5.12.2025
@ 11:30 AM

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-1120759
- Address and APN(s): 346-791-12-00
- Project contact name, phone, e-mail: SCOTT A. SPENCER SCOTTSPENCERARCHITECT@GMAIL.COM
- Project description: NEW RESIDENCE 5538 SF + 1515 BASEMENT. (GARAGE)
- 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: 11,160 SF.
  - existing structure square footage and FAR (if applicable): 0
  - proposed square footage and FAR: 5538. FAR - 26.4%
  - existing and proposed setbacks on all sides: SIDE 7'-0" / F. 20' / R. 45'
  - height if greater than 1-story (above ground): 25'-0"

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

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

Exhibits and other materials to provide:
Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website: https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
  A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  B. Elevations for all sides;
  C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  D. If the proposal is for a building with more than one story, show:
     - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
     - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
     - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

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

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173

15.6.25

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

Project Address 1222 01st
San Diego, CA

Project Type Discretionary Project

Primary Contact FIFIN SWEENEY
FIFINSWEENEY@HOTMAIL.COM

Instructions

The following issues require corrections to the documents submitted.

Site Development Plans PRJ-1120759.pdf

DSD-Landscape Review

Clare Gamelin
CGamelin@sandiego.gov
(619) 446-5228

[Comment 00075 | Sheet A-9 | Open]

OK

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 00076 | Sheet A-9 | Open]

SHT. A10.0

Landscape Area Diagram [§ 1510.0304]: 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, planting areas, and hardscape areas. Provide square footages of each.

***Staff reviewed the area calculations on sheet A10 however, Proposed landscape appears to be on top of walls and hardscape. Please provide a legible landscape plan for staff review.

[Comment 00077 | Sheet A-9 | Open]

A10.0

Lable Hardscape: Please label all hardscape features such as walls, concrete and paving. It appears proposed landscape is on top pf hardscape. See attached screen shots.

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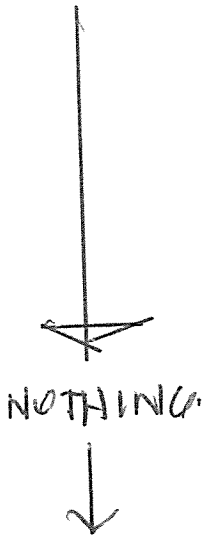
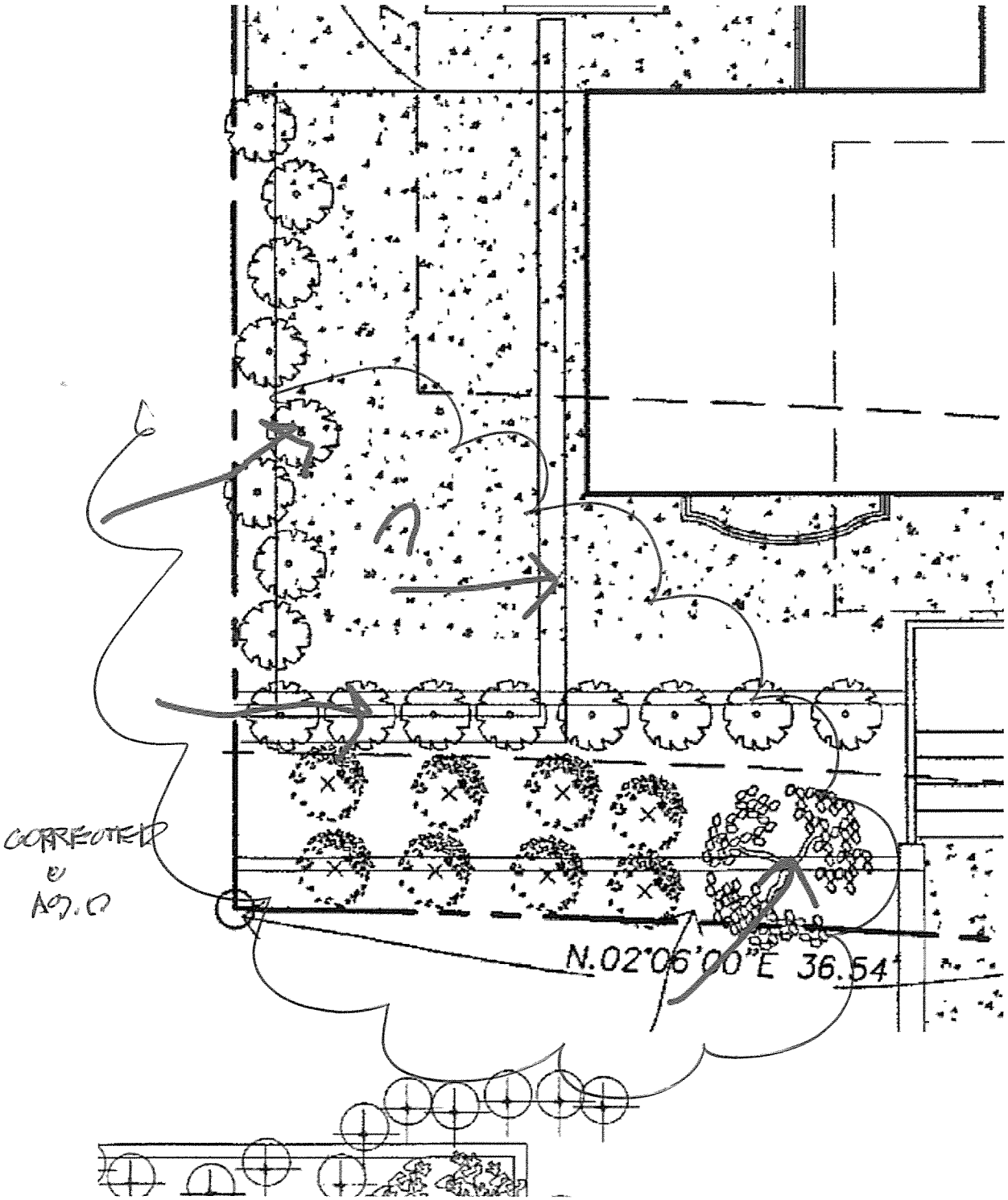
THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101



