

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-1116573 – Coppel Residence – Remodel & Addition + ADU](#)

- Address and APN(s):
[7856 La Jolla Vista Drive, La Jolla, CA 92037 / APN: 346-742-11-00](#)

- Project contact name, phone, e-mail:
[Michael R. Morton AIA, \(619\) 857-8144, \[michael@m2a.io\]\(mailto:michael@m2a.io\)](#)

- Project description:
[Remodel & Addition of existing single-story single-family residence of 4,764 Square Feet \(Main House\) Selectively remodel 1,781 square feet of the existing portions of the existing residence. Addition to existing single-story single-family residence with an addition of 660 square feet. Main house with a net addition of 660 square feet for a total Main House of 5,424 square feet. Construction of a new detached ADU of 732 square feet. With a total area of main house and ADU addition of 6,156 square feet total. The proposed remodeling SFR and ADU to a total of 6,156 square feet. Site work to include new site retaining walls, hardscape and a new swimming pool. The area adjacent to the remodeled home will receive new landscaping. The site will also have other improvement as shown in the site plan. Other site improvement to remain tennis court remain undisturbed. The existing lot is 66,255 or 1.52 acres.](#)

- Please indicate the action you are seeking from the Advisory Board:
 - ☐ Recommendation that the Project is minor in scope (Process 1)
 - ☒ Recommendation of approval of a Site Development Permit (SDP)
 - ☐ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - ☐ Other: _____

- In addition, provide the following:
 - lot size: [65,034 SF](#)
 - existing structure square footage and FAR (if applicable): [5,798 SF - 3,695 SF \(5.7%\)](#)
 - proposed square footage and FAR: [11,160 SF - 4,847 SF \(7.5%\)](#)
 - existing and proposed setbacks on all sides:

| Setbacks: | Existing | Average | Proposed |
|---------------------|-----------------|----------------|-----------------|
| Front Yard- | 193'-6" | 41'-3 1/2" | 191'-4" |
| Side Yard (North) – | 32'-11" | 15'-5" | 49'-9" |
| Side Yard (South) – | 61'-11 1/2" | 15'-5" | 49'-9" |
| Rear Yard | 17'-1 1/2" | 41'-3 1/2" | 42'-10 1/2" |
| ADU (Rear) | N/A | N/A | 4'-7 3/4" |

- height if greater than 1-story (above ground): [N/A \(One Story Structure\)](#)

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

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
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

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

WOODS + DANGARAN



LA JOLLA RESIDENCE

EXISTING PROPERTY - VIEW FROM REAR YARD - LA JOLLA VISTA DRIVE

WOODS + DANGARAN





LA JOLLA RESIDENCE

EXISTING PROPERTY - VIEW FROM DRIVEWAY

WOODS + DANGARAN



LA JOLLA RESIDENCE

EXISTING PROPERTY - ENTRANCE

WOODS + DANGARAN







LA JOLLA RESIDENCE

EXISTING PROPERTY - EXTERIOR OF FORMAL LIVING ROOM AT WEST ELEVATION

WOODS + DANGARAN



LA JOLLA RESIDENCE

EXISTING PROPERTY - WEST ELEVATION

WOODS + DANGARAN



LA JOLLA RESIDENCE

EXISTING PROPERTY - CLOSEUP OF WEST ELEVATION

WOODS + DANGARAN





LA JOLLA RESIDENCE

EXISTING PROPERTY - CLOSEUP OF WEST ELEVATION

WOODS + DANGARAN



LA JOLLA RESIDENCE

EXISTING PROPERTY - VIEW FROM REVELLE DRIVE

WOODS + DANGARAN



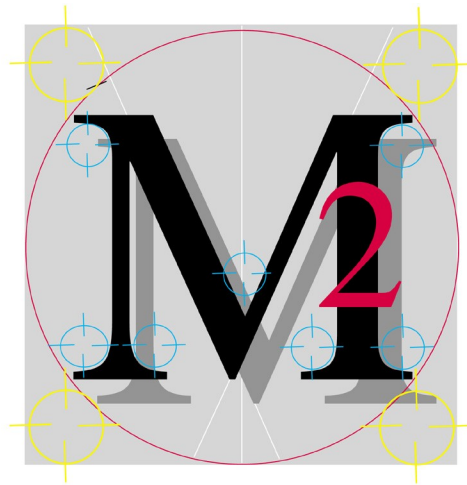
WOODS + DANGARAN

Photo Survey for 300' Radius 7856 La Jolla Vista Drive

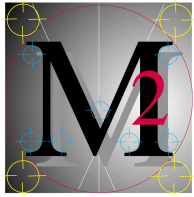
7856 La Jolla Vista Drive
La Jolla, CA 92037
APN # 346-742-11-00

Project No. 2023-28

Date: 12-21-2023



Marengo Morton Architects
7724 Girard Avenue, Suite 200
La Jolla, CA 92037
Phone: 858-459-3769
Fax: 858-459-3768



MARENGO MORTON ARCHITECTS, INC.

