

## 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,

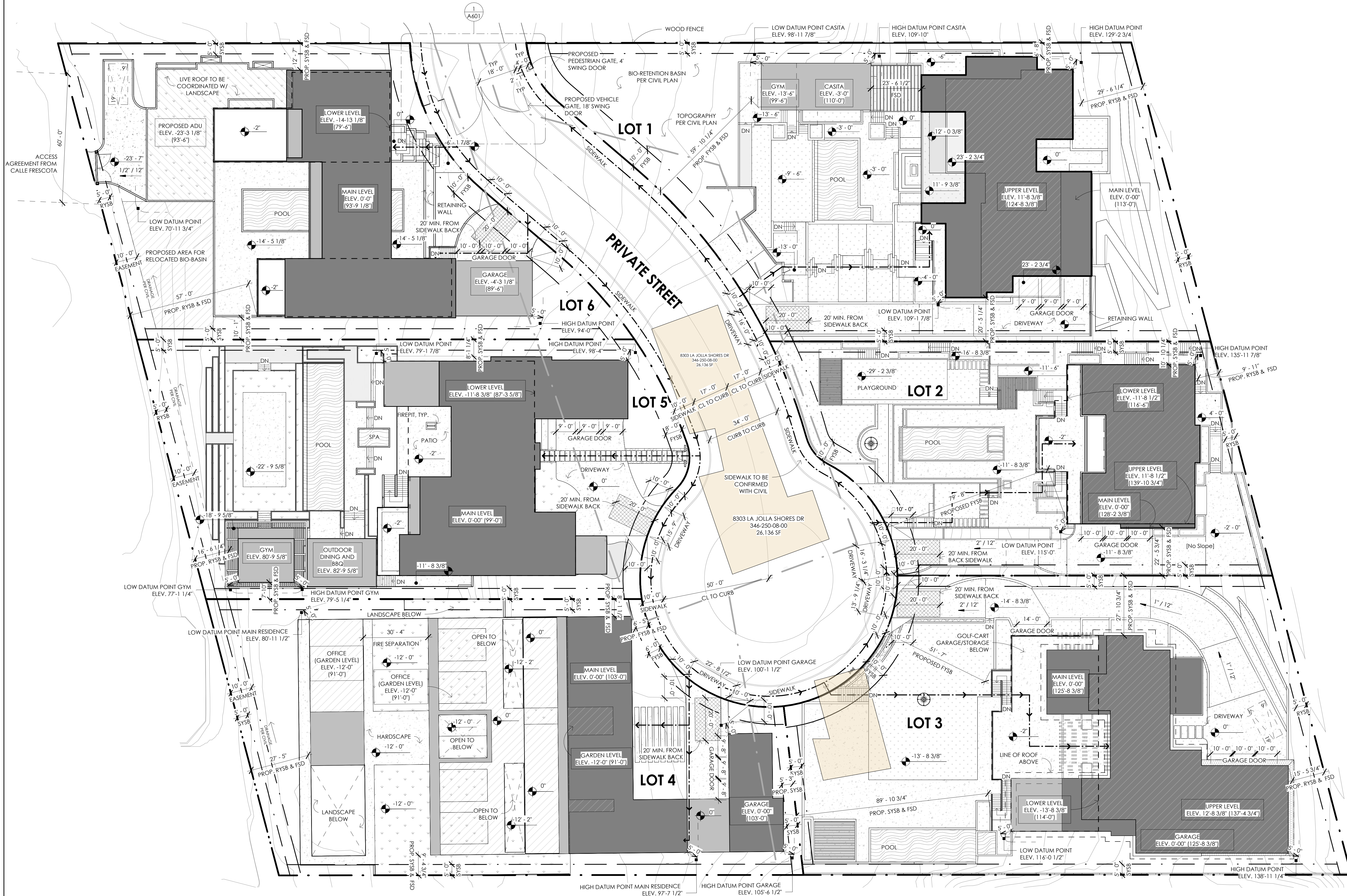
Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner  
[magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)  
City Planning Department  
619-236-6173



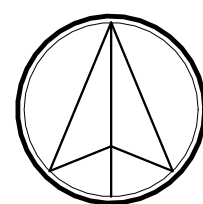






1 OVERALL SITE PLAN

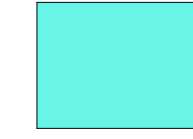
SCALE = 1" = 20'-0"











NEED TO ASK





MATERIAL LEGEND

WALL TEXTURE 1



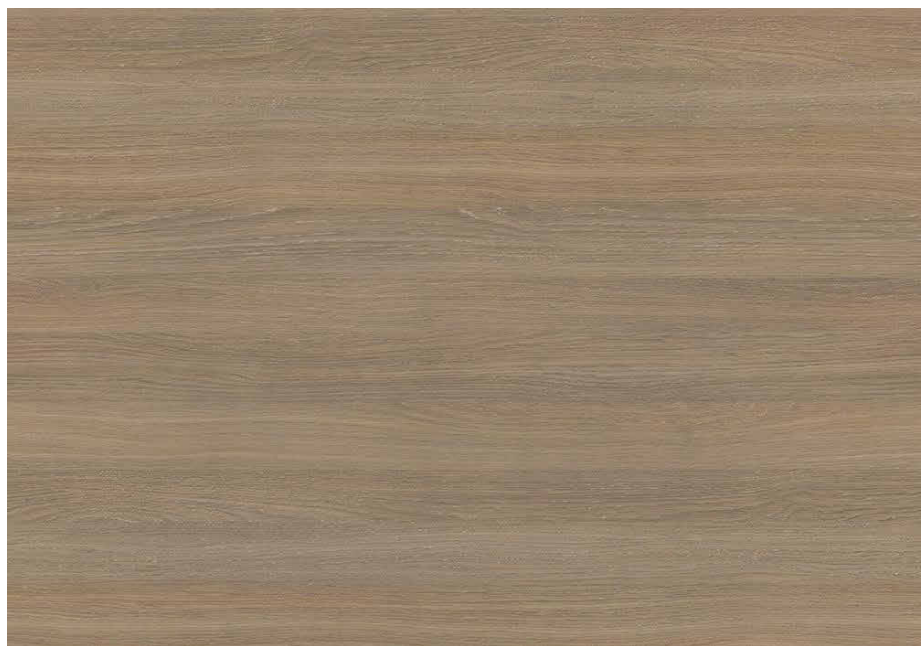
STUCCO

WALL TEXTURE 2



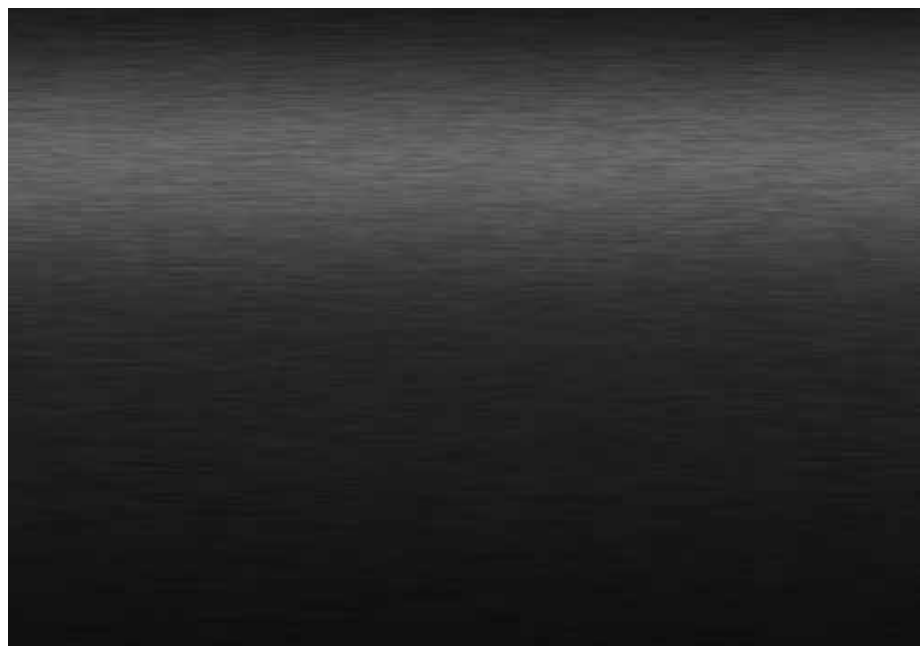
STONE

TRIM/AWNINGS



WOOD

DOORS/WINDOWS



METAL

LOT 1 FEATURES A TROPICAL MEXICAN MODERN STYLE WITH WHITE STUCCO AND STONE, COMPLEMENTED BY FLAT ROOFS AND AWNINGS. THIS DESIGN INTRODUCES A REFRESHING YET COHESIVE ELEMENT TO THE NEIGHBORHOOD, ALIGNING WITH THE COMMUNITY'S EXISTING AESTHETIC. THE HOME'S USE OF MATERIALS AND ARCHITECTURAL FEATURES INTEGRATES SMOOTHLY WITH SURROUNDING STRUCTURES, ENHANCING THE NEIGHBORHOOD'S CHARM AND FOSTERING A HARMONIOUS VISUAL TRANSITION BETWEEN NEW AND EXISTING HOMES.

JOB #:

CIELO MAR - LOT 1 DIAZ

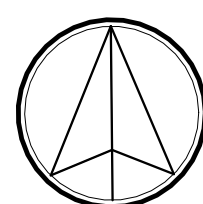
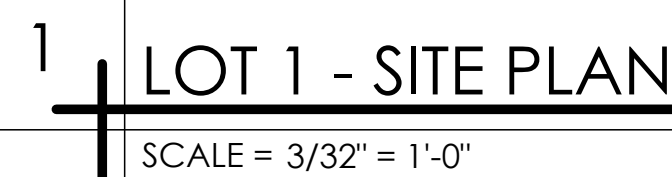
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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

A5  
LOT 1 -  
RENDERINGS

08/14/2024





## SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-0-06 (JFC 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 WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505).
4. HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
5. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30' 0" ABOVE GRADE.
6. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
7. 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.
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 TEXTURE 1