5.6.25

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



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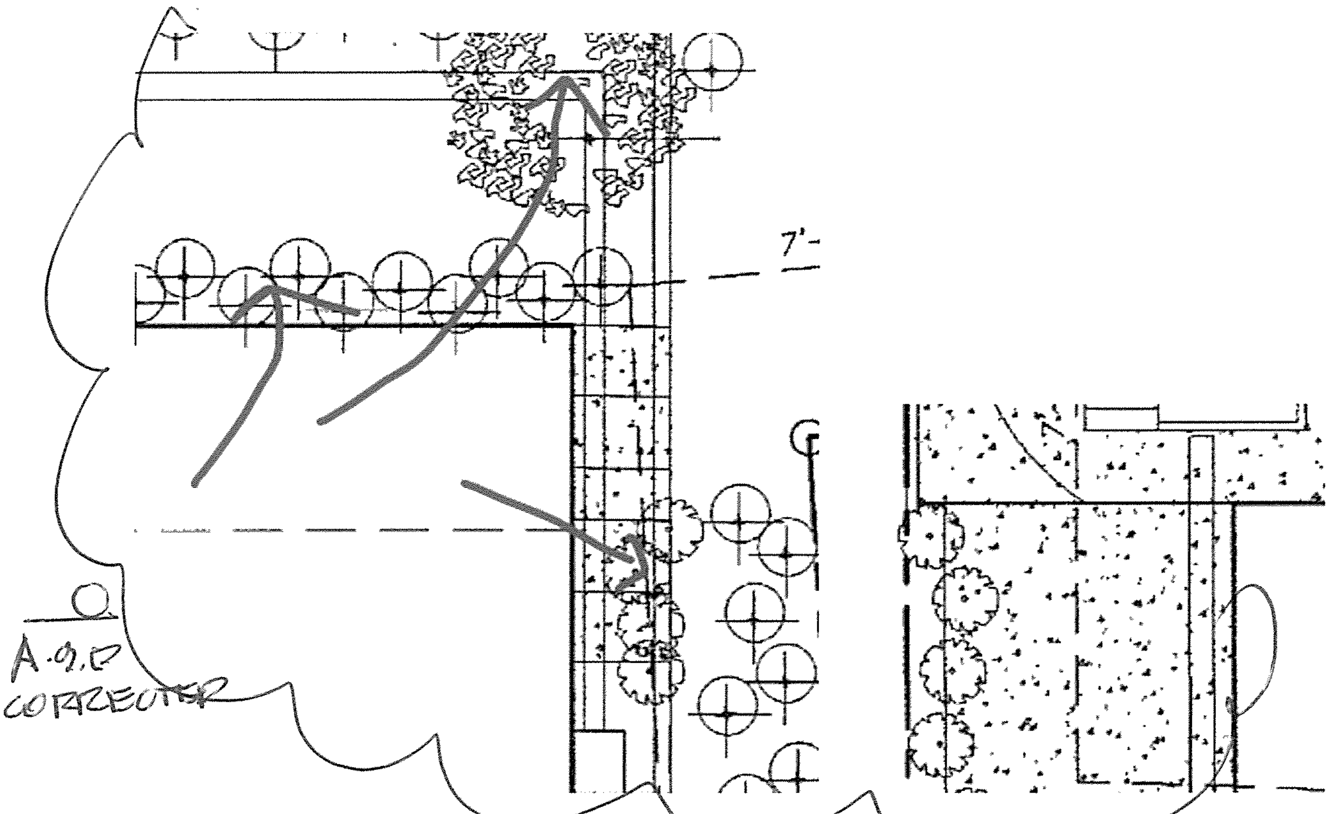
Development Services Department
1222 1st Avenue, San Diego, CA 92101



A9.0 **[Comment 00079 | Sheet A-9 | Open]**

Required Street Trees: This project is subject to two street trees per SDMC 142.0409. Please provide two street trees per PTS625569 five feet from and outside the utility easement.

A1.0 A9.0 **[Comment 00080 | Sheet A-9 | Open]**

Utility Easement: Please label the 6 foot utility easement from sheet A1 on all landscape sheets.

A1.0 A9.0 **[Comment 00081 | Sheet A-9 | Open]**

Sidewalk: Show public sidewalk on all site plans.

A9.0 **[Comment 00082 | Sheet A-9 | Open]**

Visibility Triangles: Please show all visibility triangles on landscape plans.

[Comment 00083 | Sheet A-9 | Open]

OK 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.

Planning-Facilities Financing

SHEET #5

5.6.25

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

Kevin Leo
KLeo@sandiego.gov
619-533-3913

[Comment 00001 | Sheet A-1 | Closed]

DEVELOPMENT IMPACT FEE (DIF):

This development project may be subject to development impact fees during the building permit review process.

Link to the Citywide Fees Calculator:

https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx

TOTAL ESTIMATED DIF = $31,810.94

REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

The current RTCIP Fee is $2,875.06 per dwelling unit.

TOTAL ESTIMATED RTCIP = $2,875.06

CREDIT FOR DEMOLITION:

Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include a demolition plan or demolition permit number on the building construction plans.

RECORDED AFFORDABLE HOUSING AGREEMENT REQUIRED:

If, during the building review process, this project proposes covenant-restricted affordable housing units, a signed and recorded Affordable Housing Agreement with the San Diego Housing Commission or applicable agency will be required. **This document must be provided before a building permit can be issued, and failure to provide it in a timely manner can result in project delays and cancellation.**

(ACTION ITEM)

TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640.

Payment can be made in the timeframe after a building permit is issued and before final inspection can be requested. Email impactfees@sandiego.gov to schedule a DIF payment.

~~Once~~ payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." **Credit/debit cards are not accepted for in-person payments.**

(INFORMATION ONLY)

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at:

https://www.sandiego.gov/sites/default/files/feeschedule.pdf

5.6.24

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

NOTICE:

OK

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 cannot 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. The DSD Development Project Manager can assist with further questions.

(INFORMATION ONLY)

Other

DSD-Engineering Review

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

OK

[Comment 00002 | 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.

OK

[Comment 00003 | 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 00004 | Page | Open]

OK
NOTED

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 00005 | Page | Open]

A.1

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 propose driveways. Show all existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.).

[Comment 00006 | Page | Open]

OK
SEE I-4 & I-5

Per the provided form DS-560 project is a standard development project, 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 of why the omitted BMPs are not feasible or not applicable.

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

[Comment 00007 | Page | Open]

SEE I.4 I.5

A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018

[Comment 00008 | Page | Open]

A.12 NONE

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 00009 | Page | Open]

A12

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 00010 | Page | Open]

OK INFO.

Please note the project may require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602 grading permit regulation

[Comment 00011 | Page | Open]

A8.0

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

[Comment 00012 | Page | Open]

A12

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

[Comment 00013 | Page | Open]

NOTE A.1

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).

A.1 A12

[Comment 00014 | Page | Open]

Dedication: based on the La Jolla community plan and street classification, Sugarman Dr is an unclassified local street; therefore, 12 feet minimum parkway with non-contiguous sidewalk is required per current City Standard.

A.1 A12

[Comment 00015 | Page | Open]

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

A.1 A12

[Comment 00016 | Page | Open]

Please revise the Site and Grading Plans to show the proposed driveway per City Standard SDG-160, which includes 3ft wings and 3ft separation from any obstruction/property line.

[Comment 00017 | Page | Open]

SEE SHT #8

15.6.2025

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

A.1 NOTE & AK

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 00018 | Page | Open]

A.1 NOTE

Please note any private improvements in the public Right-of-Way will require Encroachment Maintenance and Removal Agreement (EMRA).

[Comment 00019 | Page | Open]

A.1 NOTE

Please call out the removal of the CMU wall and the Stairs from the ROW. No permanent structure shall be allowed in the ROW.

[Comment 00020 | Page | Open]

OK INFO

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 00021 | Page | Open]

OK

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

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00058 | Page | Open]

GENERAL:

OK INFO ↓

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 00059 | Page | Open]

OK INFO ↓

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 00060 | Page | Open]

Project Scope:

NEXT SHEET

5.6.2025

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

INFO The project proposes a Site Development Permit for construction of a 7,054 square foot two-story single dwelling unit, to include 2,948 square foot 1st floor, 2,591 square foot second floor, over a 1,515 square foot basement at a vacant lot, located at 0 Sugarman Drive (APN 346-791-1200). The 0.27-acre site is in the LJSPD-SF Base Zone and is designated Very Low Density Residential use (0-5 DU/AC) in the La Jolla Community Plan.

