

From: K Neil <katneill.JCPA@outlook.com>
 Sent: Friday, January 10, 2025 12:16 PM
 To: Jane Potter (Jpotter46@san.rr.com) <jpotter46@san.rr.com>; sherril@lightner.net; Suzanne Weissman <weissmansuzanne@gmail.com>; Herbert Lazerow <lazer@sandiego.edu>; covevu@gmail.com
 Cc: Garcia, Melissa <MAGarcia@sandiego.gov>; Dang, Angela <AVDang@sandiego.gov>
 Subject: [EXTERNAL] Re: LUSPDAB Jan 15 2025 Agenda Item 10 8383 La Jolla Scenic Dr N

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For Item #2 below, better yet, IB400, ADU Setback Regulations, E ("Front Yard and Street Side Yard Requirements - ADUs must observe the Front Yard and Street Side Yard Setbacks of the Zone. However, a maximum of one ADU of 800 square feet or less may encroach into the Front Yard or Street Side Yard Setback.")

From: K Neil <katneill.JCPA@outlook.com>
 Sent: Friday, January 10, 2025 12:01 PM
 To: Jane Potter (Jpotter46@san.rr.com) <jpotter46@san.rr.com>; sherril@lightner.net <sherril@lightner.net>; Suzanne Weissman <weissmansuzanne@gmail.com>; Herbert Lazerow <lazer@sandiego.edu>; covevu@gmail.com <covevu@gmail.com>
 Cc: Garcia, Melissa <MAGarcia@sandiego.gov>; Angela, Dang <AVDang@sandiego.gov>
 Subject: LUSPDAB Jan 15 2025 Agenda Item 10 8383 La Jolla Scenic Dr N

Melissa/Angela,

With regard to the Jan 15 2025 Agenda Item 10, 8383 La Jolla Scenic Dr N, please ask the applicant's representative to clarify where to find in the submitted materials the answers to the following Board requests (Oct 2024 presentation):

1. Evidence of meeting with adjacent neighbor to notify them about the sport court **To FOLLOW.**
2. ADU size/location now complies with AB 2221 (which plan page calls out the ADU's size/location and shows it complies with AB 2221) **SEE SHEET 3**

- 3. Grading Plan (to address sensitive paleontological zone or acknowledgement of need for tribal monitoring, net export of soil in cubic yards) *SEE SHEET 4 AND 5*
 - 4. Table showing what areas of the landscape support the PDO's 30% minimum landscaping requirement *SEE SHEET 6, 7, 8, 9*
- I will keep going over the supplied material to see if I can answer at least some of these questions, but initially I don't think the materials provide enough.

Thank you,

Kathleen Neil

15

Colin,

I tried using the provided PDFs to update the drawings but they didn't scale in correctly. I reached out to Ryan to have him send me the revised base files in CAD so I can update my drawings. ✓

Response:

The project proposes the redevelopment of a previously developed site. The existing condition consists of a single family residential site with 9,390 sqft of impervious surfaces. Therefore the project should be categorized as a site with less than 10,000 sqft of impervious area and would not trigger PDP categorization under Part E item 2 of the DS-560. Since the project does not propose over 10,000 sqft of impervious areas (new and replaced combined) the project would also not trigger PDP requirements under Part E item 1. We believe the project does not trigger any PDP requirements and therefore would be considered a standard development project.

Additionally the grading areas, depths and volumes were analyzed in regards to paleontological resources. The soils report indicates excavation depths would range from 1-5' under the building and up to 2' outside the building footprints. The volume of cut and fill combined in order to prepare the site for it's final build is 920 cubic yards with 400 cubic yards being fill and 520 cubic yards being cut.

