

## 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-1126220**
- Address and APN(s):  
**8204 La Jolla Shores Drive, La Jolla, CA 92037 | 346-232-13-00**
- Project contact name, phone, e-mail:  
**Island Architects, Stuart Stielau, [sstielau@islandarch.com](mailto:sstielau@islandarch.com), (858)-291-1926**
- Project description: **DEMOLITION OF EXISTING 2,714 SF SINGLE FAMILY RESIDENCE & GARAGE, AND CONSTRUCTION OF A NEW 3,524 SF (GFA), TWO-STORY SINGLE-FAMILY RESIDENCE WITH GARAGE, POOL, AND RELATED SITE IMPROVMENTS.**
- 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: **6,079 SF**
  - existing structure square footage and FAR (if applicable): **2,714 SF**
  - proposed square footage and FAR: **3,524 SF - FAR .58**
  - existing and proposed setbacks on all sides:

<b>Front Yard -</b>	<b>Existing: 15'-0"</b>	<b>Proposed: 6'-0"</b>
<b>Side Yard -</b>	<b>Existing: 5'-0"</b>	<b>Proposed: 4'-0"</b>
<b>Street Side Yard -</b>	<b>Existing: 1'-2"</b>	<b>Proposed: 2'-0"</b>
<b>Rear Yard -</b>	<b>Existing: 3'-9"</b>	<b>Proposed: 4'-0"</b>
  - height if greater than 1-story (above ground): **30'-0" Proposed Plumb Line**

### 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](mailto:magarcia@sandiego.gov)  
 City Planning Department  
 619-236-6173



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

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Project Address: 8204 La Jolla Shores Dr San Diego, CA 92037  
Project Type: Discretionary Project  
Primary Contact: Stuart Stielau, sstielau@islandarch.com  
Instructions: The following issues require corrections to the documents submitted.

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Other

**Community Planning Group**

Karen Bucey

KBucey@sandiego.gov, (619) 446-5049

**[ Comment 00001 | Page | Open ]**

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

**[ Comment 00002 | Page | Open ]**

Please contact the Chairperson Harry Bubbins of the La Jolla Community Planning Association at [info@lajollacpa.org](mailto:info@lajollacpa.org) 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 upload the Vote Sheet and/or minutes from the meeting indicating the advisory action and vote tally.

**DSD Engineering Review**

Brenden Hawk

BNHawk@sandiego.gov

**[ Comment 00023 | Page | Open ]**

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. (Info Only)

**[ Comment 00024 | Page | Open ]**

The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.

**[ Comment 00025 | Page | Open ]**

The San Diego Water Board adopted Order No. R9 2013 0001, NPDES No. CAS0109266, 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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.

**[ Comment 00026 | Page | Open ]**

Based on the submitted information, project is a Standard Development Project. (Info Only)

**[ Comment 00027 | Page | Open ]**

Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

**[ Comment 00028 | Page | Open ]**

A copy of the Standard SWQMP forms I-4 and I- can be downloaded from: [https://www.sandiego.gov/sites/default/files/january\\_2018\\_storm\\_water\\_standards\\_manual\\_0.pdf](https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf) (Info Only)

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[ Comment 00029 | Page | Open ]

Add the following note to site plan: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.

[ Comment 00030 | Page | Open ]

Revise the Site/Grading Sheet: Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

[ Comment 00031 | Page | Open ]

The applicant shall include a Conceptual Grading Plan to show the following: The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains. Plan shall include drainage patterns and slope gradients.

[ Comment 00032 | Page | Open ]

**Revise the Site/Grading Plan: Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT.**

[ Comment 00033 | Page | Open ]

Revise the Site/Grading Sheet: Add a note that states: Prior to the issuance of any construction permit, the Owner/P ermittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

[ Comment 00034 | Page | Open ]

Show and callout how site drainage from all proposed development will convey to nearest public storm drain system. Please note, Engineering Review does not allow concentrated flows across the public Right-of-Way. Direct discharges into the public sidewalk are not allowed due to potential negative impact to pedestrian traffic. Additional comments may be recommended pending review of requested information.

[ Comment 00035 | Page | Open ]

The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction (driveways, curb and gutter, sidewalk, right of way dedication, etc). Please refer to SDMC Chapter 14, Article 2, Division 6 for public improvements regulations.

[ Comment 00036 | Page | Open ]

**Please dimension the sidewalk width, curb to PL and PL to PL dimensions for all fronting streets on the plan sheets**

Vallecitos and La Jolla Shores Dr). Based on the provided information, applicant may be required to dedicate additional Right-of-way/modify proposed street improvements, on fronting streets. Please refer to the current City of San Diego Street Design Manual for street requirements.

[ Comment 00037 | Page | Open ]

Please dimension the driveway width on La Jolla Shores Dr. Please refer to the current San Diego Municipal Code for the driveway requirements (especially Table 142 05N . Project site is located in the parking impact overlay zone. The maximum driveway width in a parking impact area for a detached single dwelling unit is 12'.

[ Comment 00038 | Page | Open ]

Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal of existing driveway adjacent to the site on Vallecitos and replace it with City standard curb, gutter and sidewalk satisfactory to the City Engineer.

[ Comment 00039 | Page | Open ]

Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of directional curb ramps adjacent to the site at the crossing of La Jolla Shores Dr with City standard curb ramp and sidewalk.

[ Comment 00040 | Page | Open ]

Show and call out all work in the right of way and any proposed public improvements. The linework shown on the site plan does not match the photographic survey.



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[ Comment 00041 | Page | Open ]

Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of concrete and restoration of the parkway along La Jolla Shores Dr to City Standard.

[ Comment 00042 | Page | Open ]

Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of a City standard driveway, adjacent to the site on La Jolla Shores Dr, satisfactory to the City Engineer. Show the driveway the plan per SDG-164, especially in regard to Note 3.

[ Comment 00043 | Page | Open ]

Note on plan that parking in parkway area is restricted per SDMC §86.0148.

[ Comment 00044 | Page | Open ]

Contact MTS and confirm if the former bus stop along the La Jolla Shores Dr frontage is active or if a future use is planned. If inactive, confirm removal of former bus stop pole. If active, replace bus stop sign.

[ Comment 00045 | Page | Open ]

Please add the following to site and grading sheets: This project is located within the ASBS watershed. No dry weather runoff is permitted, project will be subject to increased inspections, satisfactory to the City Engineer.

[ Comment 00046 | Page | Open ]

Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on La Jolla Shores Dr. For the driveway, show the visibility areas on private property, which shall extend 10 feet inward along the driveway and along the property line. 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 00047 | Page | Open ]

Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the intersection of La Jolla Shore Dr and Vallecitos. For the intersection, the visibility area on two sides of the triangle shall extend along the intersecting property lines for 25 feet, and the third side is a diagonal line that connects the two.

[ Comment 00048 | Page | Open ]

Per the City of San Diego Street Design Manual and La Jolla Community Plan, minimum parkway width configuration for Vallecitos shall be 12 feet with a non-contiguous sidewalk. Revise the hardscape design so no private improvements are in the required dedication area. Show and dimension the dedication area for the minimum 12' parkway on the Site Plan.

[ Comment 00049 | Page | Open ]

Development Permit Conditions will be determined on the next submittal when all requested information is provided. (Info Only)

[ Comment 00050 | Page | Open ]

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

[ Comment 00051 | Page | Open ]

Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. If you have any questions comments, please email Brenden awk at bnhawk sandiego.gov. Info Only

DSD Environmental  
Marlene Watanabe  
mwatanabe@sandiego.gov

[ Comment 00056 | Page | Open ]

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

[ Comment 00057 | Page | Open ]

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

[ Comment 00058 | Page | Open ]

Project Scope: The project proposes a Coastal Development Permit and Site Development Permit for the demolition of an existing 2,714 square-foot (sf) single-family residence, and construction of a new two-story, 6,182 sf single-family residence with garage, pool, and associated site improvements (hardscape and landscaping). The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD SF, Coastal (Non-Appealable) and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan Area. Council District 1.

[ Comment 00059 | Page | Open ]

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning.

[ Comment 00060 | Page | Open ]

Aesthetics/ Visual: The project would be conditioned to meet setback and height requirements per the Land Development Code LDC and the La Jolla Shores Planned District Ordinance. The project site appears to be adjacent to an Intermittent or Partial Vista on Vallecitos identified in the La Jolla Community Plan. Please defer to LDR Planning's review for any comments regarding views, height, setbacks, or community character comments. EAS will coordinate with LDR Planning on whether an impact would occur.