7724 Girard Ave, Ste 200, La Jolla, CA 92037

Ph: 858-459-3769, Fax: 858-459-3768



AERIAL VIEW WITHIN 300 FEET

The existing homes in this area are an eclectic mix of ranch style, Mediterranean, contemporary, and midcentury modern. There is no prevailing style in the immediate vicinity. Therefore, the eclectic mix of architectural styles in the area allows for a wide variety of conforming designs. In conclusion, this remodel and addition to the midcentury home conforms to the architectural style in the vicinity.



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Lot Summary

For 7856 La Jolla Vista Dr., La Jolla, CA

| | Parcel Number | LOT | Site Address | City | State | Zip | VACANT | Year Built | Gross Area | Lot Area | FAR | Front Setback | North Side Setback | South Side Setback | Rear Setback | Street Side Setback | Number of Stories |
|------------------|---------------|-----|-------------------------|-----------------------------|-------|-------|------------------|------------|------------|-----------|---------|---------------|--------------------|--------------------|--------------|---------------------|-------------------|
| 1 | | 1 | 7855 Revelle Dr. | LA JOLLA | CA | 92037 | | 2009 | | 21,303 | 0% | 17.00 | 11.00 | 15.50 | 42.00 | | |
| 2 | | 2 | 7866 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | 1985 | | 20,378 | 0% | 26.00 | 9.50 | 17.50 | 50.00 | | |
| 3 | | 3 | 7856 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | 1959 | | 65,034 | 0% | 193.38 | 32.66 | 61.83 | 16.96 | | |
| 4 | | 4 | 7849 Revelle Dr. | LA JOLLA | CA | 92037 | | 1990 | | 43,560 | 0% | 119.00 | 0.00 | 20.50 | 64.00 | | |
| 5 | | 5 | 7851 Revelle Dr. | LA JOLLA | CA | 92037 | | | | | | 94.00 | 3.00 | 12.00 | 138.00 | | |
| 6 | | 6 | 7867 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | | | | #DIV/0! | 26.00 | 3.00 | 12.00 | 94.50 | | |
| 7 | | 7 | 7855 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | | | | #DIV/0! | 9'-6" | 10.50 | 9.00 | 76.00 | | |
| 8 | | 8 | 7845 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | | | | #DIV/0! | 18.00 | 15.50 | 12.50 | 32.00 | | |
| 9 | | 9 | 7835 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | | | | #DIV/0! | 13.00 | 0.00 | 11.00 | 51.00 | | |
| 10 | | 10 | 7819 La Jolla Vista Dr. | LA JOLLA | CA | 92037 | | | | | #DIV/0! | 25.00 | 39.00 | 13.00 | 35.50 | | |
| 11 | | 11 | 7856 Revelle Dr. | LA JOLLA | CA | 92037 | | | | | #DIV/0! | 30.50 | 2.00 | 28.00 | 65.00 | | |
| | Total Lots | 11 | | | | | Total Open Space | 0 | | | | | | | | | Total Two Stories |
| Setback Averages | | | 11 | Properties with in 300 feet | | | | | 0.00 | 13,661.36 | #DIV/0! | 51.08 | 11.47 | 19.35 | 60.45 | | % of Two-Stories |
| Letter | Parcel Number | | Site Address | City | State | Zip | | Year Built | Gross Area | Lot Area | FAR | Front Setback | North Side Setback | South Side Setback | Rear Setback | Street Side Setback | Number of Stories |

* New homes to be built



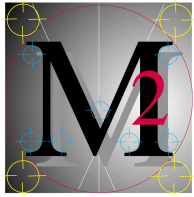
MARENGO MORTON ARCHITECTS, INC.

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Ph: 858-459-3769, Fax: 858-459-3768



LOT RADIUS WITHIN 300 FEET



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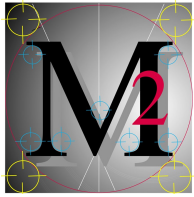
Lot Size: 39,062
Gross Area: 5498
Side Setback: 35'-6"
Side Setback: 13'-0"

7819 La Jolla Vista



Lot Size: 19,721
Gross Area: 3517
Side Setback: 11'-0"
Side Setback: 0'-0"

7835 La Jolla Vista



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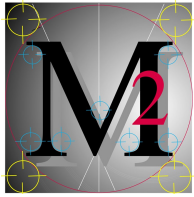
Lot Size: 20,800
Gross Area: 3200
Side Setback: 12'-6"
Side Setback: 15'-6"

7845 La Jolla Vista



Lot Size: 20,202
Gross Area: 4326
Front Setback: 9'-6"
Side Setback: 9'-0"

7855 La Jolla Vista



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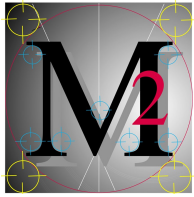
Lot Size: 19,966
Gross Area: 4093
Front Setback: 26'-0"
Side Setback: 12'-0"
Side Setback: 3'-0"

7867 La Jolla Vista



Lot Size: 20,378
Gross Area: 3590
Front Setback: 26'-0"
Side Setback: 9'-6"
Side Setback: 26'-0"
Rear Setback: 50'-0"

7866 La Jolla Vista



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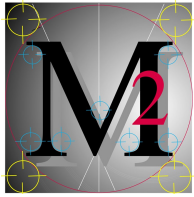
Lot Size: 21,452
Gross Area: 5529
Front Setback: 17'-0"
Side Setback: 13'-6"
Side Setback: 11'-0"
Rear Setback: 42'-0"

7855 Revelle



Lot Size: 20,753
Gross Area: 4636
Front Setback: 30'-6"
Side Setback: 2'-0"
Side Setback: 28'-0"
Rear Setback: 65'-0"

7856 Revelle Dr



MARENGO MORTON ARCHITECTS, INC.

