVE.

JOB #:

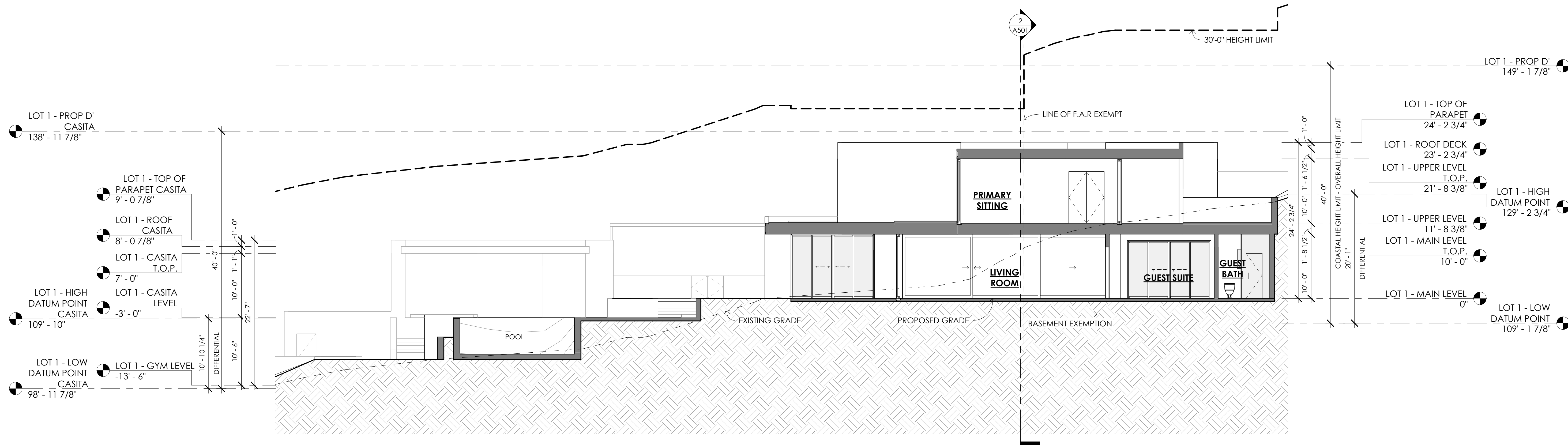
CIELO MAR - LOT 1 DIAZ

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

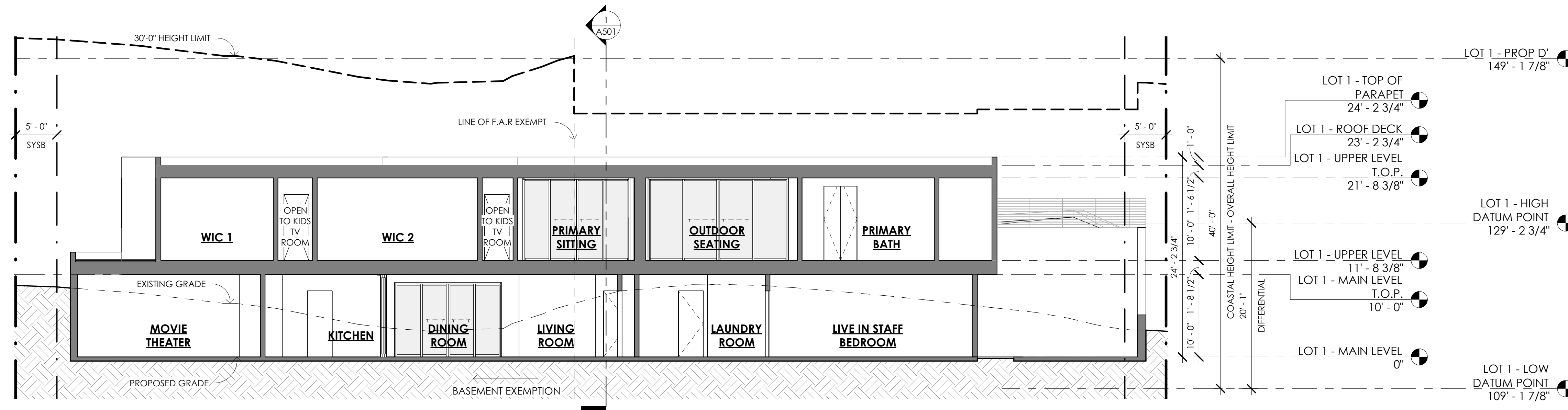
A501
LOT 1 - BUILDING
SECTIONS

06/21/2024



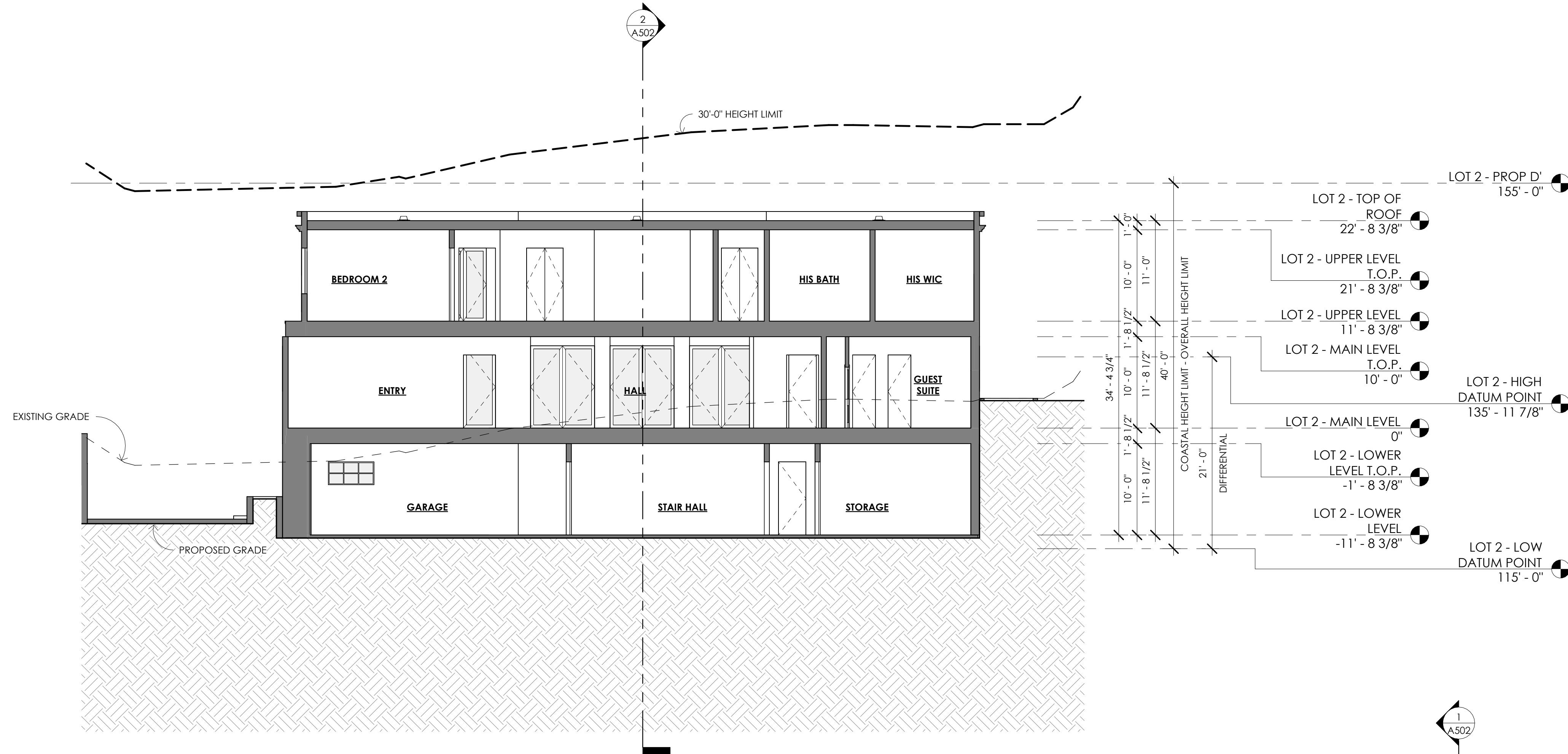
1 | LOT 1 - SECTION 1

SCALE = 1/8" = 1'-0"

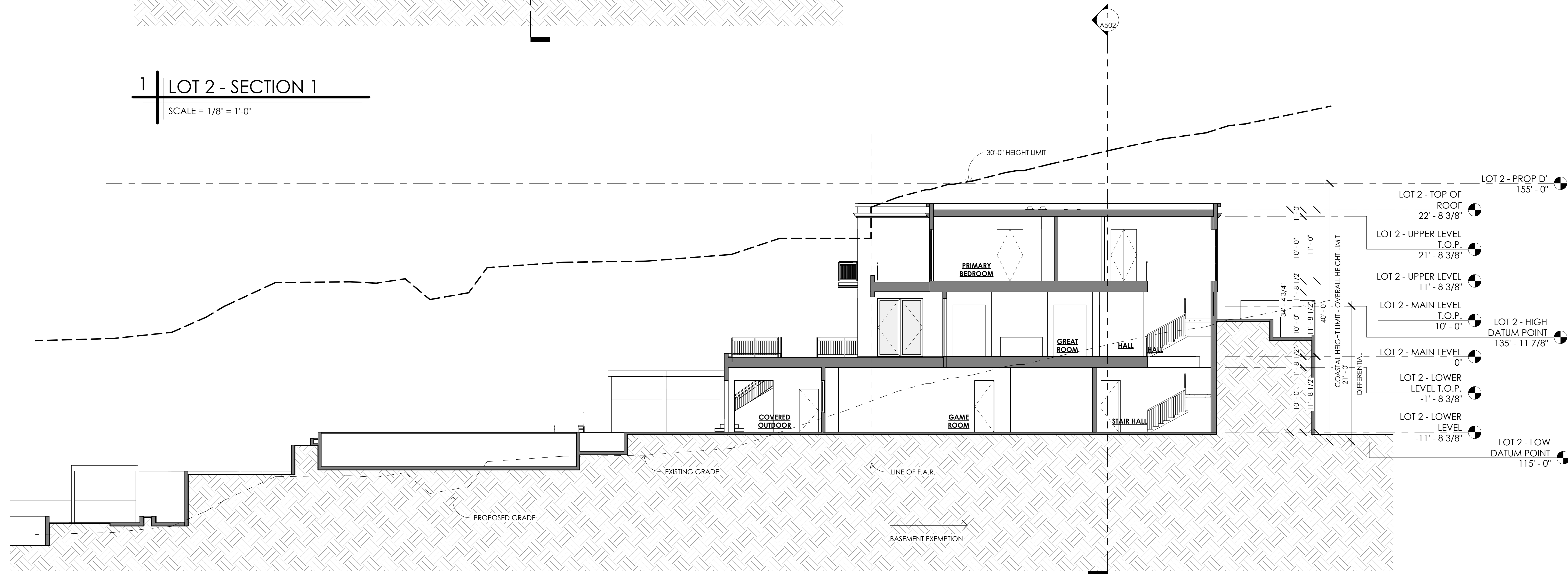


2 | LOT 1 - SECTION 2

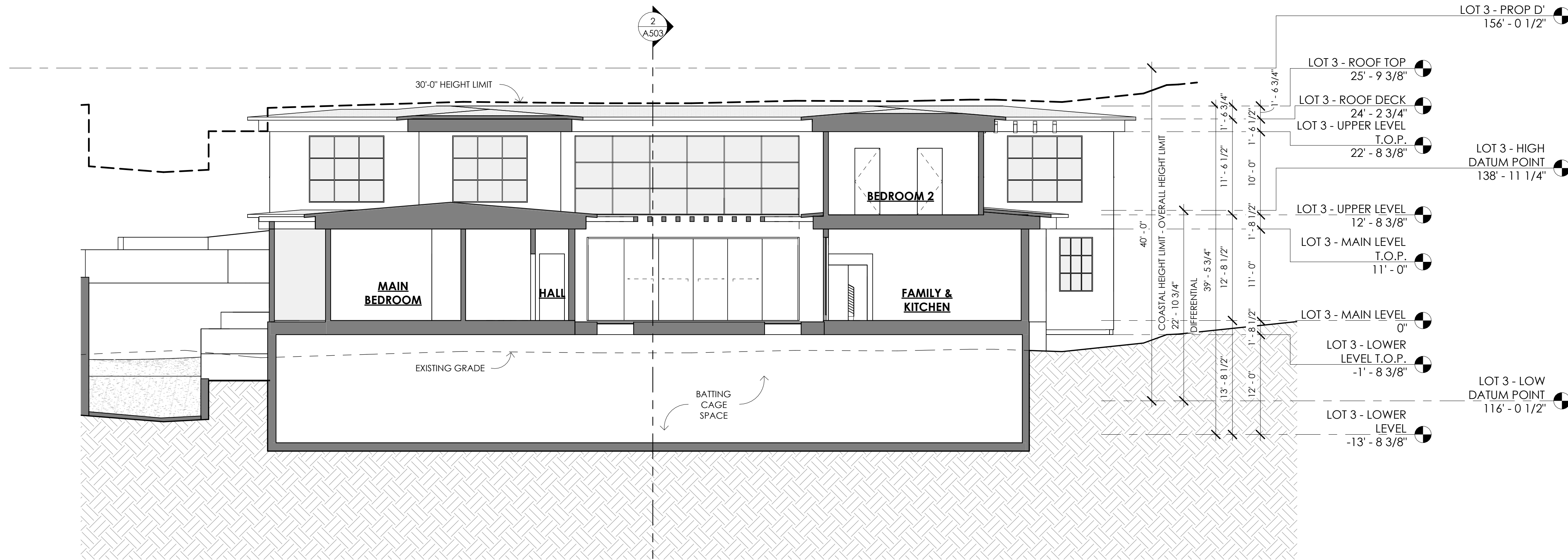
SCALE = 1/8" = 1'-0"