[ Comment 00061 | Page | Open ]

Biological Resources: The project site is currently developed with a single-family residence and is surrounded by existing development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area MHPA designated lands. EAS has no further comments related to this issue.

[ Comment 00062 | Page | Open ]

Geologic Conditions: The site appears to be within Geologic Hazard Category 52, low risk, gently sloping to steep terrain with favorable geologic structure. In accordance with DSD Information Bulletin 515, the project does not appear to require a geological report at this time and would not result in significant impacts due to geologic hazards. EAS has no further comments related to this issue.

[ Comment 00063 | Page | Open ]

Greenhouse Gas Emissions: A Climate Action Plan Consistency Checklist was submitted. However, a CAP Checklist is not required. This project was deemed complete on December 13, 2024. As such the project is subject to the CAP Consistency Regulations included in Section §143.14 of the City's Municipal Code that became effective outside of the Coastal zone on October 23, 2022. EAS defers to DSD Planning for the application of the CAP Consistency Regulations to the proposed project.

[ Comment 00064 | Page | Open ]

Historical Resources: ARCHAEOLOGY

The project is located on the City's Archaeological Sensitivity Map and is also located in the La Jolla Shores Archaeological Study Area within an area that "always requires records search, survey, testing and monitoring w/Native American". As such, please provide an Archeological Survey Report and a Testing Plan prepared in accordance with the City's Historical Resources Guidelines. Additionally, upon next submittal, please provide the total amount of grading and/or ground disturbance (import/export, amount of fill, and depth of cut from existing grade including all basement areas and footings etc.) proposed for the project on the project plans. Until the requested information is provided, EAS cannot make a determination on this issue area.

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[ Comment 00065 | Page | Open ]

**Historical Resources: BUILT ENVIRONMENT**

The project site contains structures older than 45 years of age. As such, the site is subject to Historic Review. DSD Historic has requested additional information. Please see their comments.

[ Comment 00066 | Page | Open ]

**Hydrology/Drainage:** The proposed site is designated for Flood Zone X, which indicates an area of minimal flood hazard. For technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. Any comments made by DSD Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[ Comment 00067 | Page | Open ]

**Paleontological Resources:** According to geologic maps, the site is underlain with young alluvial flood plain deposits, which have a low potential for the discovery of paleontological resources. Since the site has a low potential for the discovery of paleontological resources, the project does not require monitoring per San Diego Municipal Code section 142.0151. EAS has no additional comments on this issue area.

[ Comment 00068 | Page | Open ]

**Tribal Cultural Resources AB52**

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. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Lipay Nation of Santa Isabel, the Jamul Indian Village and San Pasqual Band of Mission Indians for possible consultation on this project, if required.

Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[ Comment 00069 | Page | Open ]

**Water Quality:** The stormwater applicability checklist submitted indicates the project is a Standard Development Project. EAS defers to Engineering on storm water issues. Please see DSD Engineering comments for more information. Any comments made by DSD Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[ Comment 00070 | Page | Open ]

**ENVIRONMENTAL DETERMINATION:** Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

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Site Development Plans PRJ-1126220.pdf

**DSD Historic**

Alvin Lin

AMLin@sandiego.gov

[ Comment 00003 | Sheet T1 | Open ]

The property located at 8204 La Jolla Shores Dr, APN 346 232 1300, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: [https://www.sandiego.gov/sites/default/files/dsd\\_hrb\\_designation\\_criteria\\_guidelines.pdf](https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf) (Info Only)

More information regarding this review process can be found in Information Bulletin 580 <https://www.sandiego.gov/sites/default/files/dsdib580.pdf> (Info Only)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Info Only)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria.

[ Comment 00004 | Sheet T1 | Open ]

Staff cannot make a determination with the information provided. Please provide the following documents: Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: written description of the property including architectural style, materials, features, setting & related structures; and Notice of Completion. Written description of the existing property – including architectural style, materials, features, setting and related structures. This narrative analysis should also include the building's construction history and its current condition/design with a focus on the existing architectural design and any observed alterations.

[ Comment 00005 | Sheet T1 | Open ]

Notice of Completion – this document is typically provided as part of a chain of title search. This item can be obtained at the same location as the County building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego, CA 92101. If a Notice of Completion cannot be located, then add this note to a standalone sheet: "Notice of Completion cannot be located."

[ Comment 00006 | Sheet T1 | Open ]

Please upload all the requested historical review document(s) onto Accela as a single PDF under document type "Historic Resource Information."

#### **DSD Landscape Review**

Rey Rebolledo  
RRebolledo@sandiego.gov,  
619-446-5140

[ Comment 00007 | Sheet A1.1B | Open ]

The following 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 updated outside the full cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[ Comment 00008 | Sheet A1.1B | Open ]

Site Info and Scope: Coastal Development Permit and Site Development Permit, Process 3, to demolish 2,714 square feet existing single dwelling unit, and construction of a two-story, 6,182 square foot single dwelling unit with garage and pool. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD SF, Coastal (Non-Appealable) and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan Area. Council District 1.

[ Comment 00009 | Sheet A1.1B | Open ]

Landscape Concept Plan is Required: Landscape plans are required in accordance with requirements in the Project Submittal Manual Section 4, Items 11.0 11.3.4, available online. [https://www.sandiego.gov/sites/default/files/dsdpsm\\_sec\\_04.pdf](https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf)

[ Comment 00010 | Sheet A1.1B | Open ]

La Jolla Shores Planned District Ordinance, Landscape Regulations [§1510.0304(h)(1)]. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped, and in no case shall this landscape area be less than 30 percent of the total parcel area. Please provide a landscape diagram, a landscape plan and concept legend so that staff can verify landscape requirements are being met.

[ Comment 00011 | Sheet A1.1B | Open ]

Street Tree, Quantity [§142.0409]: Street trees shall be planted between the curb and abutting property line calculated at the rate of one 24-inch box canopy tree for every 30 feet of linear street frontage, excluding driveways. Please provide Streetone street tree to meet this requirement.

[ Comment 00012 | Sheet A1.1B | Open ]

Street Trees, Utilities [§142.0409(a)(2)(B)] Please show the location of utilities on landscape plans so that staff can verify the minimum tree separation distance is observed for the proposed street trees.

[ Comment 00013 | Sheet A1.1B | Open ]

Street Tree Minimum Separation Distance Table: Provide the following note on the landscape plan-MINIMUM TREE SEPARATION DISTANCE Improvement/ Minimum Distance to Street Tree

Traffic signals (stop sign) - 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

[ Comment 00014 | Sheet A1.1B | 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 00015 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other):

"Maintenance: All required landscape areas shall be maintained by \_\_\_\_\_. Landscape and irrigation areas in the public right-of-way shall be maintained by \_\_\_\_\_. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."

[ Comment 00016 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches per SDMC 142.0413(c), excluding slopes requiring revegetation per SDMC 142.0411."

[ Comment 00017 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(6)."

[ Comment 00018 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).

Provide the following note on the Landscape Plan: "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(11)."

[ Comment 00020 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan: "All pruning shall comply with the standards of the American National Standards Institute ANSI for tree care operations and the International Society of Arboriculture ISA for tree pruning per SDMC 142.0403(b)(8). Topping of trees is not permitted."

[ Comment 00021 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan: "Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:

1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
3. A tree watering schedule will be maintained and documented during construction.
4. All damaged trees will be replaced with one of equal or greater size."

[ Comment 00019 | Sheet A1.1B | Open ]

[ Comment 00022 | Sheet A1.1B | Open ]

Provide the following note on the Landscape Plan: "If any required landscape indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage."

DSD Planning Review  
Adrian Rusit  
ARusit@sandiego.gov, 619-236-5507

[ Comment 00052 | Sheet T1 | Closed ]

PART 1 PROJECT INFORMATION

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 are 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.

PROJECT INFORMATION

The project site is located at 8204 La Jolla Shores Dr., San Diego, CA 92037, APN 346 232 1300, in the LJSPD SF zone, within the La Jolla Community Plan, on 6,079 square foot lot.