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Lot Size: 43,750
Gross Area: 5515
Front Setback: 119'-0"
Side Setback: 20'-6"
Side Setback: 0'-0"
Rear Setback: 64'-0"

7849 Revelle



Lot Size: 38,932
Gross Area: 3758
Front Setback: 138'-0"
Side Setback: 12'-0"
Side Setback: 3'-0"
Rear Setback: 94'-0"

7851 Revelle

PROJECT SUMMARY


City of San Diego Minor Project / Site Developer

PRJ-1116573

August 30, 2024

| Zoning | Site Requirement | Allowed / Required | | Proposed | | Percentage/ Conforms |
|---|---|--------------------|-----|---------------------|-----|---|
| Zone | LJSPD-SF | Single Family | | Single Family + ADU | | Conforms to SDMC + LJSPDO |
| Overlay Zone | Airport Influence Area (AIA), Coastal Height Limit Overlay Zone, Coastal City, Impact Parking | | | | | |
| Area of Site | | 65,034 | SF | 65,034 | SF | Conforms |
| Number of Units | | 1 | | 1+1 ADU | | Conforms |
| Number of Story's | | 1 | | 1 | | Conforms |
| Allowable Hardscape Coverage Area: | 50% | 32,517.00 | SF | 22,516.0 | SF | 35% |
| Allowable FAR - Gross Floor Area-Habitable | 45% | 29,265.30 | SF | 6,158.0 | SF | 21.0% |
| Allowable Non - Habitable Area | 45% | 29,265.30 | SF | 788.0 | SF | Total 5,473 SF - Conforms |
| Allowable FAR - Gross Floor Area- Non-Habitable | | -997.00 | SF | 480.0 | SF | Detached Accessory Garage-Conforms |
| Allowable Site Landscape Coverage Area: | 30% | 19,510.2 | SF | 42,527 | SF | 65.4% |
| Allowable ADU Area: | | 1,200.0 | SF | 732 | SF | Conforms for ADU |
| Parking | | | | | | |
| Number of Parking Spaces | | 2 | | 4 | | 9'-0" x 18'-0" - Conforms |
| Number of Standard Parking Spaces | | 2 | | 2 | | 9' x 18'-0" - Conforms |
| Number of Guest Spaces | In Driveway | 0 | | 2 | | 9' x 18'-0" - Conforms |
| Driveway Length to Sidewalk | | 20'-0" | | 42' | | Conforms |
| Unit Size | | | | | | |
| First Floor Area - 4 Bedrooms & 4 1/2 Bath | | 29,265.30 | SF | 5,426 | SF | Conforms for Main House |
| New Detached Garage | | 400 | SF | 480 | SF | Conforms for ADU |
| New Site Hardscape Coverage Area: | 50% | 32,517.00 | SF | 42,527.0 | SF | Conforms |
| Building Height - 1 Story | | 30'-0" | | 14'- 4 1/2" | | Conforms to Height Max. 30' |
| Setbacks | | | | | | |
| Front Yard (Revelle Drive) | | 76' - 10" | Ft. | 191'-3 1/2" | Ft. | Conforms |
| Side Yard - North | | 15' - 9.5" | Ft. | 49' - 8" | Ft. | Conforms |
| Side Yard - South | | 15' - 9.5" | Ft. | 13' - 8" | Ft. | 97% Conforms as Home is Angled to PL @ 3% |
| Rear Yard (La Jolla Vista Drive) | | 42'-0" | Ft. | 43'-0" | Ft. | Conforms |
| ADU - Rear Yard (La Jolla Vista Drive) | | 4'-0" | Ft. | 11'-3 1/2" | Ft. | Conforms to new ADU City Ordinance |
| Climate Action Plan | | | | | | |
| Roof Mounted Photovoltaic Panels | Recommended | | | 15 | | Conforms |
| Energy Efficient Lighting - LED | Recommended | | | All Fixtures LED | | Conforms |
| Low Water Usage Plumbing Fixtures | Recommended | | | All Low Water Usage | | Conforms |
| Low Water Usage Landscape & Irrigation | Recommended | | | All Low Water Usage | | Conforms |
| Program | | | | | | |
| Main House - 4 Bed & 4-1/2 Bath | | | | 5,426.00 | SF | Conforms for Main House |
| ADU - 2 Bed & 1 Bath | | | | 732.00 | SF | Conforms for ADU |