OK INFO [Comment 00061 | Page | Open]

PREVIOUS ENVIRONMENTAL:

A discretionary project was reviewed onsite under PTS Project PTS-625569 Sugarman SDP in 2020 consisting of a Site Development Permit (SDP) for the construction of a two-story 5,077-square-foot single family residence with a 3,279-square-foot basement garage on a vacant lot located at 8356 Sugarman Drive. The project was exempt from CEQA (Section 15303, New Construction or Conversion of Small Structures). The project was approved by the Planning Commission on May 14, 2020 (Resolution No. 5084-PC).

[Comment 00062 | Page | Open]

OK INFO

Land Use:

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 00063 | Page | Open]

OK

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 does not appear to be located on a view corridor or vantage point per 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 00064 | Page | Open]

Biological Resources:

ADD The project site is currently vacant and is surrounded by existing residential development. Per historic aerials, the site was previously graded with the subdivision and vegetation appears to be ruderal. The project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area (MHPA) designated lands.

The Landscape Plan shows the rear portion of the site labeled "native unimproved." Please clarify what this means or revise the label. Native unimproved areas may be associated with sensitive habitat. Is the vegetation native or is it ruderal or planted?

EAS cannot address this issue area until the requested information is provided.

[Comment 00065 | Page | Open]

OK INFO

Geologic Conditions:

The site appears to be within Geologic Hazard Category 52, low risk, gently sloping to steep terrain with favorable geologic structure and within or abutting GHC 12, earthquake fault buffer zone. EAS defers to DSD-Geology on Geologic issues. DSD-Geology has requested a geotechnical investigation report. Please see their comments.

[Comment 00066 | Page | Open]

PAGE 10

5-6-2025

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

Greenhouse Gas Emissions:

OK INFO

A Climate Action Plan Consistency Checklist was submitted. However, a CAP Checklist is not required. This project was deemed complete on December 9, 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 00067 | Page | Open]

Historical Resources:

OK SEE GEOLOGIC REPORT

ARCHAEOLOGY:

The project location is within a sensitive area of the City for archaeological resources. A CHRIS search was conducted by qualified staff and the results were negative. In accordance with the City's Historical Resources Guidelines projects in sensitive areas that have not been previously developed may require the preparation of an archaeological survey.

As requested previously, please clarify the conditions of the rear portions of the site. Additionally, please provide the geotechnical report requested by Geology, which will assist staff in verifying site conditions.

EAS cannot address this issue area until the requested information is provided.

[Comment 00068 | Page | Open]

OK

Historical Resources:

BUILT ENVIRONMENT:

The project site is vacant and therefore, does not contain structures older than 45 years of age. EAS has no additional comment on this issue area. All pertinent information will be included in the required environmental document.

[Comment 00069 | Page | Open]

OK

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 00070 | Page | Open]

Paleontological Resources:

OK

According to geologic maps, the eastern portion of the site is underlain with Scripps Formation, which has a high potential for the discovery of paleontological resources and the western portion of the site is underlain with Very old paralic deposits, Unit 10, with a moderate potential for the discovery of paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formation with a high sensitivity rating or greater than 2,000 cubic yards and ten feet deep for formation with a moderate sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

SEE A11.0

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

5.6.2025

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

project plans including any earthwork required for utilities/the pools.

EAS cannot address this issue area until the requested information is provided.

[Comment 00071 | Page | Open]

OK INFO

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 Iipay 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 00072 | Page | Open]

OK

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 00073 | Page | Open]

AG AT ELEVS

Wildfire:

The project site is located within the Very High Fire Severity Zone and proposes a new residence. Please provide information on fire resistant building materials that will be used to construct the proposed project.

[Comment 00074 | Page | Open]

OK

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.

DSD-Geology

Kreg Mills
KMills@sandiego.gov
(619) 446-5295

SEE SHT. #12

5.6.2025

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

[Comment 00022 | Page | Open]

OK INFO

Geologic Hazard Category (*information only*):

The project is located in Geologic Hazard Category (GHC) 52 as shown on the City's Seismic Safety Study Geologic Hazard Maps and is characterized by level areas, gently sloping to steep terrain, favorable geologic structure, and low relative risk.

The project site is also located in or adjacent to GHC 12 as shown on the City's Seismic Safety Study Geologic Hazard Maps. GHC 12 is a fault buffer zone characterized by potentially active, inactive, or activity unknown faults with a low to moderate risk.

[Comment 00023 | Page | Open]

SEE REPORT

Submit a geotechnical investigation report that is prepared in accordance with the City's Guidelines for Geotechnical Reports and addresses the site and development plans as required by Information Bulletin 515 and table 515A. For information regarding geotechnical reports, see the City's Guidelines for Geotechnical Reports (www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf).

Geotechnical Document Submittal Instructions for the Applicant:

Please note, the required geotechnical investigation report must be uploaded with the "**Geotechnical Investigation Report**" PDF file option only. *Please note, geotechnical documents must be uploaded correctly to be accepted as record documents.*

DSD-Planning Review

Jose Vergara
jvergara@sandiego.gov

[Comment 00024 | Page | Open]

OK INFO

STANDARD INFO

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.

[Info Only]

[Comment 00025 | Page | Open]

OK INFO

PROJECT INFORMATION

The project site is located at 0 Sugarman Drive. San Diego, CA 92037, APN: 346-791-1200, in the LJSPD-SF zone, within the La Jolla Community Plan.

The project site is located within the following overlays:

- ALUCOZ: MCAS Miramar

5.6.2025

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

OK

- AIA: MCAS Miramar Review Area 2
- Coastal Height Limit Overlay Zone-CHLOZ-30'
- Parking Impact Overlay Zone-PIOZ-Coastal-Impact
- Steep Hillside Potential

The proposed scope of work consists of the construction of a new two-story 5,539sf, single family dwelling unit, with a garage partial basement, and landscape on a vacant lot. Subject premises is in the La Jolla Shores-SF and subject to the La Jolla Shores Planned District regulations. A Site Development Permit (Process Three) as identified in the La Jolla Shores Planned District is required.

[Info Only]

[Comment 00026 | Page | Open]

PART 1: PROJECT INFORMATION
REQUIRED PERMITS

The proposed project shall require the following development permits/discretionary actions: **Process 3 Site Development Permit for the construction of a major project in the La Jolla Shores Planned District in accordance with §1510.0201(d).**

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) through (m) that are applicable to the proposed development as specified in this section.

OK
INFO

(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

Please note additional process approvals may be required upon further review of the project.

[Comment 00027 | Page | Open]

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

[Comment 00028 | Page | Open]

A1.0 Please provide a complete site plan where you include and identify all structures, fences, and proposed work. Identify structure encroaching into the southern property line. — IF THERE IS NONE?

On the site plan, utilize different hatch symbols to distinguish between the proposed structures, landscape, and outdoor furniture. On the site plan, show, label, and dimension all the required yards/setbacks and distances from the existing and proposed structures to the property line. For additional information on how to prepare a site plan, reference information bulletin 122 or visit the following link https://www.sandiego.gov/sites/default/files/dsdib122.pdf

A1.0

5.6.2025

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

https://www.sandiego.gov/sites/default/files/dsdpsm_sec_02.pdf

[Comment 00029 | Page | Closed]

OK

PTS#615361, Map Check confirmed the legality of Lots 56 & 57 per map no. 4382.

Additionally, PTS#625569 for an SDP and Lot Line adjustment for Lots 56 & 57 are associated with the site.