The project site is located within the following overlays:

- Coastal Height Limit Overlay Zone-CHLOZ 30'
- Coastal Overlay Zone-Non-Appealable-2
- Parking Impact Overlay Zone-PIOZ Coastal-Impact
- Parking Impact Overlay Zone-PIOZ Beach Impact
- Parking Standards Transit Priority Area PSTPA
  - Transit Priority Area(TPA)

The project proposes to demolish 2,714 square feet existing single dwelling unit, and construction of a two-story, 3,520 square foot single dwelling unit with garage and pool. [Info Only]

[ Comment 00053 | Sheet A2.1 | Open ]

REQUIRED PERMITS/ACTION:

Based on the project scope identified in this review, the following discretionary permits are required and/or requested as part of this application: Projects which propose wall demolition of 50% or more in the non-appealable area require a Coastal Development Permit (CDP) Process Two decision per SDMC 126.0707(a) and a Site Development Permit (SDP), Process 3 per SDMC 1510.0201 for projects located within the La Jolla Shores Planned District. Staff would like to note that the Coastal Development Permit and Site Development permit will be consolidated and reviewed as a Process 3 Per SDMC 112.0103. Please provide findings as outlined in SDMC 126.0708(a).

Findings for the Coastal Development Permit and shall be required according to the SDMC, Section §126.0708  
Findings for Coastal Development Permit Approval

(1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;

(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and

(3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

(4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Please provide draft findings upon resubmittal.

-Please provide findings as outlined in SDMC 126.0505(a).

Findings for the Site Development Permit and shall be required according to the SDMC Section §126.0505.

Findings for Site Development Permit Approval

#### Findings for Site Development Permit Approval

- 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 SDMC.

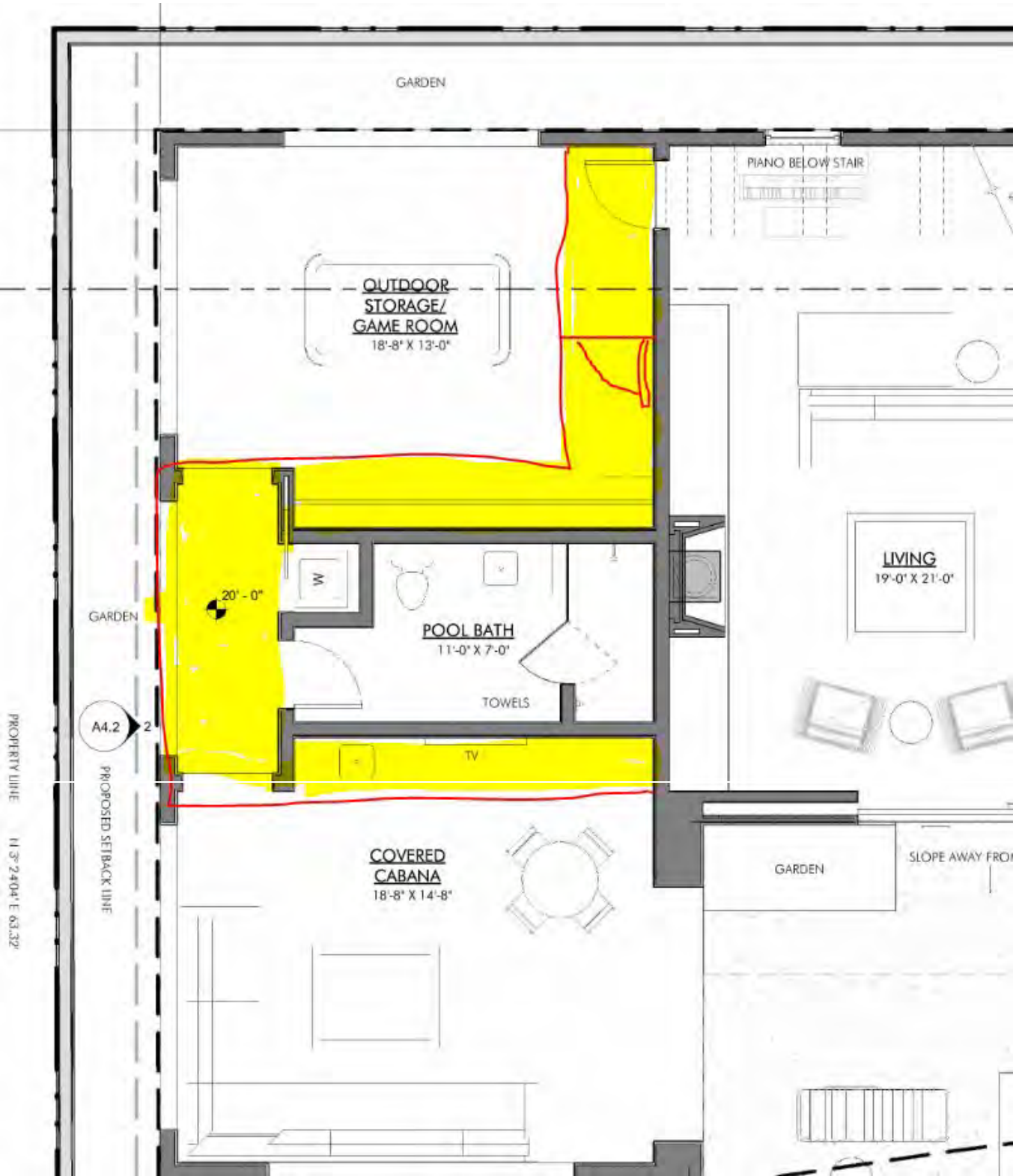
Please provide draft findings upon resubmittal.

#### [ Comment 00054 | Sheet A2.1 | Open ]

#### Part 2 REVIEW SPECIFIC COMMENTS -BUILDING CONSTRUCTION PLAN SPECIFIC COMMENTS

1. Scope of work proposes 3,500sf square foot single family dwelling unit, FAR calculations indicate 3,525sf (proposed FAR , and area calculations (countable to GFA indicate 3,520sf. Please verify and revise.
2. Please verify building footprint: Proposed Development Ratios Building Footprint- 1,807sf), area calculations indicate 1,795sf at main level.
3. Per §1510.0304(d) the maximum lot coverage is 60 percent. Please provide maximum allowed and proposed lot coverage under project info.
4. It appears that portions of the proposed outdoor game room and cabana may be included in FAR. The gross floor area of space with habitable space above shall not be included in FAR SDMC Diagram 113-02P within Ordinance No. 21836 (O-21836;) however, this ordinance has not yet been certified by the California Coastal Commission (CCC), therefore this site is not yet eligible to exclude the FAR of space with habitable space above until O 21836 is certified by the CCC and adopted. Please demonstrate the primary bedroom above meets the requirements to exclude portions of FAR below Cabana and Game Room). To aid in determining if the space below is include, please include gridlines on floor plans. Please see image below of highlight areas of potential square footage included in FAR.
5. Per §1510.0107(a) projects located within the La Jolla Shores Planned District is subject to Chapter 14, Article 2, Division 3 Fence Regulations Certified by CCC O-21416. It appears the project proposes a 6 foot high perimeter fence along Vallecitos and La Jolla Shores Drive. Fence height (solid fence) in required front and street side yards shall not exceed 3 feet in height per §142.0310(c).
6. Per §1510.0107(a) projects located within the La Jolla Shores Planned District is subject to Chapter 14, Article 2, Division 5 Parking Regulations) Per Diagram 142 05A the minimum distance required is 20' between the back of sidewalk and face of garage (plans indicate 19' 10").
7. Per §1510.0107(a) projects located within the La Jolla Shores Planned District is subject to Chapter 14, Article 2, Division 8 Refuse and Recyclable Materials Storage Regulations). The proposed trash enclosure encroaches within the front yard setback. Per §142.0810(b), Material storage areas may be located within rear and side yards.
8. Per §1510.0107(a) projects located within the La Jolla Shores Planned District is subject to Chapter 13, LJSPD Zones) It appears that the proposed Fireplace encroaches within the front setback, the shower encroaches within the street side setback, and the trellis encroaches within the street side setback. Please see §131.0140 for the uses of yards and landscaped areas for all base zones. The patio structure (proposed metal trellis) may encroach within side (not street side) and rear yards per §131.0460(a)(8 . Please revise locations of outdoor fireplace, trellis, and outdoor shower outside proposed setbacks. (proposed setbacks on plans indicate front at 19'10", side at 4'0", street side at 13'0", and rear at 4'0"). Please note, that the proposed site is located within the La Jolla Shores Planned District and per §1510.0304(b)(4), building and structure setbacks shall be in general conformity with those in the vicinity. Please modify the applicant's submitted survey to reflect properties located on corner lots (specifically street-side setbacks).
9. Please show visibility area per SDMC Diagram 113 02SS for proposed garage. Per §142.0310(b), Fences in visibility areas shall not exceed 3 feet in height.
10. According to sheet A2.4 and section 1 on sheet A5.1, the proposed deck shall be included in FAR. Per §113.0234(b) (4), Gross floor area includes roof decks when any portion of the deck's parapet, guardrail, wall, or fence (open or solid) enclosing the area exceeds an average of 42 inches in height, or exceeds 54 inches in height at any point. Please Revise FAR calculation to include roof deck.
11. The project site is located within the La Jolla Shores Planned District and is subject to the design regulations per §1510.0301. To ensure the proposed project complies with the La Jolla Shores design criteria, please provide color specifications for the proposed materials on sheets A4.1 and A4.2.