Michael Kinnear, PE, QSD

Coffey Engineering, Inc. | Vice President of Operations

9666 Businesspark Avenue, Suite 210

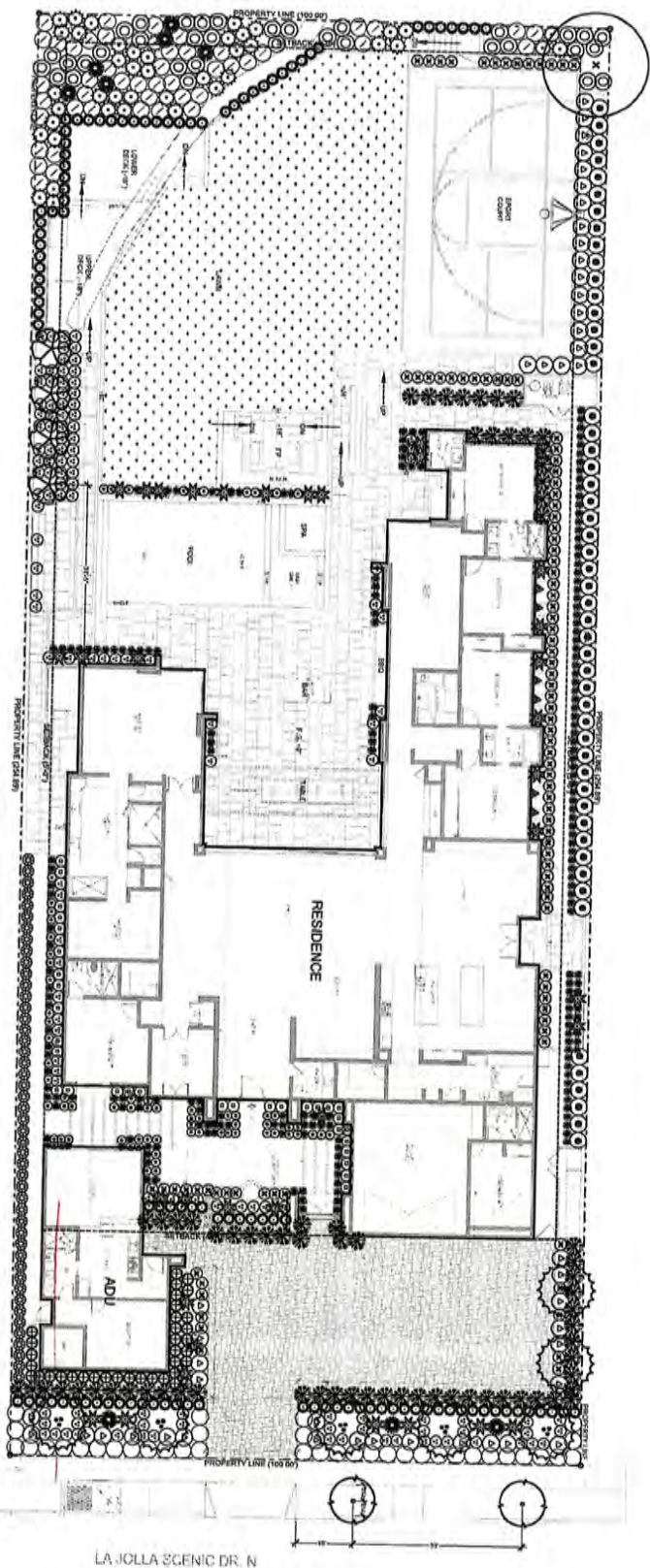
San Diego, CA 92131-1646

Ph (858)831-0111 ext. 203 | Fax (858)831-0179

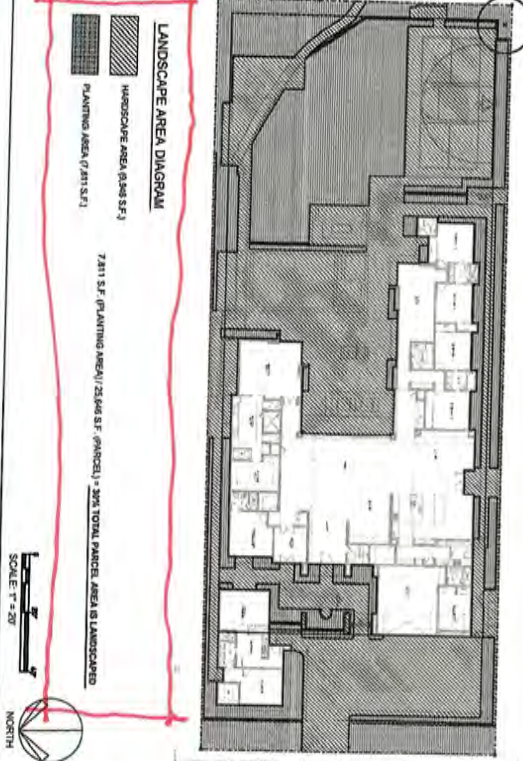
e-mail: michael@coffeyengineering.com

web: www.coffeyengineering.com

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LA JOLLA SCENIC DR. N



PLANT LEGEND - SHRUBS, GRASSES, GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE	NOTES	QTY	WATER	HEIGHT	SPACING
(Symbol)	SPRING BURNING	15 GAL	SPACED AS SHOWN	25	LOW	3'	
(Symbol)	WILD FLOWERS	5 GAL	SPACED AS SHOWN	21	LOW	2'	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	43	LOW	2'	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	42	LOW	2'	
(Symbol)	WINTER DORIS	15 GAL	SPACED AS SHOWN	6	LOW	2'	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	21	LOW	2'	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	24	LOW	2'-6"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	73	LOW	3'-6"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	57	LOW	2'-2"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	47	LOW	2'-4"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	26	LOW	2'-4"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	22	LOW	2'-2"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	106	LOW	2'-2"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	32	LOW	2'-2"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	21	LOW	2'-2"	