[Comment 00030 | Page | Open]

In accordance with §1510.0301 (d) Grading Regulations

(1) It is the intent of these regulations to preserve canyons and to prevent the cutting of steep slopes and the excessive filling to create level lots. No grading or disruption of the natural terrain shall be permitted until a permit which includes grading has been approved by the City Manager.

WE HAVE NOT PULLED A GRADING PERMIT ?

(2) Grading plans may be approved if it is concluded that:

(A) The development will result in minimum disturbance of the natural terrain and vegetation commensurate with the proposed use of the lot or premises.

(B) Grading, excavation and filling proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding problems, or excessive cutting or scarring.

(C) The proposed development will strive to preserve and enhance the natural environment and any existing aesthetic qualities of the site.

(3) In evaluating a development for consistency with the above required findings, the appropriate decision-maker shall utilize the provisions set forth in Land Development Code Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

Please provide the permit number associated with the grading of the site.

[Comment 00031 | Page | Open]

ALO

In accordance with subdivision map 4382, the property has a previously established front setback of 20' abutting Sugarman Drive, and a 4' utility easement running along the rear property line, and in accordance with parcel map 21806, there's a 6' easement in favor of SDG&E located at the front of the property, and a ROW easement running along the southerly property line. Please update site plan upon resubmittal and clarify if easements are vacated.

FRONT @ 20' CORRECTED

[Comment 00032 | Page | Open]

OK A.I.O

On the site plan, the proposed SDU, is shown as encroaching into the front yard setback, please note that the premises is subject to the previously established front setback of 20' per the subdivision map 4382, and the structure would not be allowed to encroach. Please redesign.

RE-DESIGNED.

[Comment 00033 | Page | Open]

In accordance with chapter 15, article 10, division 3 the La Jolla Shores Planned District, section 1510.0304(b), buildings and structure setbacks should be in general conformity with those in the vicinity. **Please provide an aerial image of the properties included in the 300' radius and provide an exhibit where you include the setbacks of the properties. Include the front, sides, and rear setbacks in tabular form.**

SEE SUBMITTED INFO. "NEIGHBOR SURVEY"

5.6.2025

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

[Comment 00034 | Page | Open]

SEE A-13 CALC, BASEMENT ANALYSIS - CALCULATION

A rough calculation of the proposed basement, including the workshop garage, two car garage, storage, and the elevator with spiral staircase, totaled 1,657.

On sheet A-1, the garage, the first floor, and the second floor are shown as 1,515sf, 2,948sf, and 2,591sf, respectively. With a total sum of 7,054sf.

The total FAR allowed is .53 of the lot size. **(Lot size 11,160 x .53= 5,914.80sf)** The total gross floor area proposed of 7,054sf, exceeds the allowable FAR. Please redesign.

[Comment 00035 | Page | Open]

A1.0 AREAS

For the garage and storage space, please show the existing and proposed grade in relation to the slope and finished floor. Please highlight the section that exceeds the height corresponding to the slope change in accordance with SDMC section 113.0234(a)(2). Additionally, make sure that the total gross floor area is tabulated under square footage totals (sheet A-1).

[Comment 00036 | Page | Open]

SAME A.13. — ANALYSIS

Please provide an elevation/ section where you show the garage/storage space in relation to the slope. Reference section 113.0234(a) and follow diagrams either 113-02I or 113-02J-whichever corresponds- to show slope. Please show how the proposed basement conforms to SDMC section 113.0234 to be exempt from GFA. If the project fails to meet the conditions listed, the basement area will be added towards GFA. Update the area calculation on sheet A-1 accordingly.

[Comment 00037 | Page | Open]

A-1 OK

On the site plan, please show, label, and dimension the contours of the lot. Five- and ten-foot contour intervals may be acceptable provided spot elevations are called out as necessary for the analyst to properly understand the character of the site. Show contours off-site within 50 feet of the property line.

[Comment 00038 | Page | Open]

A6 A7

On all the elevations, please clearly show and label the existing and proposed grades.

[Comment 00039 | Page | Open]

A-1 A13

On the section, please highlight the section that exceeds the height corresponding to the slope change in accordance with SDMC section 113.0234(a)(2). Additionally, make sure that the total gross floor area is tabulated under sheet A-1.

[Comment 00040 | Page | Open]

A8.0

Please provide a section view of the proposed floor plan to determine the vertical distance between the finish floor and the finish floor or flat roof immediately above. In accordance with section 113.0234(b)(3), Gross floor area is counted when the vertical distance between the finish-floor elevation and the finish-floor or roof elevation immediately above exceeds 15 feet, gross floor area includes the area of the actual floor plus the area of a phantom floor at 15 feet of height increments, or portion thereof, of height above the 15-foot height, as shown in Diagram 113-02R.

THIS CONDITION DOES NOT EXIST

[Comment 00041 | Page | Open]

ESL: Potential Steep Hillsides

[Comment 00042 | Page | Open]

SHEET 16.

5.6.2025

25%

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Development Services Department
1222 1st Avenue, San Diego, CA 92101

A.1

This project site may contain steep hillsides. Please identify all areas of the site containing Steep Hillsides or all lands that have a slope with a natural gradient of percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, and any Sensitive Biology Resources (SDMC 113.0103 and 143.0142). **Please provide any documentation, including a geotechnical report, slope analysis, photographs and any other resource to determine whether environmentally sensitive lands are on site.**

SEE GEOTECH REPORT

[Comment 00043 | Page | Open]

SEE A12.0

Please provide a slope analysis which demonstrates that the proposed project will not encroach more than the allowable percentage of the total lot area into the Steep Hillside in accordance with San Diego Municipal Code Section 143.0142(a)(2), (3), (4)(a), (c) and The City of San Diego Land Development Manual Steep Hillside Guidelines. The following information must be provided on the slope analysis:

1. Clearly indicate the location of all Steep Hillsides, defined as equal to or greater than 25% gradient slopes on the property. The natural sensitive slopes (areas not previously disturbed) should be calculated out, and properly illustrated on the plans. This information must be accurately displayed and match the information provided within the submitted geology report.

2. Quantify the total area of Steep Hillsides (natural 25% or greater) by square footage and as a percentage (%) of the total lot.

3. Delineate the conceptual building footprint, on-grade improvements, Zone 1 Brush Management, and the boundaries of proposed grading. This information is necessary in order to accurately determine proposed encroachment.

4. Delineate the existing developed land (includes graded area) and calculate as a percentage (%) of the total lot.

5. Quantify the total proposed encroachment into the Steep Hillsides (natural, 25% or greater). This must include all areas of proposed grading and Brush Management Zone 1.

[Comment 00044 | Page | Open]

SEE A12.0

The subject property is outside of the Multiple Habitat Planning Area (MHPA), the allowable development area includes all portions of the premises without steep hillsides.

In the "Steep Hillside Guidelines" Section 1 "Description of Regulations" (E) SDMC 143.0142(a)(2), and (4)(a) requires the "Development Area" of the lot to include "all developed portions of a site plus any undeveloped portions that do not contain steep hillsides."

Steep hillsides shall be preserved in their natural state, except that the development area is limited to 25% of the "premises" per SDMC 143.0142(a)(4). If the existing development area is less than 25% of the total area of the premises, the allowed development area may include the amount of encroachment into "steep hillsides" necessary to achieve a total development area equal to 25% of the premises. See ESL regulations 143.0142(a)(4) and Section 1 E(4) of the of the "Land Development Manual - Steep Hillside Guidelines."

