

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- 1117322
- Address and APN(s):
8383 LA JOLLA SCENIC DR. N., LA JOLLA. 340 76 107 00
- Project contact name, phone, e-mail:
COLIN HERNSTAD 619 921 0114 COLINHERNSTAD@GMAIL.COM.
- Project description: DEMOLISH 3300 SQ FT HOUSE + 300 SQ FT GARAGE AND BUILD NEW 6519 SQ FT HOUSE + 805 SQ FT GARAGE AND 799 SQ FT DETACHED ADU.
- 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: 25,646 SQ FT
 - existing structure square footage and FAR (if applicable): TO BE DEMOLISHED
 - proposed square footage and FAR: 6519 SQ FT + 799 SQ FT ADU + 0.31 FAR.
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): ONE STORY.

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): MAUSER RESIDENCE
- Address and APN(s): 8383 LA JOLLA SCENIC DR. N., LA JOLLA 340 76 107 00
- Project contact name, phone, e-mail: MAUSER RESIDENCE COLIN HERNSTAD 619 921 0114 COLINHERNSTAD@GMAIL.COM.
- Project description: SEE ABOVE
- In addition to the project description, please provide the following:
 - lot size: 25,646 SQ FT
 - existing structure square footage and FAR (if applicable): SEE ABOVE
 - proposed square footage and FAR: SEE ABOVE
 - existing and proposed setbacks on all sides: SEE BELOW
 - height if greater than 1-story (above ground): ONE STORY
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): MODERN STYLE CONFORMING TO SIMILAR PROJECTS IN THE NEIGHBORHOOD

	EXISTING	NEW
N.	10'	8' - ADJ ENCROACHES 3'
S.	8'	8' - ADJ ENCROACHES 1'
E.	20'	20' - ADJ ENCROACHES 5'
W.		
SET BACKS		

Untitled Map

Write a description for your map.

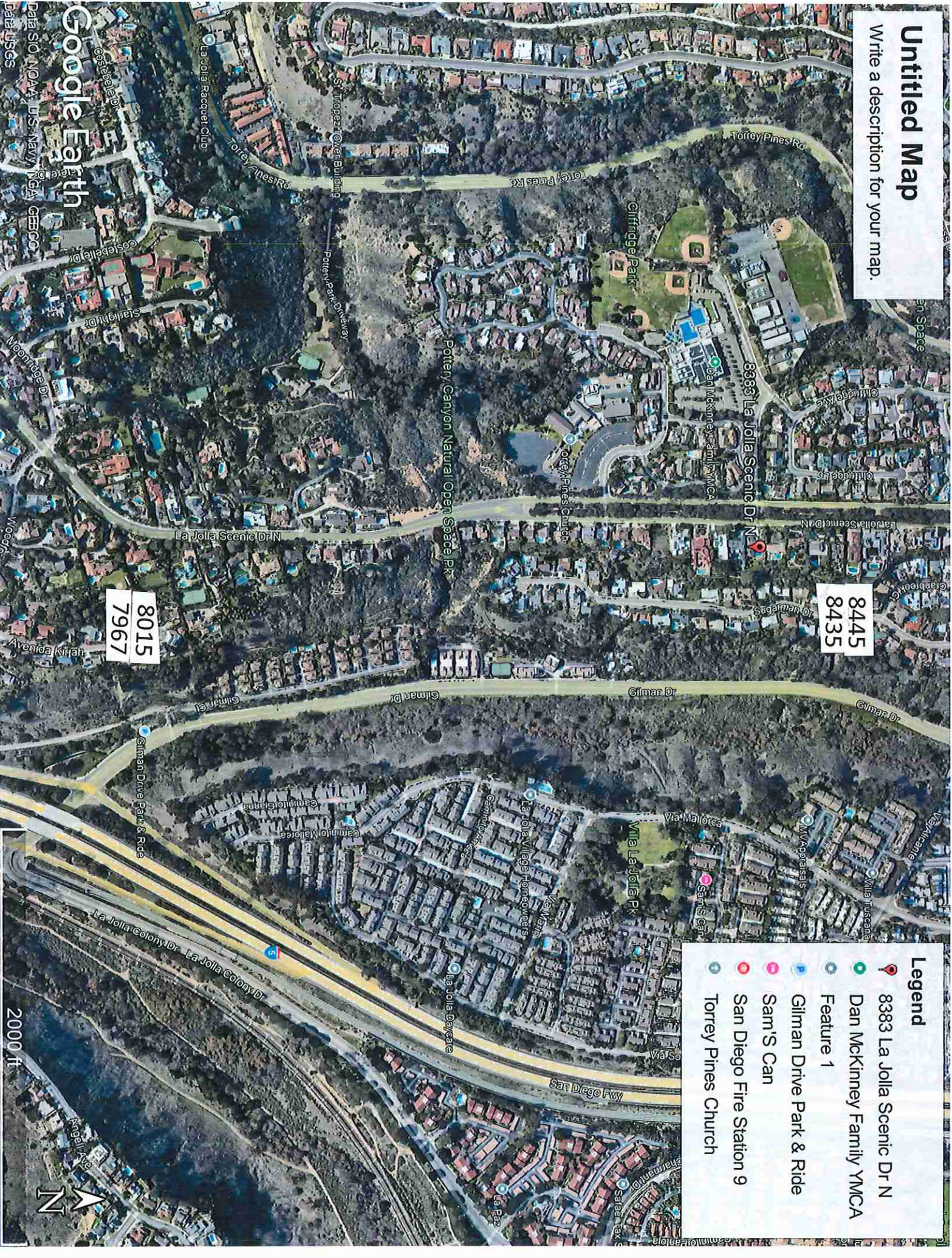
8445
8435

8015
7967

Legend

- 8383 La Jolla Scenic Dr N
- Dan McKinney Family YMCA
- Feature 1
- Gilman Drive Park & Ride
- Sam's Can
- San Diego Fire Station 9
- Torrey Pines Church

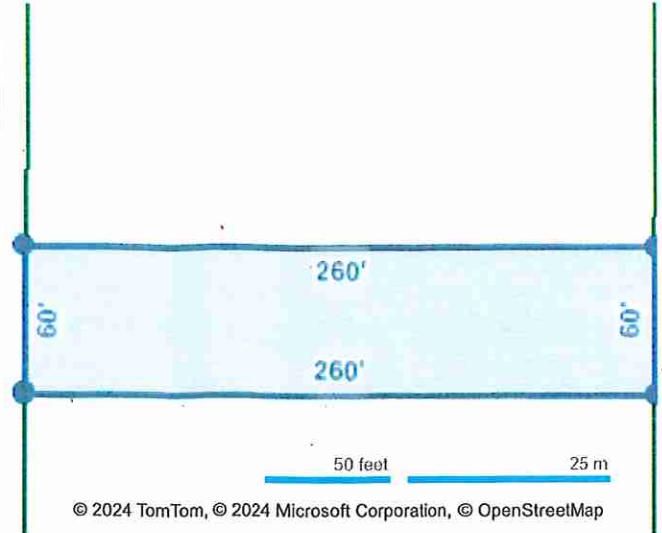
2000 ft



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data USGS

Monday, October 07, 2024

**LOCATION**

Property Address 8445 La Jolla Scenic Dr N
La Jolla, CA 92037-2141

Subdivision Ridgeway Ranch

Carrier Route C046

County San Diego County, CA

Map Code 1228A4

GENERAL PARCEL INFORMATION

APN/Tax ID 346-761-09-00

Alt. APN

City San Diego

Tax Area 08001

2020 Census Trct/Blk 83.13/1

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Single Family Residential

Square Feet 7971

of Buildings 1

CURRENT OWNER

Name Dimenstein Sandra Dimenstein Zachary

Mailing Address 8445 La Jolla Scenic Dr N
La Jolla, CA 92037-2141

Owner Occupied Yes

Owner Right Vesting Joint Tenants

SCHOOL ZONE INFORMATION

Torrey Pines Elementary School 0.3 mi
Elementary: K to 5 Distance

Muirlands Middle School 2.6 mi
Middle: 6 to 8 Distance

La Jolla High School 2.7 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 09/27/2024

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/29/2024	9/27/2024		Dimenstein Sandra & Dimenstein Zachary	Dimenstein Sandra	Intrafamily Transfer & Dissolution		2024-0261313
8/29/2024	9/27/2024		Dimenstein Sandra	Dimenstein Sandra & Dimenstein Family Trust	Intrafamily Transfer & Dissolution		2024-0261312
3/29/2012	4/4/2012	\$1,475,000	Dimenstein Sam & Dimenstein Sandra	Ohara Colleen & Ward Trust	Grant Deed		2012-0196630

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$820,437.00	\$16,087.00 (2.0%)	\$804,350.00	\$15,771.00 (2.0%)	\$788,579.00
Assessed Improvements	\$1,974,720.00	\$38,720.00 (2.0%)	\$1,936,000.00	\$242,649.00 (14.3%)	\$1,693,351.00

Total Assessment	\$2,795,157.00	\$54,807.00 (2.0%)	\$2,740,350.00	\$258,420.00 (10.4%)	\$2,481,930.00
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Exempt Reason

% Improved	71%
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TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$34,276.78
2022			\$33,365.38
2021			\$30,614.94
2020			\$30,243.16
2019			\$25,468.44
2018			\$23,176.54
2017			\$20,436.20
2016			\$13,781.46
2015			\$8,368.00
2014			\$9,915.42
2013			\$9,902.14

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family Residential	Condition	Units
Effective Year Built	2021	Stories	
BRs	7	Baths	8 F 1 H
Total Sq. Ft.	7,971		Rooms

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Pool			
Garage	3 CAR		

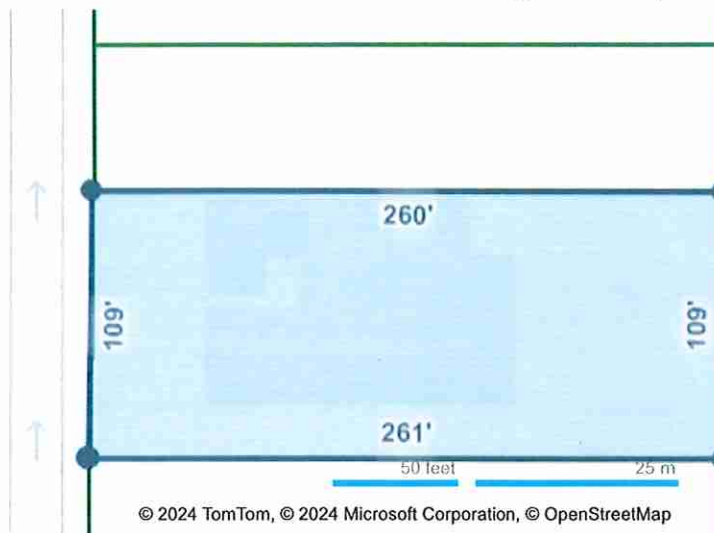
PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions
Block/Lot	/2,3	Lot Square Feet
		21,800

Monday, October 07, 2024



No Images Available



LOCATION

Property Address	8435 La Jolla Scenic Dr N La Jolla, CA 92037-2141
Subdivision	Ridgeway Ranch
Carrier Route	C046
County	San Diego County, CA
Map Code	1228A4

GENERAL PARCEL INFORMATION

APN/Tax ID	346-761-08-00
Alt. APN	
City	San Diego
Tax Area	08001
2020 Census Trct/Blk	83.13/1
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	7115
# of Buildings	1

CURRENT OWNER

Name	Aron Family Trust
Mailing Address	Po Box 12965 La Jolla, CA 92039-2965
Owner Occupied	No
Owner Right Vesting	Family Trust

SCHOOL ZONE INFORMATION

Torrey Pines Elementary School	0.3 mi
Elementary: K to 5	Distance
Muirlands Middle School	2.6 mi
Middle: 6 to 8	Distance
La Jolla High School	2.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 09/27/2024

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/12/2011	9/12/2011		Aron Michael C & Aron Karen	Aron Michael Cyril & Aron Karen	Intrafamily Transfer & Dissolution		2011-0471138
7/1/2009	8/7/2009		Aron Michael Cyril & Aron Karen	Houlberg Amily Luise Covey & Covey Weylinn Leigh	Grant Deed		2009-0441527
1/6/2000	1/13/2000		Covey A Leroy & Covey Eleanor	Covey A Leroy & Eleanor C	Intrafamily Transfer & Dissolution		2000-0020510

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$1,724,755.00	\$33,818.00 (2.0%)	\$1,690,937.00	\$33,155.00 (2.0%)	\$1,657,782.00

Assessed Improvements	\$1,743,822.00	\$34,192.00 (2.0%)	\$1,709,630.00	\$33,522.00 (2.0%)	\$1,676,108.00
Total Assessment	\$3,468,577.00	\$68,010.00 (2.0%)	\$3,400,567.00	\$66,677.00 (2.0%)	\$3,333,890.00