Image for comment # 4.)





[Comment 00055 | Sheet A2.1 | Open 1

Part 3: REVIEW SPECIFIC COMMENTS:

COASTAL OVERLAY ZONE: This project is within the Coastal Height Limit Overlay and therefore will need to meet Plumb Line height, Overall, Height and Proposition D Height. Please see SDMC Section 113.0270 as well as BLDG-5-4. Site is not located within Special Flood Hazard Area or an area of Future Sea Level Rise. (Info Only).

LA JOLLA COMMUNITY PLAN/LA JOLLA SHORES PLANNED DISTRICT ORDINANCE (LJSPDO) ANALYSIS: The land use designation is low density residential (5-9 DU/AC) in the La Jolla Community Plan (Figure 16, p. 81). The La Jolla community plan outlines this area as Low Density Residential (5-9 dwelling units/acre) with homes built on 5,000 to 7,000 square-foot lots. The proposed residential project is consistent with the land use designation of low density residential as the single-family residence is proposed to stay a single-family residence. Density is not changing. [Info Only]

Proposed residential project is located within a designated intermittent or partial vista along Vallecitos as outlined in the La Jolla Community Plan (p. 44-45). [Info Only]

La Jolla Shores Advisory Board. The La Jolla Shores Advisory Board must review this project to determine if this project is consistent with the requirements of the planned district and to allow for input (SDMC 1510.0201(d)). Please get in touch with Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board. LJCPA: [Info Only] After the notice of application and first assessment, letter has been distributed. The applicant must present the proposed project to the La Jolla Community Planning Association. Please contact Harry Bubbins, Chair, at (858) 459-9490 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations.

Resubmittal Procedure: Please address all the issues noted as comments to this project and provide the findings noted under SDMC

section 126.0708(a) and 126.0505(a).



AERIAL MAP OF SITE  
Not to Scale

PROJECT DATA AND COMPLIANCE CHART

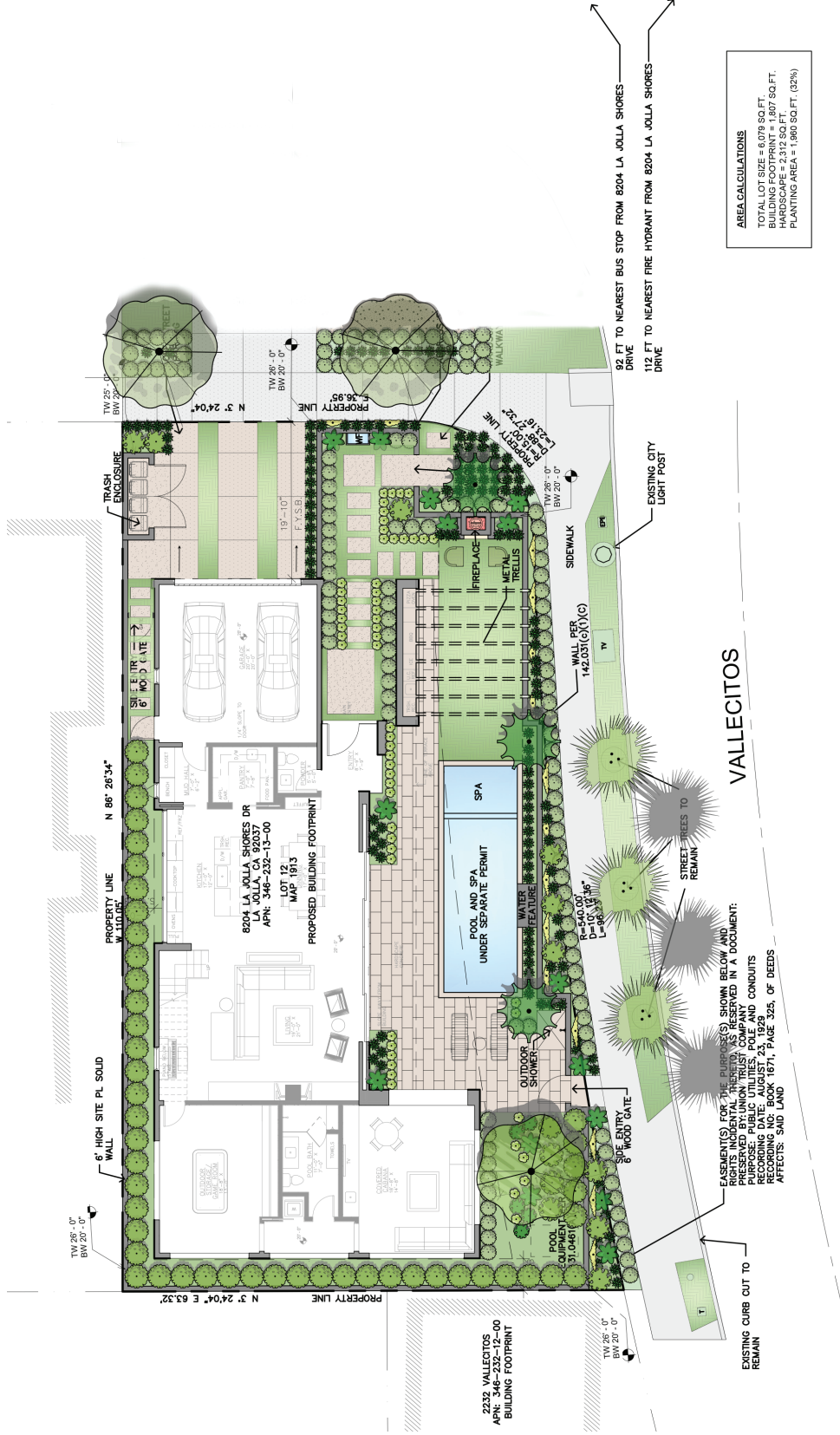
RULES/REGULATION		ALLOWED	PROPOSED		STATUS		
HEIGHT							
	HIGHEST PARAPET	30'-0"		28'-6"	COMPLIES		
	HIGHEST SKYLIGHT	30'-0"		29'-1"	COMPLIES		
	HIGHEST POINT (CHIMNEY)	30'-0"		30'-0"	COMPLIES		
SETBACKS							
		ALLOWED	PROPOSED	EXISTING BUILDING	ACCESS STRUCTURE /PROJECTION	DISTANCE TO BUILDING	COMPLIES
	FRONT YARD	N/A	6'-0"	15'-0"	6'-0" (TRASH ENCLOSURE)	19'-10"	COMPLIES
	INTERIOR SIDE YARD	N/A	4'-0"	5'-0"	N/A	4'-0"	COMPLIES
	STREET SIDE YARD	N/A	2'-0"	1'-2"	1'-0" (ENTRY PORCH)	13'-3"	COMPLIES
	REAR YARD	N/A	4'-0"	3'-9"	N/A	4'-0"	COMPLIES
LOT AREA							
	BUILDING FOOTPRINT	60% MAX		1,817 SF		30%	COMPLIES
	LANDSCAPE COVERAGE	30% MIN		1,891 SF		31%	COMPLIES
	HARDSCAPE COVERAGE	N/A		2,371 SF		39%	COMPLIES
SQUARE FOOTAGE							
	LOT AREA	N/A		6,079 SF			
	MAIN LEVEL - LIVING AREA (GFA)	N/A		1,792 SF			COMPLIES
	UPPER LEVEL - LIVING AREA (GFA)	N/A		1,732 SF			COMPLIES
	TOTAL GROSS FLOOR AREA	.58 FAR		3,524 SF		0.58 FAR	COMPLIES