SEE 143.0142 (a)(3)

[Comment 00045 | Page | Open]

OK INFO

Per SDMC 143.0140(a) ESL that are outside of the allowable development area on a premises shall be left in a natural state and used only for those passive activities allowed as a condition of permit approval. The landowner may elect to offer to dedicate in fee the undeveloped remainder portion of the premises to the City to relieve the landowner of management and liability obligations associated with that portion of the premises. Otherwise, the passive activities allowed on the undeveloped remainder of the premises and any other conditions of the permit shall be incorporated into a covenant of easement that shall be recorded against title to the property, in accordance with procedures set forth in Section 143.0152. **[Info Only]**

[Comment 00046 | Page | Open]

SEE SHT. # 17

5.6.2025

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Per SDMC 143.0142(e) before approval of the SDP, the applicant shall execute and record in favor of the City a hold harmless and/or indemnification agreement for the approved development, as necessary and appropriate. This will become a condition of the permit.

OK AGREED

[Comment 00047 | Page | Open]

Lot Coverage

In accordance with §1510.0304 Single Family Zone-Development Regulations Maximum Lot Coverage:

YES SEE A1.0 26.4%

No building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 60 percent of the lot or parcel.

The lot coverage shall be demonstrated per the §113.0103 definitions and §113.0240 Calculating Lot Coverage.

Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or 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.

OK

Please ensure all structures as describe per the definition are calculated into the lot coverage percentage.

[Comment 00048 | Page | Open]

Heights

In accordance with §1510.0304 Single Family Zone-Development Regulations Maximum Building Height:

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet

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. The link is included here. https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/techbulletin/bldg-5-4.pdf

16 7 8

On all elevations, please show, label, and dimension the overall height, plumbline height, and Prop D height.

Reference section 113.0270(2)(B), diagram 113-02LL, and 113.0270(a)(D) of the SDMC and make sure to base your corrections under the guidance of diagram 113-02LL

For the overall structure height, address the following:

a. Show, label and dimension the distance 5' from the structure perimeter (as measured from the building wall, balcony, bay window, or any other similar architectural projection) or to the property line; whichever is closer.

b. Show, label and dimension a plane calculating the overall height as shown in Diagram 113.02LL.

Please include height in accordance with plumbline height per section 113.0270 (2)(A)

a. Show, label and dimension the existing or proposed grade on the elevations and sections sheets. The plumbline height will be measured from an imaginary plane based on the existing or proposed grade (whichever is lower of the two). Reference SDMC 113.0270(a)(4)(B)(i) and Diagram 113-02NN for a visual.

On all elevations and sections, show, label and dimension the plumbline height from all points on the top of the structure to the existing/proposed grade, whichever is lower, directly below each point. Reference diagram 113.02NN

5.6.25

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1222 1st Avenue, San Diego, CA 92101

[Comment 00049 | Page | Open]

SEE A.6 A.7

Design

The La Jolla Shores Planned District Ordinance describes different design regulations to be used in evaluating the appropriateness of any development when applied under the LJSPDO. The area's primary character describes the LJSPD as a single-family residential community, where the use of building materials and architectural styles create the orientation of life in southern California styles such as Spanish Mediterranean and Mexican influences and integrated with landscape design. SDMC 1510.0301(a).

These design principles describe in LJSPDO are to provide a theme of "unity with variety" as a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved, substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. SDMC 1510.0301(b)

Please refer to (c) and include a sheet with the color palette, materials, and roof materials. Provide further detail on how the project meets these design requirements in §1510.0301(c). Also, provide the architectural theme described in §1510.0301 (a).

Please provide a clear description of the scope of the work's design. Provide descriptions and a photographic survey of neighboring lots of how the design complies.

SEE A.6 A.7

Please provide a survey of the vicinity showing the bulk, scale, and materials of the nearby homes in the area to show how the proposed development will be harmonious with the existing development.

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

[Comment 00050 | Page | Open]

A2.0

On the plans, please show, label, and dimension the parking space(s) consistent with Table 142-05K of Section 141.0302(b). Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

[Comment 00051 | Page | Open]

A2.0

In accordance with SDMC section 142.0801, chapter 14, article 2, division 8, --Refuse, Organic Waste and Recyclable Materials Storage Regulations—the development is subject to the conditions listed on table 142-08B. Please show, label, and dimension the minimum storage area and how the development conforms to the SDMC.

[Comment 00052 | Page | Open]

A5 A6

On all elevations, show, label, and dimension all the required yards/setbacks and distances from the proposed additions to the property line.

A5 A6

[Comment 00053 | Page | Open]

In accordance with section 131.0444, please show, and label the angled building envelope.

[Comment 00054 | Page | Open]

CHT. #10

5.6.25

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

(00054)

AG A7

On the elevations, please show, label, and dimension the distance from the roof eave of the proposed addition to the property line. Roof projections such as eave, cornice, and eyebrow projections may extend into the required yard or into the space above the angled building envelope subject to the following:
(A) The projection may extend a maximum of 6 feet into the required yard or 50 percent of the width of the required yard, whichever is less;
(B) The projection shall not be closer than 2 feet, 6 inches to the property line; and
(C) There shall be a minimum 6-foot, 8-inch clearance between proposed grade and the projection.
Please show how the proposed development complies with the conditions listed above. Reference section 131.0461 of the SDMC.

AG A-7

Please show, label, and dimension the distance from the roof eave and the required yard.

[Comment 00055 | Page | Open]

Part 3: REVIEW SPECIFIC COMMENTS:
LA JOLLA COMMUNITY PLAN ANALYSIS:

OK INFO

The project site is located in the La Jolla Community Plan and Local Coastal Program but not within the coastal overlay zone. The La Jolla Community Plan and the Local Coastal Program designate the site as Very Low Density Residential use (0-5 DU/AC). The proposed 5,539sf single-family dwelling unit on an approximately 11,160sf lot has a density of 4 DU/AC. The proposed project scope for a single-family dwelling unit, is in conformance with the density described in the community plan.

The proposed project consists of the demolition of the construction of a new 5,539sf single-family dwelling unit in the LJSPD-SF zone. The proposed project is located on a 11,160sf lot size. As proposed, the development is consistent with the residential density identified in the La Jolla Community Plan.

A goal identified in the La Jolla Community Plan is to conserve and enhance the natural amenities of the community such as its views from identified public vantage points (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife, and natural vegetation and achieve a desirable relationship between the natural and developed component of the community. (LJCP 5) The development is consistent with the mentioned goal as it would be infill development.

The proposed project is outside of the Coastal Overlay Zone and the First Public Roadway and not subject to the coastal overlay zone regulations. As a result, and as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan, the proposed development will not adversely impact public or coastal access as noted in the community plan.

The project does not impact the public right of way nor any existing physical accessways, or any proposed public accessway that is legally used by the public. As a result, the project will not adversely affect the applicable land use plan. No public beach or view corridor are identified through the property in the community plan.

The community plan recommends the development of a variety of housing types and styles in La Jolla to provide a greater opportunity for housing that is both affordable and accessible by everyone (page 67). The project is for a single-family dwelling unit design that reflects the scale and character of the established community.