1 | LOT 2 - SECTION 1
SCALE = 1/8" = 1'-0"

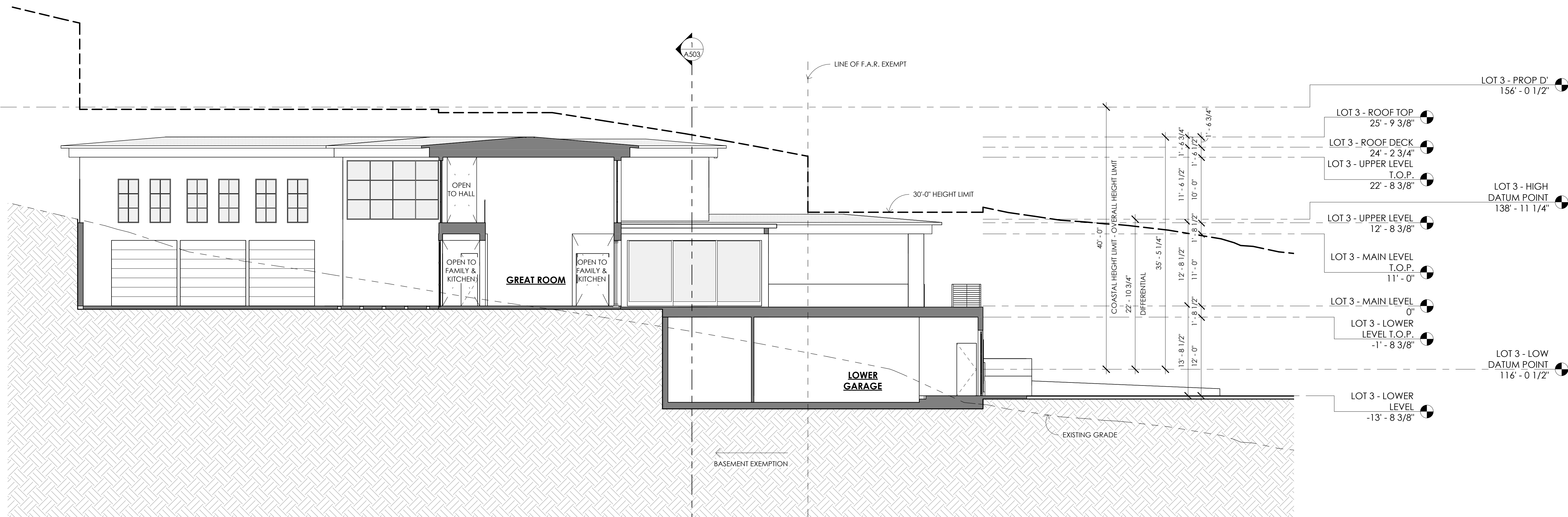


2 | LOT 2 - SECTION 2
SCALE = 1/8" = 1'-0"



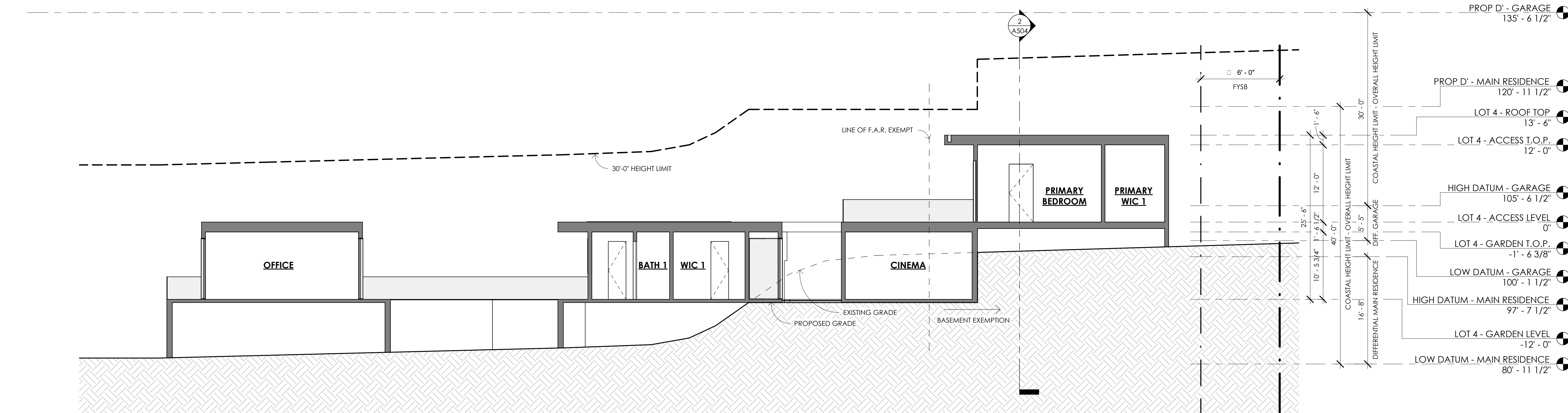
1 LOT 3 - SECTION 1

SCALE = 1/8" = 1'-0"



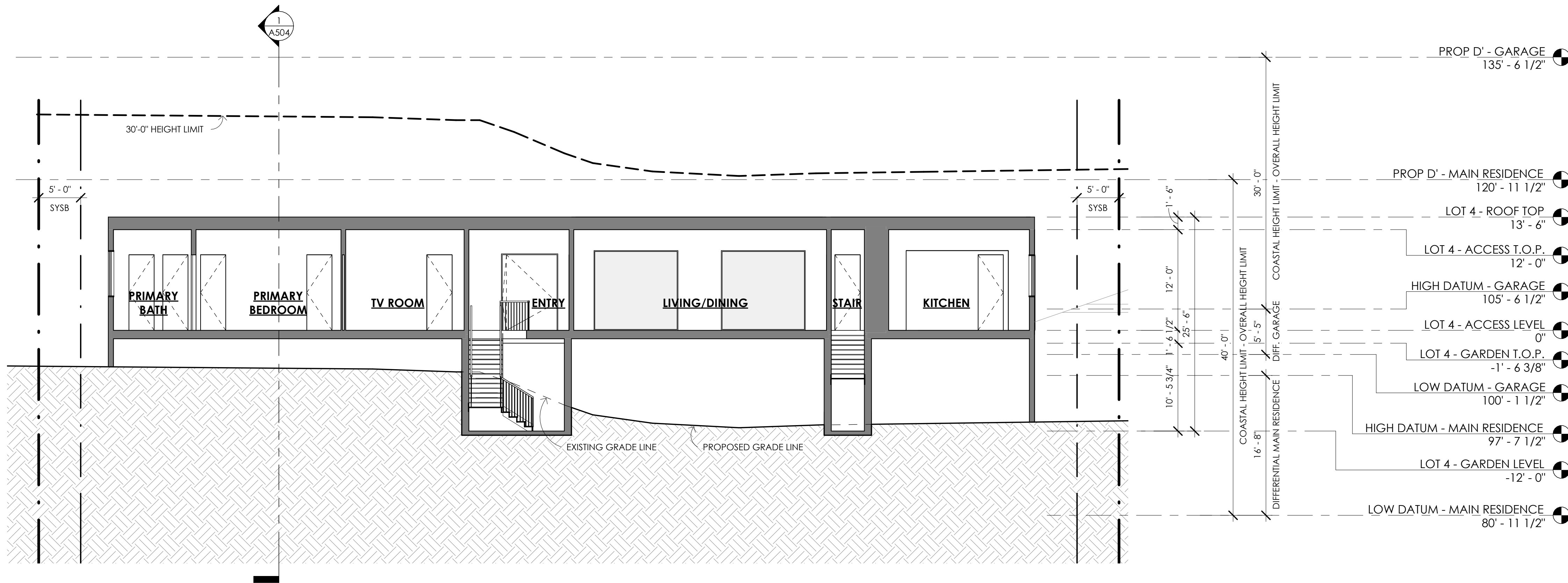
2 LOT 3 - SECTION 2

SCALE = 1/8" = 1'-0"



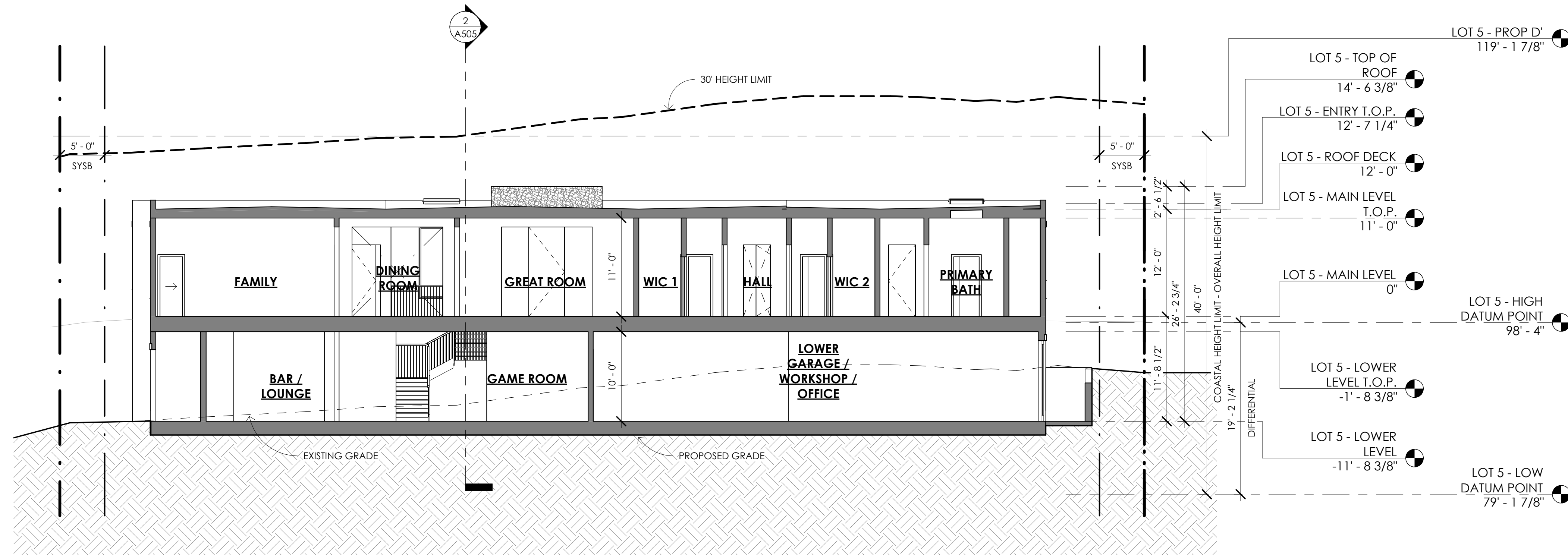
1 | LOT 4 - SECTION 1

SCALE = 1/8" = 1'-0"