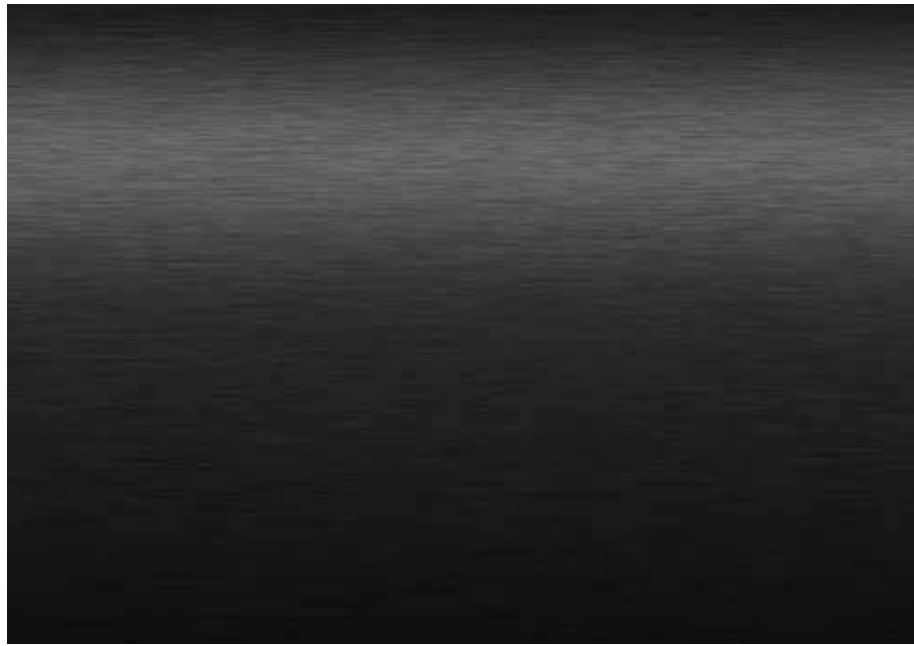
STUCCO

EXTERIOR FLOOR TEXTURE



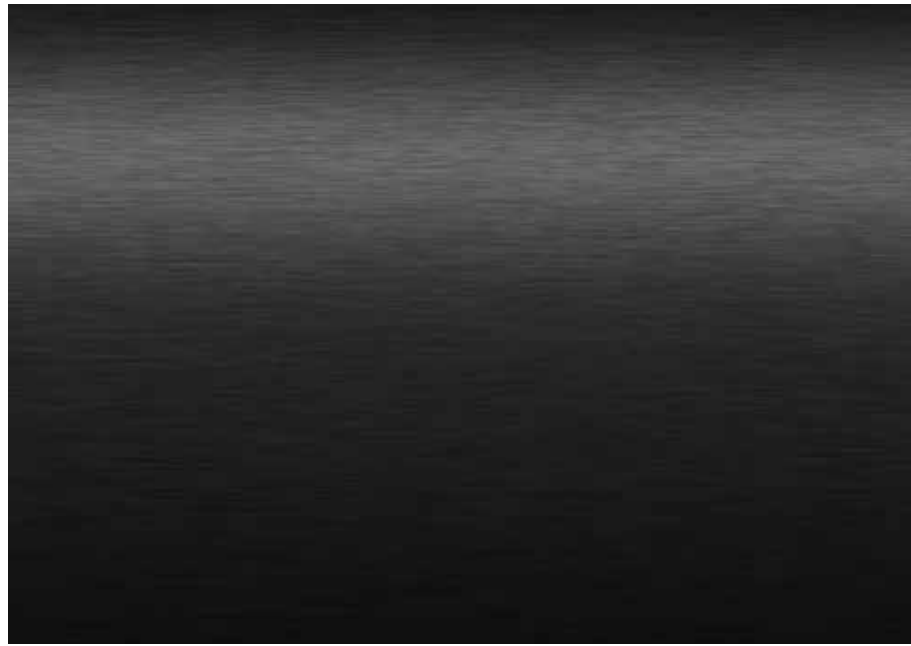
STONE TILE

TRIM/AWNINGS



METAL

DOORS/WINDOWS



METAL

LOT 2 SHOWCASES AN ALL-WHITE EXTERIOR WITH ART DECO AND CLASSICAL INFLUENCES, INTRODUCING A REFINED YET HARMONIOUS STYLE TO THE NEIGHBORHOOD. THE HOME'S DESIGN ADDS A TOUCH OF ELEGANCE WHILE RESPECTING THE EXISTING ARCHITECTURAL LANDSCAPE. BY BLENDING ART DECO AND CLASSICAL ELEMENTS WITH TRADITIONAL MATERIALS, THE HOME CONTRIBUTES TO A BALANCED AND VISUALLY APPEALING STREETSCAPE, ENRICHING THE NEIGHBORHOOD'S CHARACTER WITH ITS DISTINCTIVE YET COMPLEMENTARY AESTHETIC.



JOB #:

CIELO MAR - LOT 2 -  
SINNET

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

|            |                   |
|------------|-------------------|
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| 03/18/2024 | 3RD CDP SUBMITTAL |

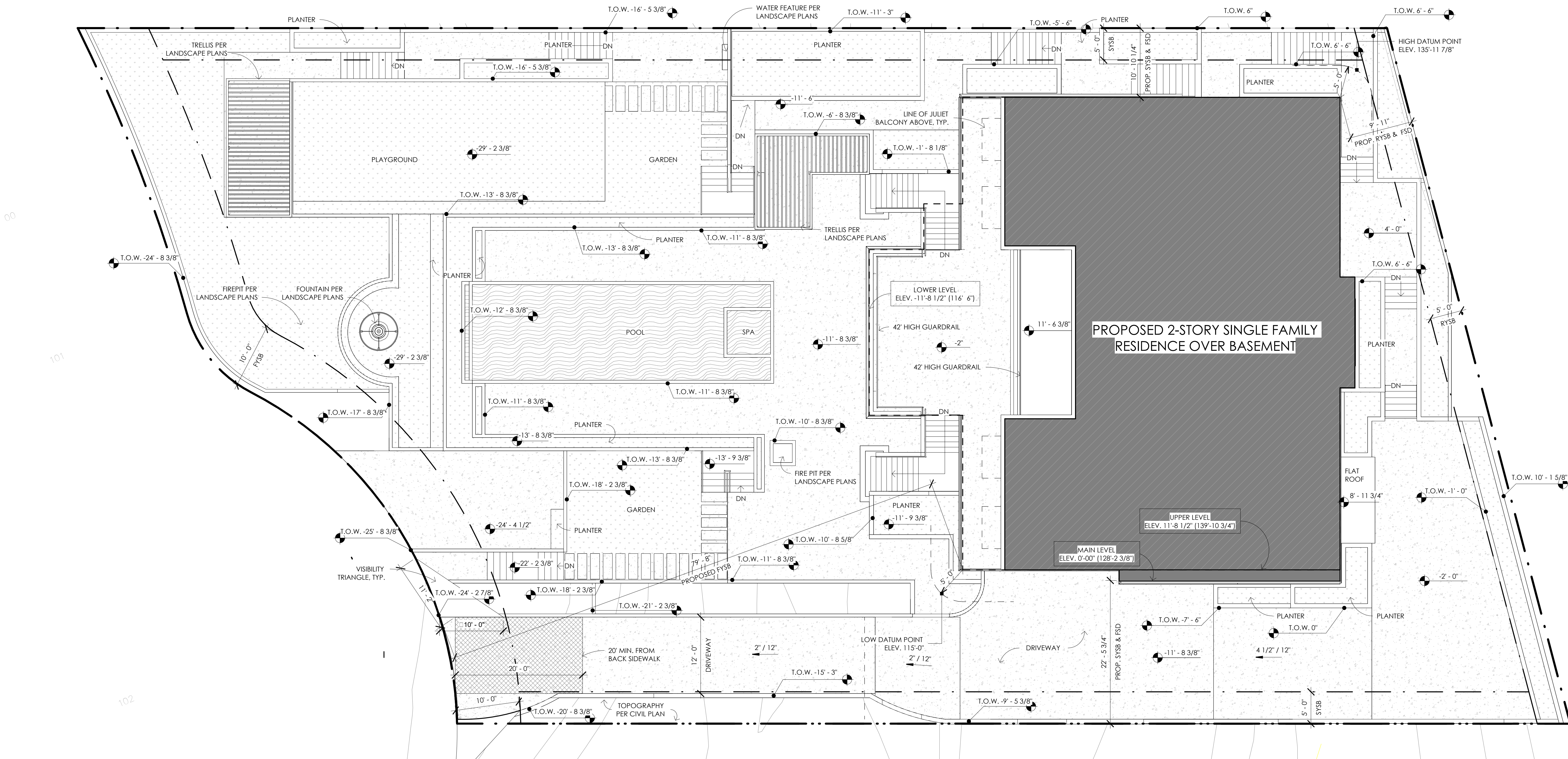
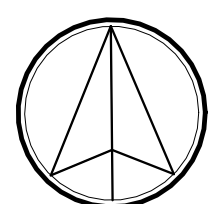
A9

LOT 2 - SITE PLAN

08/14/2024

## 1 LOT 2 - SITE PLAN

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



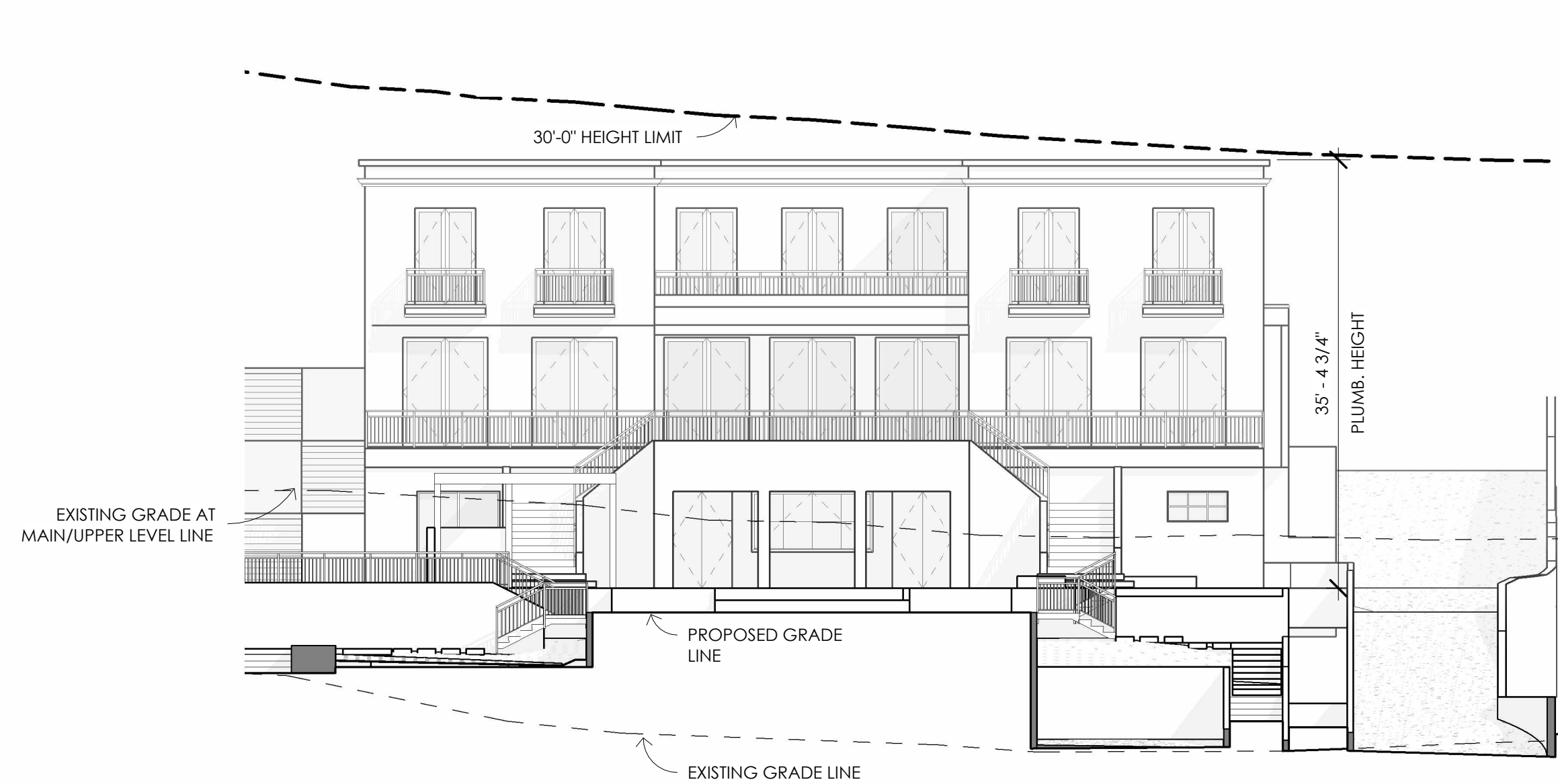
## SITE LEGEND

|  |                                               |
|--|-----------------------------------------------|
|  | 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

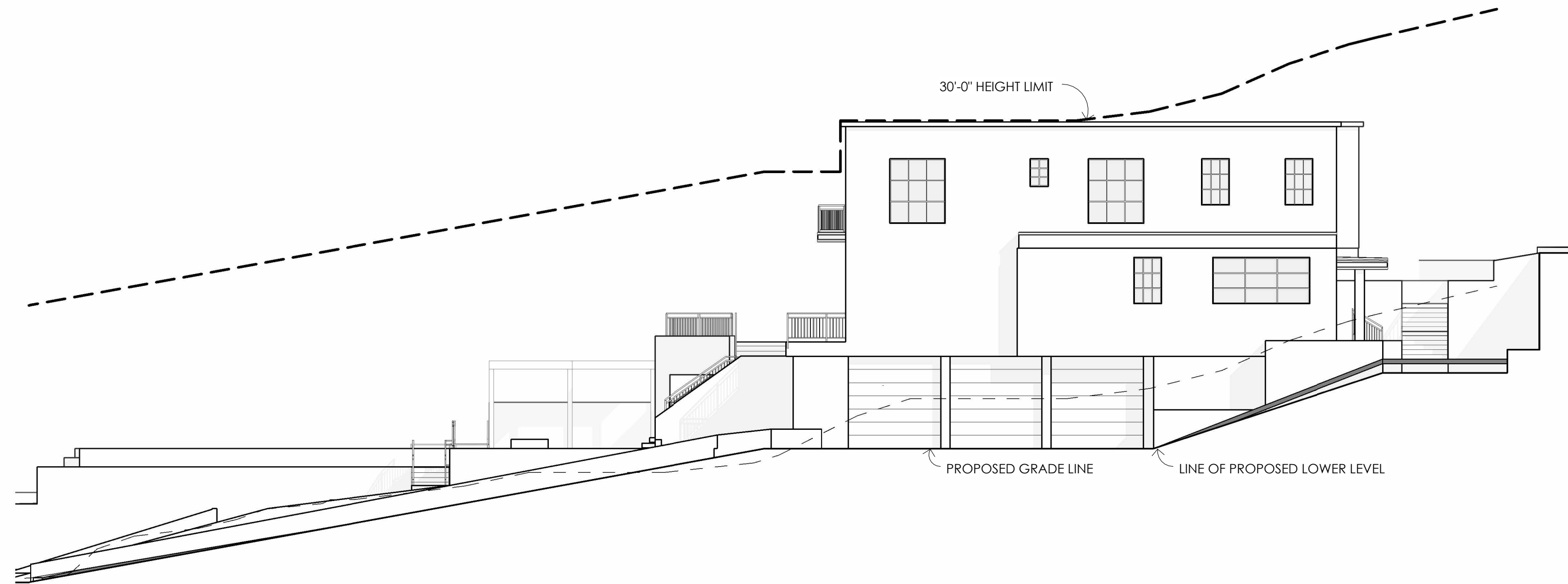
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 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.