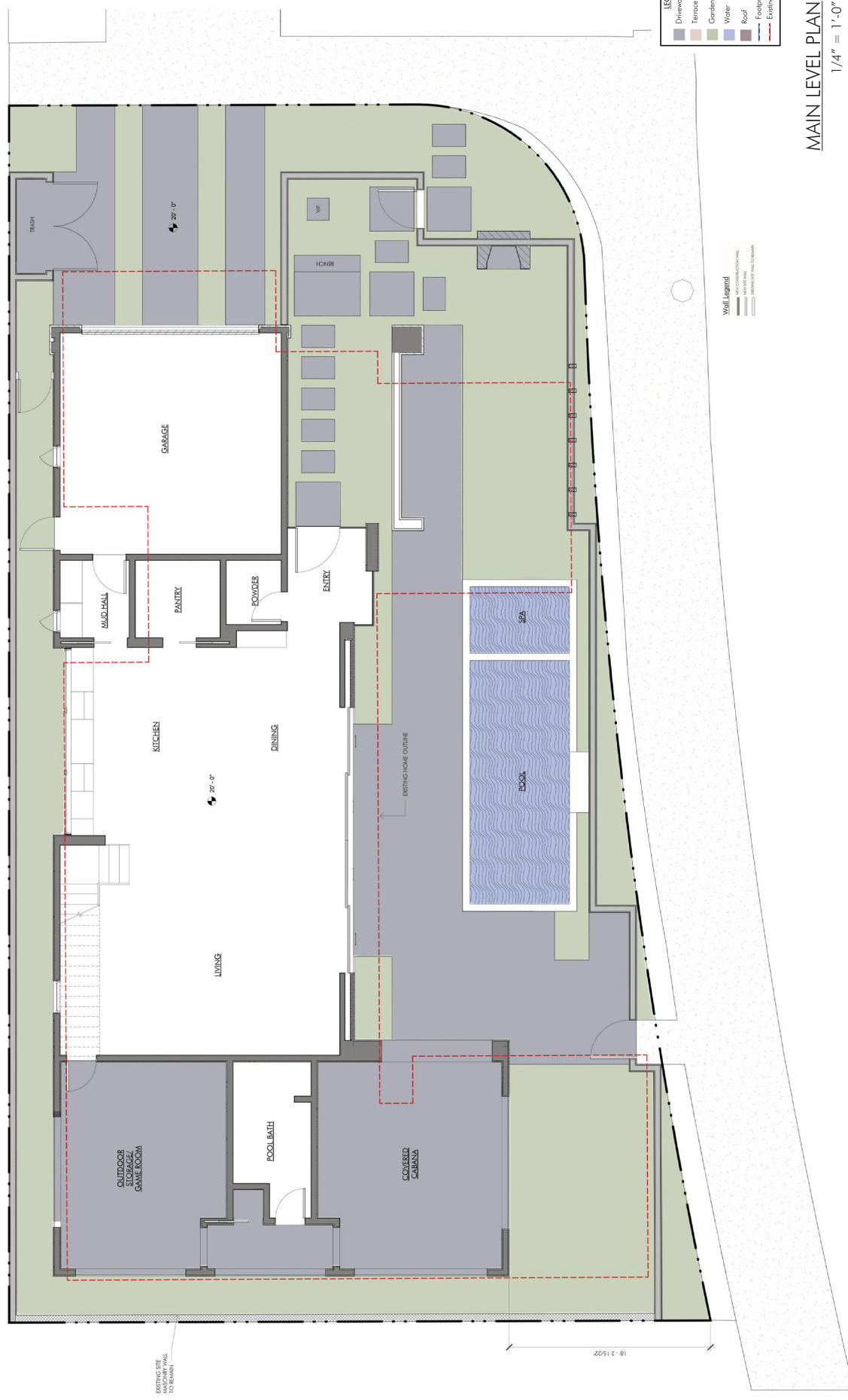




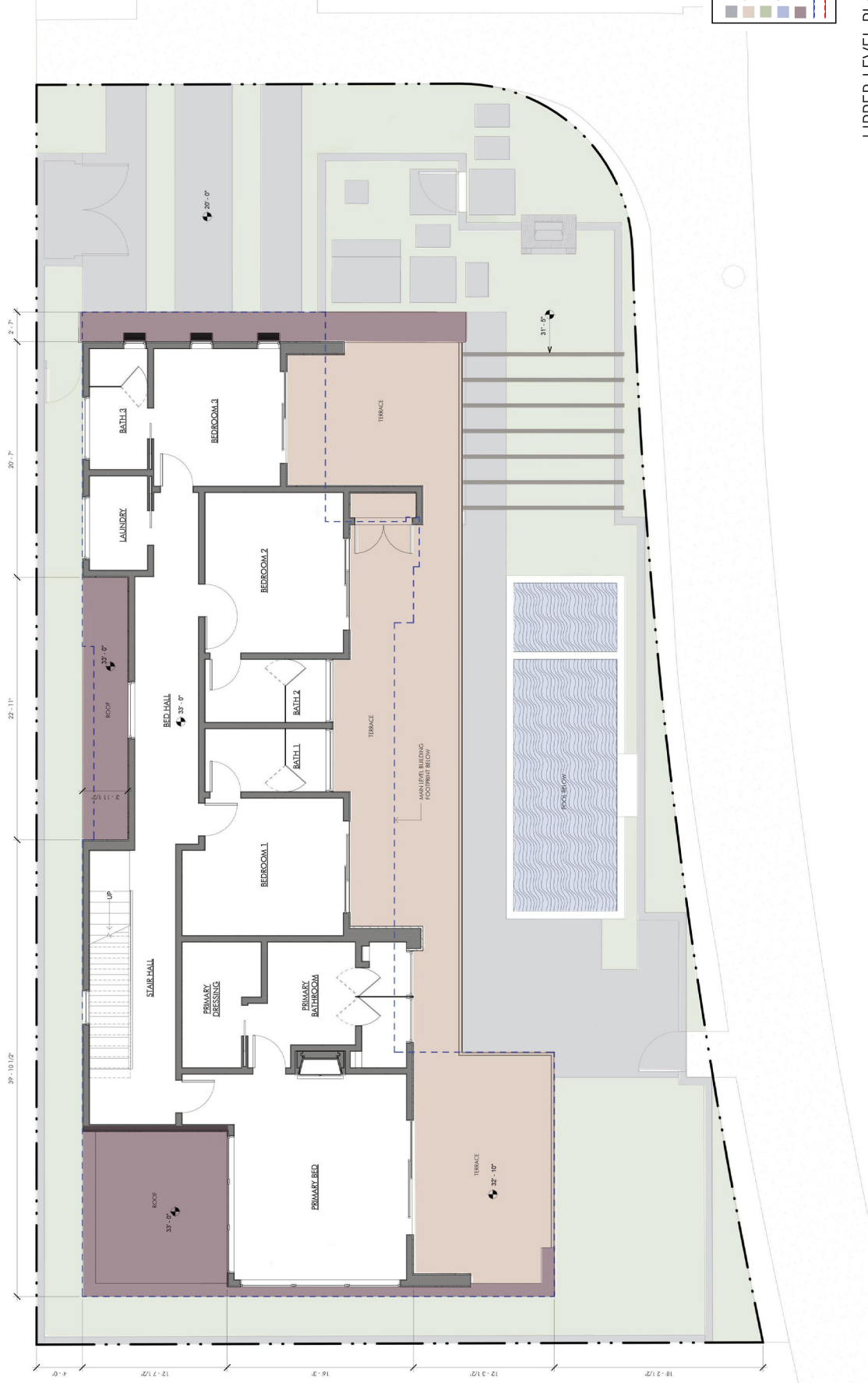
# SITE PLAN

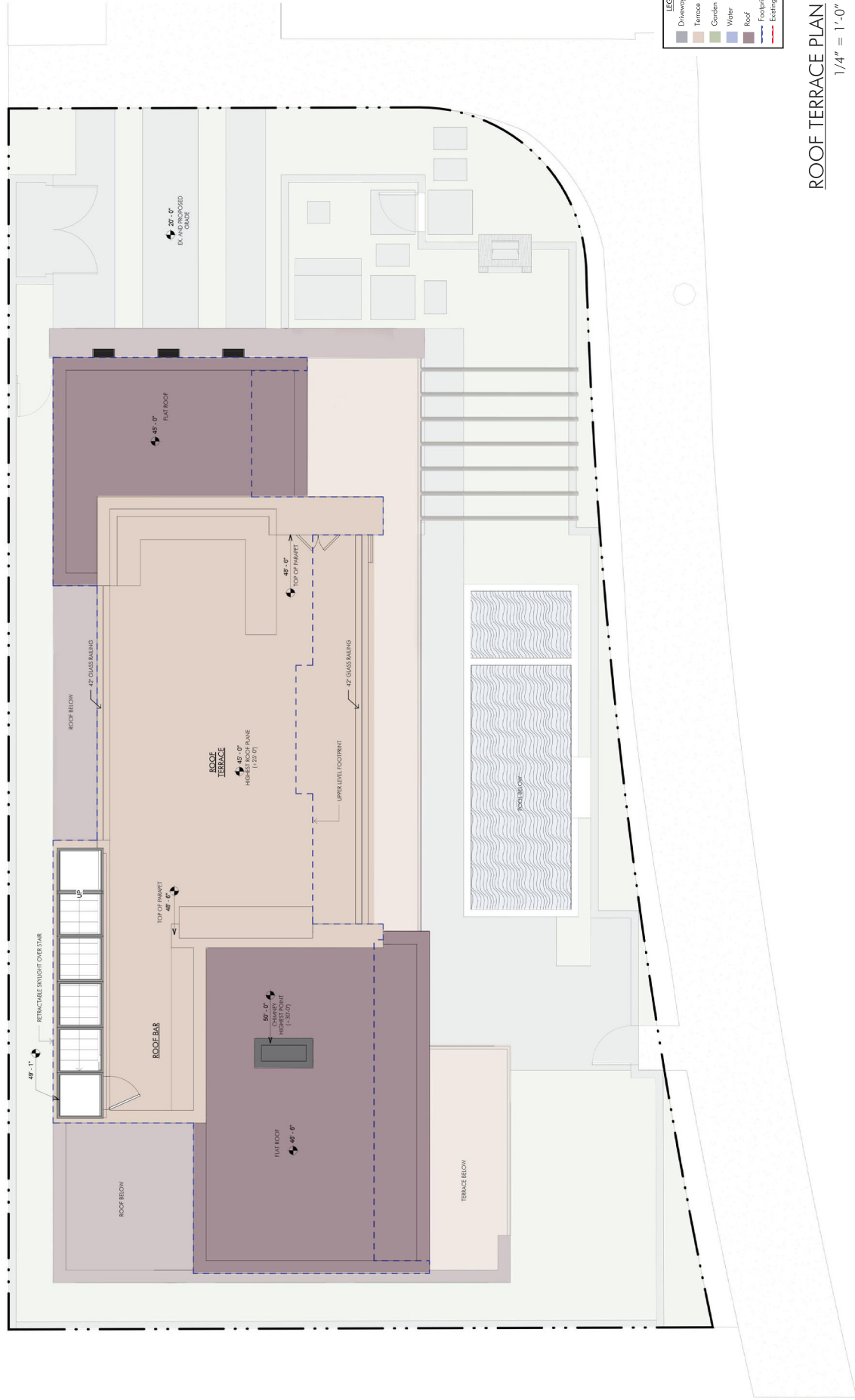
1" = 10'-0"





MAIN LEVEL PLAN  
1/4" = 1'-0"





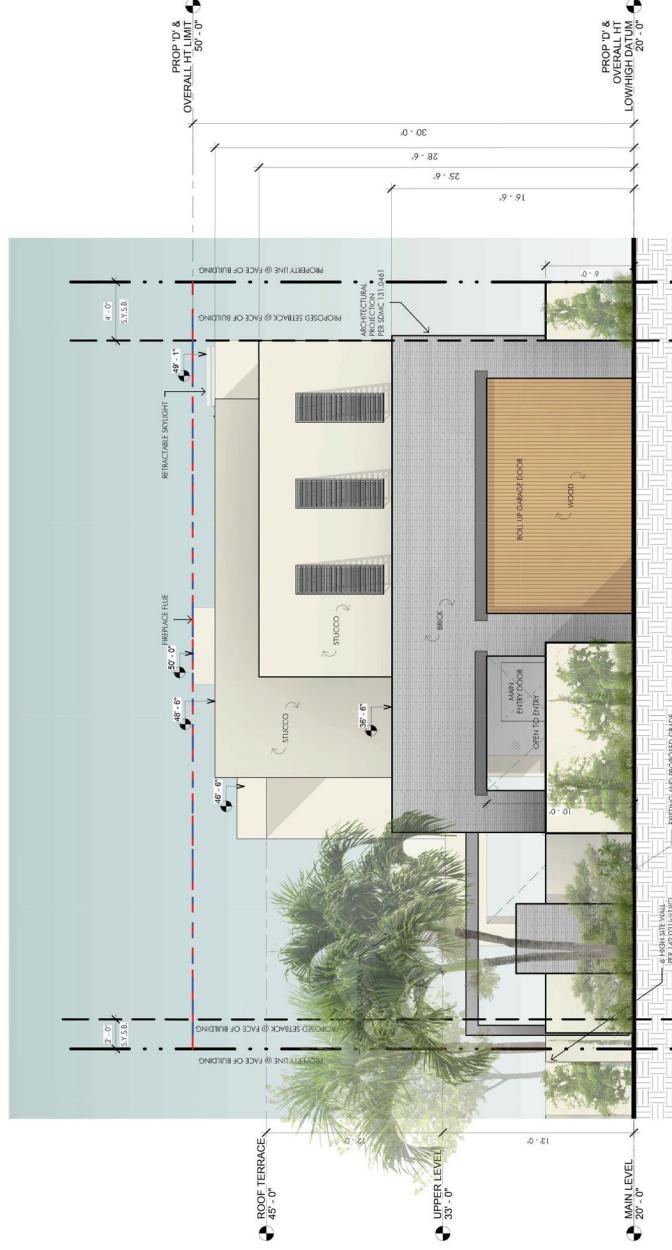