(Symbol)	WINTER DORIS	1 GAL	SPACED AS SHOWN	48	LOW	2'	
(Symbol)	WINTER DORIS	15 GAL	SPACED AS SHOWN	3	LOW	3'	
(Symbol)	WINTER DORIS	15 GAL	SPACED AS SHOWN	27	LOW	3'-6"	

PLANT LEGEND - TREES

SYMBOL	COMMON NAME	SIZE	NOTES	QTY	WATER	HEIGHT	SPACING
(Symbol)	GRAPES	3" DIA	SPACED AS SHOWN	1	LOW	15'	
(Symbol)	GRAPES	3" DIA	SPACED AS SHOWN	1	LOW	15'	
(Symbol)	GRAPES	3" DIA	SPACED AS SHOWN	1	LOW	15'	
(Symbol)	GRAPES	3" DIA	SPACED AS SHOWN	1	LOW	15'	
(Symbol)	GRAPES	3" DIA	SPACED AS SHOWN	1	LOW	15'	

PLANTING NOTES

- QUANTITIES GIVEN FOR PLANTING ARE BASED ON THE CENTER SPACING AND SHOWN PER SHEET FOR CONFORMANCE ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL SPACING AND ADJUST QUANTITIES AS NECESSARY TO MEET THE DESIGN INTENT.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND CONSTRUCTION DETAILS. SEE DETAILS SHEETS IN THIS PACKAGE.
- IN SOME CASES, PLANTING SYMBOLS MAY BE SHOWN IN AREAS WHERE ABOVE-GROUND UTILITIES INTERFERE OR ALTER THE DESIRED SPACING AND/OR PATTERN. CONTRACTOR TO RESOLVE AREAS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING MATERIAL.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN DIEGO AND ALL OTHER LANDSCAPE AND IRRIGATION RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE (TABLE 142-4-4):
 - TRUNK SPACING: 5 FEET
 - BRANCH SPACING: 10 FEET
 - SPACING FROM SIDEWALK: 10 FEET
 - SPACING FROM STREET: 20 FEET
 - SPACING FROM INTERSECTIONS: 20 FEET
 - SPACING FROM INTERSECTIONS OF TWO STREETS: 20 FEET