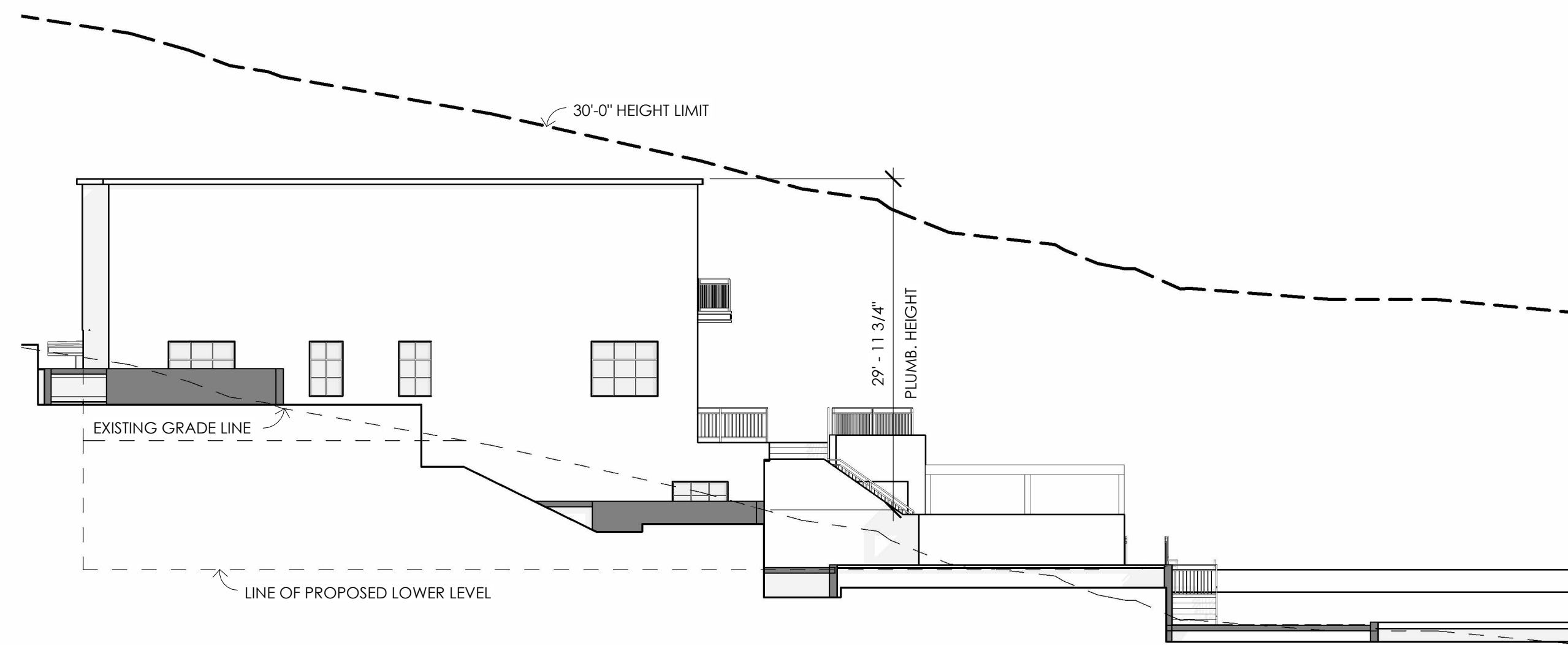
1 LOT 2 - WEST ELEVATION

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



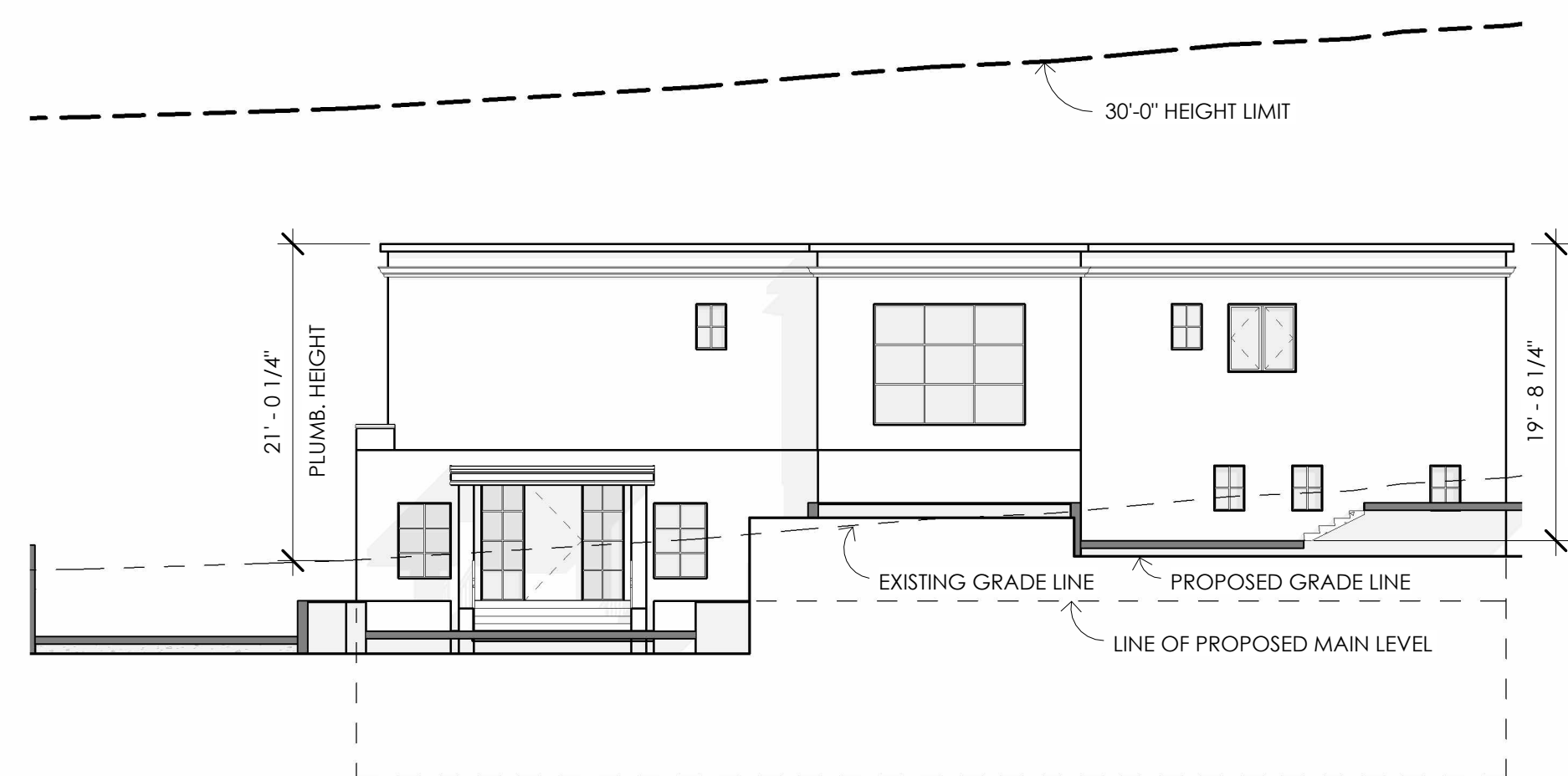
2 LOT 2 - SOUTH ELEVATION

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



3 LOT 2 - NORTH ELEVATION

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



4 LOT 2 - EAST ELEVATION

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





MATERIAL LEGEND

WALL TEXTURE 1



STUCCO

EXTERIOR FLOOR TEXTURE



STONE TILE

ROOF MATERIAL



STANDING SEAM METAL

DOORS/WINDOWS



METAL

LOT 3 COMBINES SPANISH MODERN ELEMENTS WITH ECLECTIC TOUCHES, FEATURING LARGE WINDOWS AND LOW-SLOPED ROOFS TO INTRODUCE A UNIQUE FLAIR WHILE MAINTAINING VISUAL HARMONY WITH THE NEIGHBORHOOD. THE HOME'S DESIGN ADDS A DISTINCTIVE CHARACTER TO THE COMMUNITY, USING DIAGONAL AND OFF-SETTING PLANES TO CREATE VISUAL INTEREST AND COMPLEMENT THE SURROUNDING ARCHITECTURAL STYLES. THIS APPROACH ENSURES A SEAMLESS INTEGRATION WITH EXISTING STRUCTURES, ENHANCING THE NEIGHBORHOOD'S DIVERSE AESTHETIC.

JOB #:

CIELO MAR - LOT 3 - ALLOS

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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| 02/24/2023 | CDP SUBMITTAL     |
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| 03/18/2024 | 3RD CDP SUBMITTAL |

A11

LOT 3 -  
RENDERINGS

08/14/2024



JOB #:

CIELO MAR - LOT 3 - ALLOS

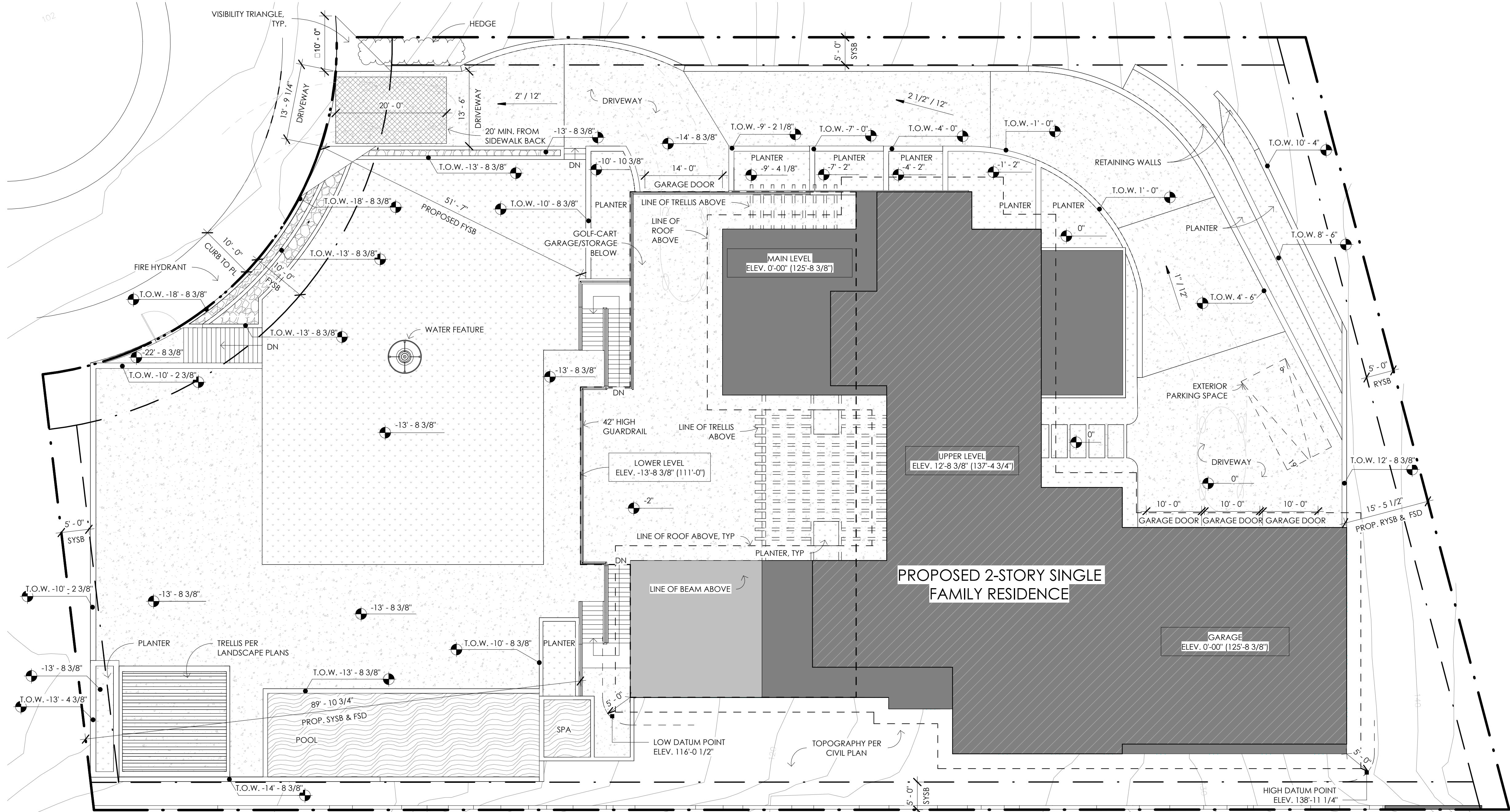
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A12

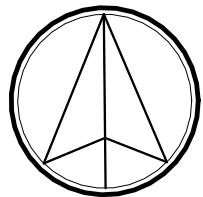
LOT 3 - SITE PLAN

08/14/2024



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 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.
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- 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.