**LEGEND**

	Driveway/Hardscape
	Terrace
	Garden
	Water
	Roof
	Footprint Below
	Existing Building

**ROOF TERRACE PLAN**  
  
 1/4" = 1'-0"

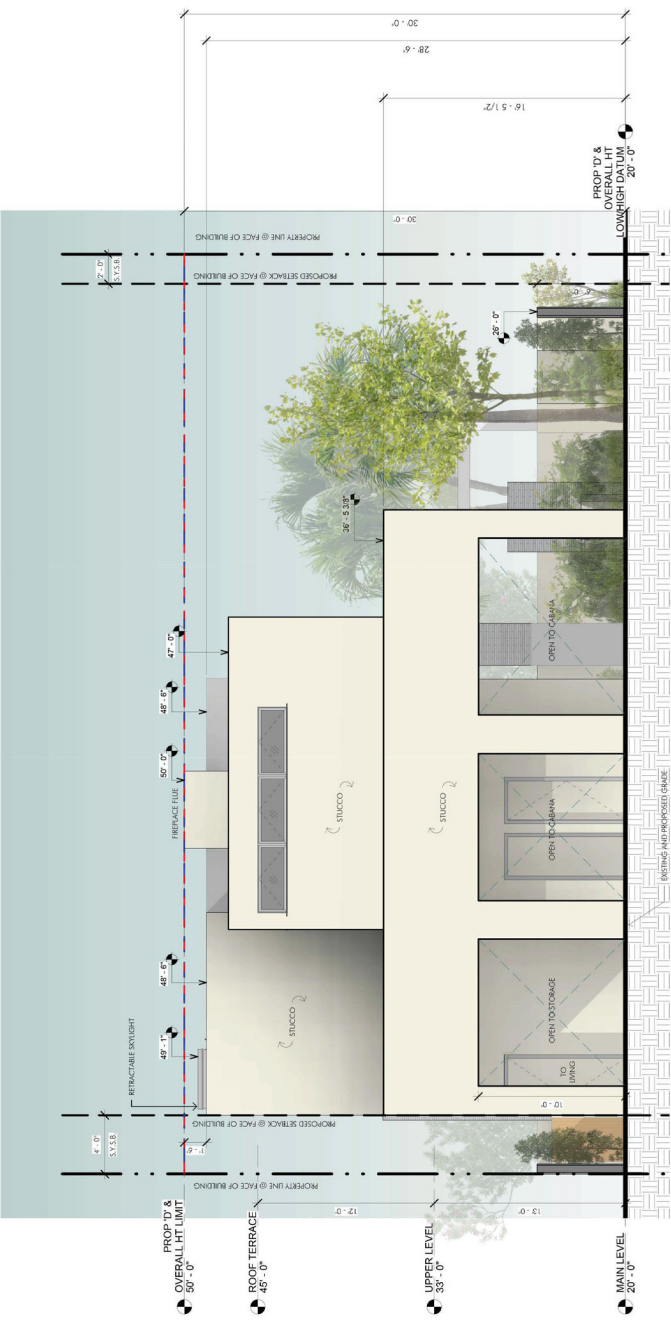


EAST ELEVATION  
1/4" = 1'-0"