Exempt Reason

% Improved 50%

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$42,526.78
2022			\$41,395.98
2021			\$41,112.70
2020			\$40,613.30
2019			\$39,887.82
2018			\$37,286.06
2017			\$36,401.16
2016			\$35,827.74
2015			\$35,298.12
2014			\$34,738.24
2013			\$33,871.34

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
07/26/2022		Aron Michael C Aron Family Trust And Aron Fam	Aron Childrens Irrevocable Trust	2022-0304708
10/03/2018	\$1,312,000	The Aron Family Trust	Us Specialty Insurance	2018-0412515
02/19/2014	\$5,000,000	Aron Family Trust	Zedeka Strategies	2014-0066870
11/19/2013	\$1,925,714	Aron Michael C Aron Karen And Aron Karen	Ubs Bank	2013-0681971
01/29/2013	\$5,000,000	Aron Family Trust	Zedeka Strategies	2013-0061840
05/18/2011	\$2,200,000	Aron Family Trust	Great Return International	2011-0257290
08/07/2009	\$1,066,000	Aron Michael Cyril Aron Karen And Aron Karen	Hsbc Mortgage	2009-0441528
04/27/2007	\$250,000	Covey A L Covey A Leroy And Covey A Lero	Bank Of America	2007-0287914

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family Residential	Condition	Units
Effective Year Built	2013	Stories	
BRs	6	Baths	4 F 1 H
Total Sq. Ft.	7,115		Rooms

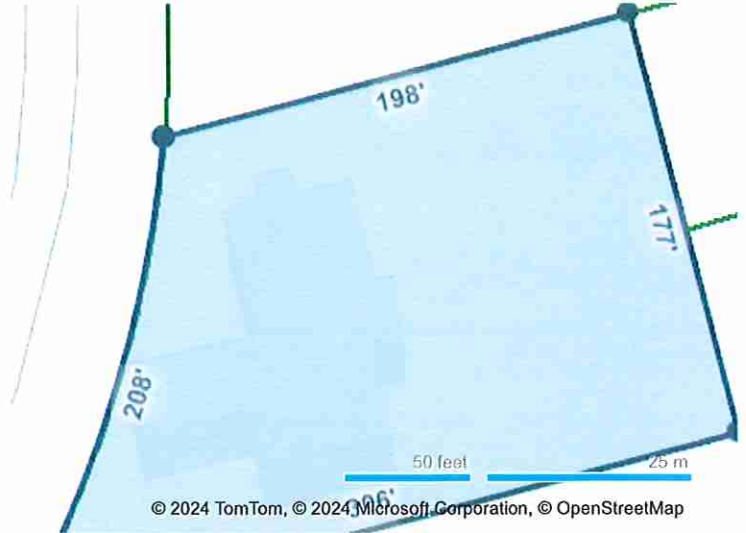
Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type

Monday, October 07, 2024

**LOCATION**

Property Address	8015 La Jolla Scenic Dr N La Jolla, CA 92037-2216
Subdivision	La Jolla Scenic View
Carrier Route	C046
County	San Diego County, CA
Map Code	1228A6

GENERAL PARCEL INFORMATION

APN/Tax ID	346-732-26-00
Alt. APN	
City	San Diego
Tax Area	08001
2020 Census Trct/Blk	83.13/1
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	7081
# of Buildings	1

CURRENT OWNER

Name	Abrams Clem Trust 1991 05-21-91
Mailing Address	Pmb 405 San Diego, CA 92122
Owner Occupied	No
Owner Right Vesting	Trust

SCHOOL ZONE INFORMATION

Torrey Pines Elementary School	0.6 mi
Elementary: K to 5	Distance
Muirlands Middle School	2.2 mi
Middle: 6 to 8	Distance
La Jolla High School	2.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 09/27/2024

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/20/1991	10/3/1996		Abrams Clem & Clem Abrams Trust	Abrams Clem H	Intrafamily Transfer & Dissolution		1996-0502928
11/1/1993	11/23/1993		Abrams Clem H	Abrams Dia Kenshalo	Quit Claim Deed		1993-0787581

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$1,262,612.00	\$24,757.00 (2.0%)	\$1,237,855.00	\$24,271.00 (2.0%)	\$1,213,584.00
Assessed Improvements	\$1,857,809.00	\$36,427.00 (2.0%)	\$1,821,382.00	\$35,713.00 (2.0%)	\$1,785,669.00
Total Assessment	\$3,120,421.00	\$61,184.00 (2.0%)	\$3,059,237.00	\$59,984.00 (2.0%)	\$2,999,253.00

Exempt Reason

% Improved	60%
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TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$38,262.20
2022			\$37,244.82
2021			\$36,989.98
2020			\$36,540.70
2019			\$35,888.04
2018			\$33,465.18
2017			\$32,669.34
2016			\$32,152.94
2015			\$31,676.48
2014			\$31,172.58
2013			\$31,130.32

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
12/02/2008	\$2,500,000	Abrams Clem Clem Abrams Trust And Clem Abr	Pacific Western National Bank	2008-0616424
05/24/2004	\$500,000	Abrams Clem The Clem Abrams Trust And The	Us Bank	2004-0471854
07/02/2003	\$1,000,000	Abrams Clem The Clem Abrams Trust And The	Washington Mutual	2003-0791532

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family Residential	Condition	Units
Effective Year Built	1988	Stories	
BRs	5	Baths	6 F H
Total Sq. Ft.	7,081		Rooms
Building Square Feet (Living Space)		Building Square Feet (Other)	

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Pool			

Monday, October 07, 2024



No Images Available



LOCATION

Property Address 7967 La Jolla Scenic Dr N
 La Jolla, CA 92037-3527

Subdivision

Carrier Route C046**County** San Diego County, CA**Map Code** 1228A6

GENERAL PARCEL INFORMATION

APN/Tax ID 346-732-39-00

Alt. APN

City San Diego**Tax Area** 08001**2020 Census Trct/Blk** 83.13/1**Assessor Roll Year** 2023

PROPERTY SUMMARY

Property Type Residential
Land Use Single Family Residential
Improvement Type Single Family Residential
Square Feet 7789
of Buildings 1

CURRENT OWNER

Name Nadhir Saad J Lillian N
Mailing Address 7967 La Jolla Scenic Dr N
 La Jolla, CA 92037-3527
Owner Occupied Yes
Owner Right Vesting Joint Tenants

SCHOOL ZONE INFORMATION

Torrey Pines Elementary School 0.7 mi
 Elementary: K to 5 Distance
Muirlands Middle School 2.1 mi
 Middle: 6 to 8 Distance
La Jolla High School 2.3 mi
 High: 9 to 12 Distance

SALES HISTORY THROUGH 09/27/2024

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/24/2011	4/12/2011	\$3,450,000	Nadhir Saad J & Nadhir Lillian N	Nadhir Waad J & Nadhir Najwa S	Grant Deed		2011-0188912
3/1/2005	3/2/2005	\$4,600,000	Nadhir Waad J & Nadhir Najwa S	Nadhir Saad J & Nadhir Lillian	Intrafamily Transfer & Dissolution		2005-0172920
6/20/2000	8/7/2000		Nadhir Saad J & Nadhir Lillian	Reouveni Danielle Trust 12-Grant Deed 05-97			2000-0417453
12/15/1997	3/19/1998	\$2,040,000	Reouveni Danielle & The Danielle Reouveni Trust	Nassif John M	Grant Deed		1998-0149305
3/16/1998	3/19/1998		Nassif John M	Nassif Edward G	Intrafamily Transfer & Dissolution		1998-0149304
1/13/1995	2/15/1995	\$1,100,000	Nassif John M & Nassif Edward G	Landis Benelli Corp	Grant Deed		1995-0066970

Total Sq. Ft.7,789

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	3 CAR		
Pool			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	64,904
Latitude/Longitude	32.850439°/-117.238961°	Acreage	1.49

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Unfd San Diego
Zoning Code	R-1:Single Fam-Res		
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		Tax Area	08001
Tract Number	Pm16492		
Description	Pm16492 Par 1		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060295-06073C1601G	05/16/2012

LISTING ARCHIVE

No Listings found for this parcel.



Development Services Department
Project Submittal & Management Division

August 28, 2024

Ryan Honnet
VIA EMAIL: rh5heez@hotmail.com

Subject: 8383 La Jolla Scenic Dr. Assessment Letter; Project No. PRJ-1117322
Internal Order No. #24009969

fdsfs

Dear Ryan Honnet:

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the 1st review of the project as described below:

- LA JOLLA (Process 3) Site Development Permit to demolish a 3,300 square foot one-story single-dwelling unit and 300 square foot detached garage to construct a new 6,519 square-foot single-dwelling unit with a 505 square-foot attached 2-car garage and 843 square-foot detached accessory dwelling unit at 8383 La Jolla Scenic Drive North. The 0.59-acre site is in the LJSPD within the La Jolla Community Plan Area. Council District 1.
- The project proposes major work within the La Jolla Shores Planned District ordinance following §1510.0201(d) and shall require a Site Development Permit (SDP) Process Three. §126.0505 Findings for Site Development Permit Approval

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

The Consolidation of Processing regulations (SDMC 112.0103) mandate 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 Hearing Officer, who has appeal rights to the CHOOSE ONE Planning Commission.

At a minimum, a formal recommendation to the Hearing Officer 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 (sent via Accela; **several issues have been highlighted in the file**), which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision; however, I have identified the following significant issues that are critical for your project:

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 depending upon a large number of unpredictable factors such as project complexity, quality of the 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. Closed projects cannot be "reactivated". Once closed, the applicant shall be required to submit a new development permit application with the 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. See SDMC Section 126.0505 for the Site Development Permit findings. Please provide a draft of the findings in your resubmittal.
 - **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Association and the La Jolla Shore Advisory Board. The La Jolla Community Planning Association and the La Jolla Shore Advisory Board (CPG) are 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 Jolla Community Planning Association](#) and the [La Jolla Shore Advisory Board](#) CPG 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.

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:

- 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

Page 4 of 4
Ryan Honnet
August 28, 2024

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: Hector Rios, MS-501**, 1222 First Avenue, San Diego CA 92101. Please include your project number: **PRJ-XXXXXXX** 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](#).

I look forward to working with you and your team. I may be reached at (619)533-6733 or hrrios@sandiego.gov

Sincerely,

Hector Rios
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report



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

Project Address 8383 La Jolla Scenic Dr
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact ryan honnet
rh5heez@hotmail.com
9252865555

Instructions

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

Other

Community Planning Group

Hector Rios
HRios@sandiego.gov
619-533-6733

[Comment 00017 | Page | Open]

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

2. If you have not already done so, please contact the Chairperson of the La Jolla Community Planning Group 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, which includes the vote count, to hrios@sandiego.gov.

3. 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 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

DSD-Engineering Review

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

[Comment 00018 | Page | Open]

The Engineering Review Section has reviewed the subject's development and has the following comments that need to be addressed. Upon the resubmittal, we will complete our review.



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[Comment 00019 | Page | Open]

The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. **This project will be required to adhere to the new Storm Water Development Regulations.**

[Comment 00020 | Page | Open]

Please note prior to issuing any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared by the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

✓ **[Comment 00021 | Page | Open]**

The applicant shall submit a Site Plan that shows the Legal Description, Vicinity Map, North Arrow, and Scales. Show the curb-to-property line, curb-to-centerline and property line-to-property line distances for all adjoining streets. Show the dimensions of all existing and/or proposed driveways. Show all existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.).

CIVIL **[Comment 00022 | Page | Open]**

The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities and maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Plan shall include the proposed finished pad elevations, drainage patterns and slope gradients. Show the collection/discharge points for any site and roof drains.

[Comment 00023 | Page | Open]

Please provide a Grading Data Table to add the following information:

- Max cut depth under building footprint ____ ft
- Max cut depth outside building footprint ____ ft
- Max fill depth under building footprint ____ ft
- Max fill depth outside building footprint ____ ft

[Comment 00024 | Page | Open]

Please provide a Building section showing/calling out existing and proposed grades and elevations.

[Comment 00025 | Page | Open]

Please add an Impervious Area Summary to clearly identify the following and whether the project will be a Standard or Priority Development Permit (additional comments may be recommended based on the proposed SW category):

- a) Existing Impervious Area (bldg. footprint, parking lot, walkways, hardscape areas, etc.) in square feet
- b) New Impervious Area in square feet
- c) Replaced Impervious Area in square feet
- d) TOTAL New & Replaced Impervious Area in square feet.



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[Comment 00026 | Page | Open]

COFFEE

Please show and call out how site drainage is conveyed to the public storm drain system.

[Comment 00027 | Page | Open]

Submit a Preliminary Drainage Study that addresses the existing and proposed stormwater run-off and discharge locations for the project site.