JOB #:

CIELO MAR - LOT 3 - ALLOS

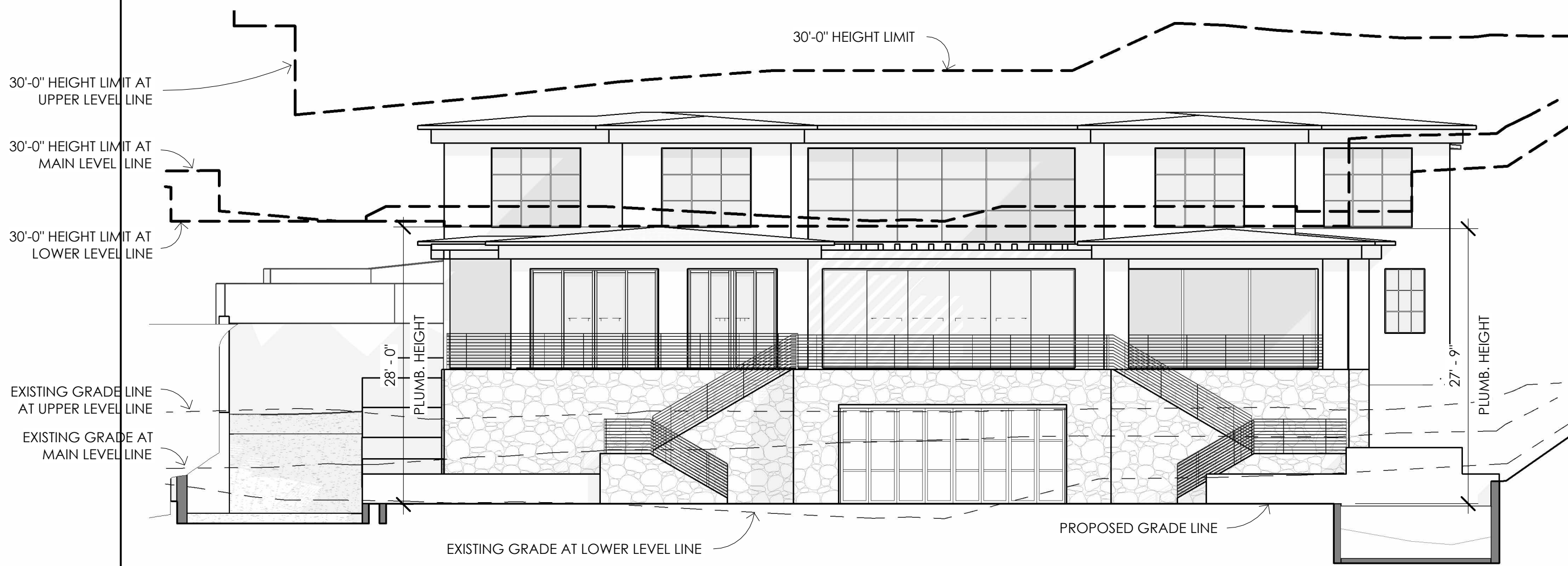
8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A13