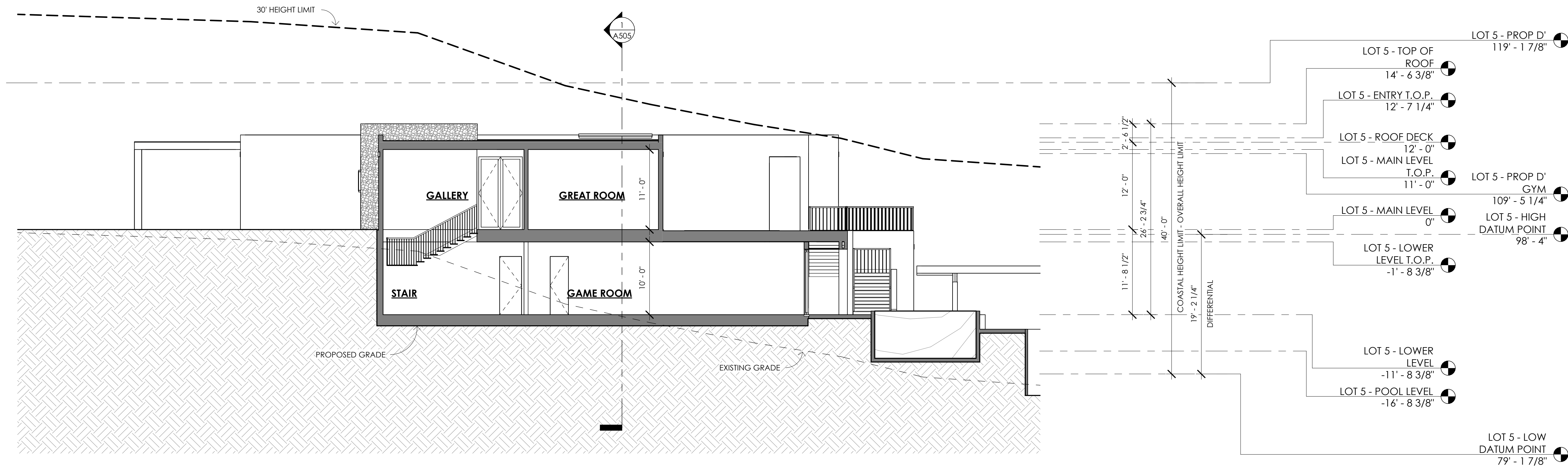
2 | LOT 4 - SECTION 2

SCALE = 1/8" = 1'-0"



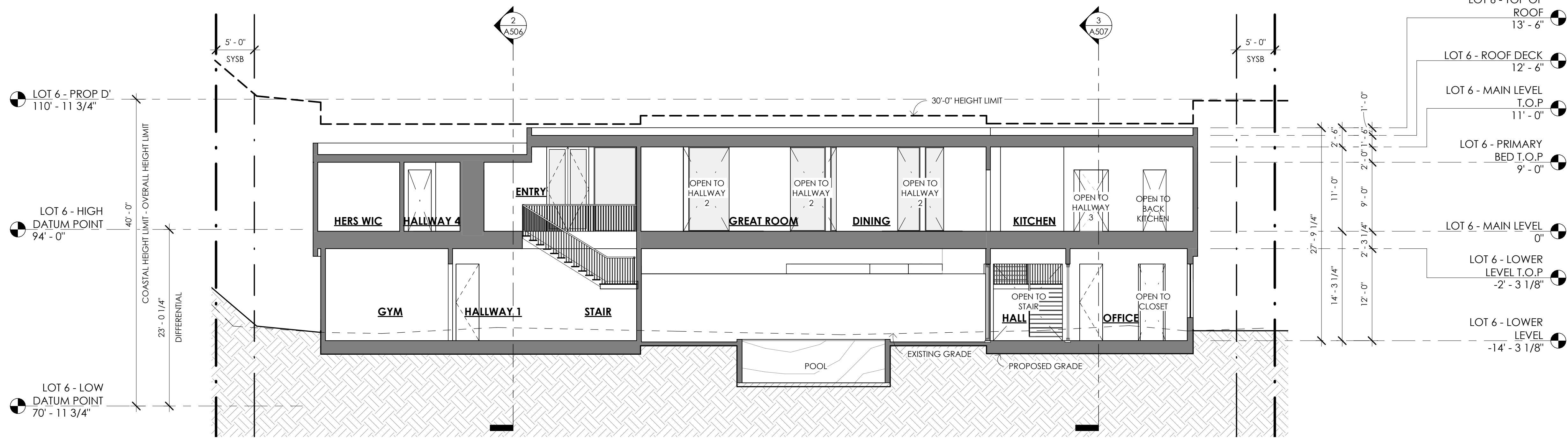
1 | LOT 5 - SECTION 1

SCALE = 1/8" = 1'-0"

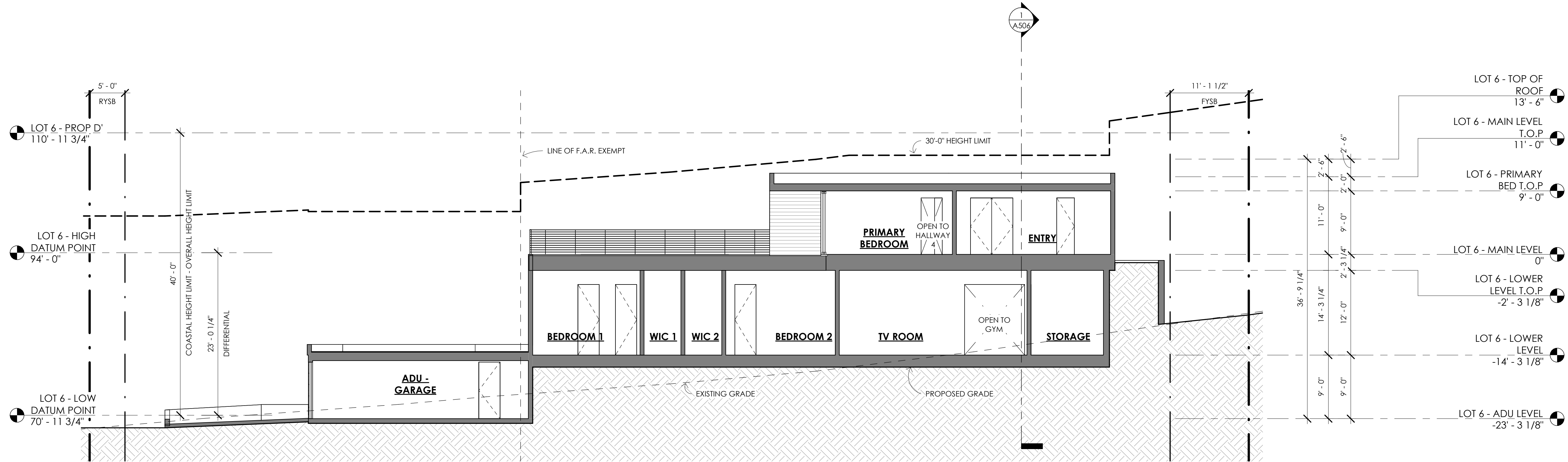


2 | LOT 5 - SECTION 2

SCALE = 1/8" = 1'-0"



1 | LOT 6 - SECTION 1
SCALE = 1/8" = 1'-0"



2 | LOT 6 - SECTION 2
SCALE = 1/8" = 1'-0"

JOB #:

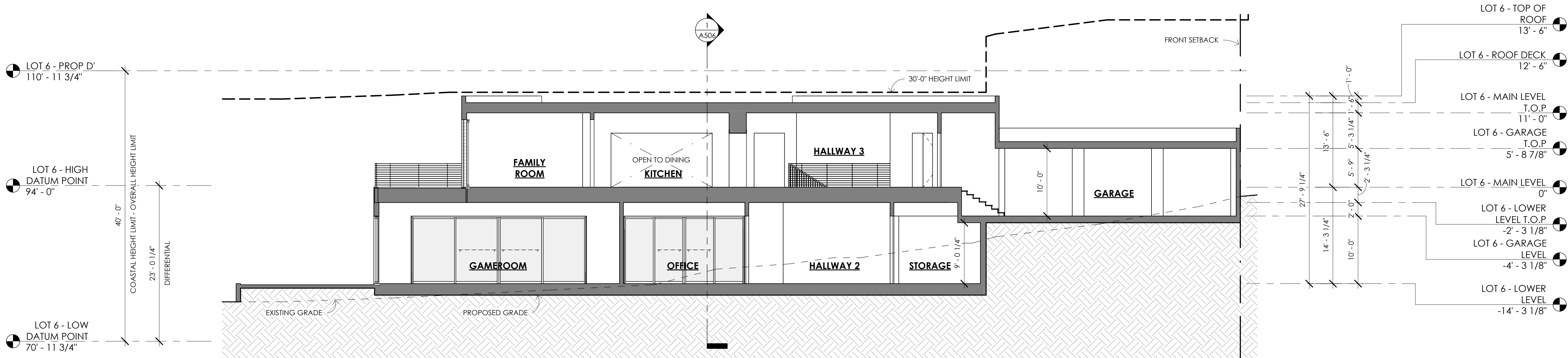
CIELO MAR - LOT 6 - LLC

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
	4TH CDP SUBMITTAL

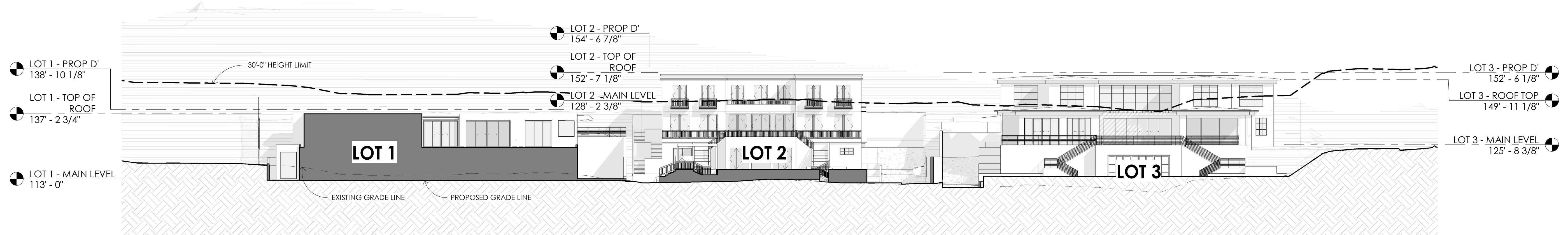
A507
LOT 6 - BUILDING
SECTIONS

06/21/2024

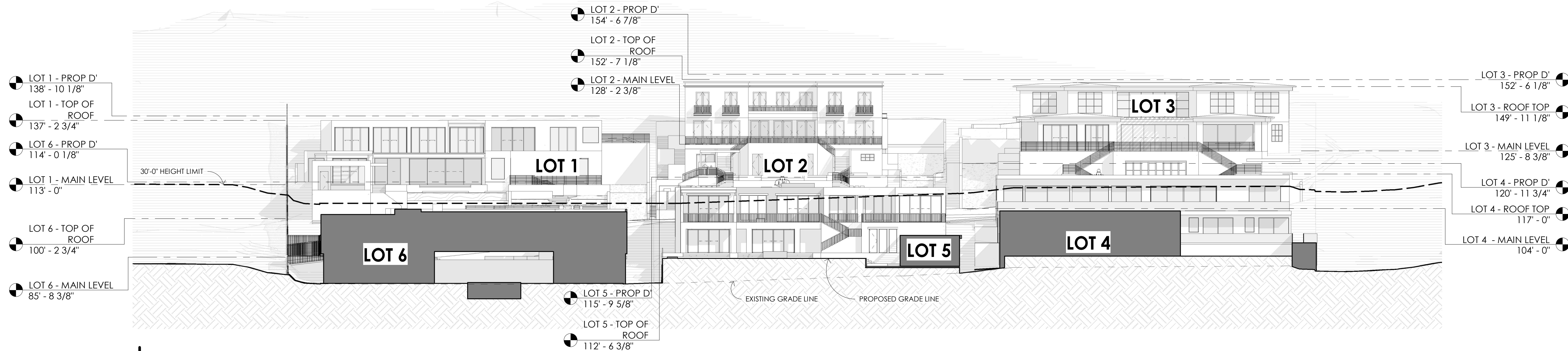


3 | LOT 6 - SECTION 3

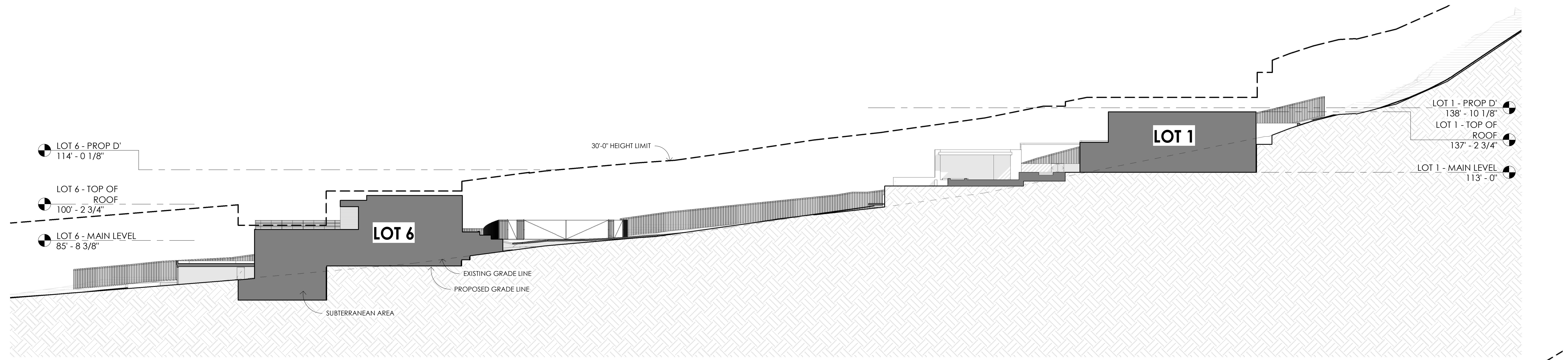
SCALE = 1/8" = 1'-0"



1 | OVERALL - SECTION 1
SCALE = 1" = 20'-0"

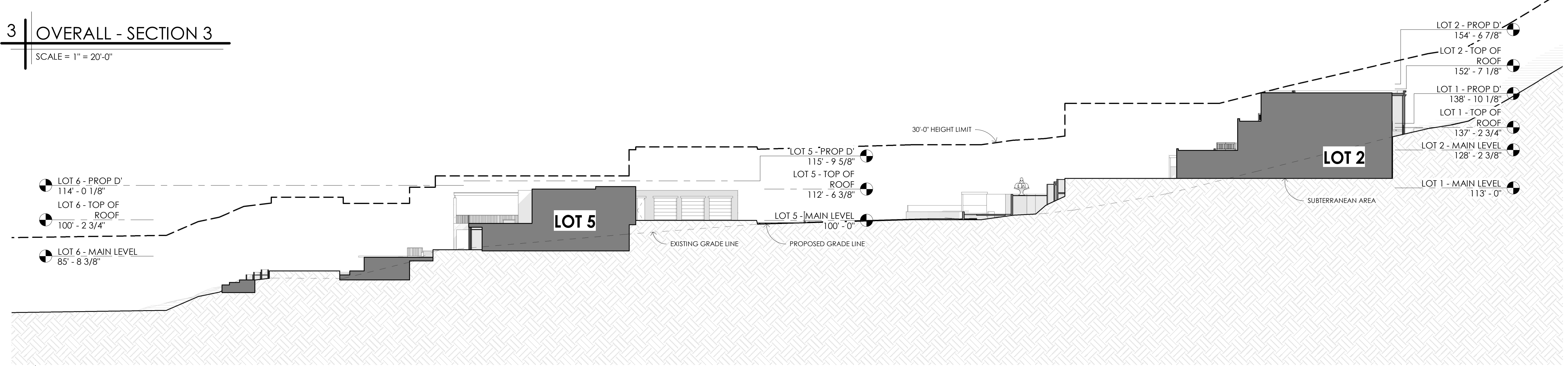


2 | OVERALL - SECTION 2
SCALE = 1" = 20'-0"



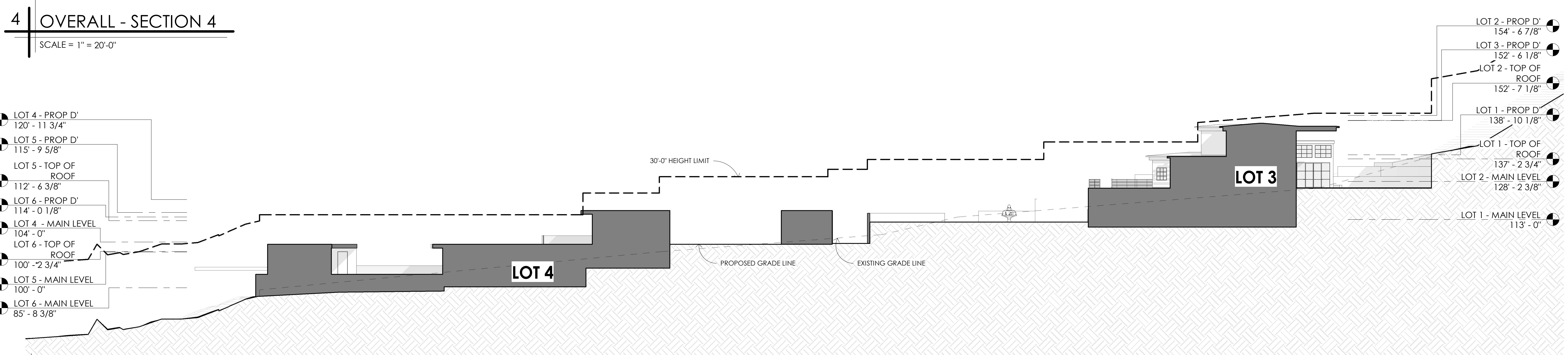
3 | OVERALL - SECTION 3

SCALE = 1" = 20'-0"



4 | OVERALL - SECTION 4

SCALE = 1" = 20'-0"

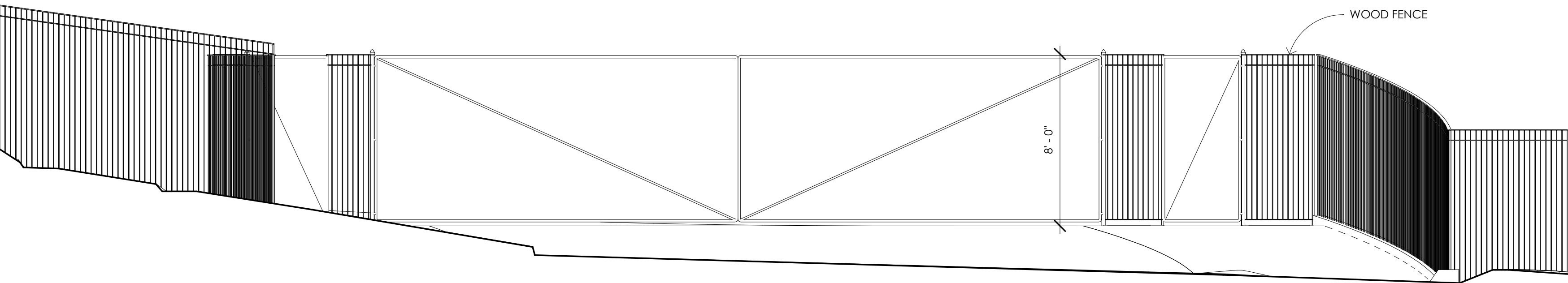


5 | OVERALL - SECTION 5

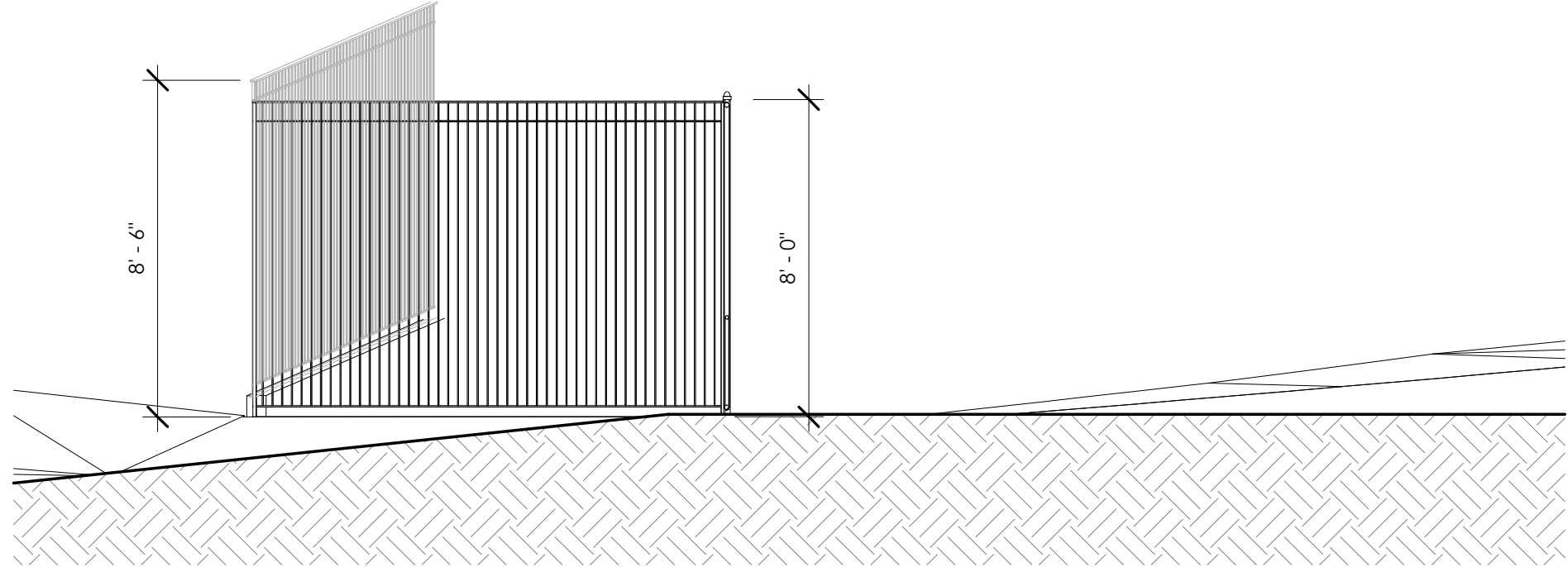
SCALE = 1" = 20'-0"



1 | MAIN GATE
SCALE = 1/4" = 1'-0"



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



3 | GATE SECTION
SCALE = 1/4" = 1'-0"

FIRE NOTES

ROAD GATES IS AMENDED TO READ AS FOLLOWS:
GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:

(A) THE MINIMUM GATE WIDTH SHALL BE 13 FEET (3964 MM).
(B) GATES SHALL BE OF THE HORIZONTAL SWING, HORIZONTAL SLIDE, VERTICAL LIFT OR VERTICAL PIVOT TYPE.
(C) CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
(D) GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
(E) ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
(F) METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
(G) ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
(H) GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

NOTE: ACCESS FOR TRASH TO BE ARRANGED WITH HOA ONCE ESTABLISHED

May 28, 2024

VIA EMAIL: permits@willandfotsch.com

Andrew Fotsch
Will & Fotsch Architects
1298 Prospect Street, Suite 2S
La Jolla CA 92037

Subject: 8303 La Jolla Shores Assessment Letter; Project No. PRJ-1085883
Internal Order No. 24009517

Dear Mr. Fotsch,

The Development Services Department has completed the third review of the project as described below:

- Consolidate three parcels (APN 346-250-08-00, APN 346-250-09-00, and APN 346-250-10-00) into a single lot and to subdivide into six parcels for the construction of one Single Dwelling Unit at each parcel with common access to Calle del Cielo. The 4.45-acre site is located at 8303 La Jolla Shores Drive in the La Jolla Shores Planned District Single Family Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Coastal Parking Impact Overlay Zone, within the La Jolla Community Plan.
- Process 4 - Tentative Map for the creation of 6 parcels, pursuant to San Diego Municipal Code (SDMC) Section 125.0430.
- Process 3 – Site Development Permit for development of a major project in the La Jolla Shores Planned District, pursuant to SDMC Section 1510.0201(d)
- Process 2 - Coastal Development Permit for the increase in density and demolition of an existing single dwelling unit, pursuant to SDMC Section 126.0707(a).