✓

[Comment 00028 | Page | Open]

Please note all public improvements (including curb, gutter, sidewalk, curb ramps, etc.) and dedications must be up to current city standard prior to the issuance of any building permit as required per SDMC 142.0610 (a).

[Comment 00029 | Page | Open]

COFFEE

Driveways should comply with current ADA, SDMC guidelines and City of San Diego Standard drawings.

[Comment 00030 | Page | Open]

X

The existing driveway on La Jolla Scenic Dr is not State Accessibility compliant and not to current City Standards. Please call out on the site and in the grading plans the reconstruction of the existing driveway per the current City Standards.

[Comment 00031 | Page | Open]

COFFEE ?

Dedication: Based on the La Jolla community plan and street classification, La Jolla Scenic N Dr is a 2-lane Collector Street; therefore, a 14-foot minimum parkway with a non-contiguous sidewalk is required per current City Standards.

✓

[Comment 00032 | Page | Open]

The project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS. Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00033 | Page | Open]

?

EMRA - If a site has an existing EMRA, please submit it for review. If there is no existing EMRA, please note one will be required for all private improvements in the public right-of-way and City easements.

[Comment 00034 | Page | Open]

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

[Comment 00035 | Page | Open]

If you have any questions/comments, please email Layth Alani at LAlAni@sanidiego.gov.

DSD-Geology

Kreg Mills



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

KMills@saniego.gov
(619) 446-5295

[Comment 00016 | Page | Open]

INFORMATION ONLY (no response or corrections required):

The Geology Section has reviewed the submitted development plans and geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions for the purposes of environmental review of the proposed development. The Geology Section has no additional comments at this time and has no geology requirement conditions for the project.

Please note, storm water requirements for the proposed conceptual development will be evaluated by DSD-Engineering review. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the City's current Storm Water Standards. Check with your DSD-Engineering reviewer for requirements. If necessary, DSD-Engineering may request a DSD-Geology review of the storm water infiltration evaluation.

DSD-Landscape Review

Tamara Rosza
trosza@saniego.gov

[Comment 00038 | Page | Open]

Landscape Applicability: Project proposes new single-family residence; therefore, is subject to street trees, applicable code sections 142.0403, 142.0409, and 142.0610. The site is constrained by the Very High Fire Hazard Severity Zone with structures within 100-feet to native/naturalized vegetation; therefore, project is subject to Brush Management requirements per 142.0412. In addition, the project proposes residence in the Citywide LJSPD-SF Zone. Project is subject to General design Regulations including Landscape requirements per SDMC 1510.0301(h). Information only. Applicable correction issues to follow.

[Comment 00039 | Page | Open]

Landscape Submittal Package: Provide a complete set of Landscape Plans consistent with the Land Development Manual, Project Submittal Requirements Section 4, Items 11.0-11.1.9 and 11.3 -11.3.4 (available online).

https://www.saniego.gov/sites/default/files/dsdpsm_sec_04.pdf
<https://docs.saniego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>

[Comment 00040 | Page | Open]

Design Statement: Provide a landscape design statement on the landscape sheets, which describes the theme and intent of the project. Per the SD Land Development Manual, Project Submittal Requirements – Section 4, Item #11.1.9.

[Comment 00041 | Page | Open]

Property Lines: Please dimension property lines on all site plans and landscape sheets.

[Comment 00042 | Page | Open]

Graphic Scale: Provide a graphic scale with numbered segments on all site plans. This is how staff calibrates plans. Thank you.



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[Comment 00043 | Page | Open]

Street Trees [142.0409, 142.0610, 142.0611]: Where public improvements are required per the Public Facility Regulations, the project shall provide street trees. Street trees shall be calculated at the rate of one 24-inch box (min. size) standard trunk, canopy form tree for every 30 linear feet of street frontage, excluding curb cuts. Street frontage is 84 linear feet minus curb cuts. **Please provide 2 street trees.**

[Comment 00044 | Page | Open]

Driveway: Show driveway dimension on landscape plans.

[Comment 00045 | Page | Open]

Street Tree Locations [142.0409(a)(2)]: Street trees shall be located between the curb and abutting property line, maintaining separations per Table 142-04E.

[Comment 00046 | Page | Open]

Utilities: Please show locations of existing and proposed utilities, including underground utilities such as water and sewer lines.

[Comment 00047 | Page | Open]

Street Tree Selection [142.0409(a)(3)]: Street tree species shall be selected in accordance with the governing community plan or land-use plan. No palms. If no tree is specified, trees shall be selected from the Street Tree Selection Guide, located online at <https://www.sandiego.gov/sites/default/files/street-tree-selection-guide.pdf>

[Comment 00048 | Page | Open]

Street Tree Irrigation [142.0403(c)]: Required plant material shall be irrigated with a permanent, below grade irrigation system. If utilizing existing irrigation, provide note stating tree to be irrigated using existing irrigation.

[Comment 00049 | Page | Open]

Brush Management Plan [Table 142-04A]: Due to proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be requested in accordance with SDMC 142.0412. Zone One shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone Two consists of thinned, native or naturalized non-irrigated vegetation. Please provide a brush management plan with the next submittal consistent with the Project Submittal Manual, Section 4, Items 11.3-11.3.4. For notes on a preformatted sheet, follow this link: https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

Refer to the following links for more information:

-<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>
-<https://www.sandiego.gov/sites/default/files/legacy/fire/pdf/brushpolicy.pdf>

[Comment 00050 | Page | Open]

Brush Management Zone One: It appears the entire rear yard is either proposed as hardscape or irrigated vegetation. Please confirm. If so, please show Zone one as the area between the rear face of the new house and the rear property line. Outline the area and provide a distinct hatchmark. Provide the dimension for Zone One and a label/callout.

[Comment 00051 | Page | Open]



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Vegetation: Within zone one, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:

- Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

- Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

[Comment 00052 | Page | Open]

Irrigation: Permanent irrigation is typically required for all planting areas within Zone One. Graphically identify and label the extents of irrigation system in the Zone One area. If an existing and functional system is to remain, note on the plan and show location of controller and valves.

[Comment 00053 | Page | Open]

Structures: Indicate graphically and with notes all structures and hardscape within Zone One. Structures in Zone One shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code.

[Comment 00054 | Page | Open]

Please provide the following note: "Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement."

[Comment 00055 | Page | Open]

Alternative Compliance: The siting of the proposed Single-Family residence does not provide the full brush management defensible space width required of 35-ft Zone One and 65-ft Zone Two. Therefore, the Single-Family residence shall be subject to alternative compliance requirements as per SDMC Section 142.0412(i). The project must therefore propose what alternative compliance measures will be implemented that would provide an equivalency of 100-ft of defensible space/protection. Clearly identify on the plans which methods are to be implemented. A Fire Plan-review cycle will be added for approval from the Deputy Fire Marshall. Please refer to Fire Prevention Bureau Policy FPB-18-1, section V for acceptable alternative compliance measures.

[Comment 00056 | Page | Open]

LJSPD Development requirements, Landscape Plans/Irrigation Plan: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape. Provide Landscape Plans that identify the planted areas and hardscape areas. Provide Irrigation Plans and equipment installation details to support the healthy growth of the proposed/existing planting material. Note that the Plans need to conform to the City's Landscape Standards.

[Comment 00057 | Page | Open]

Landscape Plan: Please show planting plan for landscape areas. Plantings may be shown in massings. Differentiate between existing and proposed plantings. Please give common and botanical names for each tree (if applicable). Please submit planting plans in accordance with the Land Development Manual Project Submittal Requirements Section 2A Item 7.0-7.1.1

[Comment 00058 | Page | Open]



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Landscape Area Diagram [§ 1510.0304(h)]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas including planting areas, and hardscape areas. Provide square footages of total parcel, planting, and hardscaped areas. Please provide a calculation of percent planting area of total parcel area. Note that turf, block and hardscape areas will not contribute to the landscape requirement.

[[Comment 00059](#) | [Page](#) | [Open](#)]

Irrigation Plan [1510.0304(h)(3)]: All landscaped material shall be permanently maintained in a growing and healthy condition. If existing irrigation system is to remain, please show extents of system including controller and POC. If no irrigation system is to remain please provide general information including a hydrozone diagram and water conservation calculations should be included within the plans set in order to demonstrate that the proposed landscape design will conform with State MWELO requirements. Please provide a hydrozone diagram and water conservation calculations for MAWA and ETWU. Detailed irrigation drawings shall be required with the subsequent construction permits.

[[Comment 00060](#) | [Page](#) | [Open](#)]

Provide the following note on the Landscape Plan: "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."

[[Comment 00061](#) | [Page](#) | [Open](#)]

Provide the following note on the Landscape Plan - Table 142-04E:

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

DSD-Planning Review

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

[[Comment 00001](#) | [Page](#) | [Open](#)]

PRJ-1117322 8383 La Jolla Shores Drive North
Site Development Permit (SDP)
APN No. #346-761-0700

Discretionary 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.



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[Comment 00002 | Page | Open]

Project Information

LA JOLLA (Process 3) Site Development Permit to demolish a 3,300 square foot one-story single-dwelling unit and 300 square foot detached garage to construct a new 6,519 square-foot single-dwelling unit with a 505 square-foot attached 2-car garage and 843 square-foot detached accessory dwelling unit at 8383 La Jolla Scenic Drive North. The 0.59-acre site is in the LJSPD within the La Jolla Community Plan Area. Council District 1.

Existing Overlays: Coastal Height Limitation, Parking Impact Overlay Zone: Campus Impact, Airport Land Use Compatibility Area: MCAS Miramar, Airport Influence Area: MCAS Miramar Review Area 2, Transit Priority Area, Mobility Zone 2, Sustainable Development Area, Paleontological Sensitivity Area: Moderate, Very High Fire Severity Zone, within the La Jolla Community Plan Area

[Comment 00003 | Page | Open]

Permits/Actions

The project proposes major work within the La Jolla Shores Planned District ordinance following §1510.0201(d) and shall require a Site Development Permit (SDP) Process Three.

§126.0505 Findings for Site Development Permit Approval

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b).

(a) Findings for all Site Development Permits

- (1) The proposed development will not adversely affect the applicable land use plan;
- (2) The proposed development will not be detrimental to the public health, safety, and welfare; and

(3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The decision may be appealed to the Planning Commission per SDMC 112.0504.

Please note that additional processes may change upon further information received during the initial review of this project.

[Comment 00004 | Page | Open]

La Jolla Community Plan

The La Jolla Community Plan designates the site and surrounding area as Very Low Medium Density Residential (0-5 dwelling units/acre). The scope of work includes constructing a new single-dwelling unit with a new attached ADU located at 8383 La Jolla Shores Drive North. The project is consistent with the prescribed land use and density.

A recommendation in the La Jolla Community Plan says to *promote transitions in scale between new and older structures, create visual relief through diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements (LJCP, 76.)*

The surrounding neighborhood consists of buildings ranging from one to two stories in height. The proposed single dwelling unit is a one-story structure featuring low and high ceilings to create visual interest and transitions in scale within the façade. The project's proposed scale is consistent with the guidelines outlined in the La Jolla Community Plan.

A recommendation to promote community character with the LJCP includes "*To address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit*



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zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." (LJCP, 76).

The proposal does not exceed the maximum height limit of the La Jolla Shores Ordinance. Instead, it proposes the structures at a maximum approximate height of 18' SDU and 12' for the Accessory Dwelling Unit.

A primary goal in the LJCP is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (LJCP. 67)

Please ensure your draft findings include policies, recommendations and goals that the proposal is meeting. Provide clear details of the architectural theme.

[Comment 00005 | Page | Open]

LJCPA

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

[Comment 00006 | Page | Open]

La Jolla Shores Advisory Board

This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district (SDMC 1510.0201(d)).

Please contact Senior Planner Melissa Garcia Planning Department at (619)236.6173 (magarcia@san Diego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00007 | Page | Open]

1st Review Comments

LJSPDO Design

Design Principals

The LJSPDO contains language in the General Design regulations which references the "character of the area and design principles" (SDMC, Section 1510.0304 b.4) "unity with variety" shall be the guiding principal.

Character of the Area

In this primarily single-family residential community, a typical home is characterized by extensive use of glass, shake or shingle overhanging roof, and a low, rambling silhouette. Patios, the atrium or enclosed courtyard, and decks facilitate the "inside-outside" orientation of life in Southern California. Spanish Mediterranean and Mexican influences are seen in the prevalent use of the arch and of terra cotta and glazed tiles. The residential and commercial structures incorporate an honest use of natural building materials and, in many instances, are characterized as a truly American style of architecture, fusing the purity and geometry of the Mexican-Spanish period with a simplicity of materials and detail with integrated landscape design.

Design Requirements

Please refer to §1510.0301(c) and label how the project meets the design requirements for the elevations. Include types of materials, color schemes, and architectural designs to analyze the photographic survey of the surrounding SDUs.



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The elevations provide some list of materials but are not complete for keynotes 2 and 4.