Permit Requested - Sidtte Development Permit (SDP) for 10% or More addition to the existing residence

| <div><div>PROJECT ADDRESS</div><div>7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037</div></div> <div><div>SCOPE OF WORK:</div><div>1) COMBINATION BUILDING PERMIT (PLJ) A) RENOVATION OF EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE - 2984 SF B) ADDITION TO EXISTING SINGLE-STORY SINGLE-FAMILY RESIDENCE - 2443 SF 2) NEW DETACHED ADU - 752 SF 3) EXTERIOR DECK AT MAIN HOUSE - 982 SF 4) EQUIPMENT PAD 5) NEW RETAINING WALL #1 PER CITY STANDARD (SEE A1-10) UNITS LESS THAN 8' - 8' 7 7/2" 6) NEW RETAINING WALL #2 PER CITY STANDARD (SEE A1-10) BUT LESS THAN 8' - 8' 7 7/2" 7) CONCRETE PAVING 8) POOL (SEPARATE PERMIT PACKAGE) 9) COVERED CARPORT - 786 SF</div></div> <div><div>ASSESSOR'S PARCEL NUMBER:</div><div>346-742-11-02</div></div> <div><div>ZONE:</div><div>LA JOLLA SHORES PLANNED DISTRICT - SINGLE FAMILY ZONE (LJ-SPD-SF)</div></div> <div><div>HEIGHT LIMIT: BUILDING HEIGHT:</div><div>32' - 0" (PER COASTAL HEIGHT LIMIT OVERLAY ZONE) 17' - 2" FROM LOWEST GRADE TO MAXIMUM STRUCTURE HEIGHT (SEE A1-10 FOR LOWEST GRADE AND A1-20 & A1-21 FOR MAXIMUM STRUCTURE HEIGHT)</div></div> <div><div>LOT SIZE:</div><div>65,043 (PER SURVEY)</div></div> <div><div>CONSTRUCTION TYPE:</div><div>1-8 (NON-SPRINKLERED)</div></div> <div><div>OCCUPANCY TYPE:</div><div>R-3</div></div> <div><div>SETBACKS</div><div><table><thead><tr><th></th><th>EXISTING</th><th>AVERAGE*</th><th>PROPOSED</th></tr></thead><tbody><tr><td>MH FRONT YARD :</td><td>192' - 8" & 17' - 1 1/2"</td><td>44' - 3 1/2"</td><td>191' - 4" & 42' - 10 1/2"</td></tr><tr><td>MH SIDE YARD (NORTH)</td><td>32' - 11"</td><td>15' - 5"</td><td>49' - 8"</td></tr><tr><td>MH SIDE YARD (SOUTH)</td><td>61' - 11 1/2"</td><td>15' - 5"</td><td>13' - 8"</td></tr><tr><td>MH REAR YARD :</td><td>N/A</td><td>42' - 4"</td><td>N/A</td></tr><tr><td>ADU :</td><td>18' - 11 1/2"</td><td>4' - 0"</td><td>4' - 7 3/4"</td></tr></tbody></table></div><div>* SEE A2.50 FOR DIAGRAM AND SETBACK MATRIX</div></div> <div><div>FLOOR AREA RATIO (FAR) CALCULATION</div><div><table><tbody><tr><td>MAXIMUM FLOOR AREA RATIO:</td><td>45% OF LOT AREA</td></tr><tr><td>LOT AREA:</td><td>65,043 SF</td></tr><tr><td>MAXIMUM FAR:</td><td>65,043 x 45% = 29,266.35 SF</td></tr><tr><td>PROPOSED FLOOR AREA:</td><td></td></tr><tr><td>MAIN HOUSE:</td><td>5,424 SF</td></tr><tr><td>ADU:</td><td>752 SF</td></tr><tr><td>COVERED EXTERIOR:</td><td>2,351 SF</td></tr><tr><td>TOTAL:</td><td>8,527 SF</td></tr><tr><td>8,527 SF / 65,043 SF = 13.13% OF LOT AREA SEE A2.52 FOR DIAGRAM</td><td></td></tr><tr><td>CURRENT FAR COMPLIES</td><td></td></tr></tbody></table></div></div> <div><div>LOT COVERAGE CALCULATION</div><div><table><tbody><tr><td>MAXIMUM LOT COVERAGE:</td><td>60% OF LOT AREA</td></tr><tr><td>LOT AREA:</td><td>65,043 SF</td></tr><tr><td>MAXIMUM ALLOWABLE COVERAGE:</td><td>39,025.8 SF</td></tr><tr><td>TOTAL LOT COVERAGE:</td><td>8,527 SF</td></tr><tr><td>8,527 SF / 65,043 SF = 13.13% OF LOT AREA SEE A2.53 FOR DIAGRAM</td><td></td></tr><tr><td>CURRENT LOT COVERAGE COMPLIES</td><td></td></tr></tbody></table></div></div> <div><div>LANDSCAPE COVERAGE CALCULATION</div><div><table><tbody><tr><td>MINIMUM LANDSCAPE COVERAGE:</td><td>30% OF LOT AREA</td></tr><tr><td>LOT AREA:</td><td>65,043 SF</td></tr><tr><td>MINIMUM LANDSCAPE COVERAGE:</td><td>19,513 SF</td></tr><tr><td>HARDSCAPE COVERAGE (NON-PERMEABLE AREA):</td><td>22,834 SF</td></tr><tr><td>LANDSCAPE COVERAGE (PERMEABLE AREA):</td><td>42,209 SF</td></tr><tr><td>42,209 SF / 65,043 SF = 64.9% OF LOT AREA SEE A2.53 FOR DIAGRAM</td><td></td></tr><tr><td>CURRENT LANDSCAPE COVERAGE COMPLIES</td><td></td></tr></tbody></table></div></div> <div><div>APPLICABLE CODES:</div><div>CALIFORNIA BUILDING CODE (CBC) 2022 EDITION CALIFORNIA RESIDENTIAL CODE (CRC) 2022 EDITION NATIONAL ELECTRIC