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

Consolidation of Processing regulations (SDMC 112.0103) mandates that all actions be consolidated and processed at the highest decision level. At this time, the decision to approve, conditionally

approve, or deny the project will be made by the Planning Commission, with appeal rights to the City Council.

At a minimum, a formal recommendation to the Planning Commission will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed.
- A City Council recognized Community Planning Group has provided a formal project recommendation.
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, and the community planning group. All issues in the report must be addressed to move forward to a decision. Please note, previously requested information was not sufficiently provided, therefore multiple issues remain unresolved. I have identified the following significant issues that are critical for your project:

LONG RANGE PLANNING

- Color renderings and proposed Color and Building Materials were not provided.

PLANNING

- You are encouraged to schedule an appointment to discuss Planning review issues prior to your resubmittal.
- Please provide draft findings for review in your next resubmittal.

ENGINEERING

- Site drainage issues were discussed with the applicant at a meeting held on May 7, 2024; responses will be reviewed at the next resubmittal.

ENVIRONMENTAL

- A project specific waste management plan was not received in the resubmittal.
- An Environmental determination cannot be made at this time pending submittal of information requested by all disciplines.

GEOLOGY

- A Geotechnical letter referenced in your response letter was not included in the resubmittal and was not provided prior to completion of this review cycle.

TRANSPORTATION

- A meeting was held with the applicant on March 26 to discuss remaining review issues ahead of resubmittal, however the requested information has not been adequately provided.

WATER & SEWER

- Please verify inconsistencies in water and sewer main data throughout the plan set.

ENVIRONMENTAL SERVICES

- A Waste Management Plan has not been provided.

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or 4/16/2024. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the [DSD Online Permit Application Help Guide](#) for support or contact your Development Project Manager. Please keep track of any review comments that are marked as ‘Conditions,’ as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
 - **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. Please provide a draft of the findings in your resubmittal.
 - See SDMC [Section 125.0440](#) for Tentative Map Findings
 - See SDMC [Section 126.0505\(a\)](#) for Site Development Permit Findings
 - See SDMC [Section 126.0708\(a\)](#) for Coastal Development Permit Findings
 - **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the La Community Planning Association via this [link](#) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me, copying the CPG chair on your email. The project is also within the designation of the La Jolla Shores Planned District Zone; Therefore, it shall also be presented to the La Jolla Shores Planned District Advisory Board (LJSPDAB) for a recommendation.

Development Services Department (DSD) Information Bulletin [#620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see [Community Planning Group Resources | Planning Department | City of San Diego Official Website](#).

FINANCIAL INFORMATION:

- Our most recent records show that there is a balance of \$7,000 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

Please be advised that the [minimum required balance](#) for each approval type must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: DSD Attn: Veronica Davison, MS-501, 1222 First Avenue, San Diego CA 92101. Please include your project number: PRJ-1085883 in the memo section of the check.
 - California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.
- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and concerns within our department. My goal is to respond to any communication within 48 hours and provide updates and next steps in a timely manner. If you feel I am not meeting these expectations, please reach out to my manager, Benjamin Hafertepe at 619-446-5086 or BHafertepe@SanDiego.gov.

I shall be happy to coordinate all communications and schedule meetings directly with you. Please notify let me know if a different Point of Contact should be assigned while I am managing this project. Should you have any questions on any of the above, you may contact me at 619-446-5462 or hdavison@SanDiego.gov

Sincerely,

A handwritten signature in blue ink, appearing to read 'Veronica', with a stylized flourish at the end.

Veronica Davison
Development Project Manager

Enclosures:

1. Project Issues Report

cc: File

Harry Bubbins, Chair of the La Jolla CPA
Melissa Garcia, Senior Planner, LJSPDAB



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

Project Address 8303 La Jolla Shores Dr
San Diego, CA 92037

Project Type Discretionary Project

Instructions

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

Scope of Work

Process Four: Tentative Map, Site Development Permit, and Coastal Development Permit to create six parcels, each with a SDU. Project is at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan and City Council District 1.

Overlay Zones: CCMC Mobility Zone 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal), Affordable Housing Parking Demand (High), Brush Management, Very High Fire Severity, Geo Hazard 52.

Other

Community Planning Group

Hilda Davison
HDavison@sandiego.gov
(619) 446-5462

[Comment 00001 | Page | Open]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City.

[Comment 00002 | Page | Open]

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Association at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting.

The project must also be reviewed by the La Jolla Shores Advisory Board (LJSPDAB), which is a separate entity. Please contact Melissa Garcia, Senior Planner at MAGarcia@sandiego.gov to coordinate a project presentation before the LJSPDAB.

A copy of the recommendation and/or minutes from the meeting including the vote count shall be provided to Project Manager Veronica Davison

[Comment 00003 | Page | Open]

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional



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

information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

[Comment 00251 | Page | Open]

To date we have not received a formal recommendation from the Community Planning Group or the LJSPDAB. Please see previous comments 001, 002, and 003.

DSD-Combined

Corey Funk
CFUNK@sandiego.gov
619-533-3945

[Comment 00077 | Page | Open]

(Planning Dept.) Please clarify the number of accessory dwelling units proposed. The applicant is encouraged to include ADUs with each of the homes.

Updated comment:

Planning staff recommends that the number of proposed ADUs is included in the project scope or other location in the project data.

[Comment 00079 | Page | Open]

(Planning Dept.) It is recommended that the applicant ensure that the project meets the Residential Element Plan Recommendations 2.a and 2.c regarding Community Character.

Updated comment:

Please provide color renderings for each plan type in the proposed subdivision. In addition, identify all exterior colors and building materials used, including hardscapes, street fixtures, etc. Additional detail will be helpful to show how the project meets plan recommendations for Community Character.

[Comment 00080 | Page | Open]

(Planning Dept.) Appendix E of the community plan identifies the project site within Residential Street Tree District 3. Please ensure that street trees identified for the project are consistent with the recommended street trees list on page 128. Please see LDR-Landscape reviewer comments for additional tree and landscape requirements.

Updated comment:

The Concept Plant Schedule includes street trees that are not included in the community plan list of street trees for District 3 - please update the proposed street trees for consistency with this list.



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

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov
619-236-7713

[[Comment 00224](#) | [Page](#) | [Open](#)]

For DMA MAP Sheet 1: The depth of gravel on Table BMP Information dose not match the biofiltration section B as the depth of gravel is shown as 15". Please revise accordingly.

[[Comment 00225](#) | [Page](#) | [Open](#)]

The HMP Exemption is not sufficient and the project does not seem to be HMP Exempt. Runoff from the project site does is not conveyed through hardened conveyance or discharge directly to a storm drain. Please remove the HMP exemption and provide the missing Attachment 2.

[[Comment 00226](#) | [Page](#) | [Open](#)]

The Deputy City Engineer is review and could potentially comment on the drainage.

[[Comment 00227](#) | [Page](#) | [Open](#)]

Please revise worksheet B.5-1 item#7 to reflect the changes in depth.

[[Comment 00228](#) | [Page](#) | [Open](#)]

Please provide revised site plan sheets as Attachment 4 is missing on the SWQMP.

[[Comment 00229](#) | [Page](#) | [Open](#)]

The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. Add a Utility Table to the exhibit that lists all the utilities and states whether the utility status is overhead or undergrounded.

[[Comment 00230](#) | [Page](#) | [Open](#)]

Please verify and provide streetlights per the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18.

[[Comment 00231](#) | [Page](#) | [Open](#)]

Please verify and complete this statement: Whereas the map proposes the subdivision of a XX-acre site into one (1) lot for a XX-unit residential condominium and XX commercial condominium conversion.

[[Comment 00232](#) | [Page](#) | [Open](#)]

Determine the pre-project hydrologic condition to each discharge location from the project site. Report the contributing drainage area and 100-year Rational Method peak flow to each discharge location.

[[Comment 00233](#) | [Page](#) | [Open](#)]



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

Determine the post-project hydrologic condition to each discharge location from the project site. Report the contributing drainage area and 100-year unmitigated Rational Method peak flow to each discharge location.

[**Comment 00234** | **Page** | **Open**]

For discharge locations in which the post-project unmitigated 100-year peak flow is greater than the pre-project 100-year peak flow, attenuation is required.

[**Comment 00235** | **Page** | **Open**]

To simulate detention basin routing, the post-project 100-year peak flow must be transformed into a 6-hour detention basin inflow hydrograph. The procedure for developing a 6-hour Rational Method hydrograph is detailed in Chapter 6 of the County of San Diego Hydrology Manual. The Manual includes a detailed example of the process near the end of the Manual in Workbook B.5.

[**Comment 00236** | **Page** | **Open**]

Using hydrograph simulation methods such as SWMM or HEC-HMS, the 100-year inflow hydrograph must be routed through the proposed detention basin using stage-storage and stage-discharge data specific to the proposed basin.

[**Comment 00237** | **Page** | **Open**]

Details of the outflow hydrograph, including the 100-year routed peak flow and the resultant 100-year water surface elevation in the basin, must be demonstrated in the analysis.

[**Comment 00238** | **Page** | **Open**]

Additional comments may follow upon review of the previously approved plans/permits.

[**Comment 00239** | **Page** | **Open**]

Please provide a detailed written response to all comments regardless you agree or not and in case of disagreement express your reasoning.

[**Comment 00240** | **Page** | **Open**]

If you have any questions/comments please email Layth Alani at LAAni@sandiego.gov

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[**Comment 00130** | **Page** | **Open**]

GENERAL:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[**Comment 00131** | **Page** | **Open**]



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RESUBMITTAL REQUIREMENTS:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study.

[Comment 00145 | Page | Open]

Public Utilities

Based on the City of San Diego's Significance Determination Thresholds, a project that includes the construction, demolition, and/or renovation of 40,000 square-feet or more of building space may generate 60 tons of waste or more and are considered to have a cumulative impact on solid waste facilities.

Construction of project would exceed the threshold for solid waste generation; therefore the project must prepare a conceptual waste management plan that is reviewed and accepted by Environmental Services Department. Please refer to the City of San Diego Significance Thresholds for what items and/or information is required in the waste management plan.

While all projects are required to comply with the City's waste management ordinances, cumulative impacts are mitigated to below a level of significance through the implementation of the project-specific waste management plan.

[Comment 00187 | Page | Open]

Geologic Conditions:

A Geotechnical Report Addendum dated September 29, 2023 prepared by Christian Wheeler Engineering was received in this submittal. EAS defers to LDR-Geology on review of these reports and geologic condition issues. Please see their comments.

[Comment 00189 | Page | Open]

Hydrology/Drainage:

A Drainage Study prepared by Rancho Coastal Engineering dated February 15, 2023 was received in this submittal. EAS defers to LDR Engineering Review on review of this report and hydrology and/or drainage issues. Please see their review.

[Comment 00190 | Page | Open]

Public Utilities:

A Waste Management Plan was not received in this submittal. The document submitted titled Waste Management Plan is a Waste Management Form. As requested in the previous review, please submit a project specific Waste Management Plan for review by ESD.

[Comment 00191 | Page | Open]

Water Quality:

A Storm Water Quality Management Plan prepared by Rancho Coastal Engineering & Surveying dated 02/20/23 was received for the proposed project. EAS defers to Engineering on storm water issues and review of this report. Please see their comments.



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[[Comment 00285](#) | [Page](#) | [Open](#)]

Public Utilities:

As previously requested, please submit a project specific Waste Management Plan for review by ESD.