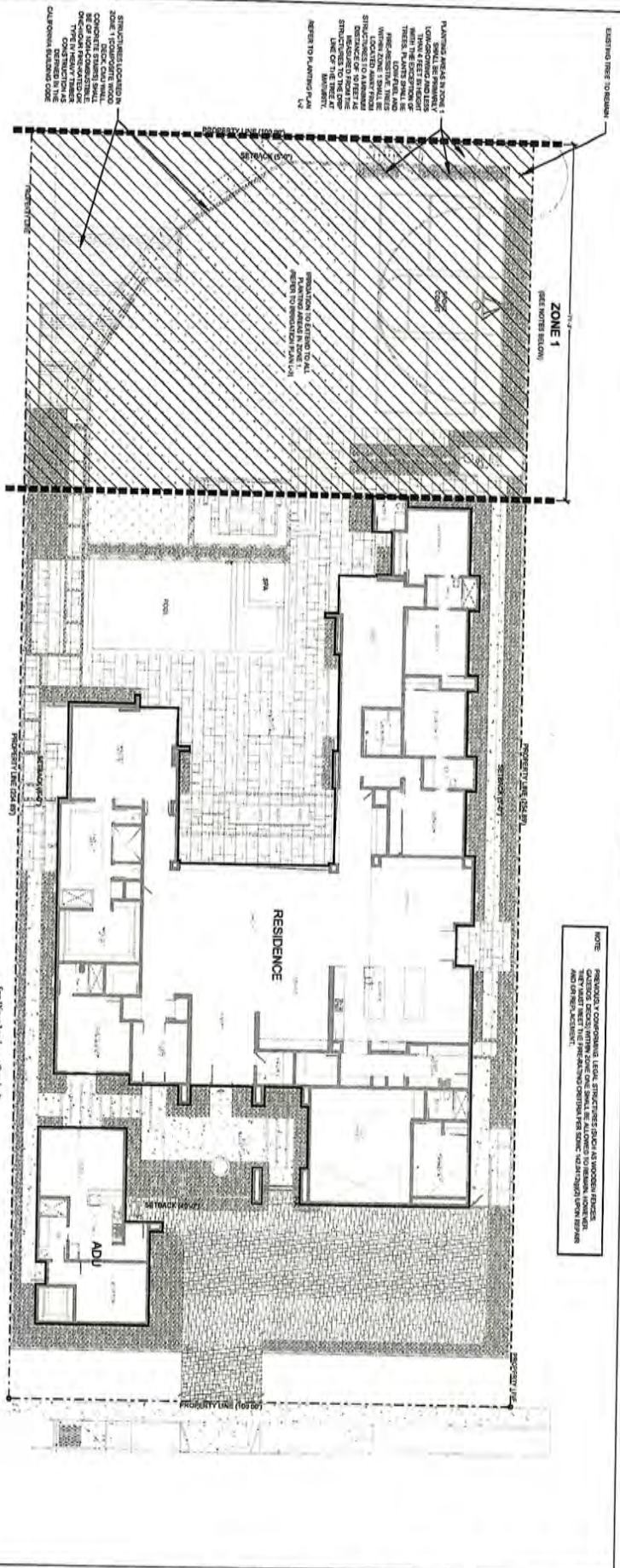


SCALE: 1" = 20'

PROJECT:
MAUSER RESIDENCE
 8383 LA JOLLA SCENIC DR. N
 LA JOLLA, CA 92037

SHEET TITLE:
PLANTING PLAN

GOLDEN LANDSCAPE ARCHITECTURE
 13251 Central Exp
 San Diego, CA 92120
 619.594.8222
 619.594.8223
 info@goldenlandscape.com



NOTE: PROVIDED A COMPOUND LEVEL, STRUCTURED SOIL IS A DESIGN OPTION. EXISTING DECKS WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN. OTHER EXISTING DECKS SHALL BE DEMOLISHED AND REPLACED WITH NEW DECKING. EXISTING PATIOS SHALL BE DEMOLISHED AND REPLACED WITH NEW PATIOS. EXISTING PATIOS SHALL BE DEMOLISHED AND REPLACED WITH NEW PATIOS. EXISTING PATIOS SHALL BE DEMOLISHED AND REPLACED WITH NEW PATIOS.

San Diego Municipal Code
§142.0017 - Brush Management

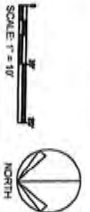
Zone	Year	Brush Management
Zone 1	2017	Brush Management



- 30 The Zone 1 area shall be bounded by 1', 1' or more on each side of the boundary of the Zone 1 area.
- 31 The Zone 1 area shall be bounded by 1', 1' or more on each side of the boundary of the Zone 1 area.
- 32 The Zone 1 area shall be bounded by 1', 1' or more on each side of the boundary of the Zone 1 area.
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ALTERNATIVE COMPLIANCE TO BE MET

- 31 BRUSH MANAGEMENT - RECEPTORS: Brush receptacles shall be provided for the disposal of brush and shall be located in an area that is not visible from the street and is not a fire hazard.
- 32 BRUSH MANAGEMENT - REQUIREMENTS: Brush shall be stored in a brush receptacle and shall be removed from the site within 14 days of the date of removal.
- 33 BRUSH MANAGEMENT - ADU: Brush receptacles shall be provided for the disposal of brush and shall be located in an area that is not visible from the street and is not a fire hazard.
- 34 BRUSH MANAGEMENT - RESIDENCE: Brush receptacles shall be provided for the disposal of brush and shall be located in an area that is not visible from the street and is not a fire hazard.
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- 50 BRUSH MANAGEMENT - RESIDENCE: Brush receptacles shall be provided for the disposal of brush and shall be located in an area that is not visible from the street and is not a fire hazard.