OK DONE

If you have not already done so, please contact Harry Bubbins, chairperson of the La Jolla Planning Group by email at 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 submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

[Comment 00056 | Page | Open]

La Jolla Shores Advisory Board

NEXT PAGE

5.6.25

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

OK DONE

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.

[Comment 00057 | Page | Open]

Resubmittal Procedure:

01

Recheck Required:
Please address all the issues noted as comments to this project and provide the findings noted under SDMC 126.0505

Required Submittal

PRJ-1120759

OK

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

Project Address:	1222 01st Av, San Diego, CA	**Project Type:**	Discretionary Project
Primary Contact:	Fifin Sweeney FIFINSWEENEY@HOTMAIL.COM		

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Environmental
Applicant Response to Issues	DSD-Planning Review
Geotechnical Investigation Report	DSD-Geology
Site Development Plans	DSD-Engineering Review
Site Development Plans	DSD-Landscape Review
Site Development Plans	DSD-Planning Review

Source Control BMP Checklist for Standard Projects	Form I-4A

All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.
Note: All selected BMPs must be shown on the construction plans.

Source Control Requirement	Applied[1]?		
4.2.1 Prevention of Illicit Discharges into the MS4	☒ Yes	☐ No	☐ N/A
4.2.2 Storm Drain Stenciling or Signage	☒ Yes	☐ No	☐ N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☒ Yes	☐ No	☐ N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☒ Yes	☐ No	☐ N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☒ Yes	☐ No	☐ N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	☒ Yes	☐ No	☐ N/A
Interior floor drains and elevator shaft sump pumps	☒ Yes	☐ No	☐ N/A
Interior parking garages	☒ Yes	☐ No	☐ N/A
Need for future indoor & structural pest control	☒ Yes	☐ No	☐ N/A
Landscape/Outdoor Pesticide Use	☒ Yes	☐ No	☐ N/A
Pools, spas, ponds, decorative fountains, and other water features	☒ Yes	☐ No	☐ N/A
Food service	☐ Yes	☐ No	☒ N/A
Refuse areas	☐ Yes	☐ No	☒ N/A
Industrial processes	☐ Yes	☐ No	☒ N/A
Outdoor storage of equipment or materials	☐ Yes	☐ No	☒ N/A
Vehicle/Equipment Repair and Maintenance	☐ Yes	☐ No	☒ N/A
Fuel Dispensing Areas	☐ Yes	☐ No	☒ N/A
Loading Docks	☐ Yes	☐ No	☒ N/A
Fire Sprinkler Test Water	☐ Yes	☐ No	☒ N/A
Miscellaneous Drain or Wash Water	☐ Yes	☐ No	☒ N/A
Plazas, sidewalks, and parking lots	☐ Yes	☐ No	☒ N/A
SC-6A: Large Trash Generating Facilities	☐ Yes	☐ No	☒ N/A
SC-6B: Animal Facilities	☐ Yes	☐ No	☒ N/A
SC-6C: Plant Nurseries and Garden Centers	☐ Yes	☐ No	☒ N/A
SC-6D: Automotive Facilities	☐ Yes	☐ No	☒ N/A

Discussion / justification for **all** "No" answers shown above:

Site Design BMP Checklist for Standard Projects	Form I-5A

All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.
Note: All selected BMPs must be shown on the construction plans.

Site Design Requirement	Applied[(1)]?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	☒ Yes	☐ No	☐ N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	☒ Yes	☐ No	☐ N/A
4.3.3 Minimize Impervious Area	☒ Yes	☐ No	☐ N/A
4.3.4 Minimize Soil Compaction	☒ Yes	☐ No	☐ N/A
4.3.5 Impervious Area Dispersion	☒ Yes	☐ No	☐ N/A
4.3.6 Runoff Collection	☒ Yes	☐ No	☐ N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	☒ Yes	☐ No	☐ N/A
4.3.8 Harvest and Use Precipitation	☒ Yes	☐ No	☐ N/A

Discussion / justification for **all** "No" answers shown above:

[(1)] Answer for each source control and site design category shall be pursuant to the following:

- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

PROPERTY TABULATIONS
FOR 346-791-12-00 THE CERON RESIDENCE

#	ADDRESS	F.A.R.	FRONT	SIDE	SIDE	REAR
1	8395 N.L.J.SCENIC	.088	95'	15'	10'	115'
2	8383 N.L.J.SCENIC	.135	53'	15'	5'	98'
3	8375 N.L.J. SCENIC	.208	55'	10'	5'	50'
4	8355 N.L.J.SCENIC	.206	70'	10'	5'	102'
5	8315 N.LJSCENIC	.206	25'	10'	5'	78'
6	8327 N.LJSCENIC	.149	82'	6'	5'	145'
7	LA JOLLA SCENIC	(VACANT)				→
8	8367 N.LJSCENIC	.202	50'	15'	5'	85'
9	8359 N.LJSCENIC	.212	70'	5'	8'	46'
10	8402 SUGARMAN	.233	15'	5'	20'	22'
11	8384 SUGARMAN	.186	25'	5'	15'	55'
12	8374 SUGARMAN	.192	30'	5'	7'	60'
13	8332 SUGARMAN	.229	22'	12'	10'	20'
14	8322 SUGARMAN	.316	20'	5'	5'	12'
15	8312 SUGARMAN	.257	5'	4'	15'	32'
16	8302 SUGARMAN	.232	15'	5'	5'	22'
17	000 SUGARMAN	(VACANT)				→
18	8356 SUGARMAN	.250	25'	5'	10'	65'
19	8385 SUGARMAN	.076	25'	5'	10'	230'
20	8373 SUGARMAN	.078	22'	5'	5'	230'
21	8359 SUGARMAN	.074	22'	5'	10'	235'
22	8345 SUGARMAN	.078	24'	5'	10'	250'
23	8335 SUGARMAN	.078	25'	5'	10'	258'
24	8325 SUGARMAN	.104	25'	5'	10'	255'
25	8303 SUGARMAN	.323	10'	5'	10'	110'
26	8350 GILMAN	.282	55'	5'	5'	70'
27	8352 GILMAN	.290	25'	5'	5'	65'
28	8354 GILMAN	.290	90'	10'	5'	60'
29	8356 GILMAN	.208	95'	10'	5'	60'
30	8358 GILMAN	.055	92'	10'	5'	20'
31	8315 SUGARMAN	.055	5'	5'	5'	45'

ADDENDUM TO REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION

Proposed Schraeger Residence

8356 Sugarman Drive
La Jolla, California

JOB NO. 18-11949
01 August 2019

Prepared for:

Mr. Richard Schraeger

Geotechnical Exploration, Inc.

SOIL AND FOUNDATION ENGINEERING ● GROUNDWATER ● ENGINEERING GEOLOGY

01 August 2019

Mr. Richard Schraeger
c/o Pacific Sotheby's International Realty
241 Pacific Avenue
Solana Beach, CA 92075

Job No. 18-11949

Subject: **Addendum to Report of Preliminary Geotechnical Investigation**
Schraeger Residential Project
8356 Sugarman Drive
La Jolla, California

Dear Mr. Schraeger:

In accordance with your request and per our agreement, ***Geotechnical Exploration, Inc.*** has prepared this addendum to the "Report of Preliminary Geotechnical Investigation" prepared by our firm and dated October 23, 2018. The project has undergone some architectural modifications and the residential building has been moved to the west. In order to build the modified project, a permanent tieback shoring wall should be built adjacent to the west side of the proposed residence. Herein, we present our recommendations for the design and construction of the tieback wall. The soil and geologic findings presented in our October 23, 2018, report were used for this addendum.