CODE (NEC) 2022 EDITION CALIFORNIA MECHANICAL CODE (CMC) 2022 EDITION CALIFORNIA PLUMBING CODE (CPC) 2022 EDITION CITY OF SAN DIEGO MUNICIPAL CODE (CSDMC) 2024 EDITION</div></div> | | EXISTING | AVERAGE* | PROPOSED | MH FRONT YARD : | 192' - 8" & 17' - 1 1/2" | 44' - 3 1/2" | 191' - 4" & 42' - 10 1/2" | MH SIDE YARD (NORTH) | 32' - 11" | 15' - 5" | 49' - 8" | MH SIDE YARD (SOUTH) | 61' - 11 1/2" | 15' - 5" | 13' - 8" | MH REAR YARD : | N/A | 42' - 4" | N/A | ADU : | 18' - 11 1/2" | 4' - 0" | 4' - 7 3/4" | MAXIMUM FLOOR AREA RATIO: | 45% OF LOT AREA | LOT AREA: | 65,043 SF | MAXIMUM FAR: | 65,043 x 45% = 29,266.35 SF | PROPOSED FLOOR AREA: | | MAIN HOUSE: | 5,424 SF | ADU: | 752 SF | COVERED EXTERIOR: | 2,351 SF | TOTAL: | 8,527 SF | 8,527 SF / 65,043 SF = 13.13% OF LOT AREA SEE A2.52 FOR DIAGRAM | | CURRENT FAR COMPLIES | | MAXIMUM LOT COVERAGE: | 60% OF LOT AREA | LOT AREA: | 65,043 SF | MAXIMUM ALLOWABLE COVERAGE: | 39,025.8 SF | TOTAL LOT COVERAGE: | 8,527 SF | 8,527 SF / 65,043 SF = 13.13% OF LOT AREA SEE A2.53 FOR DIAGRAM | | CURRENT LOT COVERAGE COMPLIES | | MINIMUM LANDSCAPE COVERAGE: | 30% OF LOT AREA | LOT AREA: | 65,043 SF | MINIMUM LANDSCAPE COVERAGE: | 19,513 SF | HARDSCAPE COVERAGE (NON-PERMEABLE AREA): | 22,834 SF | LANDSCAPE COVERAGE (PERMEABLE AREA): | 42,209 SF | 42,209 SF / 65,043 SF = 64.9% OF LOT AREA SEE A2.53 FOR DIAGRAM | | CURRENT LANDSCAPE COVERAGE COMPLIES | | <div><div>01 - ARCHITECTURAL</div><div>A0.01 TITLE SHEET</div><div>A0.11 DOOR SCHEDULE - EXTERIOR</div><div>A0.12 DOOR SCHEDULE - INTERIOR</div><div>A0.13 WINDOW SCHEDULE</div><div>A0.40 TOPOGRAPHIC SURVEY</div><div>A0.50 SETBACK DIAGRAM</div><div>A0.51 AREA DIAGRAM - EXISTING & PROPOSED</div><div>A0.52 FLOOR AREA RATIO & LOT COVERAGE</div><div>A0.53 LANDSCAPE & HARDSCAPE DIAGRAM</div><div>A0.60 AGENCY NOTES</div><div>A0.61 PRODUCT CERTIFICATIONS</div><div>A0.70 TITLE 24</div><div>A0.71 TITLE 24</div><div>A0.72 TITLE 24</div><div>A1.00 EXISTING / DEMOLITION SITE PLAN</div><div>A1.10 OVERALL SITE PLAN - PROPOSED</div><div>A1.20 SITE SECTIONS</div><div>A1.21 SITE SECTIONS</div><div>A2.00 EXISTING / DEMOLITION PLAN - LEVEL 1</div><div>A2.01 EXISTING / DEMOLITION PLAN - ROOF</div><div>A2.20 PROPOSED FLOOR PLAN - LEVEL 1</div><div>A2.21 PROPOSED ROOF PLAN</div><div>A3.00 EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div><div>A3.01 EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div><div>A3.02 EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div><div>A3.03 EXTERIOR ELEVATIONS - EXISTING & PROPOSED</div><div>A4.10 BUILDING SECTIONS - LONGITUDINAL</div><div>A4.11 BUILDING SECTIONS - CROSS</div><div>A8.10 VERTICAL CIRCULATION</div><div>A9.00 TYPICAL DETAILS</div><div>S0.01 STRUCTURAL</div><div>S0.02 GENERAL NOTES</div><div>S0.03 GENERAL NOTES</div><div>S0.11 TYPICAL DETAILS CONCRETE</div><div>S0.12 TYPICAL DETAILS CONCRETE</div><div>S0.13 TYPICAL DETAILS CONCRETE</div><div>S0.14 TYPICAL DETAILS CONCRETE</div><div>S0.15 TYPICAL DETAILS CONCRETE</div><div>S0.21 TYPICAL DETAILS MASONRY</div><div>S0.22 TYPICAL DETAILS MASONRY</div><div>S0.31 TYPICAL DETAILS STEEL</div><div>S0.32 TYPICAL DETAILS STEEL</div><div>S0.33 TYPICAL DETAILS STEEL</div><div>S0.41 TYPICAL DETAILS WOOD</div><div>S0.42 TYPICAL DETAILS WOOD</div><div>S0.43 TYPICAL DETAILS WOOD</div><div>S0.44 TYPICAL DETAILS WOOD</div><div>S0.45 TYPICAL DETAILS WOOD</div><div>S0.46 TYPICAL DETAILS WOOD</div><div>S0.47 TYPICAL DETAILS WOOD</div><div>S0.48 TYPICAL DETAILS WOOD</div><div>S0.51 TYPICAL DETAILS SHEAR WALLS</div><div>S0.52 TYPICAL DETAILS SHEAR WALLS</div><div>S0.61 TYPICAL DETAILS HOLDOWNS</div><div>S0.62 TYPICAL DETAILS HOLDOWNS</div><div>S2.00 FOUNDATION PLAN</div><div>S2.01 ROOF FRAMING PLAN</div><div>S3.01 SECTION & DETAILS CONCRETE</div><div>S4.01 SECTION & DETAILS WOOD</div><div>S4.02 SECTION & DETAILS WOOD</div><div>O3 - CIVIL</div><div>C0.00 