[[Comment 00286](#) | [Page](#) | [Open](#)]

Other Review Disciplines:

Please address any remaining issues with other review disciplines. Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

[[Comment 00287](#) | [Page](#) | [Open](#)]

ENVIRONMENTAL DETERMINATION:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

DSD-Geology

Xiomara Rosenblatt-Dailey
xrosenblattd@sandiego.gov

[[Comment 00036](#) | [Page](#) | [Open](#)]

Information Only (No response required):

Please note, the addendum/update letter requested in this review must be uploaded with the “**DSD-Geology Reference Material**” PDF file option only. Please note, to avoid additional reviews, do not attempt to submit any additional document using the “Geotechnical Investigation Report or Addendum” PDF file option as this will overwrite the previously submitted record geotechnical documents for the project. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

References Reviewed:

Report of Preliminary Geotechnical Investigation, proposed 8-Lot Residential Subdivision, San Diego, California, prepared by Christian Wheeler, dated September 15, 2017 (their project no. 2160564.04)

11/2/23- Report of Preliminary Geotechnical Investigation, proposed Cielo Mar Residential Subdivision, La Jolla, California, prepared by Christian Wheeler, dated September 29, 2023 (their project no. 2220609)

Site Development Plans: Cielo Mar, 8303 La Jolla Shores Drive, San Diego, California, prepared by Will and Fotsch Architects, dated March 24, 2023.

[[Comment 00037](#) | [Page](#) | [Open](#)]



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The Architect of work must show the limits of grading on the grading plan. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant.

11/6/23- The limits must be clearly shown with a line symbol or labeled "Limits of Grading."

4/23/24- The limits must be clearly shown with a line symbol or labeled "Limits of Grading." Please provide the sheet number of the sheet that satisfies this issue comment. This must be shown on the plans no exceptions. The provided geotechnical report (Plate 1) provides a more expansive area for recommended limits of grading than just the building footprints.

[[Comment 00038](#) | [Page](#) | [Open](#)]

Submit a geotechnical addendum or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:

10/6/23- please upload response to comments/addendum under "DSD-Geology Reference Material"

4/23/24- The document uploaded as DSD-geology reference material is the Christian Wheeler 09/29/23 report. The remaining open issue comments must be addressed in an additional addendum letter. Please upload the response (by CWE) to the remaining issue comments to DSD-Geology Issue comments.

[[Comment 00042](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable following project completion.

11/6/23- The project's geotechnical consultant has provided the analysis for the proposed slopes in the referenced geotechnical report and now must provide a **professional opinion that existing and proposed slopes be adequately stable following project completion.**

[[Comment 00043](#) | [Page](#) | [Open](#)]

In general accordance with the Subdivision Map Act, the project's geotechnical consultant should indicate whether or not there are any soil conditions within the area of the Tentative Map which, if not corrected, would lead to structural defects.

[[Comment 00044](#) | [Page](#) | [Open](#)]

Indicate if the presence of rocks or liquids containing deleterious chemicals which, if not corrected, could cause construction materials such as concrete, steel, and ductile or cast iron to corrode or deteriorate.

[[Comment 00253](#) | [Page](#) | [Open](#)]

The remaining comments are open and applicable. An email was sent to the applicant 4/17/24 in request for missing geotechnical documents.

DSD-Planning Review

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

[[Comment 00241](#) | [Page](#) | [Open](#)]



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Comments from the 1st review will remain open once all issues have been addressed.

[Comment 00242 | Page | Open]

2nd Review Issues

Comment 156, Findings and Site Development Permit and Coastal Development Permit Findings –Please include details on how the project meets design criteria following SDMC 1510.0301.

[Comment 00248 | Page | Open]

Comment 167-170, Overall Height Measurement - Planning staff has evaluated each site regarding the three- height limitations within the Coastal Overlay Zone. Please include labeling on the elevations so that all three height restrictions are followed. For example, the applicant provided “Prop D” measurements and “Plumb Line” references in the plans but did not provide information on the Overall Height per the base zone of LJSPDO. The applicant shall provide where the farthest projection is presented on their elevations with a 5’ dimension as required per §113.0270 (a)(2)(B)

In addition, the planning staff has requested cross-sections to review the relationship between the finished grade for each single dwelling unit.

[Comment 00249 | Page | Open]

Plumb Line Height

Further information was requested from the applicant regarding the plumb line heights and which exceptions apply to the site per 113.0270 (4).

Lot # 2 –

Sheet A 404 South Elevation – Section 2 – Unclear on the relationship with the finish grades on the site. It appears there are areas where the exposed grade is shown on the structure where an imaginary plane cannot be measured following 113.0270 (4)

Lot #3 –

Sheet A407 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade and the highest point of the structure. At each point, the structure may not exceed 30’. Please review exceptions to §113.0270 (4) and present where these are applied on the site.

Lot #5 –

Sheet A 412 North Elevation -Section 4 – Please provide cross-sections to understand the relationship between the grade from the highest point of the structure. At each point, the structure may not exceed 30’. Please review exceptions to §113.0270 (4) and present where these are applied on the site.

Lot #6

Sheet 415 – South Elevation – Section 4 – Please provide a cross-section to understand the relationship between the grade from the highest point of the structure. It appears the chimney cap is the highest point of the structure at 109’-5” to the lower level at grade datum 79’-6” = 29’-11”. Please include the cross-section to understand the areas of the highest point of the roof are not exceeded.

[Comment 00310 | Page | Open]

3rd Comment Issues

Please contact the Development Project Manager, Veronica Davison (hdavison@sandiego.gov), to set up a meeting with the Planning staff to discuss the pending comments on the review.



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[[Comment 00311](#) | [Page](#) | [Open](#)]

300' Survey

Planning has reviewed the 300' survey, which included the variations of lot sizes in the area. However, as previously requested, the applicant shall provide the average lot size.

[[Comment 00312](#) | [Page](#) | [Open](#)]

Height Requirements

Please note since the site proposes a tentative map recordation, the existing areas of slope that are cut/filled per 113.0228(b), which creates a new finished grade, is considered the "existing" grade for measurement in 113.0270. If the applicant were to raise the "existing" grade, the measurement would follow this newly created grade.

The new "existing" grade shall follow the operation grading plan and be present on the elevations and sections.

[[Comment 00313](#) | [Page](#) | [Open](#)]

Plumb Line Height

Per §113.0270(a)(2)(A), the existing grade on the elevations is not correctly presented. The elevations present a phantom grade (e.g., Lot 2 South Elevation Sec. 2 Sheet 404) that will no longer exist and should be measured parallel line to 30' unless special circumstances apply to each specific site.

Any areas that are relatively close to the measurement of 30' on the elevations shall present sections to establish that each point of the structure does not exceed the plumb line height. The site's existing topographic areas are difficult to review height and require at least three or more sections to present how the "existing" grade is measured on each premise.

The staff has reviewed the scale of each elevation present, and it appears certain portions of the buildings may exceed the plumb line height from the "existing" grade.

E.g., Sec 1 Lot 2—West Elevation—The single dwelling units include a plumb height dimension measurement of 34'-6 ½" and appear to be overweight. Please clarify how each structure does not exceed the maximum plumb line height of 30' in various sections to evaluate the TM recorded new existing grade. Please note that the Overall Sections provided do not provide the detailed information required to evaluate the new existing grade per the TM.

Please note that areas of imaginary plan per 113.0270(a)(4)(B)(i) "Where a basement, underground parking structure, interior court, or other similar interior subterranean area is proposed" only.

[[Comment 00314](#) | [Page](#) | [Open](#)]

Findings SDP/CDP/TM

Planning staff would like to review the findings before submitting the final cycle .

[[Comment 00315](#) | [Page](#) | [Open](#)]

Please submit the La Jolla Shores Advisory Board and Community Planning Group Recommendation to review the minutes



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DSD-Transportation Development

Mary Rose Ann Santos
mcsantos@sandiego.gov
619-446-5367

[[Comment 00194](#) | [Page](#) | [Open](#)]

Public Improvements:

Per Issue #92 in the previous review cycle, cross sections for the proposed private street is provided in Sheet M-1; please also provide full roadway cross sections of Calle Del Cielo including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, curb to property line distance, radius of cul-de-sac bulb, and location and width of sidewalk. (2nd Request)

[[Comment 00195](#) | [Page](#) | [Open](#)]

Mobility Choices:

Per Issue #96, the project will be required to comply with Mobility Choices Regulations as the project is a residential development with more than 4 dwelling units per SDMC Section 143.1102(a). Please provide 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. Please list all proposed VMT Reduction Measures with its associated points and state the total points required in Sheet TS001. Please also show and call out these measures on the plans. (2nd Request)

[[Comment 00197](#) | [Page](#) | [Open](#)]

Private Street Entrance:

Per Issue #99 in the previous review cycle, Sheet M-1 shows the proposed gate at the entrance of the private street; please demonstrate how the proposed private street will connect and transition with Calle Del Cielo including sidewalk transition. Please show existing improvements along the cul-de-sac bulb of Calle Del Cielo including the existing sidewalk. Please also show the existing curb cut along the cul-de-sac to show whether the proposed project improvements would affect the neighboring lots and clearly dimension the street frontage in feet along Calle Del Cielo.

Per Street Design Manual (SDM) 6.3.1, the entrance to a private street must provide adequate turnaround facilities. Please provide a full turnaround at the end of the public portion Calle Del Cielo. Please demonstrate, with turning templates, how vehicles turned away at the gated entrance would turn around. (2nd Request)

[[Comment 00199](#) | [Page](#) | [Open](#)]

Driveway Width:

Per applicant response to Issue #100, Sheet A000 shows all driveway widths for each lot. However, the proposed driveway width of 38' - 0 1/2" on Lot 6 exceeds the maximum width allowed per SDMC Section 142-0560(j)(1) Table 142-05M. Please revise the plans to provide a driveway with a maximum width requirement of 25 feet. (2nd Request)

[[Comment 00200](#) | [Page](#) | [Open](#)]

Driveway Length:



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Per applicant response to Issue #102, driveway length of at least 20 feet for Lot 1, 2, 3, 4, and 5. Sheet C-7 shows a driveway length that appears to be less than 20 feet for Lot 6; please dimension the driveway length for Lot 6 per SDMC Section 142.0560(j)(4) and Diagram 142-05A. (2nd Request)

[Comment 00201 | Page | Open]

Drive Aisle Width (Lot 3 & Lot 4):

Per Issue #103 in the previous review cycle, please dimension the drive aisle width along the curb towards the basketball court for Lot 3 on Sheet A003. Please also dimension the drive aisle width for Lot 4 as it appears be wider than the maximum of 25 feet allowed and appears to vary in width beyond the driveway curb cut opening on Sheet A004. Please dimension the drive aisle width at the narrowest and widest points per SDMC Section 142.0560(j)(4). (2nd Request)

[Comment 00202 | Page | Open]

Drive Aisle Width (Lot 5 & 6):

Per Issue #103 in the previous review cycle, please dimension the drive aisle width beyond the driveway curb cut opening for Lot 5 and Lot 6. The drive aisle width for both Lot 5 and 6 appears to vary and appears to be wider than the maximum of 25 feet. Please dimension the drive aisle width at the narrowest and widest points per SDMC Section 142.0560(j)(4). (2nd Request)

[Comment 00203 | Page | Open]

Driveway:

Per Issue #104, the proposed driveway for Lots 1 and 4 do not appear perpendicular to the roadway. Please revise accordingly. (2nd Request)

[Comment 00205 | Page | Open]

Parking Dimension:

Per applicant response to Issue #106, Sheet TS001 states that 9' wide by 18' long parking spaces are provided. Please also dimension the garage parking spaces on the floor plans/parking layout. Sheets A001 through A006 shows the width of the garage doors; please also dimensions them on the floor plans/parking layout (Sheets A201, A204, A208, A209, A214, A216, A217, and A221). In addition, please dimension the parking spaces within the proposed garage lift on Lot 5 on Sheet A216.

[Comment 00207 | Page | Open]

Parking on Private Street:

Per applicant's response to Issue #108, cross-section on Sheet M-1 shows a curb-to-curb width of 34 feet. Please clarify and show and dimension on the plans and private street cross-section whether on-street parking is proposed along the proposed private street. (2nd Request)

[Comment 00209 | Page | Open]



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Driveway Gradient (greater than 14%):

Per SDMC Section 142.0560(9)(C), for driveway ramps with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent, there shall be transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the abutting slope of the driveway ramp, as illustrated in Diagram 142-05D. Lot 1 shows a 15% gradient, Lot 2 shows an 18% gradient, and Lot 3 shows a 19% gradient. The transitions for these driveway ramps exceeds one-half of the abutting slope; please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp.