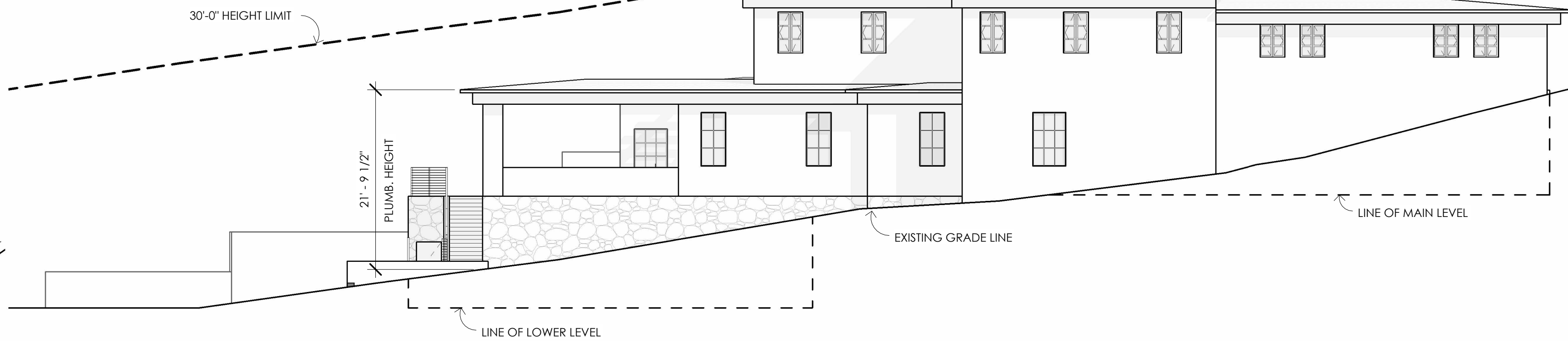
LOT 3 - EXTERIOR  
ELEVATIONS

08/14/2024



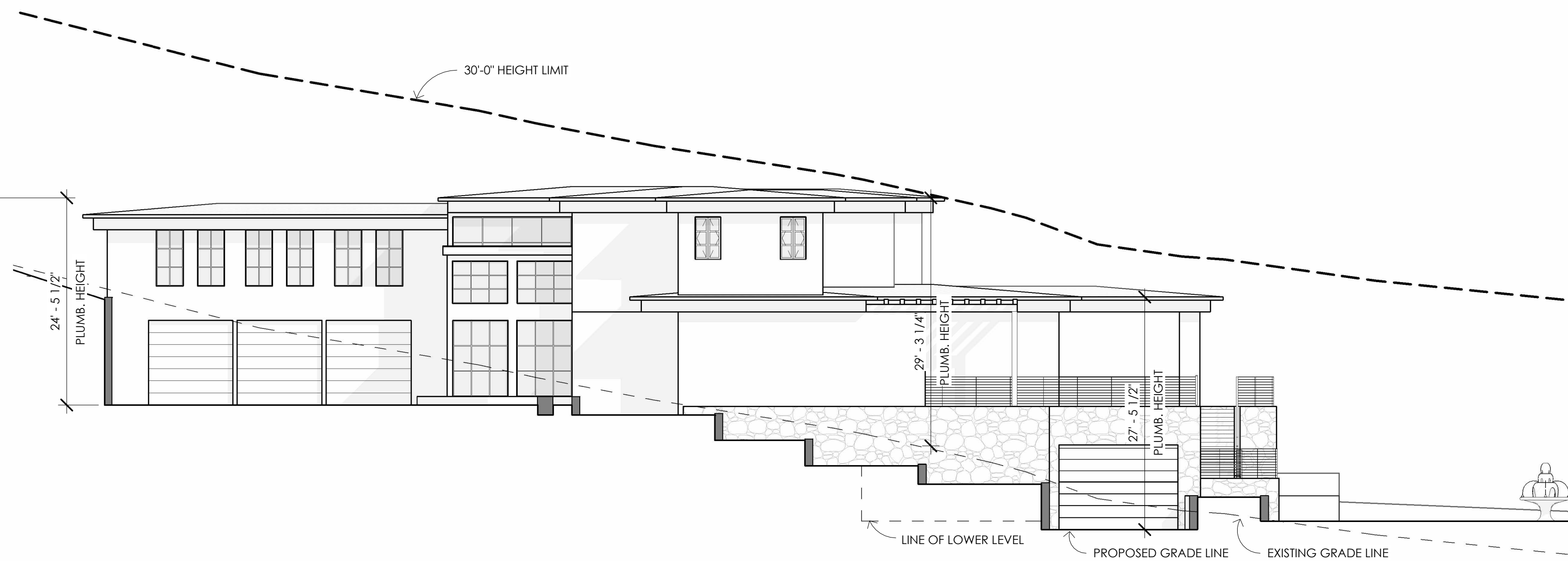
1 LOT 3 - WEST ELEVATION

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



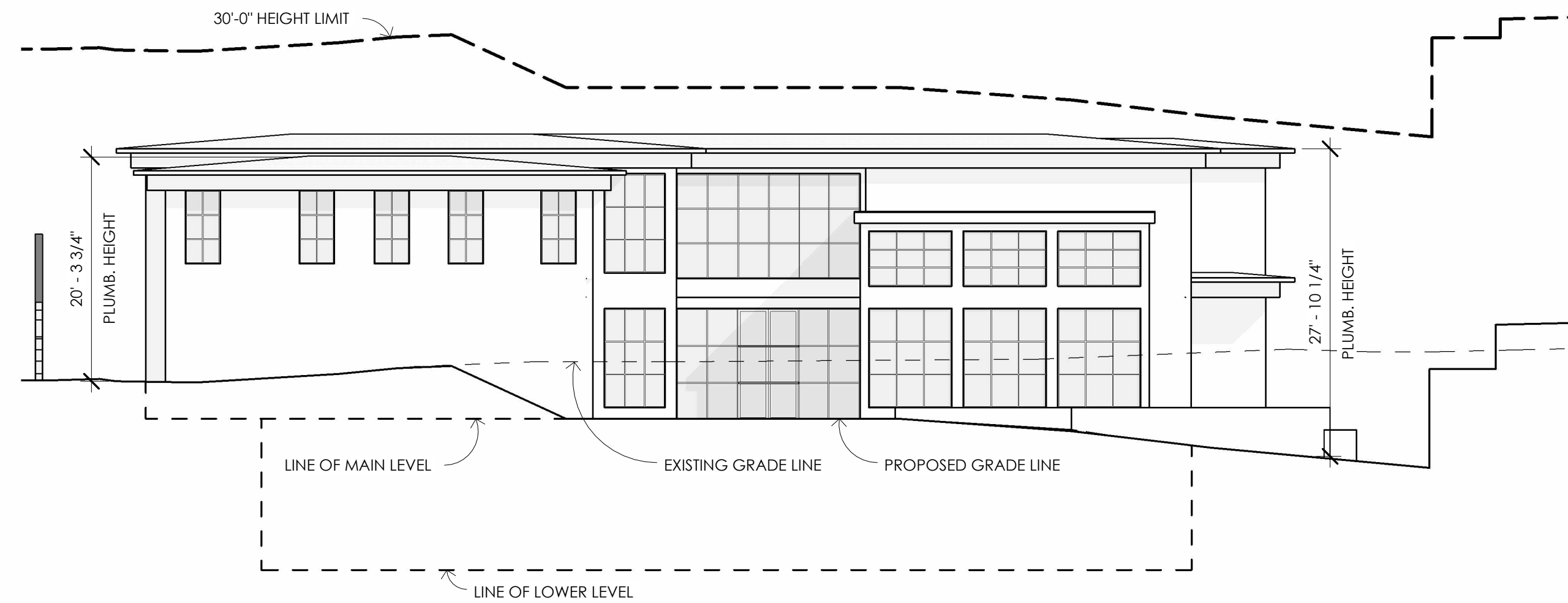
2 LOT 3 - SOUTH ELEVATION

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



4 LOT 3 - NORTH ELEVATION

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



3 LOT 3 - EAST ELEVATION

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





MATERIAL LEGEND

WALL TEXTURE 1



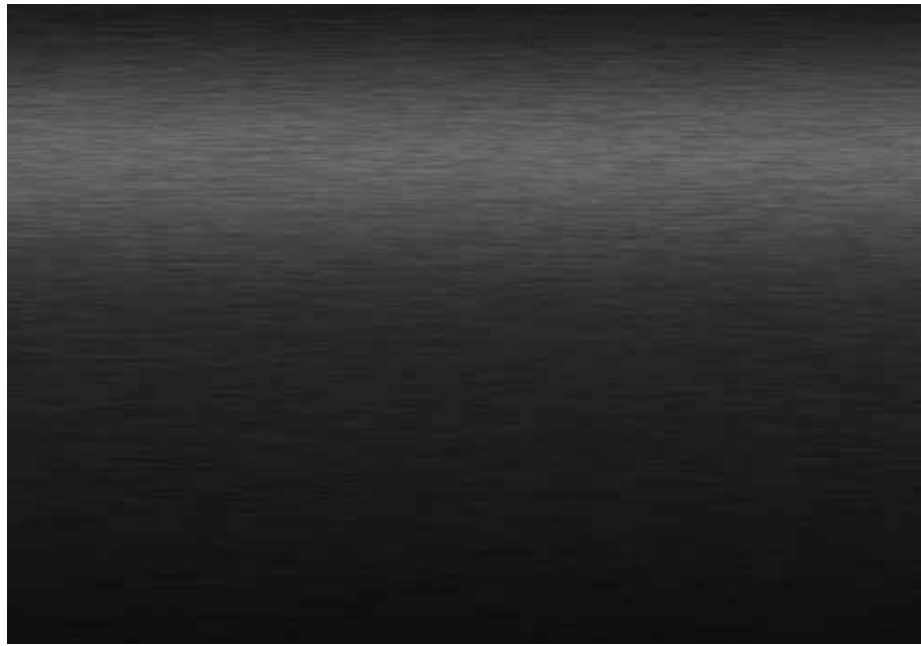
STUCCO

ROOF TEXTURE



PLANTS

TRIM/AWNINGS



METAL

LOT 4 PRESENTS A MODERN AESTHETIC WITH ITS WHITE STUCCO FACADE, FLAT GREEN ROOFS, AND RECTANGULAR LAYOUT, CREATING A FRESH YET COHESIVE ADDITION TO THE NEIGHBORHOOD. THE DESIGN THOUGHTFULLY ALIGNS WITH THE SURROUNDING STRUCTURES, MAINTAINING A BALANCED VISUAL IMPACT. THE CHOICE OF MATERIALS AND SUBTLE HARDSCAPE ELEMENTS BLEND WELL WITH THE EXISTING STREETSCAPE, ENSURING THAT THE HOME ENHANCES THE OVERALL COMMUNITY CHARACTER WHILE RESPECTING THE NEIGHBORHOOD'S ESTABLISHED DESIGN THEMES.

JOB #:

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

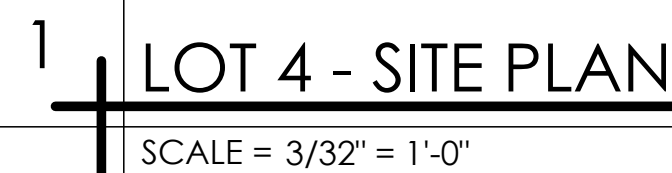
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| 02/24/2023 | CDP SUBMITTAL     |
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| 03/18/2024 | 3RD CDP SUBMITTAL |

A14

LOT 4 -  
RENDERINGS

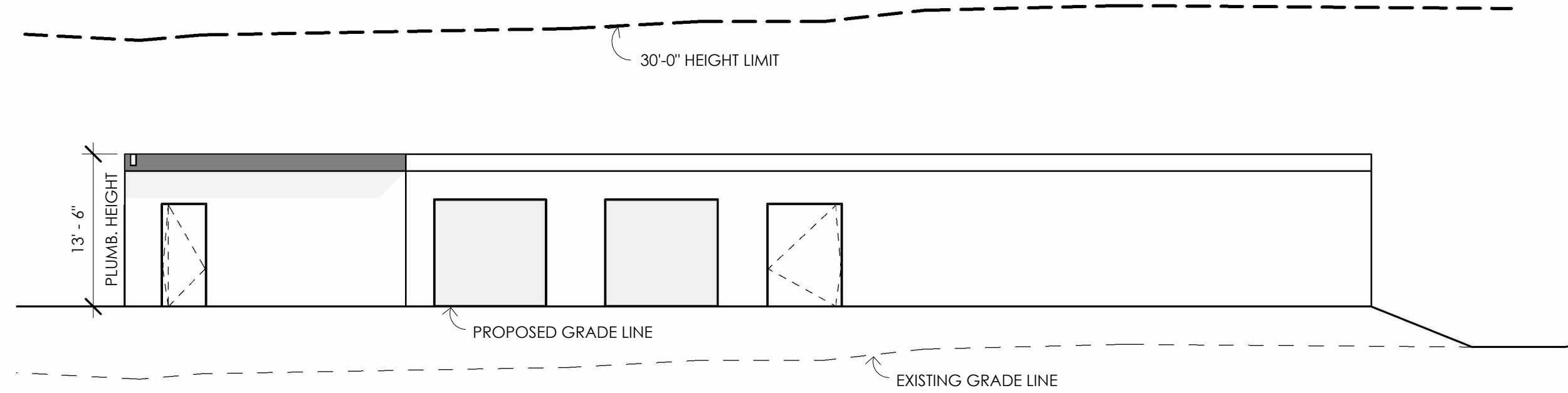
08/14/2024



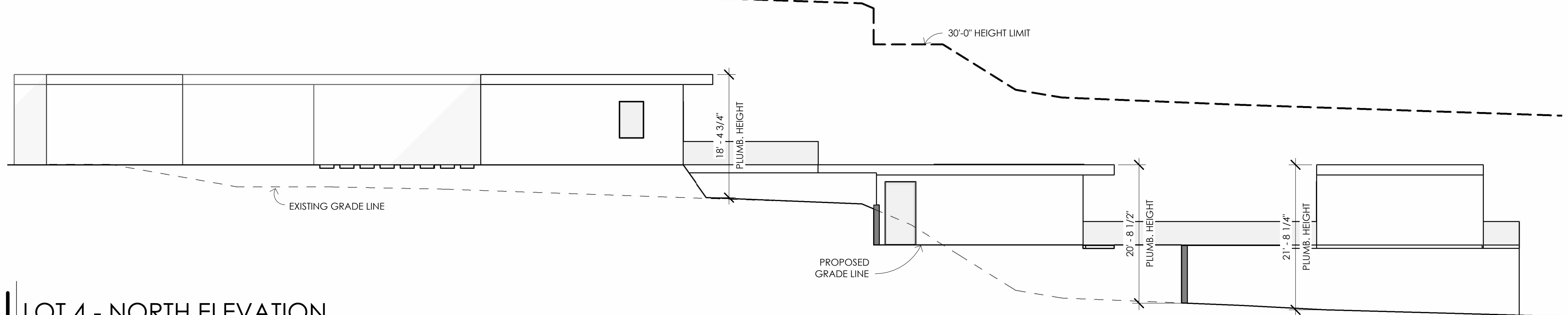


| SITE LEGEND                                                                           |                                                  | SITE NOTES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------|--------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | HATCH INDICATES ACCESS LEVEL RESIDENCE FOOTPRINT | 1.         | THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | HATCH INDICATES GARDEN LEVEL FOOTPRINT           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | LINE INDICATES GARAGE FOOTPRINT                  | 3.         | THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.                                                                                                                                                                                                                                                                                                                                                                       |
|  | HATCH INDICATES COVERED AREA                     | 4.         | THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  | HATCH INDICATES HARDSCAPE AREA                   | 5.         | ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | LANDSCAPE PER LANDSCAPE PLANS                    | 6.         | REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPCL. 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:<br>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<br>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. |

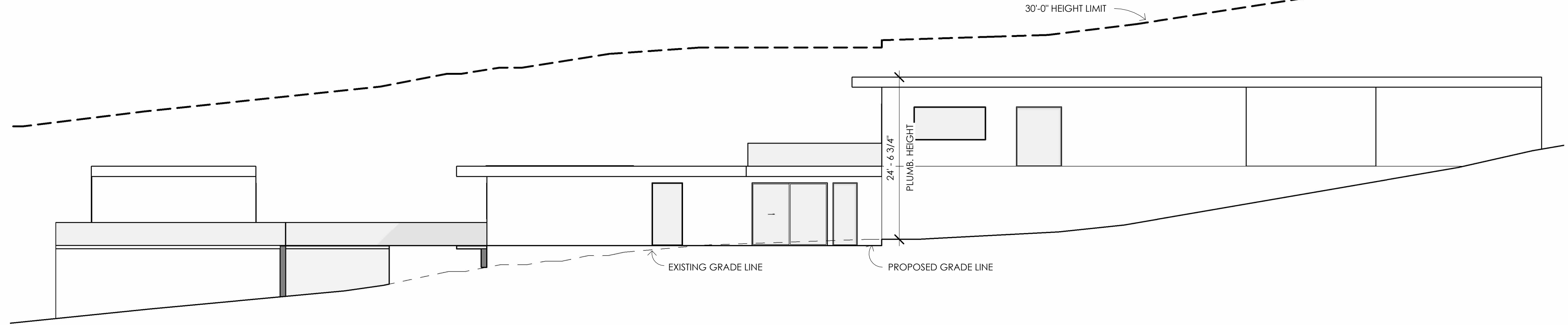




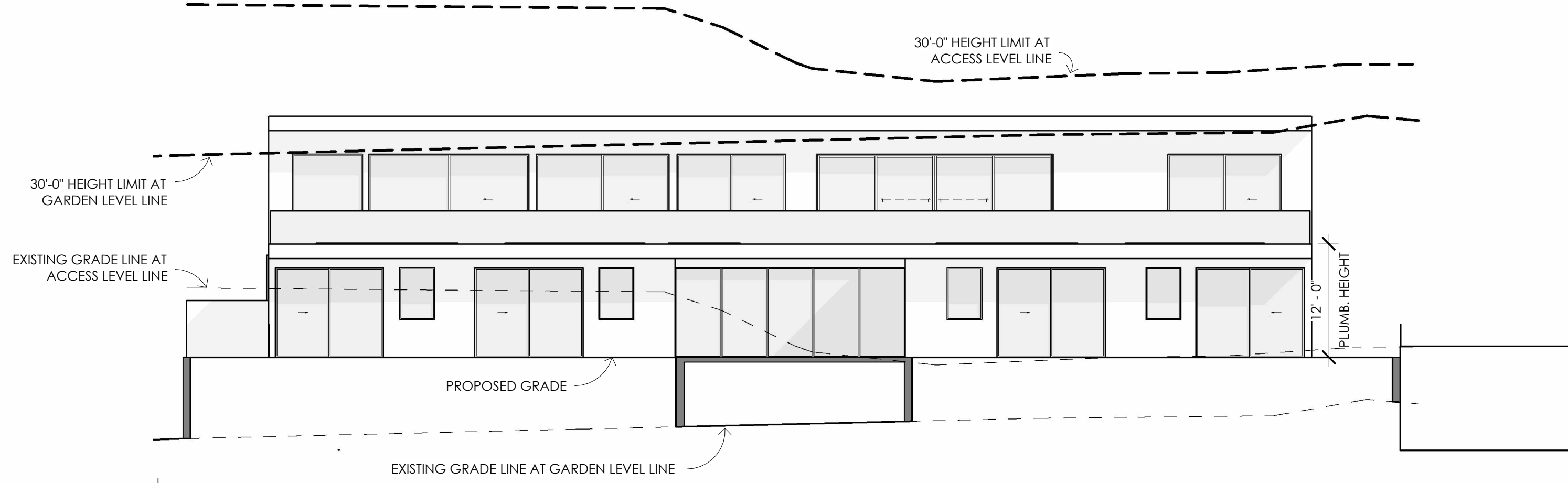
1 | LOT 4 - EAST ELEVATION  
SCALE = 3/32" = 1'-0"



2 | LOT 4 - NORTH ELEVATION  
SCALE = 3/32" = 1'-0"



3 | LOT 4 - SOUTH ELEVATION  
SCALE = 3/32" = 1'-0"



4 | LOT 4 - WEST ELEVATION  
SCALE = 3/32" = 1'-0"

JOB #:

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

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A16

LOT 4 - EXTERIOR  
ELEVATIONS

08/14/2024









MATERIAL LEGEND

WALL TEXTURE 1



STUCCO

EXTERIOR FLOOR TEXTURE



STONE TILE

WALL TEXTURE 3



METAL

TRIM/AWNINGS



WOOD

LOT 5 EMBODIES A SPANISH MODERN DESIGN, FEATURING A RICH COMBINATION OF STUCCO AND STONE THAT ENHANCES THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD. BY RESPECTING THE SURROUNDING STRUCTURES' PROPORTIONS AND MATERIALS, THE HOME CONTRIBUTES TO A BALANCED AND VISUALLY PLEASING ENVIRONMENT. ITS DESIGN ELEMENTS, INCLUDING WELL-CONSIDERED HARDSCAPES AND SITE FIXTURES, INTEGRATE SEAMLESSLY WITH EXISTING HOMES, FOSTERING A HARMONIOUS TRANSITION AND PRESERVING THE COMMUNITY'S DISTINCTIVE CHARM.