[Comment 00008 | Page | Open]

100' Grid scale Map

The project site has a 20' front yard established setback per Map No. 4124.

[Comment 00009 | Page | Open]

Floor Plan

Sheet A21 - Please provide a full 1st-floor plan sheet of the single dwelling unit floor plan to measure the square footage properly. In addition, please include labels of the proposed rooms and dimensions.

[Comment 00010 | Page | Open]

Bedrooms Count

Sheet A21 The plans show there are two bedrooms labeled 5 and an office/den.

Please note that per § 113.0103, the office/den qualifies as a bedroom.

"Bedroom means an enclosed space within a dwelling unit that is designed or could be used for sleeping and has or is designed to have a door permitting complete closure and separation from all kitchen, living room, and hallway areas. A room or other enclosed space is not considered a bedroom if it is the sole access to another bedroom."

[Comment 00011 | Page | Open]

Setbacks

Per §141.0302 (c)(2)(G), the ADU may not encroach within the front yard setback. The Accessory Dwelling Unit appears within the Established 20' Front Yard Setback.

However, AB221 may allow the ADU to encroach within the front yard but may not exceed 800 sqft and 16' in height.

[Comment 00012 | Page | Open]

Lot Coverage

Per §1510.0304(d), please provide the 60% maximum lot coverage on the plans, including the proposed lot coverage for the site.

§113.0240 Calculating Lot Coverage Lot coverage is calculated by dividing the square footage of the structure's footprint, measured from the outer surface of the exterior walls or support structure by the square footage of the lot. Lot coverage is expressed as a percentage (for example, 60 percent). This is illustrated in Diagram 113-02X.

Please refer to Section 113.0250 (a)-(e) for structures that are exempt from Lot Coverage.

§113.0103, "Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or that are unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage. See Section 113.0240 for additional information on calculating lot coverage."

[Comment 00013 | Page | Open]

Retaining Walls



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The project shall comply with all height limitations when located within setback areas. Please provide the heights of the proposed structures to review compliance. For reference on how to measure retaining wall height, please refer to §142.0340.

[Comment 00014 | Page | Open]

Elevations/Sections

Plumb Line Height

Please clarify if the grade will be modified, existing, or proposed. The plumb line height shall be measured from the lowest grade (existing or proposed, whichever is the lowest) per §113.0270 (a)(2)(A).

[Comment 00015 | Page | Open]

Parking Requirements

Per §1510.0304 (f)(2), Parking shall be provided following Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

The site is located within the Campus Parking Impact overlay and shall comply with the parking requirements in §142.0520. Please refer to Table 142-05B.

Type of Related Uses: Single dwelling units with five or more bedrooms in campus impact areas (See Chapter 13, Article 2, Division 8)

Number of Required Parking Spaces. 1 space per bedroom (previously conforming parking regulations in Section 142.0510(d) do not apply)

The number of bedrooms shall require the total amount of parking spaces and shall be proposed on the premises.

LDR-Environmental

Kelli Rasmus
KRasmus@sandiego.gov

[Comment 00062 | Page | Open]

SCOPE:

Site Development Permit for the demolition of an existing 3,300-square-foot one story single-family residence and a 300-square-foot detached garage and the construction of a new 6,519 square-foot single-family residence with a 505 square-foot attached 2-car garage and an 843 square-foot detached accessory dwelling unit at 8383 La Jolla Scenic Drive North. The 0.59-acre site is in the La Jolla Shores Planned District-Single Family Unit (LJSPD-SF) Base Zone and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area. Council District 1.

[Comment 00065 | Page | Open]

Cultural Resources/Built Environment: The City of San Diego reviews projects proposing a substantial adverse change to structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." It appears through historical aerial photos that the existing residence was built prior to 1979. Planning-Historic will need to review the project on the next submittal to determine if it is historically significant.



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[Comment 00066 | Page | Open]

Tribal Cultural Resources

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will be sent to local California Tribes once the CEQA determination is made.

[Comment 00068 | Page | Open]

Paleontological Resources:

The site is underlain with the highly sensitive Quaternary Very Old Paralic Deposits which has a high probability of containing important paleontological resources. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. Please provide an earthwork table indicating excavation quantities and depth.

[Comment 00069 | Page | Open]

Hydrologic Conditions and Water Quality:

EAS defers to LDR-Engineering as it relates to drainage and water quality. Please see LDR Engineering's review for comments.

[Comment 00072 | Page | Open]

Environmental Determination:

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

Site Development Plans PRJ-1117322.pdf

DSD-Landscape Review

Tamara Rosza
trosza@saniego.gov

[Comment 00036 | Page | Open]

Project Scope: Site Development Permit (Process 3) to demolish a 3,300 square foot one-story single-dwelling unit and 300 square foot detached garage, to construct a new 6,519 square-foot single-dwelling unit with a 505 square-foot attached 2-car garage and 843 square-foot detached accessory dwelling unit, new landscape. Site is located at 8383 La Jolla Scenic Drive North. The 0.59-acre site is in the LJSPD within the La Jolla Community Plan Area. Council District 1. – Information only.



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

[Comment 00037 | Page | Open]

Additional comments may apply if/when project elements which correspond with other review disciplines are revealed during the review process.

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.



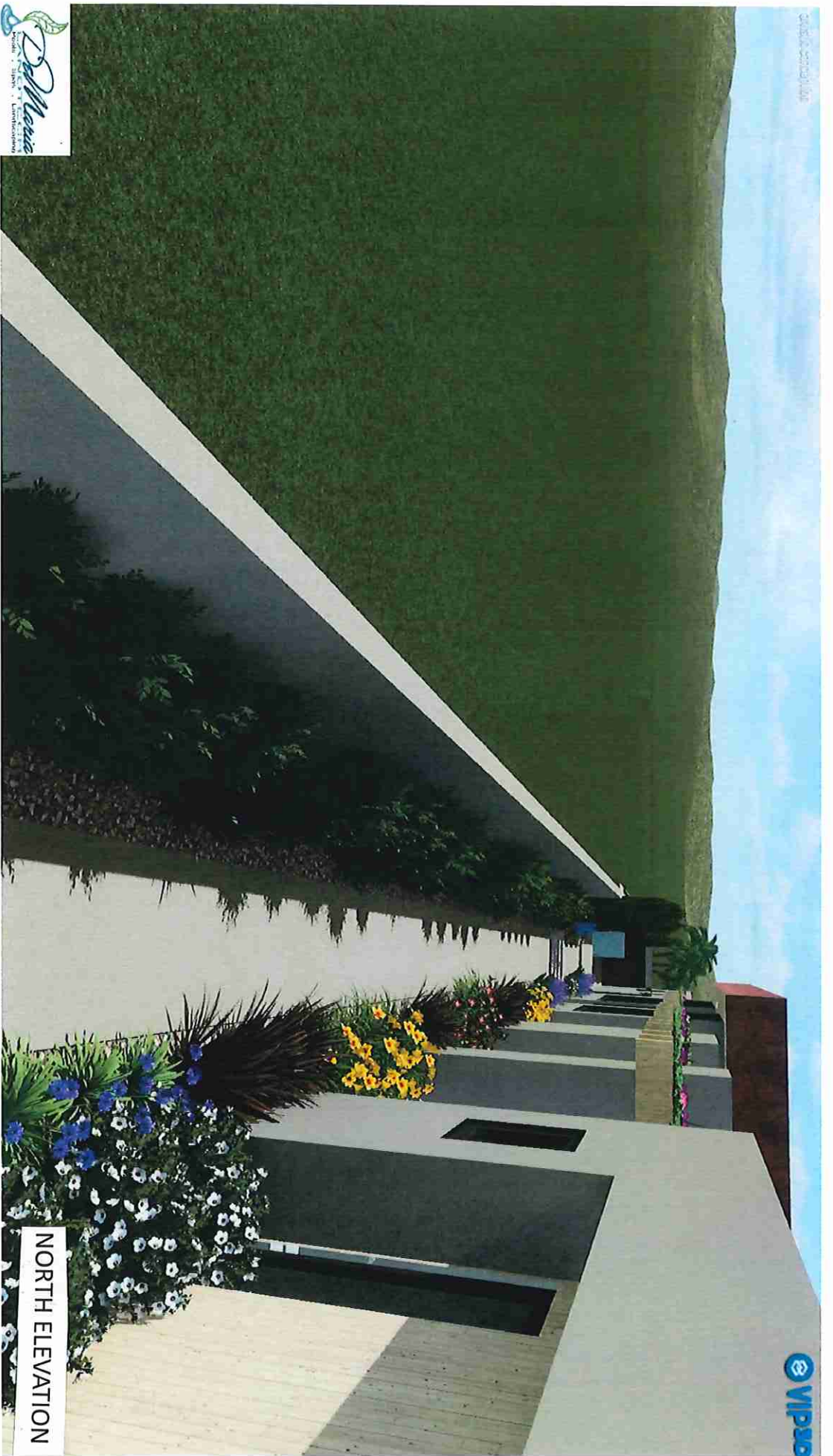
WEST ELEVATION



EAST ELEVATION



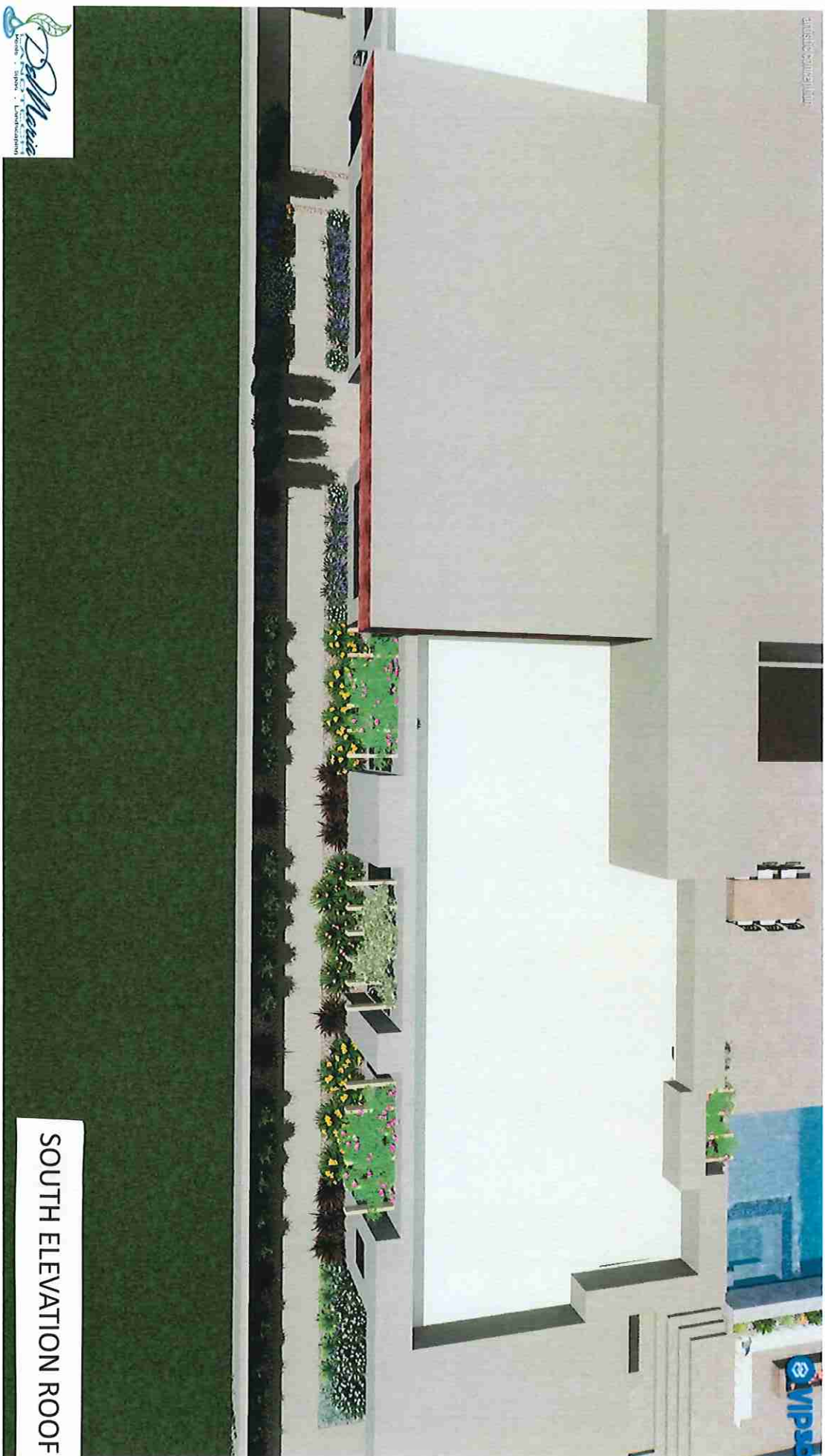
NORTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