 $1/4" = 1'-0"$ 

1/4" = 1'-0"

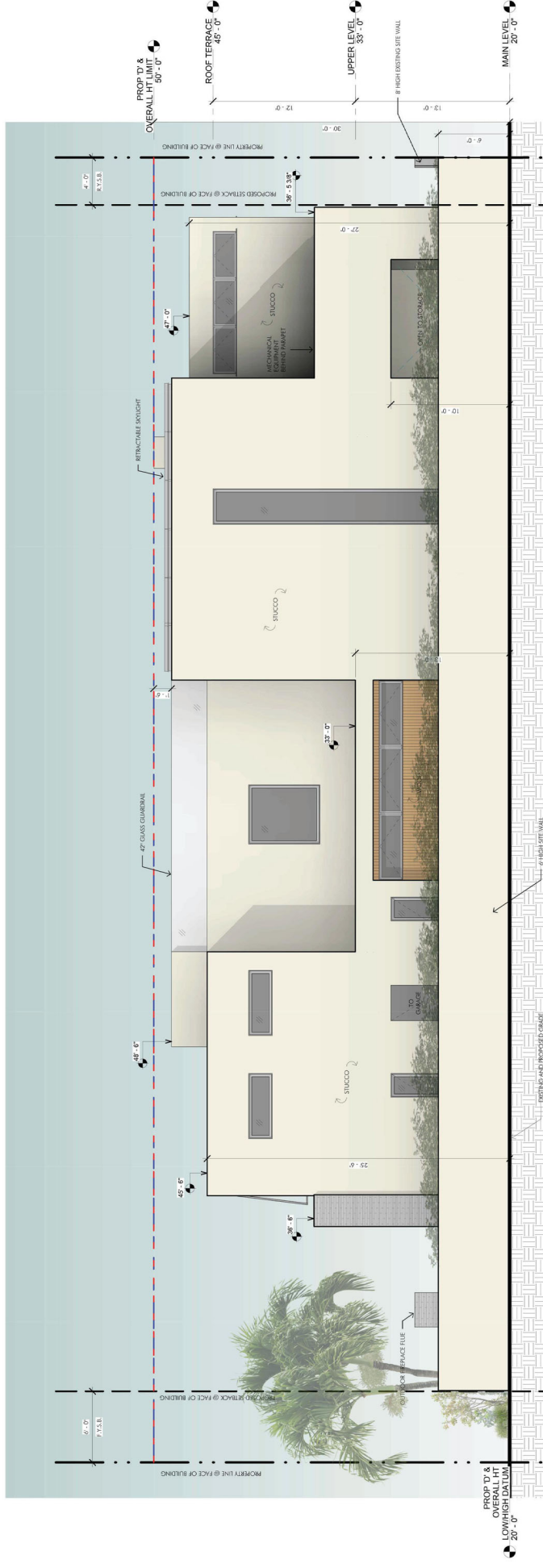


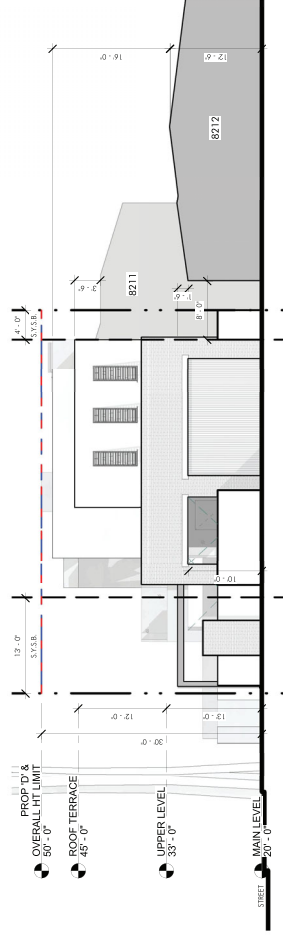
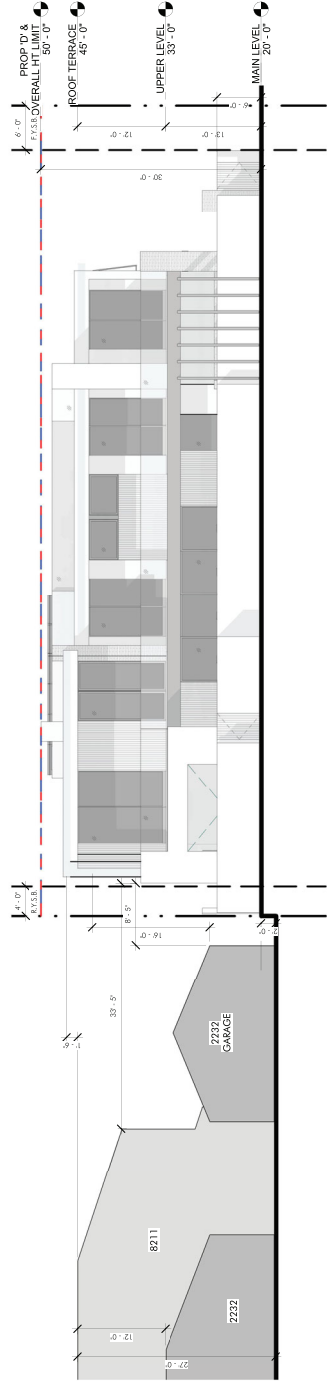


WEST ELEVATION  
1/4" = 1'-0"

NORTH ELEVATION

1/4" = 1'-0"





CONTEXT ELEVATIONS  
1/8" = 1'-0"





PROPOSED STREET PERSPECTIVE  
Not to Scale



VERTICAL WOOD SIDING

BRONZE METAL DETAILING

STUCCO EXTERIOR

LONG FORMAT BRICK

MATERIAL PALETTE

8204 LA JOLLA SHORES DR  
PHOTO SURVEY

NEIGHBORHOOD SURVEY

8204 LA JOLLA SHORES DRIVE

LA JOLLA, CA 92037  
Date: 10/17/2024







KEYMAP WITH 300' RADIUS OF PROPERTY

SCALE: 1" = 40'-0"