JOB #:

CIELO MAR - LOT 5 - RACE

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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A18

LOT 5 -  
RENDERINGS

08/14/2024



JOB #:

CIELO MAR - LOT 5 - RACE

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

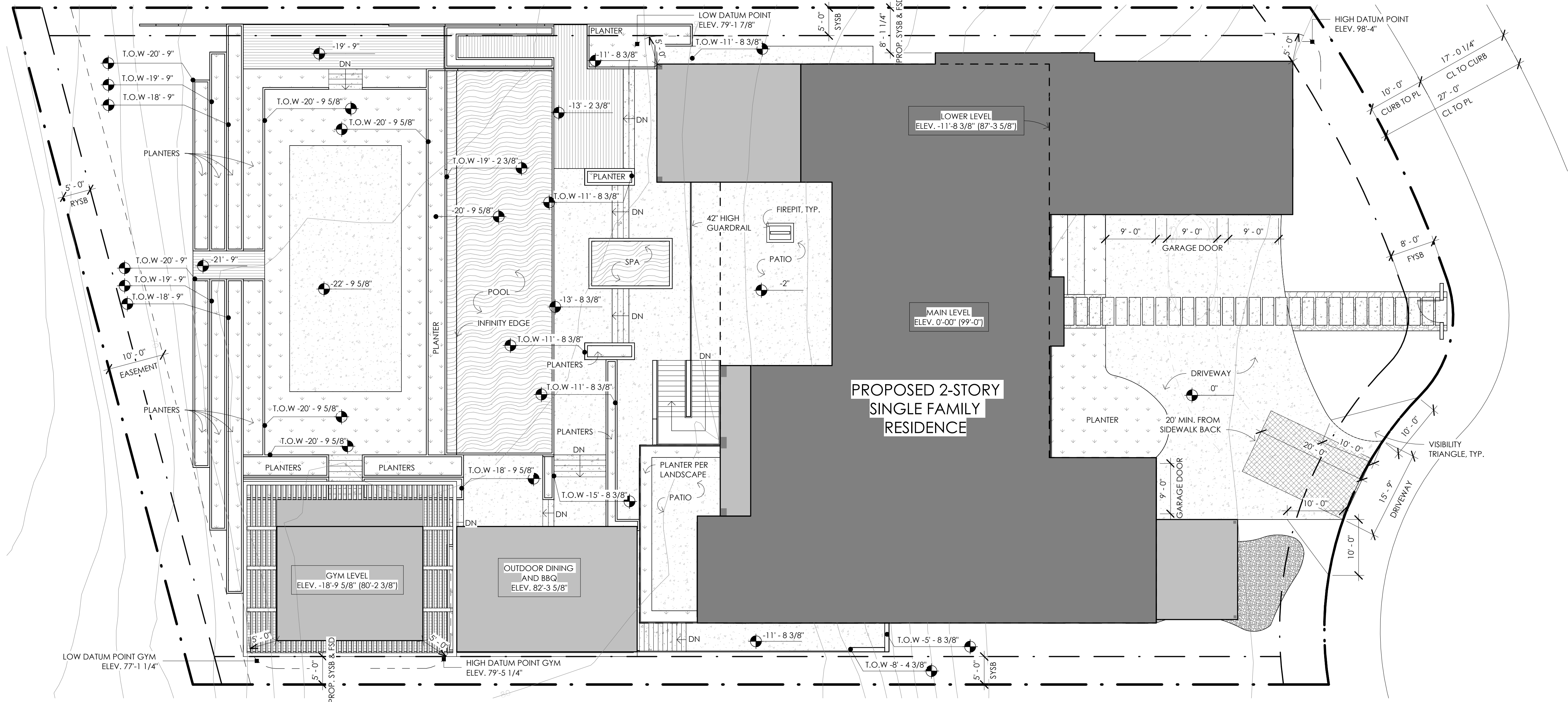
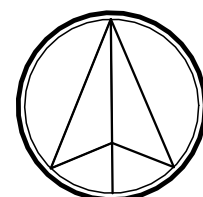
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| 03/18/2024 | 3ND CDP SUBMITTAL |

A19  
LOT 5 - SITE PLAN

08/14/2024

1 LOT 5 - SITE PLAN

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



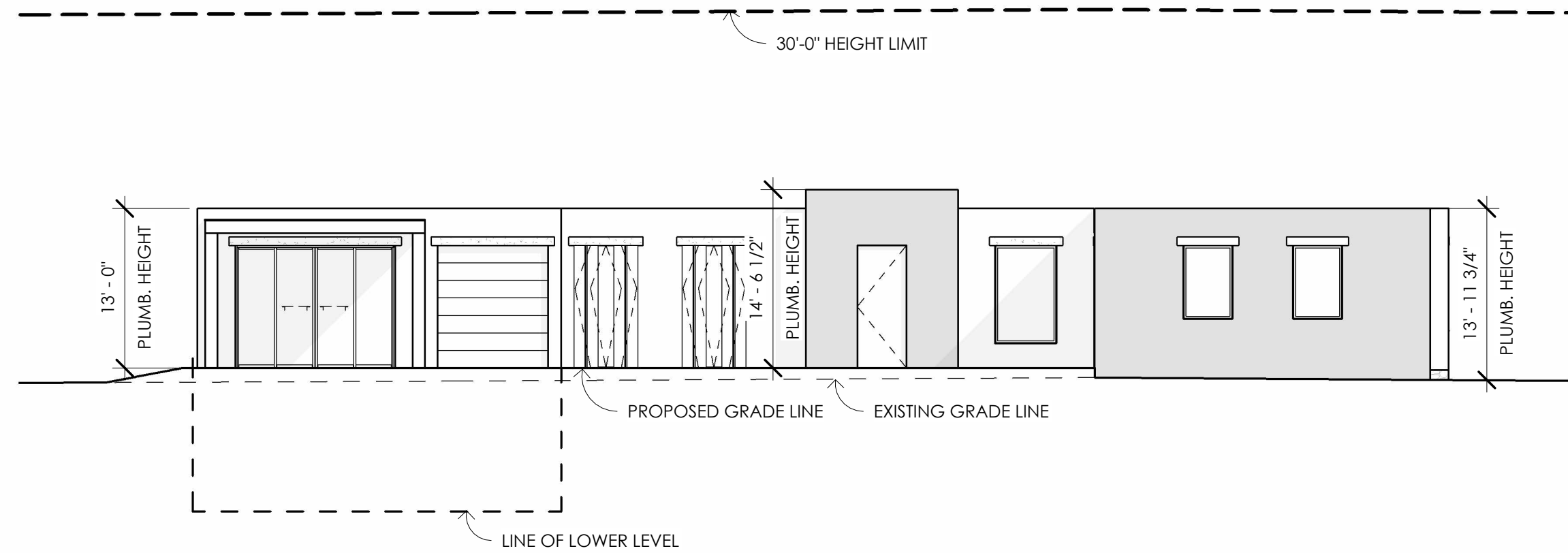
SITE LEGEND

|  |                                               |
|--|-----------------------------------------------|
|  | 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                  |

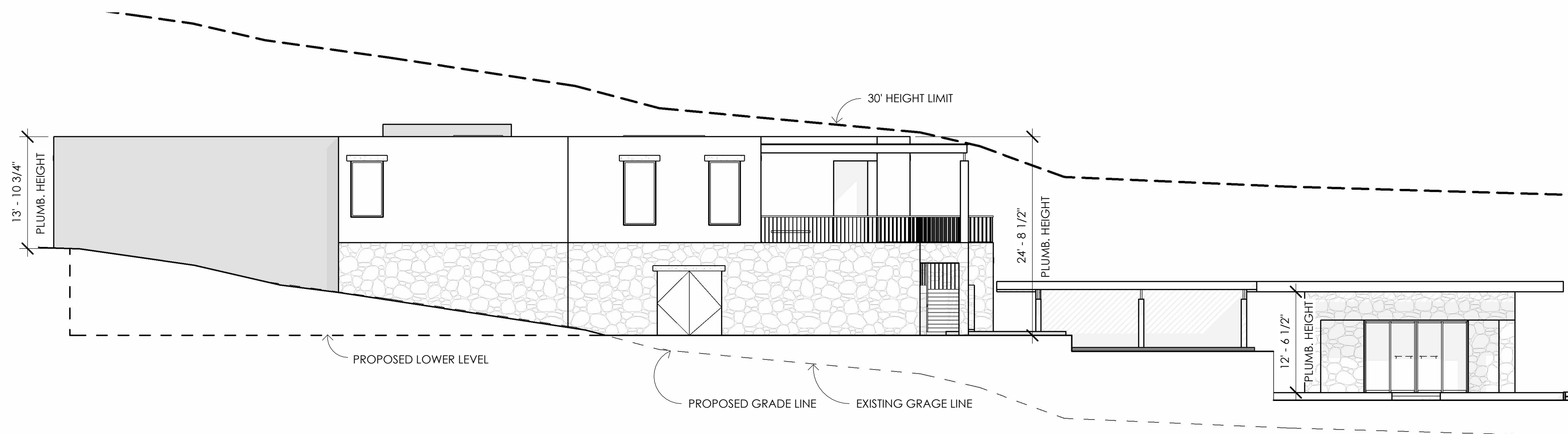
SITE NOTES

- 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.

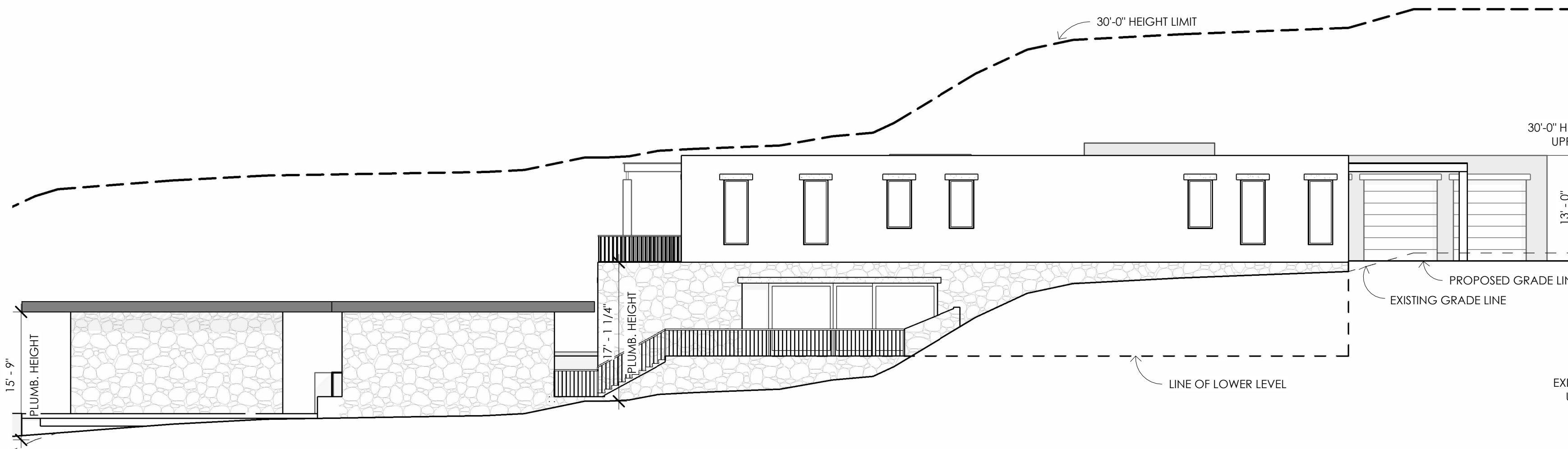




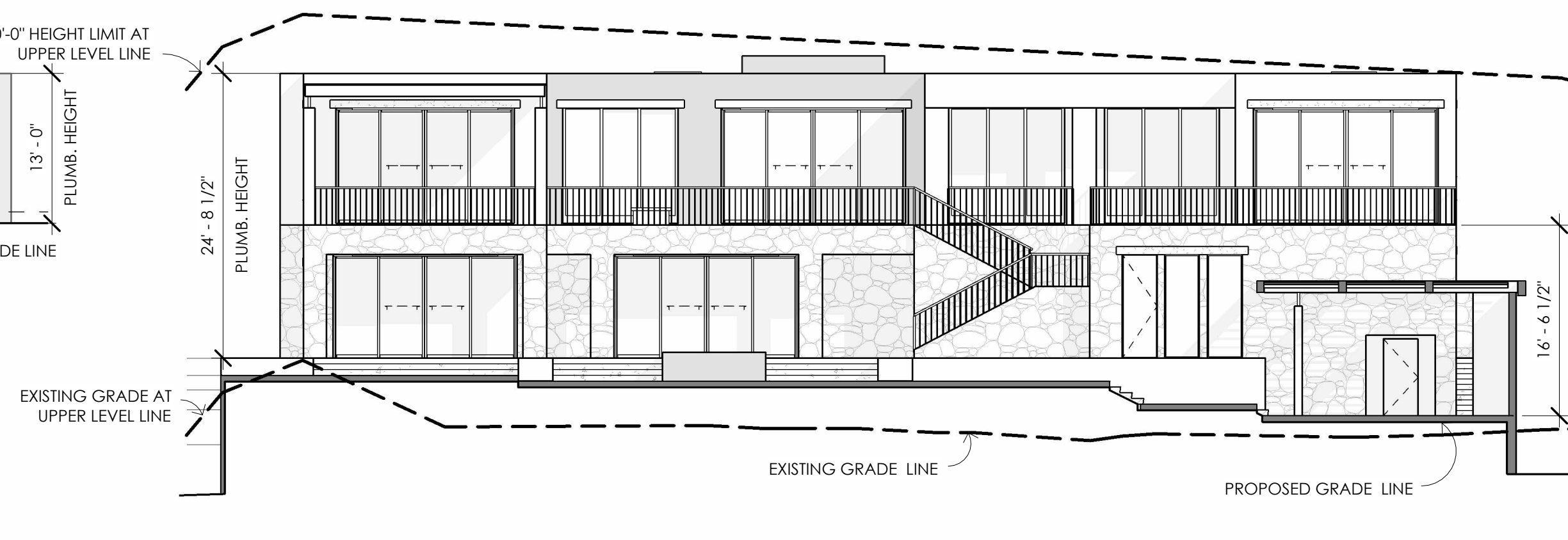
1 LOT 5 - EAST ELEVATION  
SCALE = 3/32" = 1'-0"