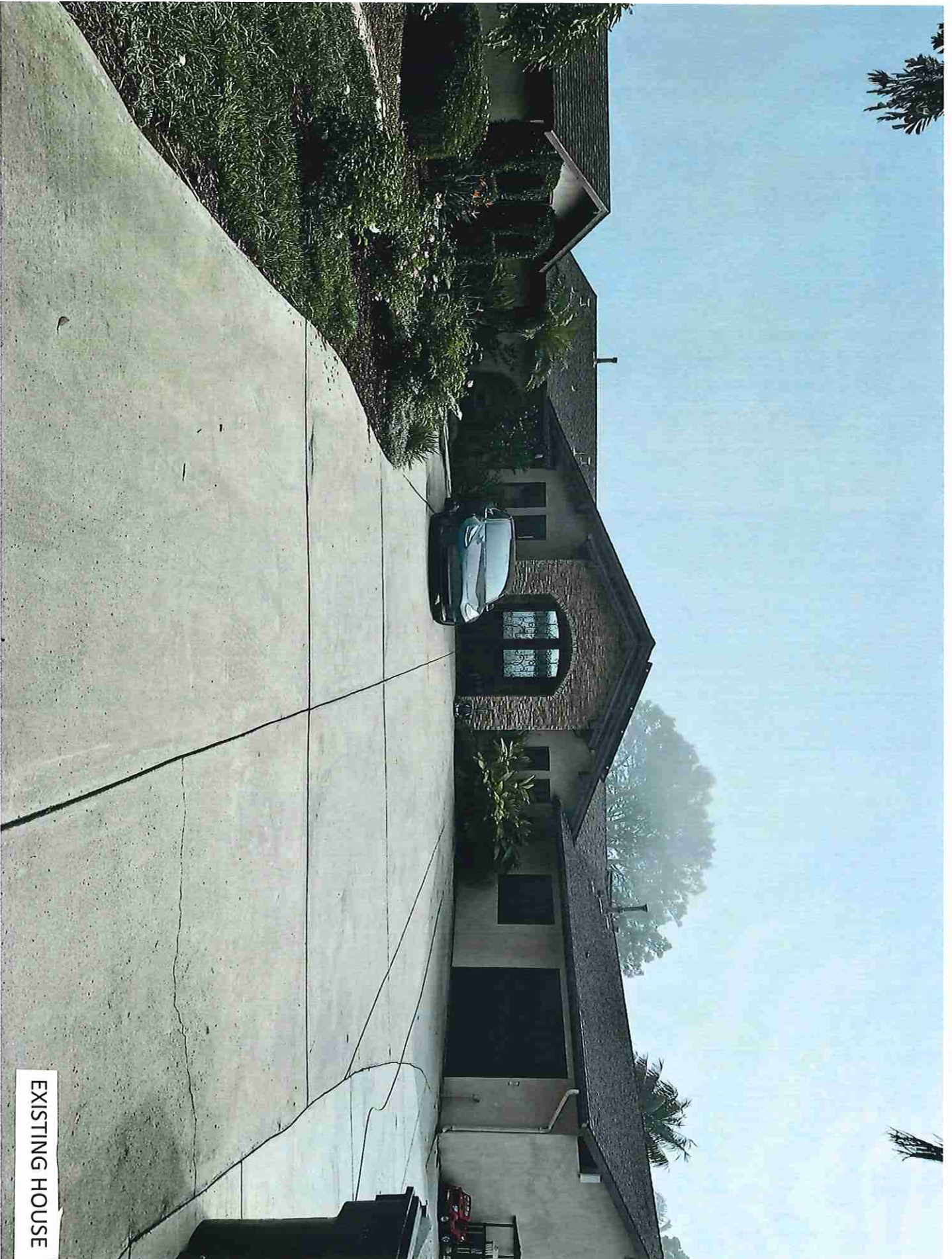
SOUTH ELEVATION ROOF



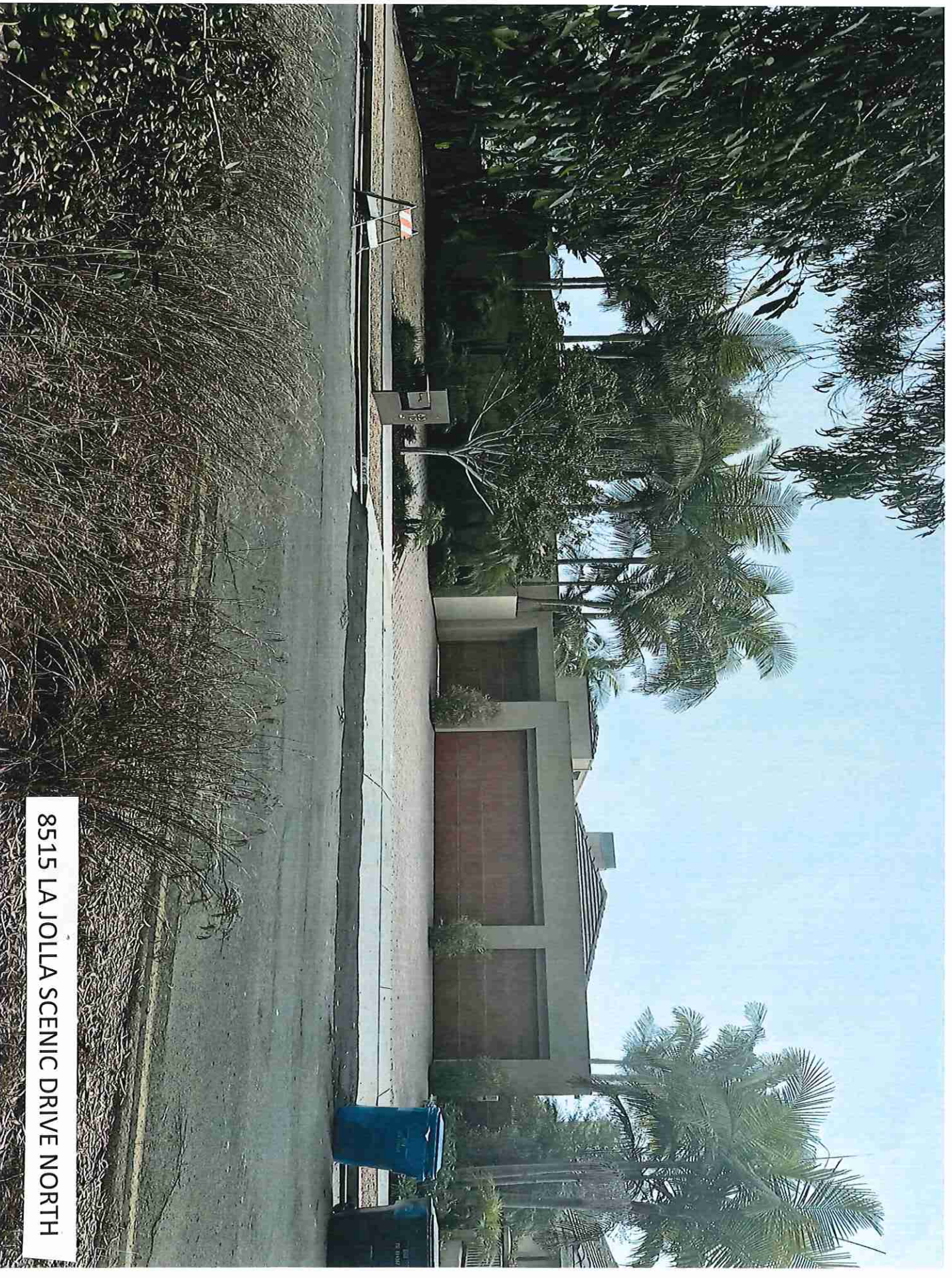
INTERIOR COURTYARD WITH ROOF



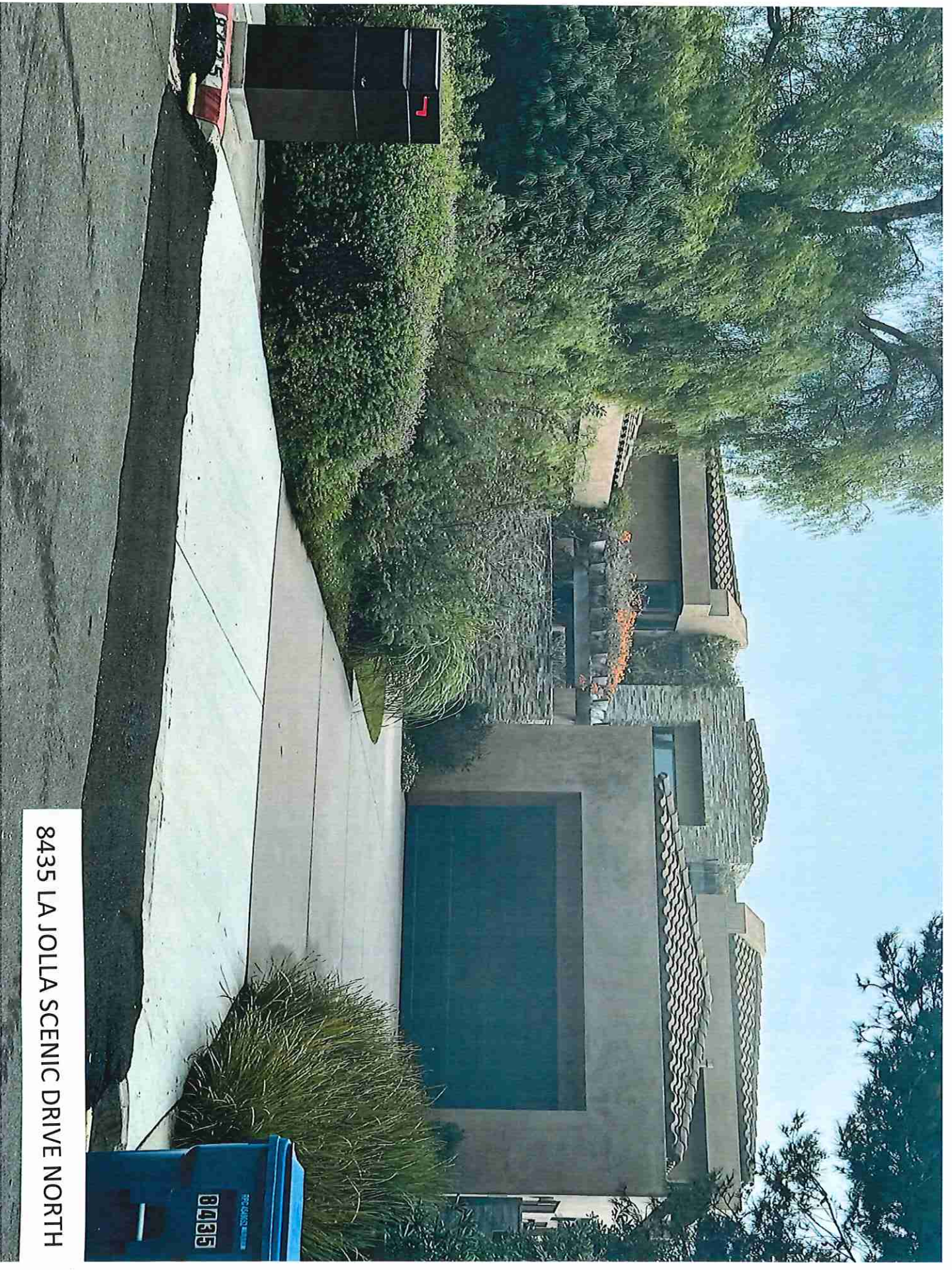
ADU SOUTH ELEVATION



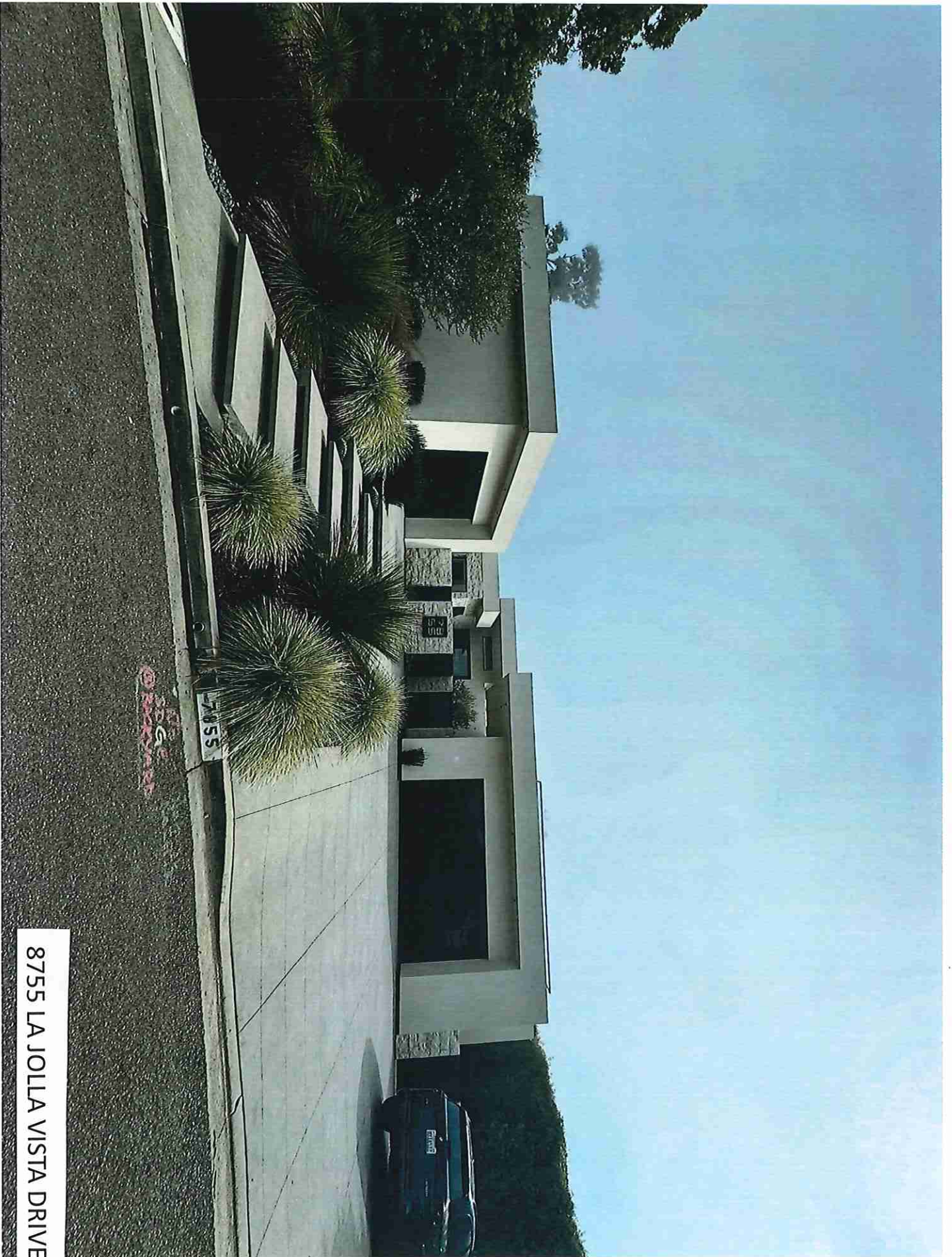
EXISTING HOUSE



8515 LA JOLLA SCENIC DRIVE NORTH



8435 LA JOLLA SCENIC DRIVE NORTH



8755 LA JOLLA VISTA DRIVE

300 FT SURVEY REPORT

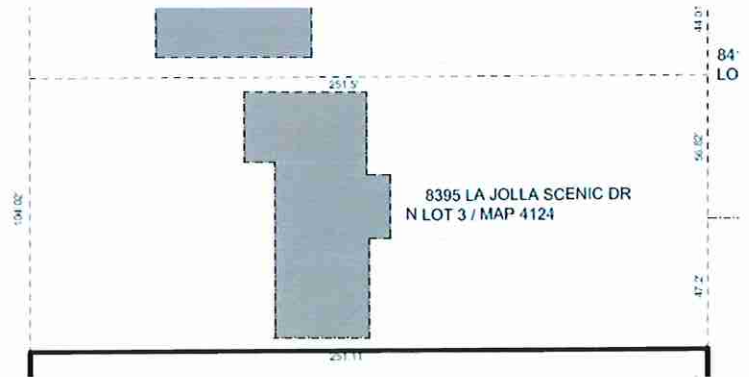
8383 LA JOLLA SCENIC DR N



- The circle represents the 300 ft radius (Approx.)

8395 La Jolla Scenic Dr N

(North of site)



APN:	346-761-0600
Zoning:	LISPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	27,442 sqf
Living SF (Approx.):	2417 sqf
Usable SF (Approx.):	22,000 sqf
FAR (Approx.)	0.09
Front Setback:	79 feet
Side Setback:	6 feet
Rear Setback:	125 feet
Stories:	1-story

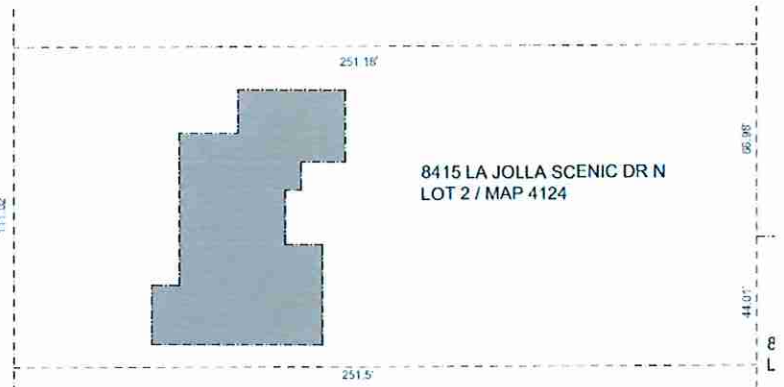
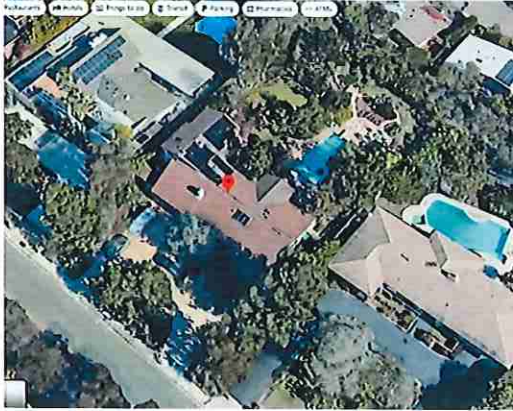
*No Information on permit.

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8415 La Jolla Scenic Dr N

(North of site)



APN:	346-761-0500
Zoning:	LISPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	27,442 sqf
Living SF (Approx.):	3524 sqf
Usable SF (Approx.):	22,000 sqf
FAR (Approx.)	0.13
Front Setback:	55 feet
Side Setback:	6 feet
Rear Setback:	140 feet
Stories:	2-story

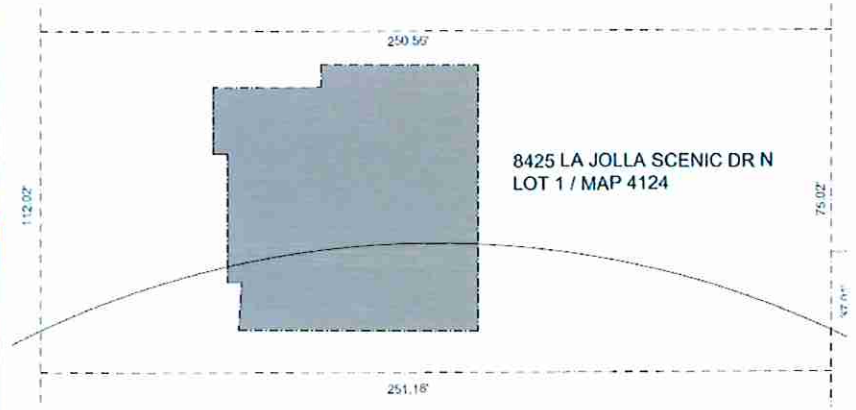


*Issued Combination Building Permit 2008 (Interior & Exterior remodel Applied 2008), Issued Combination Building Permit 2012 (Interior remodel Applied 2012).

*Information taken from ScoutRed, Setback measurements approximated from Google Maps

8425 La Jolla Scenic Dr N

(North of site)



APN:	346-761-0400
Zoning:	LSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	27,878 sqf
Living SF (Approx.):	4408 sqf