TITLE SHEET</div><div>C1.00 EROSION CONTROL PLAN</div><div>C2.00 GRADING PLAN</div><div>C2.10 GRADING SECTIONS</div><div>C3.00 DRAINAGE PLAN</div><div>C3.10 DRAINAGE DETAILS</div></div> <div><div>04 - LANDSCAPE</div><div>L0.0 TITLE SHEET</div><div>L1.0 LANDSCAPE DEMOLITION PLAN</div><div>L4.0 PLANTING PLAN</div><div>L4.1 PLANTING DETAILS</div><div>L4.2 PLANTING SPECIFICATIONS</div><div>L5.0 IRRIGATION PLAN</div><div>L5.1 IRRIGATION NOTES</div><div>L5.2 IRRIGATION DETAILS</div><div>L5.3 IRRIGATION SPECIFICATIONS</div><div>O5 - MECHANICAL</div><div>M0.01 MECHANICAL NOTES, LEGENDS & SHEET INDEX</div><div>M0.02 MECHANICAL SPECIFICATIONS</div><div>M0.03 MECHANICAL SPECIFICATIONS</div><div>M0.04 MECHANICAL EQUIPMENT SCHEDULES</div><div>M0.05 MECHANICAL EQUIPMENT SCHEDULES</div><div>M0.06 MECHANICAL EQUIPMENT SCHEDULES</div><div>M0.07 TITLE 24 COMPLIANCE FORMS</div><div>M0.08 TITLE 24 COMPLIANCE FORMS</div><div>M1.00 MECHANICAL SITE PLAN</div><div>M2.20 MECHANICAL - LEVEL 1 PLAN</div><div>M2.21 MECHANICAL - ROOF PLAN</div><div>M5.01 MECHANICAL DETAILS</div><div>M5.02 MECHANICAL DETAILS</div><div>M5.03 MECHANICAL DETAILS</div><div>M5.04 MECHANICAL DETAILS</div><div>M5.05 MECHANICAL DETAILS</div><div>M5.06 MECHANICAL DETAILS</div><div>M5.07 MECHANICAL DETAILS</div><div>M5.08 MECHANICAL DETAILS</div><div>M5.09 MECHANICAL DETAILS</div><div>M5.10 MECHANICAL DETAILS</div><div>M6.01 MECHANICAL WIRING CONTROL DIAGRAMS</div><div>M6.02 MECHANICAL WIRING CONTROL DIAGRAMS</div><div>O6 - ELECTRICAL</div><div>E0.01 ELECTRICAL COVER SHEET</div><div>E0.02 ELECTRICAL SPECIFICATIONS</div><div>E0.10 SINGLE LINE DIAGRAM</div><div>E0.20 PANEL SCHEDULES</div><div>E0.21 PANEL SCHEDULES</div><div>E0.40 MECHANICAL AND PLUMBING EQUIPMENT SCHEDULE</div><div>E0.50 LIGHTING FIXTURE SCHEDULE</div><div>E1.00 ELECTRICAL SITE PLAN</div><div>E2.20 ELECTRICAL - LEVEL 1 PLAN</div><div>E3.20 LIGHTING - LEVEL 1 PLAN</div><div>E5.21 ELECTRICAL - ENLARGED KITCHEN PLAN</div><div>O7 - PLUMBING</div><div>P0.01 PLUMBING GENERAL NOTES, LEGENDS & SHEET INDEX</div><div>P0.02 PLUMBING WATER CALCULATIONS & FIXTURE SCHEDULES</div><div>P0.03 PLUMBING EQUIPMENT SCHEDULES</div><div>P1.00 PLUMBING SITE PLAN</div><div>P2.20 PLUMBING - LEVEL 1 PLAN</div><div>P2.21 PLUMBING - ROOF PLAN</div><div>P3.01 PLUMBING WATER AND GAS RISER DIAGRAMS</div><div>P3.02 PLUMBING WASTE AND VENT RISER DIAGRAMS</div><div>P3.03 PLUMBING STORM DRAIN RISER DIAGRAMS</div><div>P3.04 PLUMBING GAS RISER DIAGRAMS</div><div>P5.01 PLUMBING DETAILS</div><div>P5.02 PLUMBING DETAILS</div><div>P5.03 PLUMBING DETAILS</div><div>P5.04 PLUMBING DETAILS</div><div>P5.05 PLUMBING DETAILS</div><div>P5.06 PLUMBING DETAILS</div><div>P5.07 PLUMBING DETAILS</div></div> |  |
|--|--|--------------|---------------------------|----------|-----------------|--------------------------|--------------|---------------------------|----------------------|-----------|----------|----------|----------------------|---------------|----------|----------|----------------|-----|----------|-----|-------|---------------|---------|-------------|---------------------------|-----------------|-----------|-----------|--------------|---------------------------------------|----------------------|--|-------------|----------|------|--------|-------------------|----------|--------|-----------------|--|--|----------------------|--|-----------------------|-----------------|-----------|-----------|-----------------------------|--------------------|---------------------|-----------------|--|--|-------------------------------|--|-----------------------------|-----------------|-----------|-----------|-----------------------------|------------------|---|-----------|---|-----------|--|--|-------------------------------------|--|---|--|