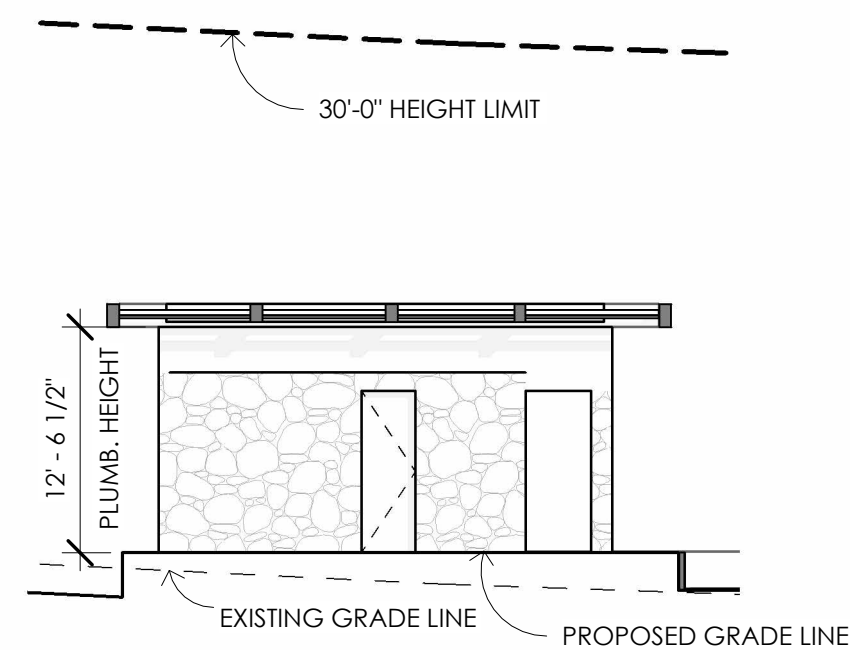
2 LOT 5 - NORTH ELEVATION  
SCALE = 3/32" = 1'-0"



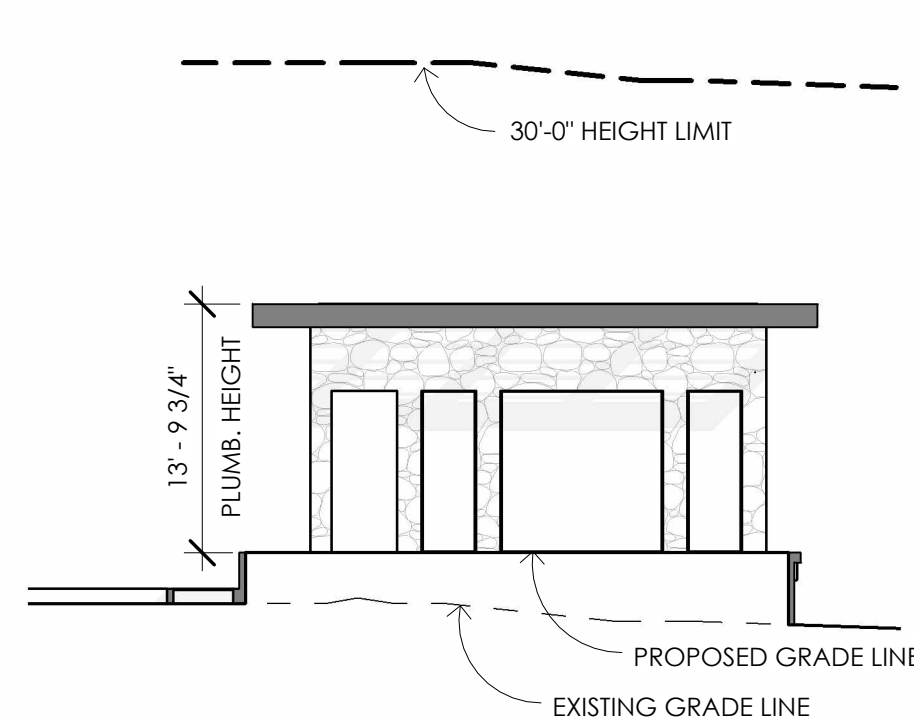
3 LOT 5 - SOUTH ELEVATION  
SCALE = 3/32" = 1'-0"



4 LOT 5 - WEST ELEVATION  
SCALE = 3/32" = 1'-0"



5 LOT 5 - EAST ELEVATION GYM  
SCALE = 3/32" = 1'-0"



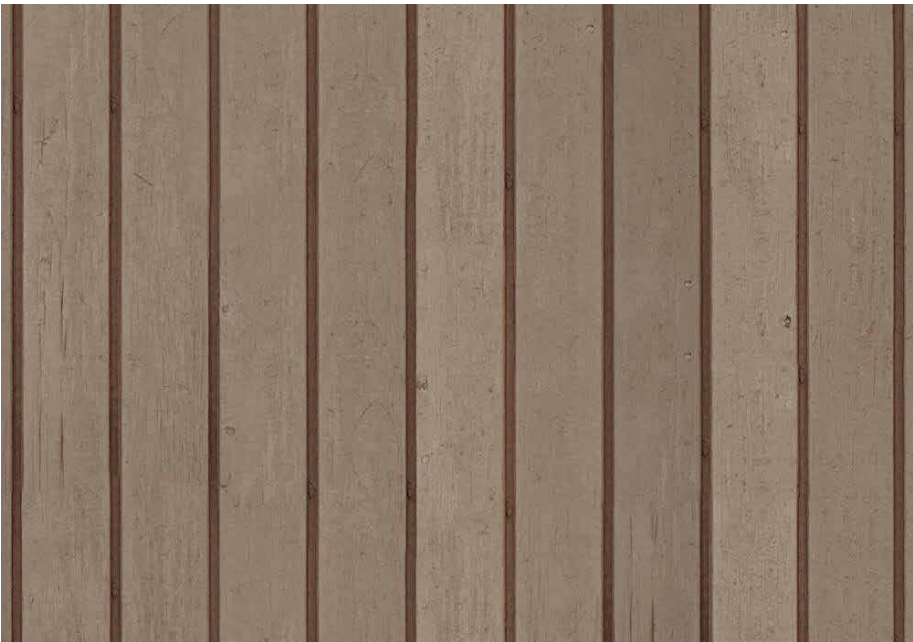
6 LOT 5 - WEST ELEVATION GYM  
SCALE = 3/32" = 1'-0"





MATERIAL LEGEND

WALL TEXTURE 1



WOOD

WALL TEXTURE 2



METAL

WALL TEXTURE 3



STUCCO

EXTERIOR FLOOR TEXTURE



CONCRETE

LOT 6 IS A MODERN CONTEMPORARY HOME THAT SEAMLESSLY INTEGRATES EARTHY TEXTURES INTO ITS DESIGN, ALIGNING WITH THE WHITE STUCCO AND NATURAL MATERIALS CHARACTERISTIC OF THE SURROUNDING NEIGHBORHOOD. THE HOME'S SHAPE AND SCALE COMPLEMENT THE EXISTING STRUCTURES IN THE NEIGHBORHOOD, ENHANCING THE NEIGHBORHOOD'S VISUAL CONTINUITY. THOUGHTFULLY CHOSEN HARDSCAPES AND SITE FIXTURES CONTRIBUTE TO A COHESIVE STREETSCAPE, MAINTAINING THE COMMUNITY'S ARCHITECTURAL INTEGRITY WHILE BLENDING SMOOTHLY WITH THE LOCAL AESTHETIC.

JOB #:

CIELO MAR - LOT 6 - LLC

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

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|            | 4TH CDP SUBMITTAL |

A21

LOT 6 -  
RENDERINGS

08/14/2024



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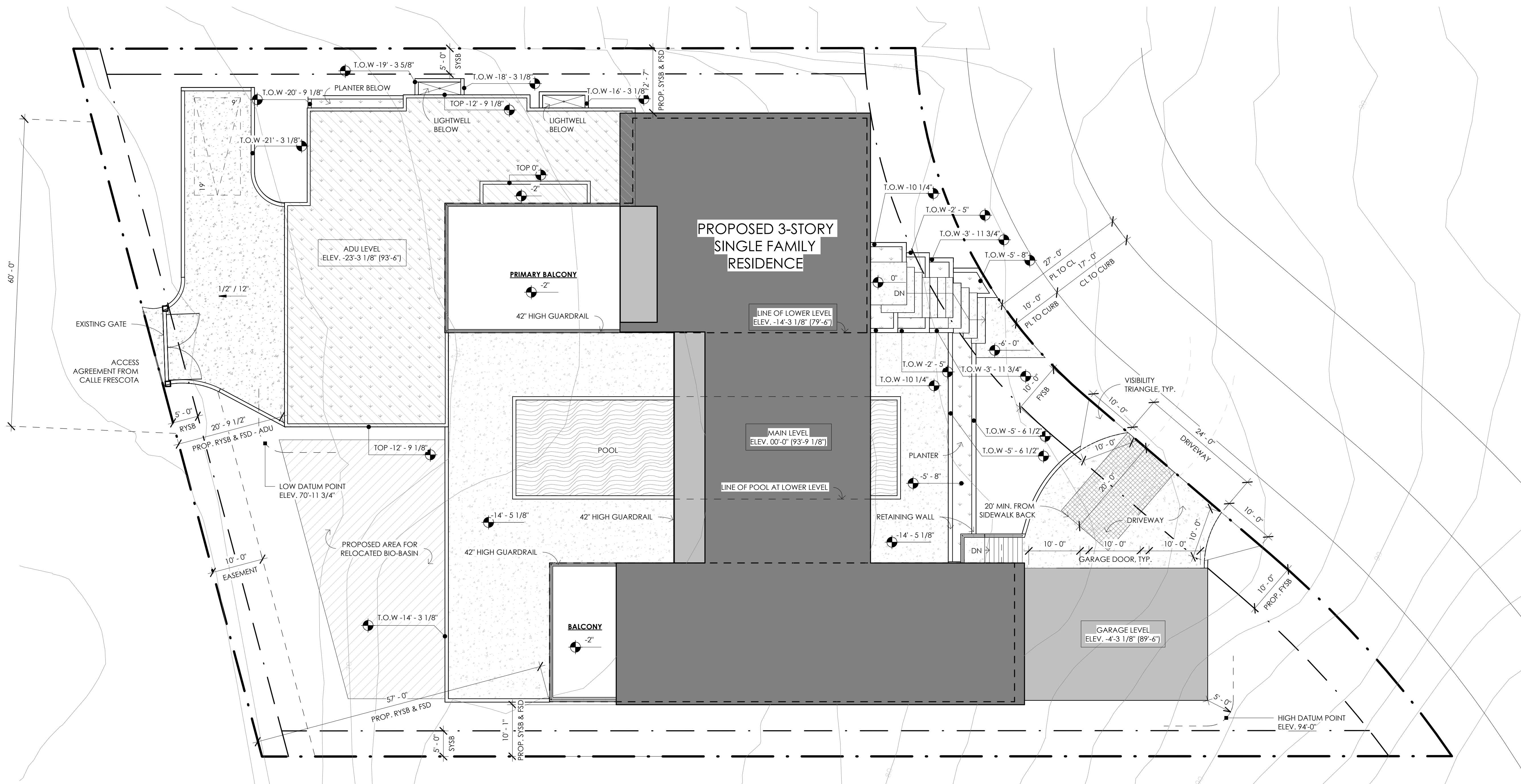
CIELO MAR - LOT 6 - LLC