PROJECT:
MAUSER RESIDENCE
8383 LA JOLLA SCENIC DR. N
LA JOLLA, CA 92037

SHEET TITLE:
BRUSH MANAGEMENT PLAN

G.A. LANDSCAPE ARCHITECTURE
2301 Grandview Drive
San Diego, CA 92108
619.594.5175
garden@ga-la.com

SCALE: 1" = 10'
DATE: 05/25/2017
BY: [Signature]
FOR: [Signature]

Brendan Bettwy (Landscape Architect CA# 6215)
Golden Landscape Architecture

November 1st, 2024

Project Ref: PRJ-1117322

Tamara Rosza
The City of San Diego - Development Services Department
1222 1st Avenue, San Diego, CA 92101

RE: 8383 La Jolla Scenic Dr N - Landscape Review Corrections - Response

Dear Tamara,

Please note the following response narrative below in regards to the original comments provided to the client's representative on 8/27/24.

39. Complete set of Landscape Plans now provided. Refer to added sheets L1.1, L2, L3, L3.1 & L3.2.
40. Design statement has been provided, please see lower left corner of sheet L1.
41. Property lines on sheets L1, L1.1, L2 & L3 have now been dimensioned.
42. Graphic scale has been provided on all plans
43. Two street trees have been provided, please refer to sheet L2.
44. Driveway dimensions have been provided, please refer to sheet L1.
45. Please refer to street tree locations on sheet L2.
46. All utilities are showing, refer to plans
47. Street tree species have been selected in accordance with proper governing community plans. Please refer to sheet L2 for tree species.
48. Please refer to sheet L3 for street tree irrigation.
49. Brush Management sheet added, please refer to sheet L1.1.
50. Zone 1 is now noted on the Brush Management sheet L1.1.
51. Vegetation and notes provided on Brush Management sheet L1.1.
52. Permanent irrigation is being provided throughout Zone 1. Refer to sheet L3 for extents of all irrigation equipment.
53. All structures within Zone 1 are noted, please refer to sheet L1.1.
54. Note has been provided on L1.1.
55. Alternative compliance has been highlighted on L1.1.
56. Please refer to landscape plans L1 & L2, and Irrigation plan L3.
57. Planting plan has been provided per added sheet L2.
58. Landscape Area Diagram has been provided, refer to lower left corner of sheet L2.
59. Irrigation plan has been provided per added sheet L3, all general notes, hydrozones, and water calcs can be found on added sheet L3.1, and details can be found on sheet L3.2
60. Note has been added to sheet L2.
61. Note has been added to sheet L2.

(continued on next page)

If there are any further questions or comments please feel free to contact me at the number or email below.

Sincerely,



Brendan Bettwy
PLA CA #6215

949.939.5175
goldenarchitecture@gmail.com



EXISTING SETBACKS WITHIN 300 FOOT RADIUS

ADDRESS	FRONT	REAR	NORTH	SOUTH
8475 La Jolla Scenic Drive North	20.00	60.00	8.00	6.00
8445 La Jolla scenic Drive North	20.00	70.00	1.00	10.00
8435 La Jolla Scenic Drive North	40.00	80.00	8.00	10.00
8425 La Jolla Scenic Drive North	50.00	112.00	8.00	10.00
8415 La Jolla Scenic Drive North	55.00	140.00	12.00	8.00
8395 La Jolla Scenic Drive North	79.00	125.00	8.00	6.00
8383 La Jolla Scenic Drive North	60.00	96.00	10.00	8.00
8375 La Jolla Senic Drive North	51.00	40.00	5.00	7.00
8367 La Jolla Scenic Drive North	50.00	85.00	5.00	12.00
8359 La Jolla Scenic Drive North	65.00	57.00	6.00	6.00
8355 La Jolla Scenic Drive Norrh	60.00	130.00	8.00	8.00
open lot				
8327 La Jolla Scenic Drive North	20.00	60.00	8.00	8.00
8419 Cliffridge Lane	26.00	34.00	10.00	2.00
8411 Cliffridge Lane	70.00	9.00	12.00	10.00
8356 Sugarman Drive	25.00	60.00	10.00	7.00
8374 Sugarman Drive	30.00	60.00	5.00	9.00
8384 Sugarman Drive	37.00	50.00	8.00	10.00
8402 Sugarman Drive	18.00	20.00	10.00	15.00
8412 Sugarman Drive	18.00	38.00	8.00	8.00
8422 Sugarman Drive	20.00	38.00	15.00	11.00

*

* ADDITIONAL SIDE YARD SURVET