[Comment 00210 | Page | Open]

Pedestrian Access:

Following up from Issue #111, please clearly show pedestrian circulation from the public right-of-way to each entrance of the residential dwelling unit. (2nd Request)

[Comment 00211 | Page | Open]

Gates:

Per applicant response to Issue #112, Sheet M-1 and Sheet A601 shows the proposed vehicular gate at the entrance of the private street. It appears that the proposed gate swing inward to the project site; please provide information regarding how the proposed gate will operate and demonstrate that no queueing will occur within the public right of way. (2nd Request)

Please also clarify whether there will be a pedestrian gate at the private street entrance and show and label it on the plans.

[Comment 00216 | Page | Open]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

DSD-Water and Sewer

Meryl Jimenez
MBJimenez@sandiego.gov
(619) 446-5098

[Comment 00117 | Page | Open]

Show all water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main.

[Comment 00119 | Page | Open]



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Show and label all existing sewer laterals to remain. Indicate that unused sewer laterals should be plugged at property line (if applicable).

[Comment 00129 | Page | Open]

Provide water demand and fire flow for the proposed project.

[Comment 00172 | Page | Open]

Please address uncleared issues and provide a specific response to each comment.

[Comment 00184 | Page | Open]

Following up on comment #117, our records show an existing water service from La Jolla Shores Dr through through Calle Frescota to the project site. Will this be remained or killed?

Following up on comment #119, show existing sewer lateral. Is it to be remained or be plugged at pl?

[Comment 00262 | Page | Open]

Please address uncleared comments.

Per previous comments, #117 and #184, show and call out on the plans the existing sewer lateral to be plugged at the property line and water service to be killed at the main.

[Comment 00263 | Page | Open]

Show the existing water and sewer mains on La Jolla Shores Drive and Calle Frescota. Our records show an existing 16 " PVC water main per 33181-4-d, ex 8" AC water main per 12567-6-d, and an existing 8" VC sewer main per 1382-D on La Jolla Shores Drive; and an existing 8" VC sewer main on Calle Frescota per 7923-L. Please verify and update.

[Comment 00264 | Page | Open]

Tentative map, grading plans and site plan must all be consistent. Show proposed water and sewer main alignment, proposed water and sewer easement, water services, sewer laterals, and existing water service to be killed at main and sewer lateral to be plugged at property line.

[Comment 00265 | Page | Open]

Proposed sewer main radius' must meet section 2.2.9.3. Please show how this is being met.

[Comment 00266 | Page | Open]

Include a proposed sewer manhole at change of pipe material and at each bend.

[Comment 00267 | Page | Open]

Call out the proposed sewer laterals as "Private-EMRA Required," since connecting to easement main.

[Comment 00268 | Page | Open]

Please show the proposed water main curves and bends per Water Design Guide section 3.3.1.1.



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[Comment 00269 | Page | Open]

Show the proposed locations of water meters.

[Comment 00270 | Page | Open]

If proposed water services are adjacent to a proposed driveway, please show water services to be a minimum of 3' away from proposed driveway flare.

[Comment 00271 | Page | Open]

Tentative map shows a proposed structure within street and above water and sewer main. Please remove.

[Comment 00272 | Page | Open]

End the proposed sewer main 5' before the roundabout and show proposed manhole.

[Comment 00273 | Page | Open]

Proposed plans and proposed gates to private street will be sent to PUD for review. Comments are pending and will be forwarded to the project point of contact. Show and call out proposed gates on Site plan and Tentative map.

[Comment 00274 | Page | Open]

Please relocate proposed sewer main to the centerline of the street and show a minimum 10' edge to edge separation to the water main. Update the street section.

[Comment 00276 | Page | Open]

No proposed trees within 10' of sewer and water mains.

[Comment 00277 | Page | Open]

Call out "Private-EMRA required" for all proposed encroachments within easement (i.e. proposed trees/landscaping/irrigation within roundabout, vehicle gate, pedestrian gate, doors, gate at entry, trench drain, etc).

[Comment 00278 | Page | Open]

At the proposed connections to the existing water and sewer mains, provide a smooth transition with a straight connection then beginning of curve.

[Comment 00279 | Page | Open]

Rename "proposed public utility easement" to "Proposed Water and Sewer Easement" on plans and street cross-section.

ESD-Environmental Services

Jane-Marie Fajardo
jfajardo@sandiego.gov
(858) 997-3300

[Comment 00171 | Page | Open]



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Please submit a Waste Management Plan as described in the CoSD CEQA Thresholds which can be found here: [sandiego.gov](https://www.sandiego.gov), starting on page 66. Uploaded was a blank Waste Management Form.

[[Comment 00252](#) | [Page](#) | [Open](#)]

Thank you for submitting the Dudek proposal for a WMP, previous comment still stands. Please submit a WMP.

Site Development Plans PRJ-1085883.pdf

DSD-Planning Review

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

[[Comment 00154](#) | [Sheet TS001](#) | [Open](#)]

Information

These comments are drafts and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[[Comment 00158](#) | [Sheet TS001](#) | [Open](#)]

LJCPA

After the notice of application and first assessment, letter has been distributed. The applicant must present the proposed project to the La Jolla Community Planning Association. Please get in touch with Harry Bubbins, Chair, at (858) 459-9490 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations.

[[Comment 00159](#) | [Sheet TS001](#) | [Open](#)]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine if this project is consistent with the requirements of the planned district and to allow for input (SDMC 1510.0201(d)). Please get in touch with Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[[Comment 00163](#) | [Sheet TS001](#) | [Open](#)]

300' Survey Setbacks, Lot Size, and GFA

Please provide a survey of the lot sizes, gross floor area, and setbacks in the neighborhood (including photographs of



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the site and adjacent properties) within a 300-foot radius to determine if the proposed project is consistent with the surrounding neighbors.

Please provide details of how the setbacks on lots # 3, 4 comply with those in the vicinity. The lots exceed more than 20,000 square feet, and setbacks shall be uniformed within this TM.

[[Comment 00167](#) | [Sheet A403](#) | [Open](#)]

Height

§113.0228 Determining Existing Grade (b) If grading was approved and conducted as part of an approved tentative map, existing grade is the ground elevation of the premises following completion of the approved grading operation.

§1510.0304 Single Family Zone-Development Regulations

(c) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet following §1510.0108 Height Limitation—Measurement [Informational Only - No Action Required]

This project is within the Coastal Height Limit Overlay and, therefore, will need to meet Plumb line height, Overall height, and Proposition "D" Height.

Please ensure all measurements in height for the plumb line, overall height (base zone), and Coastal Height Limitation ("Prop D") are correctly labeled on the elevations and sections.

Please note that Overall height and Coastal Height Limitation (Prop "D") are two different types of measurements.

[[Comment 00168](#) | [Sheet A403](#) | [Open](#)]

Overall height

Provide further information on the grade datums of the **structure's perimeter only**, please note between these two points shall determine if the project qualifies for 10' grade differential and then is measure 5' from the farthest projection from the existing or proposed grade, whichever is lowest.

It appears that the project has presented Coastal Height Limitation, however, would need to conform to the overall base zone height in accordance with 113.0270 (a)(2)(b).

Please provide details of the grade differential per SDMC §113.0270 Measuring Structure Height (a)(2)(b). This measurement is the elevation difference within the building footprint. The measurement is then taken from the lowest point of grade (existing/proposed, whichever is lowest) within five feet of the farthest projection (building wall, balcony, bay window, or similar architectural projection), or the property line, whichever is closer.

Planning staff is unclear about where the 5' measurement of the *farthest projection* is measured from since the dimension of 5' is not presented on the elevations or sections.

Please note that the retaining walls shall not be counted as an architectural projection or included in height measurement.

Please note each structure's height when reviewing Overall Height and Plumb Line height shall be determined as separate height measurements when the structure has a 6' separation in accordance with 113.0270(a)(3)

Structure height is measured separately for each structure that is separated from another structure on the premises by 6 feet or more. Separation between structures shall be measured in plan view to account for the structural envelope of each structure.



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[Comment 00169 | Sheet A403 | Open]

Plumb Line Height

Lot No. 1 A402 Unclear on the two proposed grade lines on the North Elevation.

The applicant shall include cross-sections of each building to understand the topography of each structure. The plans shall note any special circumstances following 113.0270(4) and illustrate how the project conforms to the height restrictions in the SDMC.

Currently, the plans provide a long cross-section across three parcels from each side of the subdivision.

Planning staff would like further sections to be provided for each individual lot and its proposed structures.

DSD-Transportation Development

Mary Rose Ann Santos
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619-446-5367

[Comment 00092 | Sheet M-1 | Open]

Public Improvements:

The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide full roadway cross sections of Calle Del Cielo including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, curb to property line distance, radius of cul-de-sac bulb, and location and width of sidewalk, in order to determine any potential dedication/vacation or improvements.

[Comment 00096 | Sheet TS001 | Open]

Mobility Choices:

On 07/11/22, City Council adopted Resolution R-314212 for Mobility Choices regulations within the Coastal Overlay Zone. APN 346-250-0900 is located within Mobility Zone 2 and APNs: 346-250-0800 and 346-250-1000 are located within Mobility Zone 4. Per SDMC Section 143.1103(a)(5), where a premises is located in two or more Mobility Zones, the entire premises shall be subject to the regulations applicable to the lowest Mobility Zone. The entire premises are subject to Mobility Zone 2 regulations. It appears that the project is proposing more parking than the minimum parking spaces required. Per SDMC Section 143.1103(b)(6), except as provided in Section 143.1103(b)(5) or (b)(6), all development located within Mobility Zone 2 shall provide VMT Reduction Measures in accordance with Land Development Manual, Appendix T as follows: development in Mobility Zone 2 that provides more than the minimum parking required in Chapter 14, Article 2, Division 5 shall be required to provide 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. Please show all proposed VMT Reduction Measures with its associated points and state the total points required.

[Comment 00099 | Sheet M-1 | Open]

Access/Driveway:

Please clearly show and demonstrate how the proposed private "on-site road" will connect and transition with Calle Del Cielo. Show existing improvements along the cul-de-sac bulb of Calle Del Cielo, including existing driveways to show whether the proposed project improvements would affect the neighboring lots. A full turnaround at the end of the public



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portion Calle Del Cielo should be provided. If the proposed connection is proposed as a private drive, please provide a standard curb cut off Calle Del Cielo cul-de-sac bulb per City standards with dimensions per SDMC Section 142.0560 (j). Please clearly dimension the street frontage in feet along Calle Del Cielo.

[Comment 00100 | Sheet A000 | Open]

Driveway:

Per SDMC Section (j)(1), Table 142-05M, the current minimum required, and maximum allowed, two-way driveway width for a detached single dwelling unit with lot greater than 50 feet in width and outside of a Parking Impact Overlay Zone is 12 feet and 25 feet, respectively. Please dimension the proposed driveway width for each lot on the plans accordingly.

[Comment 00102 | Sheet A000 | Open]

Driveway:

Per SDMC Section 142.0560(j)(4), driveways that serve as direct access to off-street parking spaces and that traverse a sidewalk or curb shall be at least 20 feet long measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A in Section 142.0520. Please provide this dimension for each proposed lot on the plans.

[Comment 00103 | Sheet A000 | Open]

Drive Aisle:

Per SDMC Section 142.0560(j)(4), beyond the driveway curb cut opening, the drive aisle width shall be a minimum of 10 feet and a maximum of 25 feet. Please dimension the drive aisle width beyond the driveway curb cut opening for each lot on the plans.

[Comment 00104 | Sheet A000 | Open]

Driveway:

Driveways must be perpendicular to the roadway. It appears that the proposed driveways for Lots 1 and 4 are not perpendicular to the roadway. Please revise the proposed driveways for Lot 1, and Lot 4 accordingly.