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

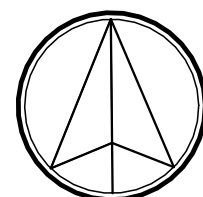
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|            | 4TH CDP SUBMITTAL |

**A22**  
LOT 6 - SITE PLAN

08/14/2024

**LOT 6 - SITE PLAN**

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

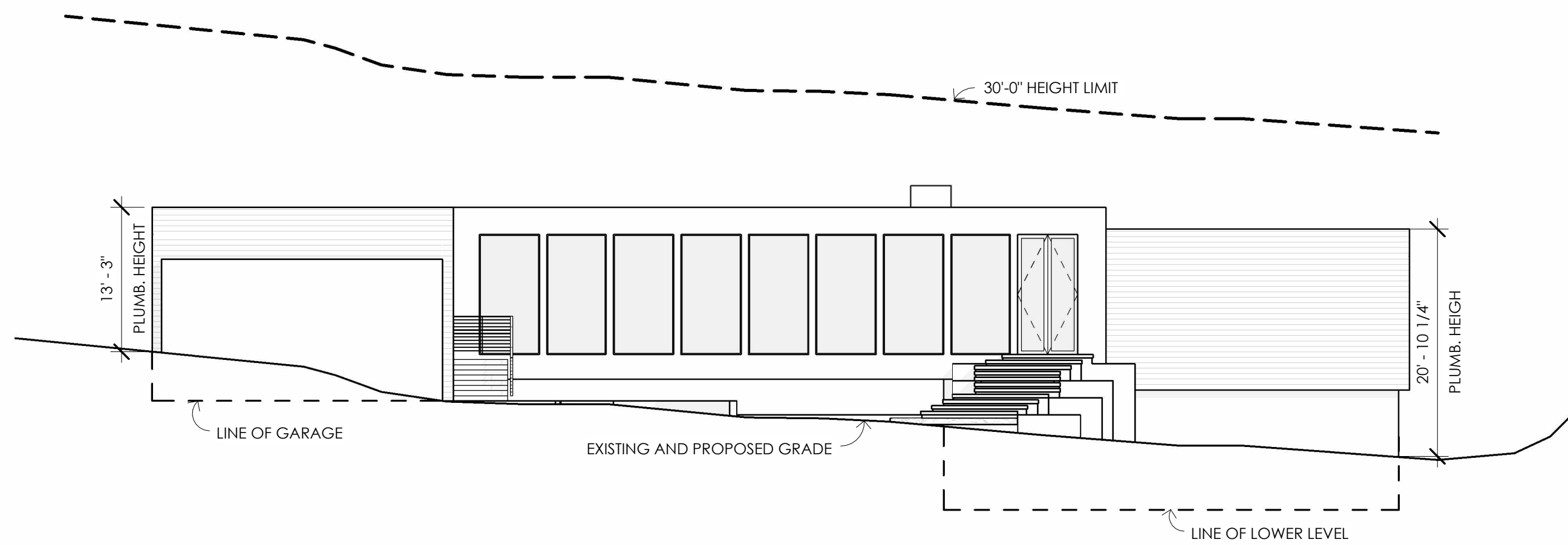
**SITE LEGEND**

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

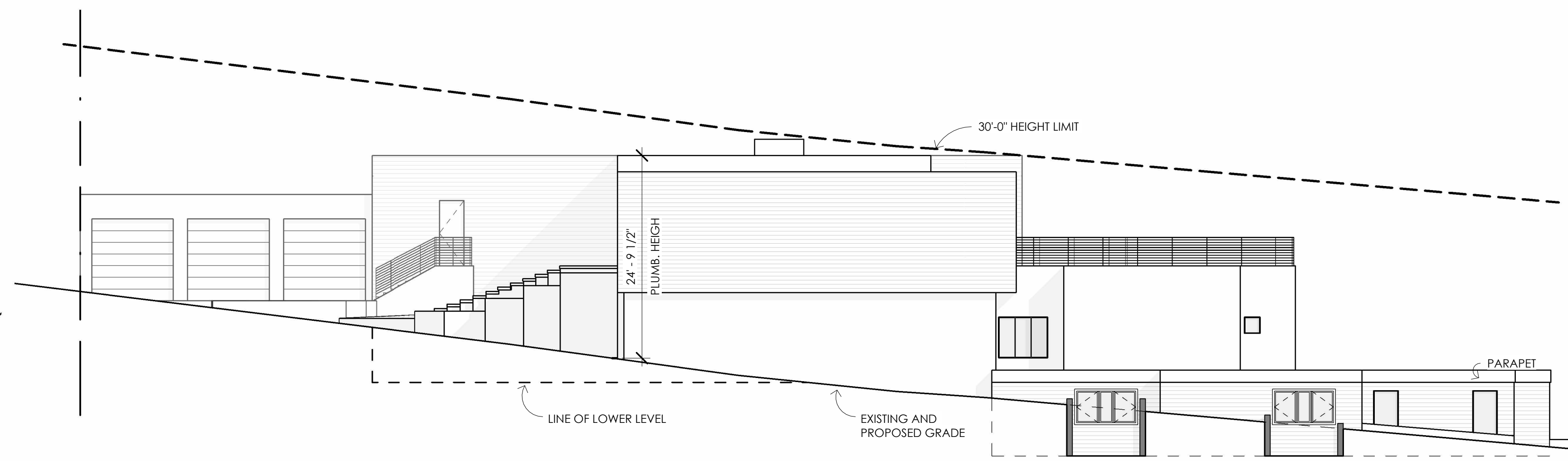
**SITE NOTES**

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- 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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- 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 WCP.
- 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.

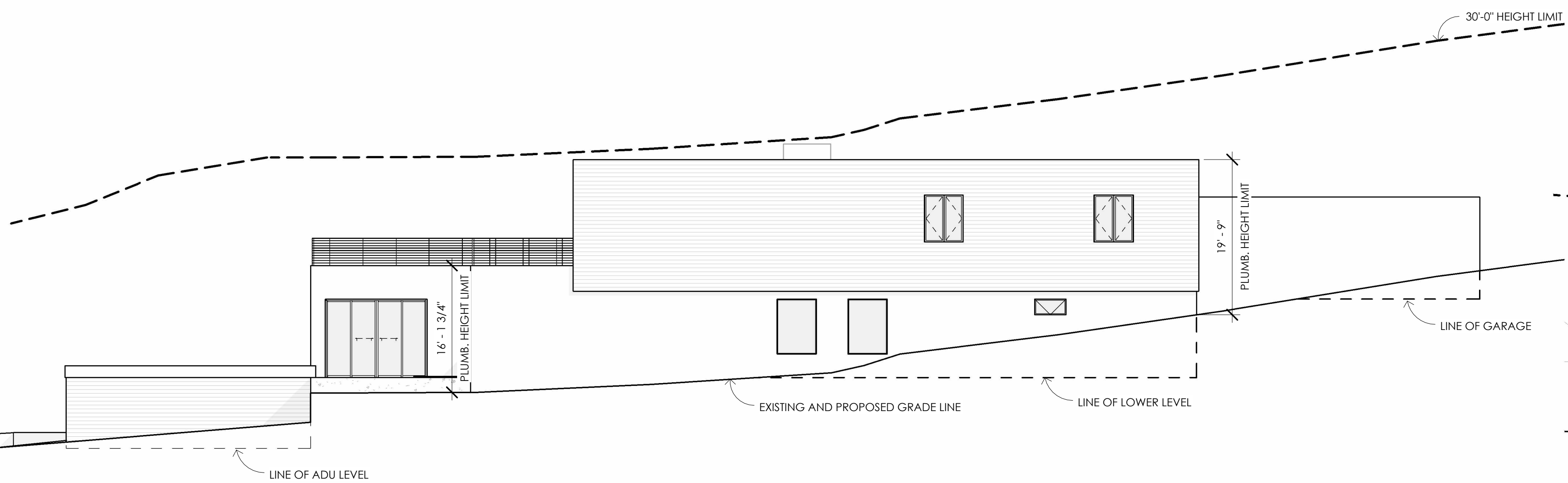




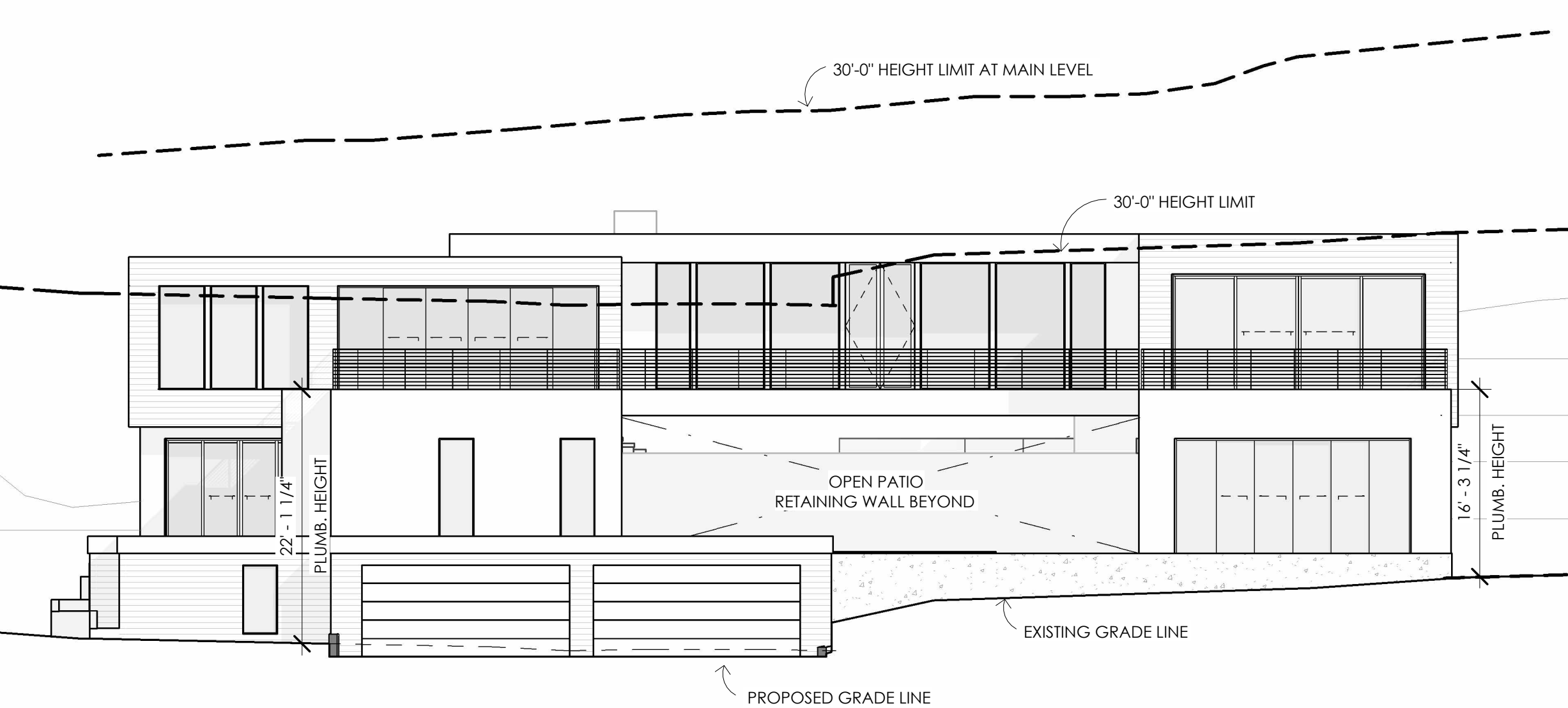
1 | LOT 6 - EAST ELEVATION  
SCALE = 3/32" = 1'-0"



2 | LOT 6 - NORTH ELEVATION  
SCALE = 3/32" = 1'-0"



3 | LOT 6 - SOUTH ELEVATION  
SCALE = 3/32" = 1'-0"



4 | LOT 6 - WEST ELEVATION  
SCALE = 3/32" = 1'-0"

W.F  
ARCHITECTS

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

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A23

LOT 6 - EXTERIOR ELEVATIONS

08/14/2024

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AutoCAD 2024 143727

Autodesk DWG2DWF2021 Cielo Mar West Elevation - Cielo Mar West Elevation - Cielo Mar West Elevation - LOT 6 - CDP.pdf