| | EXISTING | AVERAGE* | PROPOSED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MH FRONT YARD : | 192' - 8" & 17' - 1 1/2" | 44' - 3 1/2" | 191' - 4" & 42' - 10 1/2" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MH SIDE YARD (NORTH) | 32' - 11" | 15' - 5" | 49' - 8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MH SIDE YARD (SOUTH) | 61' - 11 1/2" | 15' - 5" | 13' - 8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MH REAR YARD : | N/A | 42' - 4" | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADU : | 18' - 11 1/2" | 4' - 0" | 4' - 7 3/4" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAXIMUM FLOOR AREA RATIO: | 45% OF LOT AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT AREA: | 65,043 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAXIMUM FAR: | 65,043 x 45% = 29,266.35 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROPOSED FLOOR AREA: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAIN HOUSE: | 5,424 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADU: | 752 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COVERED EXTERIOR: | 2,351 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL: | 8,527 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8,527 SF / 65,043 SF = 13.13% OF LOT AREA SEE A2.52 FOR DIAGRAM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CURRENT FAR COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAXIMUM LOT COVERAGE: | 60% OF LOT AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT AREA: | 65,043 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAXIMUM ALLOWABLE COVERAGE: | 39,025.8 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL LOT COVERAGE: | 8,527 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8,527 SF / 65,043 SF = 13.13% OF LOT AREA SEE A2.53 FOR DIAGRAM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CURRENT LOT COVERAGE COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MINIMUM LANDSCAPE COVERAGE: | 30% OF LOT AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT AREA: | 65,043 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MINIMUM LANDSCAPE COVERAGE: | 19,513 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HARDSCAPE COVERAGE (NON-PERMEABLE AREA): | 22,834 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LANDSCAPE COVERAGE (PERMEABLE AREA): | 42,209 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 42,209 SF / 65,043 SF = 64.9% OF LOT AREA SEE A2.53 FOR DIAGRAM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CURRENT LANDSCAPE COVERAGE COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PROJECT INFORMATION</div> <div>19</div> | <div>SHEET INDEX</div> <div>11</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div><div>ARCHITECT:</div><div>WOODS+DANGARAN 5059 PICO BLVD LOS ANGELES, CA 90019 323.272.3329</div></div> <div><div>SOILS ENGINEER:</div><div>ACS SERVICES LLC 2235 WEST BROADWAY ROAD MESA, AZ 85202 480.968.0190</div></div> <div><div>STRUCTURAL & CIVIL ENGINEER:</div><div>LFA 319 MAIN STREET EL SEGUNDO, CA 90245 213.239.9700</div></div> <div><div>MEP & TITLE 24 ENGINEER:</div><div>KDZ 13465 BEACH AVE, SUITE B MARINA DEL REY, CA 90292 310.955.3773</div></div> <div><div>OWNER:</div><div>HEMVC PROPERTY LLC 7856 LA JOLLA VISTA DR LA JOLLA, CA 92037</div></div> <div><div>SURVEYOR:</div><div>ETCHEVERRY LAND SURVEYING P.O. BOX 2701 COTTONWOOD, AZ 86326 928.239.9525</div></div> <div><div>LANDSCAPE ARCHITECT:</div><div>CHRIS SOSA 8581 SANTA MONICA BLVD WEST HOLLYWOOD, CA 90069 415.310.5770</div></div> <div><div>LOCAL LIASON:</div><div>MARENGO MORTON ARCHITECTS 7722 GIRARD AVE, SUITE 200 LA JOLLA, CA 92037 858.459.3760</div></div> | <div><div>1</div><div>A</div><div>BUILDING GRID LINES</div></div> <div><div>WORK POINT OR CONTROL POINT</div></div> <div><div>LEVEL CONTROL</div><div>LEVEL "X-XX"</div></div> 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THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 7856 La Jolla Vista Dr
San Diego, CA 92037