In our opinion, if the recommendations presented in this report are implemented during wall design and construction, the site will be suited for the proposed tieback and shotcrete wall as well as the construction of the proposed residence.

This opportunity to be of service is sincerely appreciated. Should you have any questions concerning the following report, please contact our office. Reference to our **Job No. 18-11949** will help to expedite a response to your inquiry.

Respectfully submitted,

GEOTECHNICAL EXPLORATION, INC.

Jaime A. Cerros, P.E.
R.C.E. 34422/G.E. 2007
Senior Geotechnical Engineer

Leslie D. Reed, President
P.G. 3391/C.E.G. 999

ADDENDUM TO REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION
Proposed Schraeger Residence
8356 Sugarman Drive
La Jolla, California

JOB NO. 18-11949

The following addends the recommendations of our "Report of Preliminary Geotechnical Investigation" for the subject project, dated October 23, 2018.

I. PROJECT SUMMARY

It is our understanding, based on review of the most recent architectural plans prepared by Marengo Morton Architects, that the original architectural plans have been modified and the location of the proposed residential structure has been moved to the west, as shown on the attached Figure No. II. Since the residential structure will now encroach into an ascending slope, in order to provide safe excavation and comply with gross and shallow slope stability requirements, a permanent shoring tieback and shotcrete wall needs to be constructed adjacent to the west side of the proposed residence. Previous recommendations regarding the design and construction of shallow foundations, slabs on-grade, and conventional basement and/or building retaining walls, as well as adjacent improvements, that were provided in our October 23, 2018, report remain applicable.

The most recent architectural plans include two stories over basement, with the lower two stories including partially below ground retaining walls. Final construction plans for development of the site have not been provided to us but when completed, should be made available for our review.

II. SCOPE OF WORK

The scope of this addendum includes providing geologic cross sections based on the site topography, proposed architectural cross sections, performance of slope stability calculations with inclusion of tiebacks and a shotcrete wall to obtain a permanent modified slope with gross and shallow slope stability factors of safety of at least 1.5; and seismic slope stability analysis with a required minimum factor of safety of at least 1.15. Geologic and soil information from our "Report of Preliminary Geotechnical Investigation" dated October 23, 2018, was used for the preparation of this addendum.

III. SITE DESCRIPTION

The subject property is known as Assessor's Parcel Nos. 346-791-09-00, Block 8, Lots 56 and 57, per Recorded Map 4382 in the City of San Diego, County of San Diego, State of California. Refer to Figure No. I, the Vicinity Map, for the project location.

The roughly rectangular-shaped lot consists of approximately 0.54-acre and is located on west side of Sugarman Drive in the La Jolla area of the City of San Diego. The property is currently developed with a single-story, single-family residence with an attached two-car garage on the northern half of the lot. The southern half of the lot, where the single-family, two-story residence is proposed, is undeveloped. The property is bordered on the east by Sugarman Drive, lower in elevation; on the north and south, at approximately the same elevation, by similar residential properties; and on the west, higher in elevation by a similar residential property.

Vegetation on the site consists primarily of grass, weeds, ornamental shrubbery, and a few mature trees. Elevations across the property range from approximately 409 feet above Mean Sea Level (MSL) along the west property line, to approximately 351 feet above MSL along the east property line at the driveway entrance. Information concerning approximate elevations across the site was obtained from a topographic site map prepared by *Christensen Engineering & Surveying* dated April 23, 2018.

IV. FIELD INVESTIGATION

Five exploratory excavations were placed on the project site at the approximate locations shown on the attached modified Plot Plan, Figure No. II. The exploratory test pits were excavated to a depth of 2 feet into formational material. The soils encountered in the excavations were observed and logged by our field representative, and samples were taken of the predominant soils throughout the field operation. Excavation logs were prepared on the basis of our observations and the results were summarized on Figure Nos. IIIa-e of our report dated October 23, 2018. The predominant soils were classified in general conformance with the Unified Soil Classification System.

V. LABORATORY TESTS AND SITE-SPECIFIC SOIL AND GEOLOGICAL DESCRIPTION

Laboratory tests were performed on the retrieved soil samples in order to evaluate their strength properties. The test results were presented on Figure Nos. IVa-c of our preliminary geotechnical report dated October 23, 2018.

Our field work, reconnaissance, and review of the geologic map by Kennedy and Tan, 2008, "*Geologic Map of San Diego, 30'x60' Quadrangle, CA,*" indicate that the existing pad elevation and eastern portion of the site where the development is proposed is underlain by Tertiary-age Scripps (Tsc) formational materials. The western portion of the site is underlain by Quaternary-age Very Old Paralic deposits Unit 10a ($Qvop_{10a}$) formational materials. During the course of our field investigation, Scripps (Tsc) formational materials were encountered in all of our exploratory excavations except for HP-5 where Very Old Paralic deposits ($Qvop_{10a}$) formational materials were encountered at the surface. The encountered Scripps (Tsc) formational soils are, in general, overlain by approximately ½-foot of artificial fill soils.

Fill Soils (Qaf): The area of the site to receive the proposed development are underlain by approximately ½-foot of fill soil as encountered in all of the exploratory excavation locations except for HP-5. The encountered fill soils consist of loose, silty sand. These relatively shallow, low-density surficial soils are generally dry, gray-brown, and are not considered suitable in their current condition for support of loads from the proposed structures.

Very Old Paralic Deposits Unit 10a ($Qvop_{10a}$): The encountered formational materials generally consisted of dense, moist to wet, reddish-brown, clayey sand. The clayey sand formational soils were only encountered at the surface to the maximum depth of exploration on the western slope in exploratory excavation HP-5.

Scripps Formation (Tsc): The encountered formational materials primarily consist of dense, dry, yellow- to gray-brown, clayey sand. The clayey sand formational soils were encountered to the maximum depth of exploration in all exploratory excavations except for HP-5.

Although no obvious geologic structure was observed within our exploratory excavations of the massively bedded Scripps (Tsc) and Very Old Paralic Deposits ($Qvop_{10a}$) formational materials, our review of review of the geologic map by Kennedy and Tan, 2008, *"Geologic Map of San Diego, 30'x60' Quadrangle, CA,"* indicate that the Scripps (Tsc) formation closest to the project site is underlain by the eastern limb of a mapped syncline showing a bedding attitude of N4°E with a dip of 3° to the northwest. The dip is into the existing slope and considered favorable.

VII. SLOPE STABILITY ANALYSIS

Slope stability analyses were performed utilizing the *SLIDE6* computer program. Conservative and modified shear values based on our laboratory results and slope stability soil strength values were input into the program to calculate the required tieback forces to obtain the required minimum factors of safety. Seismic loading was also considered in the stability analyses. The final analyses resulted in a design program for slope retention that exceeds a factor of safety of 1.5 for static loading and 1.15 for seismic conditions.

The slope stability calculations were performed on two cross sections A-A' crossing the interior of the residence, and another cross section on the north side, looking to the south. The *SLIDE6* computer program can perform calculations using several slope stability methods. We used the Spencer and the Janbu corrected method. After the most likely location of failure plane was obtained, we used the same program to determine the required tendon forces for slope retention and extending the soil nails behind the potential failure plane. See Appendix B for slope stability calculation printouts.