Usable SF (Approx.):	22,000 sqf
FAR (Approx.)	0.16
Front Setback:	50 feet
Side Setback:	6 feet
Rear Setback:	112 feet
Stories:	2-story

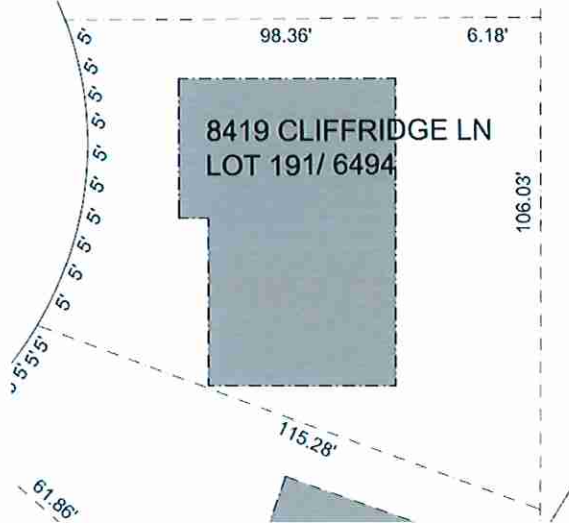


*Issued Combination Building Permit 2011 (Proposed one and second story addition Applied 2011)

*Information taken from ScoutRed, Setback measurements approximated from Google Maps

8419 Cliffridge Ln

(North-West of site)



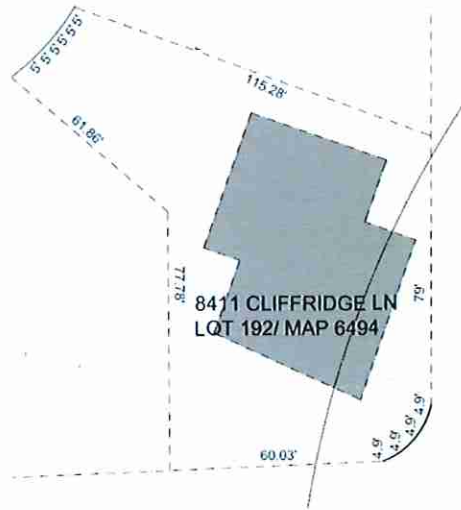
APN:	346-702-3000	
Zoning:	LJSPD-SF	
Transportation:	CPIOZ-Campus Parking Overlay Zone	
Regulatory:	Coastal High Limit Overlay Zone	
Hazard:	Geological Hazard Category 52 – Other Level Areas	
Aviation:	Airport Influence Area	
Lot Size SF (Approx.):	8799 sqf	
Living SF (Approx.):	3582 sqf	
Usable SF (Approx.):	8000 sqf	
FAR (Approx.)	0.41	
Front Setback:	26 feet	
Side Setback:	8 feet	
Rear Setback:	36 feet	
Stories:	2-story	



*No Information on permit.

*Information taken from ScoutRed, Setback measurements approximated from Google Maps

(North-West of site)



APN:	346-702-3100
Zoning:	LJSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	10,625 sqf
Living SF (Approx.):	3881 sqf
Usable SF (Approx.):	10,000 sqf
FAR (Approx.)	0.37
Front Setback:	70 feet
Side Setback:	9 feet
Rear Setback:	9 feet
Stories:	2-story

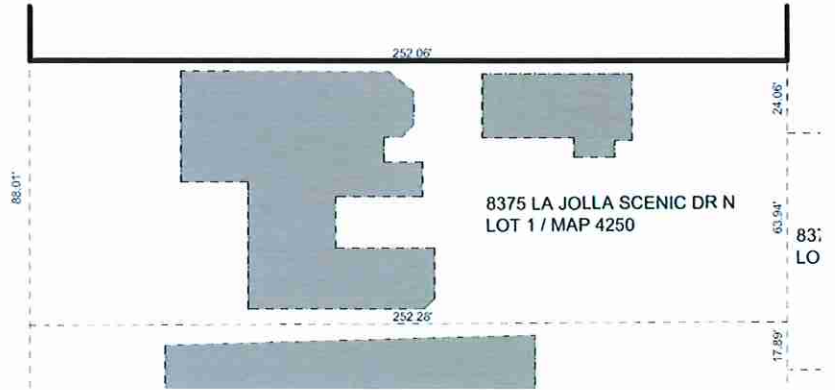


*Issued Combination Building Permit 2004 (Applied 2003)

*Information taken from ScoutRed, Setback measurements approximated from Google Maps

8375 La Jolla Scenic Dr N

(South of site)



APN:	346-762-0100
Zoning:	LJSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	23,086 sqf
Living SF (Approx.):	4807 sqf
Usable SF (Approx.):	18,500 sqf
FAR (Approx.)	0.21
Front Setback:	51 feet
Side Setback:	5 feet
Rear Setback:	40 feet
Stories:	1-story