Project Type Building Construction

Primary Contact Michael@m2a.io

Instructions

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

Building Construction Plans PRJ-1116573.pdf

DSD-Planning Review

Jose Vergara
jvergara@sandiego.gov

[Comment 00057 | Page | Open]

[For reference only]

The subject site is located at 7856 La Jolla Vista Dr., San Diego, CA 92037, APN: 346-742-1100, in the LJSPD-SF zone, within the La Jolla Community Plan Area.

The subject site is located within the following Overlay Zones:

- Airport Land Use Compatibility Overlay Zone: MCAS Miramar
- Airport Influence Area: MCAS Miramar Review Area 2
- Coastal Height Limit Overlay Zone-30'

The project is for a combination building permit for the addition, partial demolition, a new accessory structure, and new detached accessory dwelling unit to an existing single family dwelling unit. The work consist of a 2,443sf addition, a new detached 732sf ADU, new 982sf exterior deck at main house, new retaining walls, and a 788sf covered carport. The proposed work is to an existing single family dwelling unit on a developed lot. No change in use. Subject premises is associated with permit number 96-0579.

[Information Only-No response required]

[Comment 00058 | Page | Open]

To help expedite the recheck of the plans, please provide a clear response to reviewer comments that includes the sheet number that the correction/information can be found and explain how the comment is being addressed.

[Information Only – No Response Required]

[Comment 00059 | Page | Open]



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

Depending on the total additional floor area, and in accordance with both Information Bulletin 621 and §1510.0201(d) of the San Diego Municipal Code (SDMC), a project can be determined to be “minor in scope” or requiring a Process 3 Side Development Permit. Please clarify how the proposed addition meets this condition. If project cannot meet this condition, it will require a Site Development Permit process 3.

Per table 131-04J chapter 15, article 10, division 3. The lot size is 65,043sf, and the FAR allowed on site is .45.
FAR Allowed: $65,043 \times .45 = 29,269 \text{ sf}$
 $29,269.35 \times 10\% = 2,926.93\text{sf}$

The development proposes a 2,443sf addition, and a 732sf to the existing primary dwelling unit that exceeds the 10% allowable under information bulleting 621 to be considered minor in scope and cannot proceed ministerially, the development will require a Site Development Permit.

[Comment 00060 | Page | Open]

For the exterior façade, it is unclear if the proposed materials conform to those identified in section 159.0301, Building Surface Materials and Colors. Please clarify if and how the proposed roof materials, and exterior wall materials conform to those listed in the La Jolla Planned District in Chapter 15, Article, Division 3. On the plans, please include a sheet where you detail the building materials and show how they conform to the general design regulations per the La Jolla Planned District section 1510.0301.

[Comment 00061 | Page | Open]

The site shows the property as a double-fronted lot, and prelim review 705977, also shows the property as a double fronted lot. However, after further analysis, it was determined that La Jolla Vista Drive is not developed to city standards detailed in the streets design manual and it is a private drive. As a result, the lot is not double fronted, but the rear yard setback abuts La Jolla Vista Drive. Please redesign the setbacks and label the yard abutting La Jolla Vista Drive to say, ‘rear yard’.

[Comment 00062 | Page | Open]

In accordance with section 131.0461 of the SDMC, encroachments in residential zones are permitted in required yards, provided they meet the following conditions: (12) Garages or non-habitable accessory buildings may encroach into a required side or rear yard as follows: (A) The lot size shall not exceed 10,000 square feet; (B) The encroaching accessory building shall be limited to a maximum structure height of 15 feet within the setback; (C) The encroaching accessory building shall not share a common wall with the primary dwelling unit, but may be attached via a non-structural design element. Any development attached to the accessory building above one story shall comply with the setback; (D) The accessory building shall not exceed a maximum length of 30 feet within any given setback; and (E) An encroaching accessory building shall not exceed 525 square feet in gross floor area. As proposed, the carport would not be allowed to encroach in the setback. Please redesign to show conformance with SDMC.

[Comment 00063 | Page | Open]

In accordance with SDMC section 113.0103, an Accessory Dwelling Unit (ADU) means an attached or detached residential dwelling unit that is 1,200 square feet in size or less (but not less than 150-SF), provides complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation, and is located on a lot with a proposed or existing single dwelling unit or multiple dwelling unit. On the floor plans, please show and label and ensure that the ADU provides complete independent living facilities separate from the primary dwelling unit.



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

[Comment 00064 | Page | Open]

Plans must be resubmitted along with a copy that shows a response to all issues within the resubmittal.

Upon receipt of additional information and/or potential scope change, additional comments may follow.