[Comment 00108 | Sheet A000 | Open]

Gradient:

Please clarify and state on the plans whether the proposed "on site road" is proposed as a private street or private drive and provide the gradient along the on site road. Per Street Design Manual Section 6.3.1(3), private streets shall be designed and constructed to the same structural, geometric, lighting, and drainage standards as dedicated streets. Private streets with parking on both sides of the street shall have a minimum curb-to-curb width of 34 feet. Plans show a proposed curb-to-curb width of 30 feet. Please clarify and show on the plans whether parking is proposed along the "on site road" with dimensions.

[Comment 00111 | Sheet A000 | Open]

Pedestrian Access:



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Per the Supplemental Site Development Permit Regulations for residential development, SDMC Section 143.0310(c)(1), identified pedestrian access shall be provided from all building entrances to the public right-of-way. Please clearly show pedestrian access from each proposed single family residence to the public right of way.

[Comment 00288 | Sheet TS001 | Open]

Project Description (Scope Change):

LA JOLLA (Process Four) – Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three existing parcels (APNs: 346-250-0800, 346-250-0900 and 346-250-1000) and create six parcels, each with a single dwelling unit with private garages for 36 vehicles total, as well as an accessory dwelling unit on Lot 1. A 34-foot wide private street within a 54 ft wide easement is proposed to access these lots from Calle Del Cielo. The site is located at 8303 La Jolla Shores Drive in the LJSPD-SF zone of the La Jolla Shores Planned District, Mobility Zones 2 and 4, Coastal Height Limit, Coastal Zone (Non-Appealable Area 2), Parking Impact (Coastal) Overlay Zone, within the La Jolla Community Plan and Council District 1.

The change in scope refers to the change in the number of parking spaces proposed from 39 to 36 automobile parking spaces and the change in the number of accessory dwelling units from 2 to 1 on Lot 1.

[Comment 00289 | Sheet TS002 | Open]

Clarification (ADU):

Sheet TS002 Area Calculation for Lot 1 states 744 SF accessory dwelling unit (casita) whereas the text box titled "Total Calculations for Development" states 0 ADU is proposed. Sheet A000 shows a proposed accessory dwelling unit (casita). Please clarify and revise plans to correct this discrepancy.

[Comment 00290 | Sheet M-1 | Open]

Public Improvements:

Following up on Issues #92 and #194, the project site is fronting Calle Del Cielo. In order to determine any public improvement requirements, please provide full roadway cross section of Calle Del Cielo including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, curb to property line distance, radius of existing cul-de-sac bulb, and location and width of sidewalk. (3rd Request)

[Comment 00291 | Sheet TS002 | Open]

Mobility Choices:

Following up on Issues #96 and #195, per Sheet TS002 under Mobility Choices VMT Reduction Measures, project is proposing 8 points of VMT Reduction Measures. Please list all proposed VMT Reduction Measures with its associated points and state the total points required in Sheet TS002. Please also show and call out these measures on the plans. Please address this on the next submittal. Please note that project is required to provide 8 points of VMT Reduction Measures in accordance with the Land Development Manual, Appendix T. (3rd Request)

[Comment 00292 | Sheet M-1 | Open]

Private Street Entrance:

Per response to Issues #99 and #197, the applicant states that the proposed gate has been relocated and requested a meeting regarding the required turnaround at the entrance to a private street. Transportation Development staff met with the applicant via a Teams meeting on 4/2/2024 to discuss the requirement of a turnaround facility prior to a gate. Please demonstrate how the proposed private street will connect and transition with Calle Del Cielo including sidewalk transition. Please show existing and any proposed improvements along the cul-de-sac bulb of Calle Del Cielo including



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the existing sidewalk. Please also show the existing curb cut on the cul-de-sac that serves 8305 Calle Del Cielo to show whether the proposed project improvements would affect the neighboring lots and clearly dimension the street frontage in feet along Calle Del Cielo.

Per Street Design Manual (SDM) 6.3.1, the entrance to a private street must provide adequate turnaround facilities. Please provide a full turnaround at the end of the public portion of Calle Del Cielo. Please demonstrate, with turning templates, how vehicles turned away at the gated entrance would turn around. (3rd Request)

[Comment 00293 | Sheet A000 | Open]

Driveway Width:

Following up on Issues #100 and #199, The Civil Sheets (Sheets C-2, C-3, C-4, C-5, C-6, and C-7) show a 22 ft wide driveway for Lot 1, 18 ft wide driveway for Lot 2, 18 ft wide driveway for Lot 3, 20 ft wide driveway for Lot 4, 20 ft wide driveway for Lot 5, and 28 ft wide driveway for Lot 6. Whereas Sheet A000 dimensions the driveway for Lot 5 as 15'-9" and Lot 6 as 25 ft wide. Please revise and correct these discrepancies. Please also clearly show and dimension the driveway curb cut for Lots 1, 2, 3, and 4 on Sheet A000 consistent with the civil sheets. Please note that the maximum width allowed is 25 ft per SDMC Section 142.0560(j)(1) Table 142-05M. (3rd Request)

[Comment 00294 | Sheet A208 | Open]

Drive Aisle Width (Lots 3 & Lot 4):

Per the applicant's response to Issues #103 and #201, the drive aisles for Lots 3 and 4 have been dimensioned on Sheets A000, A208, A209, and A214. However, the drive aisle widths are still not dimensioned for these lots. Please revise and dimension the drive aisle width for Lots 3 and 4 per SDMC Section 142.0521(e). Please note that a drive aisle is different from a driveway; a drive aisle is located within a project site. (3rd Request)

[Comment 00295 | Sheet A216 | Open]

Drive Aisle Width (Lot 5 & 6):

Per response to Issues #103 and #202, the applicant refers to Sheets A000, A217, and A229 for the drive aisle widths for Lots 5 and 6, which are still not dimensioned. Please dimension the drive aisle width beyond the driveway curb cut opening for Lot 5 and Lot 6 per SDMC Section 142.0521(e). Please note that a drive aisle is different from a driveway; a drive aisle is located within a project site. (3rd Request)

[Comment 00296 | Sheet C-1 | Open]

Driveway:

Per response to Issues #104 and #203, the applicant states that all driveways are perpendicular to the street. However, the proposed driveway for Lot 1 does not appear to be perpendicular to the roadway. (3rd Request)

[Comment 00297 | Sheet TS002 | Open]

Parking Table:

Sheet TS002 has been revised to show the correct number of parking provided. However, Sheets A001, A201, A204, A208, A209, A213, A215, A216, and A219 shows a total of 36 vehicular parking spaces, whereas the "Total Calculations For Development" on Sheet TS002 states 39 vehicular parking spaces. Please revise and correct this discrepancy.

[Comment 00298 | Sheet A216 | Open]



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Parking Dimension:

Per applicant's response to Issues #106 and #205, Sheets A000, A001, A002, and A003 show a 9 ft wide and 19 ft long exterior parking spaces. Please also dimension the vehicular parking spaces within the parking garages in accordance to SDMC Section 142.0560(b) Table 142-05K. In addition, please dimension the parking spaces within the proposed garage lift on Lot 5 on Sheet A216. (2nd Request)

[Comment 00299 | Sheet A001 | Open]

Parking within Required Yard Set Back – Lots 1 and 2:

Per 142.0510(e)(1), off-street parking spaces shall not be located in any required front or street side yard setback. Sheets A000, A001, A002, and A204 show vehicular parking spaces located in the front and side yard setback for Lots 1 and 2. Please remove any parking spaces within the setbacks. Revise the parking count and parking table on Sheet TS002 accordingly.

[Comment 00300 | Sheet A002 | Open]

Parking (Lot 2):

Sheet A204 shows 1 surface parking space and 4 garage spaces for Lot 2. It appears that vehicles would not be able to maneuver in and out of the proposed garage parking spaces with the proposed surface parking space. Please remove the proposed surface parking space from the plans and revise the parking count.

[Comment 00301 | Sheet A208 | Open]

Parking (Lot 3):

Sheet A208 shows 2 garage spaces in tandem; please clarify whether the rest of the lower garage will be for storage or any other use. Sheet A209 shows 1 surface parking space and 6 garage spaces in tandem configuration. It appears that the surface parking space would obstruct the parking spaces on the east side of the garage. Please demonstrate that vehicles can adequately maneuver in and out of these spaces through a turning template or remove the surface parking space from the plans and revise the parking count.

In addition, Sheets L000, L010, L100, L200, and L300 show 6 surface parking spaces, whereas Sheets A000 and A003 show 1 surface parking space. Please correct these discrepancies and revise the plans per the comments above.

[Comment 00302 | Sheet A215 | Open]

Parking (Lot 5):

Sheet A215 shows a car turntable for Lot 5; please provide information on how this turntable will operate and how 5 cars can be parked in the garage without obstructing the turntable. In addition, Sheet A215 also shows an area labeled as lower garage/workshop/office and 2 post-lift; please provide information on how the 2 post-lift will operate and demonstrate and clarify how it would not obstruct access to the parking spaces within the garage.

[Comment 00303 | Sheet M-1 | Open]

Parking on Private Street:

Per response to Issues #108 and #207, applicant states that parking will be allowed on both sides of the proposed private street. Please revise plans and private street cross-section on Sheet M-1 to show the parking lane with dimensions. (3rd Request)

[Comment 00305 | Sheet C-2 | Open]



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Driveway Gradient (greater than 14%):

Per response to Issue #209, applicant states that the plan has been updated. However, the transitions still exceed one-half of the abutting slope for Lot 1, Lot 2, and Lot 3.

- The transitions for Lot 1 shall not exceed 7.5% grade at the top and bottom of the ramp with a gradient of 15% as shown on Sheet C-2.
 - The transitions for Lot 2 shall not exceed 9% grade at the top and bottom of the ramp with a gradient of 18% as shown on Sheet C-3.
 - The transitions for Lot 3 shall not exceed 8.9% grade at the top and bottom of the ramp with a gradient of 17.8% and shall not exceed 8% grade at the top and bottom of the ramp with a gradient of 16% as shown on Sheet C-4.
- Please revise Sheets C-2, C-3, and C-4 accordingly and show the length of these transitions as 8 feet for the first and last of the driveway ramp. (2nd Request)

[Comment 00306 | Sheet A000 | Open]

Pedestrian Access:

Following up on comments #111 and 210, Sheet A000 has been revised to show pedestrian circulation along the proposed sidewalk on the proposed private street. Please show and label the proposed pedestrian access from the Calle Del Cielo right-of-way to the project site.

[Comment 00307 | Sheet A601 | Open]

Gates:

Per applicant's response to Issues #112 and 211, Sheet A601 shows the proposed gate swinging inward to the project site and is noted to be electric gates per Note E under Fire Notes. Please label the distance between the property line and the gate on Sheet A601. (2nd Request)

In addition, Sheet M-1 labels the location of the gate at the property line, whereas Sheets C-1, C-7, A000, and A601 show the gate further into the project site. Please revise and correct this discrepancy.

[Comment 00308 | Sheet L100 | Open]

Plan Revision (Sidewalk):

Sheets L100 and L300 show no sidewalk on the parkway within the private street, whereas the cross-section for the private street on Sheet M-1 shows a 5 ft wide sidewalk on both sides. Please revise and correct this discrepancy.

[Comment 00309 | Sheet A000 | Open]

Plan Clarification:

Following up on comments #102 and 200, Sheet A000 shows and labels a 20 ft "dropping zone" in each lot. Please demonstrate a minimum 20 ft long area from the back of the sidewalk on the private street to each garage and eliminate the "dropping zone" label on each lot.

Planning-Park and Recreation

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[Comment 00073 | Sheet TS001 | Open]

This project was reviewed for conformance with the City's General Plan guidelines for population-based parks, the La Jolla Community Plan, and the La Jolla Public Facilities Fee Impact Study.

[Comment 00074 | Sheet TS001 | Open]

The Complete Communities Citywide Parks Master Plan and related General Plan population-based park standards have been adopted. The City has adopted a new Citywide Park Development Impact Fee, along with a new General Plan population-based Park Standard, this project would be assessed a Citywide Park Development Impact Fee to satisfy the project's population-based park requirements and would not be subject to a park ad hoc fee.

Tentative Map PRJ-1085883.pdf

DSD-Map Check

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[Comment 00047 | Sheet M-1 | Open]

OWNER/APPLICANT

Please indicate the owner or project applicant that corresponds to record title holder.

[Comment 00254 | Page | Open]

Please replace 'R.O.W.' with "PRIVATE STREET "