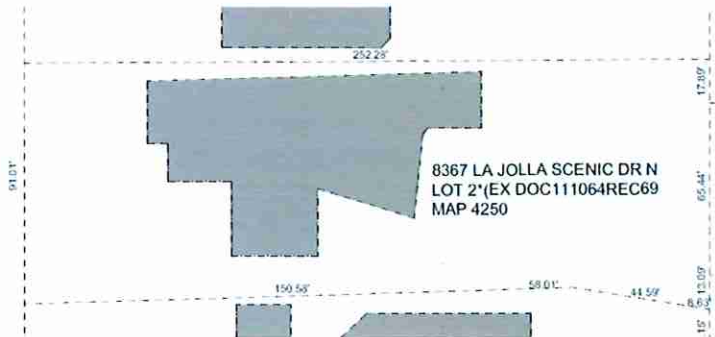


*No information on permit

*Information taken from ScoutRed, Setback measurements approximated from Google Maps

8367 La Jolla Scenic Dr N

(South of site)



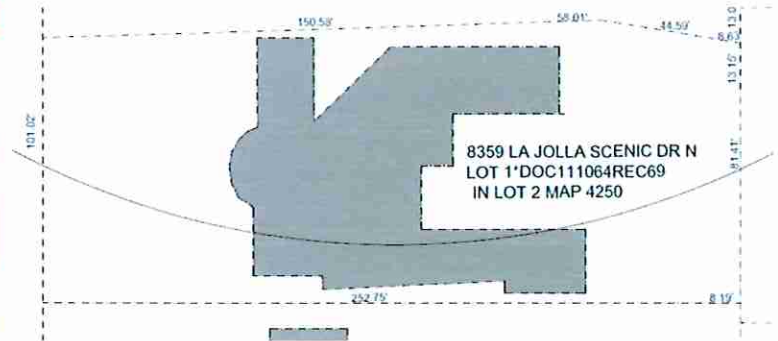
APN:	346-762-0800
Zoning:	LSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	23,086 sqf
Living SF (Approx.):	4259 sqf
Usable SF (Approx.):	18,000 sqf
FAR (Approx.)	0.18
Front Setback:	50 feet
Side Setback:	9 feet
Rear Setback:	85 feet
Stories:	2-story



*SDP (Applied 2001), (2) Combination Building Permits 2004 (Applied 2004).

*Information taken from ScoutRed, Setback measurements approximated from Google Maps

(South of site)



APN:	346-762-0900
Zoning:	LSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	25,700 sqf
Living SF (Approx.):	5052 sqf
Usable SF (Approx.):	20,000 sqf
FAR (Approx.)	0.20
Front Setback:	65 feet
Side Setback:	6 feet
Rear Setback:	57 feet
Stories:	2-story

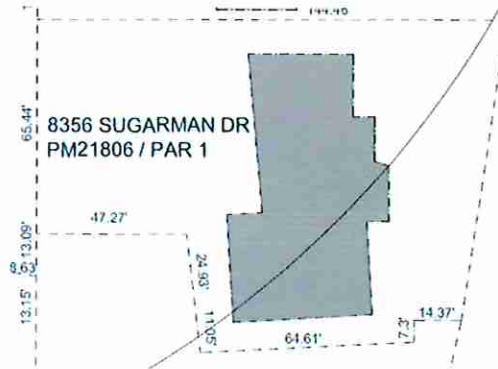
*No information on permit.

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8356 Sugarman Dr

(South-east of site)



APN: 346-791-1300

Zoning: LSPD-SF

Transportation: CPIOZ-Campus Parking Overlay Zone

Regulatory: Coastal High Limit Overlay Zone

Hazard: Geological Hazard Category 52 – Other Level Areas

Ecological: Steep Hillside

Aviation: Airport Influence Area

Lot Size SF (Approx.): 11,748 sqf

Living SF (Approx.): 2412 sqf

Usable SF (Approx.): 7500 sqf

FAR (Approx.) 0.21

Front Setback: 25 feet

Side Setback: 5 feet

Rear Setback: 60 feet

Stories: 1-story

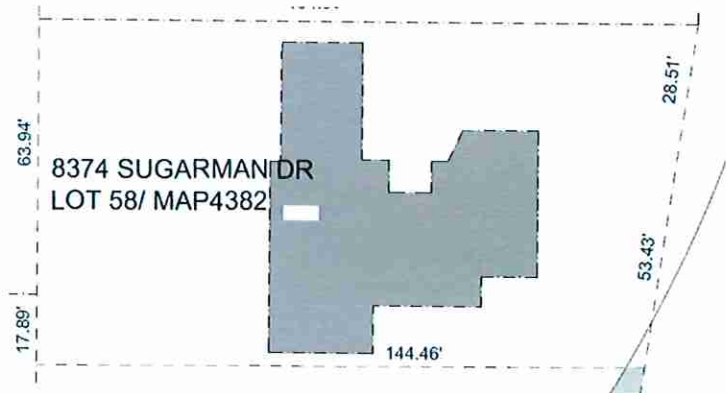
*No information on permit.

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8374 Sugarman Dr

(South-east of site)



APN:	346-791-0200
Zoning:	LISPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillside
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	12,242 sqf
Living SF (Approx.):	2195 sqf
Usable SF (Approx.):	9000 sqf
FAR (Approx.)	0.18
Front Setback:	30 feet
Side Setback:	6 feet
Rear Setback:	60 feet
Stories:	1-story

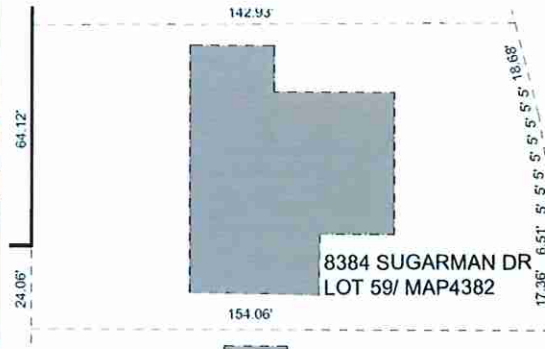
*No information on permit.

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8384 Sugarman Dr

(East of site)



APN:	346-791-0100
Zoning:	LSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillsides
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	13,656 sqf
Living SF (Approx.):	2195 sqf
Usable SF (Approx.):	9000 sqf
FAR (Approx.)	0.16
Front Setback:	37 feet
Side Setback:	8 feet
Rear Setback:	50 feet
Stories:	1-story

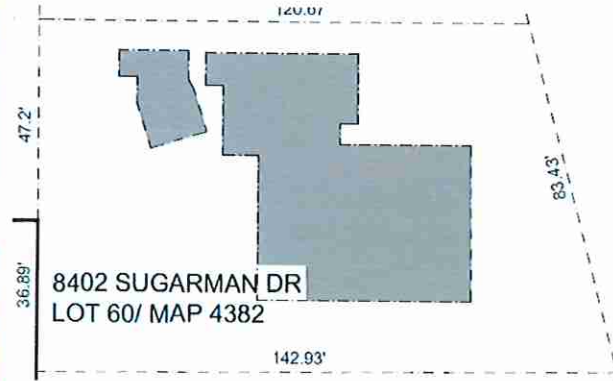
*Grading permit (Applied 2006).

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8402 Sugarman Dr

(East of site)



APN:	346-783-0900
Zoning:	LJSPD-SF
Transportation:	CPIOZ-Campus Parking Overlay Zone
Regulatory:	Coastal High Limit Overlay Zone
Hazard:	Geological Hazard Category 52 – Other Level Areas
Ecological:	Steep Hillside
Aviation:	Airport Influence Area
Lot Size SF (Approx.):	11,142 sqf
Living SF (Approx.):	2274 sqf
Usable SF (Approx.):	7500 sqf
FAR (Approx.)	0.20
Front Setback:	18 feet
Side Setback:	10 feet
Rear Setback:	20 feet
Stories:	1-story

*No information on permit.

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8412 Sugarman Dr

(East of site)



APN: 346-783-0800

Zoning: LSPD-SF

Transportation: CPIOZ-Campus Parking Overlay Zone

Regulatory: Coastal High Limit Overlay Zone

Hazard: Geological Hazard Category 52 – Other Level Areas

Ecological: Steep Hillsides

Aviation: Airport Influence Area

Lot Size SF (Approx.): 11,199 sqf

Living SF (Approx.): 2149 sqf

Usable SF (Approx.): 9000 sqf

FAR (Approx.) 0.19

Front Setback: 18 feet

Side Setback: 8 feet

Rear Setback: 38 feet

Stories: 1-story

*Issued Combination Building Permit 2003 (Applied 2003).

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



8422 Sugarman Dr

(North-East of site)



APN: 346-783-0700

Zoning: LSPD-SF

Transportation: CPIOZ-Campus Parking Overlay Zone

Regulatory: Coastal High Limit Overlay Zone

Hazard: Geological Hazard Category 52 – Other Level Areas

Ecological: Steep Hillside

Aviation: Airport Influence Area

Lot Size SF (Approx.): 12,926 sqf

Living SF (Approx.): 1676 sqf

Usable SF (Approx.): 9000 sqf

FAR (Approx.) 0.13

Front Setback: 20 feet

Side Setback: 11 feet

Rear Setback: 38 feet

Stories: 1-story

*No Information of permit.).

*Information taken from ScoutRed, Setback measurements approximated from Google Maps



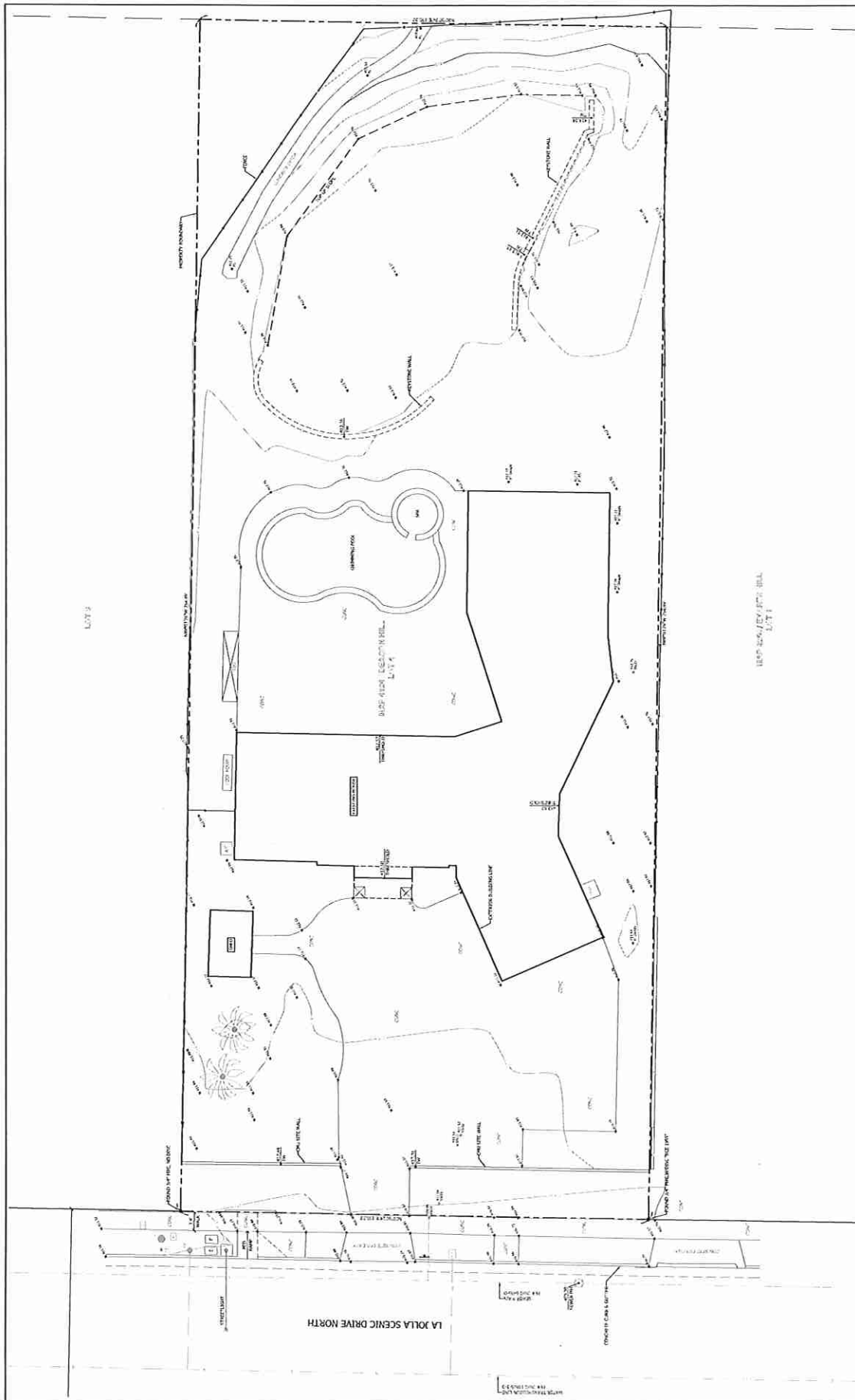
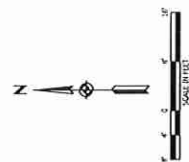


METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92116
(619) 431-5292
info@metmap.com, sales@metmap.com

REVISIONS:

TOPOGRAPHIC SURVEY
8383 LA JOLLA SCENIC DRIVE NORTH
SAN DIEGO, CA 92037

SURVEY DATE
JANUARY 4, 2023
MAP/DRAWING DATE
JANUARY 11, 2023
SCALE: 1/8"=1'-0"
DRAWN BY: VF
JOB No:
SHEET TITLE:

[illegible][illegible]



DRAFTsense
ARCHITECTURAL
11111 11th Ave.
San Francisco, CA 94122

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PROJECT

Remodel & Addition for:

Mauser Residence

8383 La Jolla Scenic Dr. N.
La Jolla, CA, 92037

SHEET TITLE

PROPOSED FLOOR PLAN -
1/8

REVISIONS

No.	Date	Notes

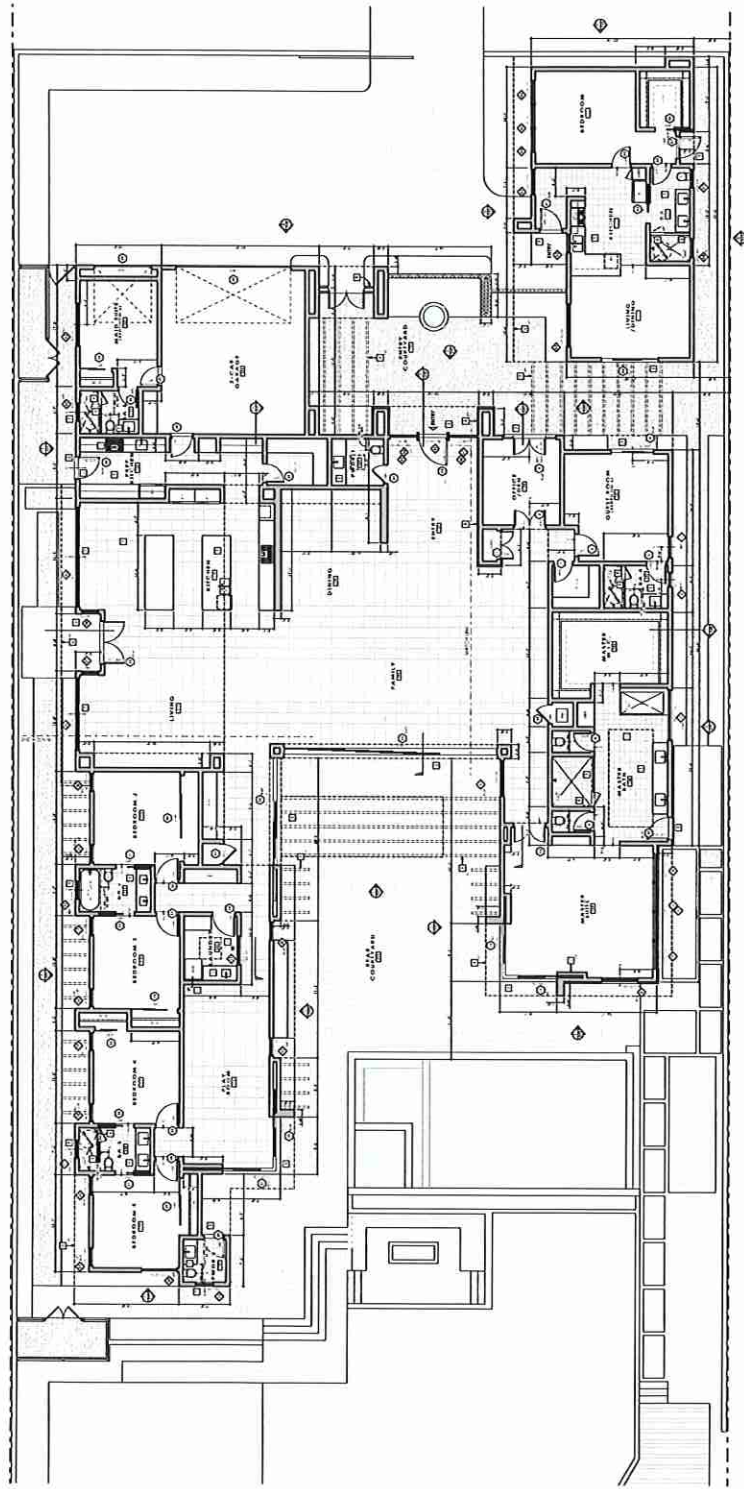
REVISIONS

PROJECT #:

DATE: 17 September 2024

SHEET #:

P2



1/8" = 1'-0"

(N) FLOOR PLAN
(PROPOSED PLAN)

LOT COVERAGE:
7,867 SF. / 25,646 = 31%

LANDSCAPE SITE PLAN

SHEET TITLE:

PROJECT: MAUSER RESIDENCE

 8383 LA JOLLA SCENIC DR. N

 LA JOLLA, CA 92037

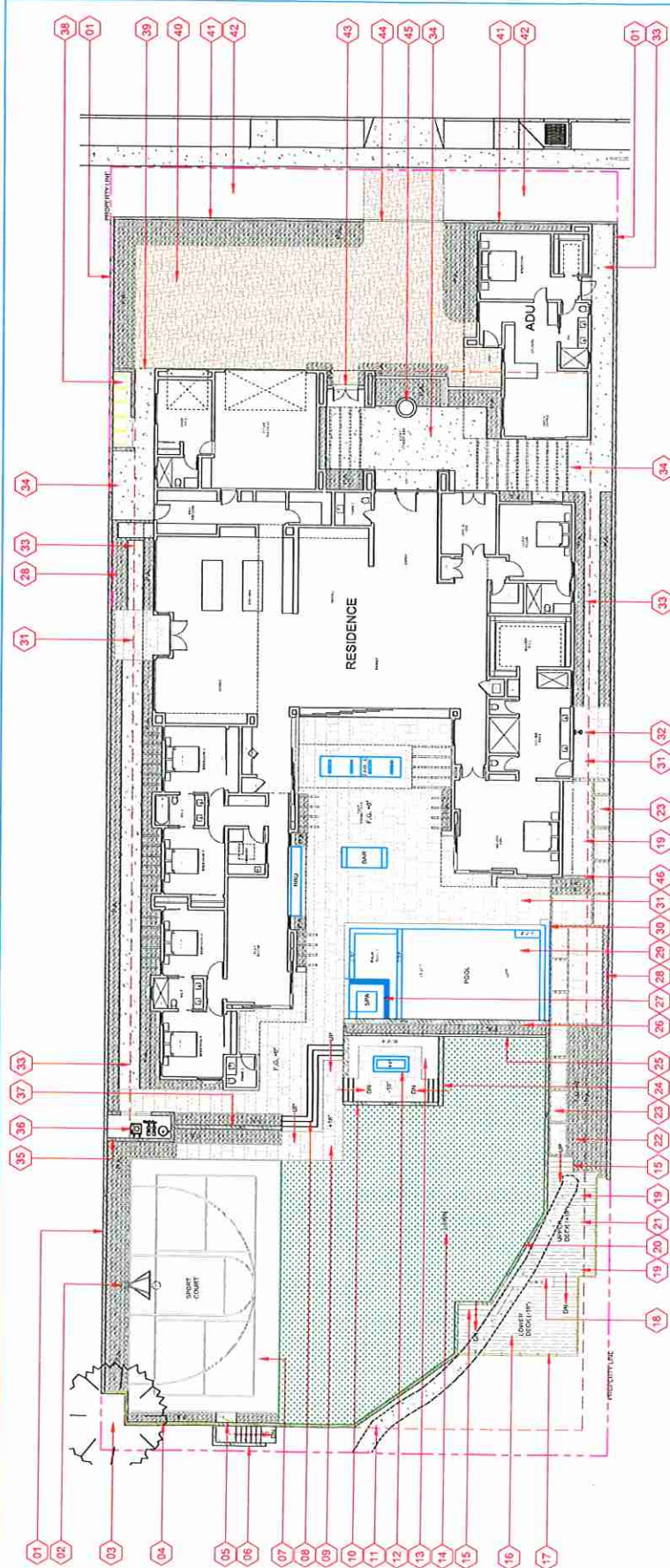
PREPARED BY: D.S.

 DATE: 04-17-19











 SCALE: 1" = 10' - 0"

L1

SHEET 1 OF 3



MATERIAL LEGEND:

-  NATURAL STONE PAVES OR EQUIVALENT
-  INTERLOCKING CONCRETE PAVES
-  COMPOSITE WOOD DECKING
-  POURED IN PLACE CONCRETE SLAB
-  NATURAL GRASS LAWN | TALL FESCUE OR EQUIVALENT
-  DECORATIVE ROCK/PEBBLE
-  EXISTING WALLS TO REMAIN
-  PROPOSED MASONRY WALLS
-  PROPOSED HORIZONTAL WOOD FENCING
-  PROPOSED GLASS PANEL FENCING/RAILING

LANDSCAPE PLAN LEGEND

- 01 PROPOSED FS MASONRY BLOCK WALL | 6 FT HT | STUCCO FINISH
- 02 PROPOSED IN GROUND BASKETBALL HOOP FOR SPORT COURT
- 03 EXISTING TREES TO REMAIN
- 04 PROPOSED MASONRY RETAINING WALL | 3 FT MAX HEIGHT | GLASS FENCING TO BE ATTACHED TO TOP OF WALL (MIN 4 FT HT)
- 05 PROPOSED GLASS ACCESS GATE | HEIGHT TO MATCH FENCING
- 06 PROPOSED MASONRY WALL & CONCRETE STAIRS | ACCESS TO AREA BELOW NEW RETAINING WALL
- 07 PROPOSED SPORT COURT | CONCRETE SLAB W/ ACRYLIC PAINTED SURFACE | BASKETBALL & PICKLEBALL
- 08 PROPOSED MASONRY STAIRS | ACCESS TO UPPER LAWN AREA | MATERIAL TO MATCH PATIO HARDSCAPE
- 09 PROPOSED HARDSCAPE WALKWAY/STAIR LANDING
- 10 PROPOSED MASONRY RETAINING WALL | 1 FT EXPOSED HT | SUPPORT FOR SUNKEN FIRE PIT
- 11 EXISTING CONCRETE DRAINAGE CURB/TO REMAIN
- 12 PROPOSED RECTANGULAR NO MASONRY FIRE PIT | 1 FT HT
- 13 PROPOSED 18" BENCH | 1 FT SEAT HEIGHT | CUSTOMER SUPPLIED CUSHIONS
- 14 PROPOSED NATURAL GRASS LAWN
- 15 PROPOSED CONCRETE STAIRS | ATTACHES TO EXISTING MASONRY RETAINING WALL | ACCESS TO LOWER DECK
- 16 PROPOSED COMPOSITE WOOD DECK | BUILT INTO EXISTING SLOPE | 18" STEP DOWN FROM LAWN F.G. & TOP OF RETAINING WALL
- 17 PROPOSED GLASS FENCING/RAILING ALONG EDGE OF DECKING

LANDSCAPE SITE PLAN

PROPOSED PLAN

- 39 PROPOSED BACKYARD ACCESS GATE | STYLE TO MATCH FENCING
- 40 PROPOSED INTERLOCKING CONCRETE PAVES DRIVEWAY | STYLE TBD
- 41 EXISTING FS MASONRY WALL TO REMAIN
- 42 EXISTING PLANTING AREAS | UPDATE PLANTING AS NEEDED
- 43 PROPOSED FRONT ENTRY GATE BY OTHERS
- 44 PROPOSED DRIVEWAY GATE | MATCH ARCHITECTURE
- 45 PROPOSED FRONT COURTYARD FOUNTAIN
- 46 PROPOSED DECORATIVE SCREEN PANELS | OUTDOOR OR SIMILAR | DOUBLE SIDED, ATTACHED TO 4X4 POST
- P.A. - PLANTING AREA, TYP.
- SEE L2 - 3D IMAGES FOR VISUAL REFERENCE.

NOTES:

ALL PLANTER AREAS SHALL HAVE MIN. 3" DEEP DECORATIVE ROCK W/ MULCH UNDERNEATH. NO MULCH WITHIN 5' OF HOUSE OR STRUCTURES.
 ALL MATERIALS WILL NEED TO BE SELECTED AND CONFIRMED BY HOMEOWNER PRIOR TO INSTALLATION.
 CONTRACTOR TO VERIFY ALL HEIGHTS AND LOCATIONS IN FIELD.
 WHERE ANY DISCREPANCIES OCCUR BETWEEN THIS PLAN AND NOTES IN STRUCTURAL ENGINEERING PLANS, THE ENGINEERING NOTES SHALL TAKE PRECEDENCE AND BE USED.



POSTED NOTICE