8204 LA JOLLA SHORES DRIVE

LA JOLLA, CA 92037

Date: 10/17/2024

#	Parcel Number	Site Address	*Lot Size	*GFA	***Estimated Garage SF	FAR	**Front Yard Setback	**Rear Yard Setback	**Side Yard Setbacks
1	346-231-04-00	8253 EL PASO GRANDE	5,227	3,250	500	0.62	16'-0"	4'-0"	4'-0"
2	346-231-05-00	8241 EL PASO GRANDE	5,305	2,924	500	0.44	18'-0"	22'-0"	4'-0"
3	346-231-06-00	8229 EL PASO GRANDE	5,227	2,921	500	0.48	22'-0"	35'-0"	4'-0"
4	346-231-07-00	8223 EL PASO GRANDE	5,227	3,734	500	0.71	16'-0"	18'-0"	4'-0"
5	346-231-08-00	8217 EL PASO GRANDE	5,318	4,486	500	0.84	16'-0"	25'-0"	4'-0"
6	346-231-09-00	8211 EL PASO GRANDE	5,531	2,802	500	0.51	16'-0"	20'-0"	4'-0"
7	346-231-10-00	8205 EL PASO GRANDE	6,612	3,360	500	0.51	16'-0"	10'-0"	4'-0"
8	346-231-11-00	2218 VALLECITOS	6,625	2,559	500	0.39	2'-0"	10'-0"	6'-0"
9	346-231-12-00	8208 PASO DEL OCAO	5,160	3,248	500	0.63	16'-0"	16'-0"	3'-0"
10	346-231-13-00	8220 PASO DEL OCAO	5,170	2,217	250	0.43	16'-0"	3'-0"	4'-0"
11	346-231-14-00	8228 PASO DEL OCAO	5,249	2,372	500	0.45	20'-0"	4'-0"	4'-0"
12	346-231-15-00	8238 PASO DEL OCAO	5,292	2,921	500	0.48	21'-6"	30'-0"	4'-0"
13	346-231-16-00	8248 PASO DEL OCAO	7,746	1,873	500	0.24	22'-0"	36'-0"	4'-0"
14	346-231-17-00	8260 PASO DEL OCAO	7,840	2,265	500	0.29	21'-0"	20'-0"	5'-0"
15	346-232-05-00	8258 PASO DEL OCAO	5,497	2,074	500	0.38	22'-0"	28'-0"	6'-0"
16	346-232-06-00	8247 PASO DEL OCAO	5,497	5,385	500	0.98	21'-6"	32'-0"	5'-0"
17	346-232-07-00	8239 PASO DEL OCAO	5,622	2,744	500	0.41	17'-0"	30'-0"	4'-0"
18	346-232-08-00	8231 PASO DEL OCAO	5,497	2,245	500	0.41	16'-6"	25'-0"	5'-0"
19	346-232-09-00	8225 PASO DEL OCAO	5,539	2,493	N/A	0.45	20'-0"	6'-0"	6'-0"
20	346-232-10-00	8217 PASO DEL OCAO	5,497	2,984	500	0.54	21'-0"	6'-0"	3'-0"
21	346-232-11-00	8211 PASO DEL OCAO	5,497	4,405	500	0.80	21'-6"	25'-0"	3'-0"
22	346-232-12-00	2232 VALLECITOS	4,757	2,100	500	0.44	11'-0"	4'-0"	16'-6"
23	346-232-13-00	8204 LA JOLLA SHORES DR				See Property Information Below			
24	346-232-14-00	8212 LA JOLLA SHORES DR	5,535	2,200	500	0.40	16'-0"	22'-0"	6'-0"
25	346-232-15-00	8220 LA JOLLA SHORES DR	5,319	3,045	500	0.57	14'-0"	18'-0"	5'-0"
26	346-232-16-00	8238 LA JOLLA SHORES DR	5,435	1,390	250	0.26	16'-0"	40'-0"	4'-0"
27	346-232-17-00	8236 LA JOLLA SHORES DR	5,608	1,588	250	0.28	16'-0"	50'-0"	4'-0"
28	346-232-18-00	8244 LA JOLLA SHORES DR	5,500	2,150	250	0.39	16'-0"	20'-0"	6'-0"
29	346-232-19-00	8252 LA JOLLA SHORES DR	5,458	2,220	250	0.41	16'-0"	35'-0"	4'-0"
30	346-232-20-00	8260 LA JOLLA SHORES DR	5,497	1,677	250	0.31	16'-0"	30'-0"	5'-0"
31	346-240-12-00	8217 LA JOLLA SHORES DR	13,989	2,894	500	0.27	70'-0"	75'-0"	6'-0"
32	346-240-13-00	8229 LA JOLLA SHORES DR	13,504	3,606	500	0.27	86'-0"	16'-0"	6'-0"
33	346-240-14-00	8241 LA JOLLA SHORES DR	14,810	2,467	500	0.17	86'-0"	60'-0"	20'-0"
34	346-282-09-00	8156 PASO DEL OCAO	5,214	1,492	N/A	0.29	18'-0"	32'-0"	4'-0"
35	346-282-10-00	8166 PASO DEL OCAO	6,394			Building Under Construction			
36	346-283-01-00	2233 VALLECITOS	5,510	2,081	500	0.38	4'-8"	4'-0"	16'-0"
37	346-283-02-00	8173 PASO DEL OCAO	5,589	2,006	500	0.36	16'-0"	27'-0"	25'-0"
38	346-283-03-00	8165 PASO DEL OCAO	5,530	2,432	500	0.44	16'-0"	18'-0"	4'-0"
39	346-283-04-00	8155 PASO DEL OCAO	5,586	3,494	500	0.63	21'-0"	6'-0"	5'-0"
40	346-283-05-00	8147 PASO DEL OCAO	5,497	1,984	500	0.36	16'-0"	5'-0"	0'-0"
41	346-283-14-00	8150 LA JOLLA SHORES DR	5,580	1,832	500	0.33	17'-6"	31'-0"	4'-0"
42	346-283-15-00	8160 LA JOLLA SHORES DR	5,639	1,914	250	0.34	17'-6"	3'-0"	6'-0"
43	346-283-17-00	2247 VALLECITOS	7,257	2,689	500	0.37	9'-0"	3'-0"	4'-0"
44	346-283-18-00	8176 LA JOLLA SHORES DR	5,636	2,251	500	0.40	16'-4"	10'-0"	8'-0"
45	346-283-19-00	8168 LA JOLLA SHORES DR	5,422	2,140	500	0.39	19'-0"	6'-0"	4'-0"
46	346-300-16-00	8153 LA JOLLA SHORES DR	20,038	2,992	500	0.15	150'-0"	20'-0"	6'-0"
47	346-300-17-00	8167 LA JOLLA SHORES DR	20,038	2,045	500	0.10	107'-0"	112'-0"	10'-0"
48	346-300-19-00	2306 VALLECITOS	14,810	5,750	1000	0.39	25'-0"	4'-0"	70'-0"
49	346-300-20-00	2301 VALLECITOS	10,000	2,253	500	0.23	30'-0"	30'-0"	10'-0"
50	346-300-21-00	2305 VALLECITOS	9,997	990	250	0.10	35'-0"	50'-0"	6'-0"

#	Parcel Number	Site Address	Lot Size	GFA	Garage SF	FAR	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks
Existing	346-232-13-00	8204 LA JOLLA SHORES DR	6,079	3,138	424	0.51	15'-0"	3'-0"	1'-2"
Proposed	346-232-13-00	8204 LA JOLLA SHORES DR	6,079	3,520	433	0.58	6'-0"	4'-0"	2'-0"

# PROPERTIES WITHIN A 300' RADIUS

\* Calculated per Redfin  
 \*\* Setbacks measured per Aerial Survey/ Estimated from County Assessor's Parcel Map and Visual Surveys  
 \*\*\* 250 Sq Ft Added per Garage Parking Space

## 8204 LA JOLLA SHORES DRIVE

LA JOLLA, CA 92037  
 Date: 10/17/2024



1. 8253 EL PASEO GRANDE





2. 8241 EL PASEO GRANDE





### 3. 8229 EL PASEO GRANDE





4. 8223 EL PASEO GRANDE





5. 8217 EL PASEO GRANDE





6. 8211 EL PASEO GRANDE





7. 8205 EL PASEO GRANDE





8. 2218 VALLECITOS





9. 8208 PASEO DEL OCASO





10. 8220 PASEO DEL OCASO





11. 8228 PASEO DEL OCASO





12. 8238 PASEO DEL OCASO





13. 8248 PASEO DEL OCASO





14. 8260 PASEO DEL OCASO





15. 8259 PASEO DEL OCASO





16. 8247 PASEO DEL OCASO





17. 8239 PASEO DEL OCASO





18. 8231 PASEO DEL OCASO





19. 8225 PASEO DEL OCASO





20. 8217 PASEO DEL OCASO





21. 8211 PASEO DEL OCASO





22. 2232 VALLECITOS





23. 8204 LA JOLLA SHORES DR

\*PROJECT SITE\*





24. 8212 LA JOLLA SHORES DR





25. 8220 LA JOLLA SHORES DR





26. 8228 LA JOLLA SHORES DR





27. 8236 LA JOLLA SHORES DR





28. 8244 LA JOLLA SHORES DR





29. 8252 LA JOLLA SHORES DR





30. 8260 LA JOLLA SHORES DR





31. 8217 LA JOLLA SHORES DR





32. 8229 LA JOLLA SHORES DR





33. 8241 LA JOLLA SHORES DR





34. 8156 PASEO DEL OCASO





35. 8166 PASEO DEL OCASO





36. 2233 VALLECITOS





37. 8173 PASEO DEL OCASO





38. 8165 PASEO DEL OCASO





39. 8155 PASEO DEL OCASO





40. 8147 PASEO DEL OCASO





41. 8150 LA JOLLA SHORES DR





42. 8160 LA JOLLA SHORES DR





43. 2247 VALLECITOS





44. 8176 LA JOLLA SHORES DR





45. 8168 LA JOLLA SHORES DR





46. 8153 LA JOLLA SHORES DR





47. 8167 LA JOLLA SHORES DR





48. 2306 VALLECITOS





49. 2301 VALLECITOS





50. 2305 VALLECITOS