The following soil design parameters were used in slope stability calculations and are presented in Appendix B:

Friction Angle =	35 degrees in Very Old Paralic Deposits 31 degrees in Scripps Formation
Cohesion =	600 psf in Very Old Paralic Deposits 450 psf in Scripps Formation
Soil Weight =	126 pcf in Very Old Paralic Deposits 120 pcf in Scripps Formation

These values were derived from shear tests and modified based on site observations and our experience. For tieback bonding force we assumed that the drilled holes were going to be at least 6 inches in diameter and the estimated bond strength was going to be at least 17 psi. The tieback spacing used in the calculations is 6 feet vertical and horizontal between them, with the upper tieback placed approximately 3 feet from the excavation top.

The calculations were made so that the tieback and shotcrete face wall system would provide at least a 1.5 factor of safety against shear failure (static and seismic analysis) of the soil mass being protected behind the tieback wall locations. Three stages of tieback installation were used per cross section. The calculated design loads per tieback are presented in Appendix B.

VIII. RECOMMENDATIONS

The following conclusions and recommendations are based upon the practical field investigation conducted by our firm, and resulting laboratory tests, in conjunction with our knowledge and experience with similar soils in the La Jolla area. The opinions, conclusions, and recommendations presented in this report are contingent

upon ***Geotechnical Exploration, Inc.*** being retained to review the final plans and specifications as they are developed and to observe the site earthwork and the tieback/shotcrete face wall installation. Accordingly, we recommend that the following paragraph be included on the grading and wall plans for the project.

> *If the geotechnical consultant of record is changed for the project, the work shall be stopped until the replacement has agreed in writing to accept the responsibility within their area of technical competence for approval upon completion of the work. It shall be the responsibility of the permittee to notify the City Engineer in writing of such change prior to the recommencement of grading and/or foundation installation work.*

A. ***Seismic Design Criteria***

1. *Seismic Design Criteria:* Site-specific seismic design criteria for the proposed shotcrete/soil nail wall are presented in the following table in accordance with Section 1613 of the 2016 CBC, which incorporates by reference ASCE 7-10 for seismic design. We have determined the mapped spectral acceleration values for the site, based on a latitude of 32.8583 degrees and longitude of -117.2387 degrees, utilizing a tool provided by the USGS, which provides a solution for ASCE 7-10 (Section 1613 of the 2016 CBC) utilizing digitized files for the Spectral Acceleration maps. Based on our experience with similar soil conditions, we have assigned a Site Soil Classification of D. Refer to the *"USGS Design Maps Summary Report"* presented as Appendix C of our report dated October 23, 2018.

TABLE I
Mapped Spectral Acceleration Values and Design Parameters

S_s	S_1	F_a	F_v	S_{ms}	S_{m1}	S_{ds}	S_{d1}
1.262g	0.489g	1.000	1.511	1.262g	0.739g	0.842g	0.493g

B. Tiebacks and Shotcrete Face Wall

2. *Tiebacks*: Up to 6 rows of tiebacks are anticipated for the deepest part of the proposed excavation required for the west side of the residence. The first row should be placed approximately 3 feet from the top, and the lower row should be as approximately shown on the attached cross sections.

For the tiebacks and shotcrete wall facing the site excavation, installation will start progressively from the top western area. Soil benches will be needed for tieback drilling, placement, and grouting, as well as face reinforcement placement, plate placement and the first layer of shotcrete wall placement as wall construction progresses. The final design and plans for the tieback and shotcrete facing wall will be prepared by an engineer specializing in this type of wall design.

The calculated total length of the two upper rows of tiebacks was 26 feet, with an unbonded length of 13 feet. The intermediate three rows of tiebacks had a total length of 30 feet, with an unbonded length of 12 feet. The final lower level row of tiebacks had a calculated total length of 35 feet, with an unbonded length of 15 feet.

A design engineer that specializes in this type of retaining wall structure should specify the required performance and verification testing, as well as testing required to confirm the estimated bond strength used in our calculations as well as any other inspections that are required.

We have calculated the tieback forces assuming that the drilled holes will have an angle of 20 degrees from horizontal. The tieback reinforcing should be as specified in the final plans prepared by the specialty engineer. The tieback reinforcing should be protected against soil corrosion potential. The specialty design engineer should evaluate the values used to obtain the recommended tiebacks.

The drilled holes should be at least 6 inches in diameter or as specified by the Structural Engineer. Post-grouting of the soil nails may be considered by the contractor if the recommended bond length is not obtained during testing.

3. *Slope Observations:* A representative of ***Geotechnical Exploration, Inc.*** must observe any steep temporary slopes *during construction*. In the event that soils and formational material comprising the slope are not as anticipated, any required slope design changes would be presented at that time.

4. *Slope Face Drainage*: MiraDrain 6200 drainage board should be placed on the excavated slope face as chimney drains between the tiebacks, and discharge through weep holes at the base of the shotcrete wall at least every 30 feet apart. The weep holes should consist of at least 3-inch-diameter PVC pipe or other system specified by the tieback wall design engineer. The subdrain outlet pipes should connect to a collector pipe that "daylights" in an area of the wall toe that is protected against erosion. As an alternative, the collector pipe can be connected to an approved solid drainage pipe.

5. *Shotcrete Reinforcement*: Steel mesh reinforcement or a steel rebar grid should consist of welded wire fabric and/or steel reinforcing specified by the design engineer for the shotcrete wall face.

6. *Shotcrete (Gunite) Specifications*: The shotcrete should be as specified by the Structural Engineer and quality tested per his requirements.

7. *Cal-OSHA*: Where not superseded by specific recommendations presented in this report, trenches, excavations, and temporary slopes at the subject site should be constructed in accordance with Title 8, Construction Safety Orders, issued by Cal-OSHA.

C. ***General Recommendations***

8. *Project Start Up Notification:* In order to reduce work delays during construction, this firm should be contacted 48 hours prior to any need for wall construction observations or field density testing of compacted fill soils. It is mandatory that a representative of this firm perform observations and/or fill compaction testing during construction operations to verify that the earthwork and wall construction operations are consistent with the recommendations presented in this report.

9. *Construction Best Management Practices (BMPs):* Construction BMPs must be implemented in accordance with the requirements of the controlling jurisdiction. Sufficient BMPs must be installed to prevent silt, mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. The contractor is responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes breach in the installed construction BMPs.

All stockpiles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than 7 days are to be provided with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater. A concrete washout should be provided on all projects that propose the construction of any concrete improvements that are to be poured in place. All erosion/sediment control devices should be maintained in working order at all times. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

10. *Slope Top Drainage Control:* The project contractor should provide proper drainage control above the proposed wall. Drainage must be designed and maintained to direct water away from the wall and slope face. Any runoff should be collected in concrete swales and properly discharged.

11. *Slope Irrigation:* Irrigation of slope-face vegetation, if installed, should be kept at the minimum required to sustain plant growth, in order to minimize moisture infiltration to slope face soils.

IX. GRADING NOTES

Geotechnical Exploration, Inc. recommends that we be retained to verify the actual soil conditions revealed during site grading work and tieback shotcrete wall construction to be as anticipated in this addendum and our "*Report of Preliminary Geotechnical Investigation*" for the project. In addition, the placement and

compaction of any fill or backfill soils during site work must be observed and tested by the soil engineer.

It is the responsibility of the general contractor to comply with the requirements on the construction plans as well as local ordinances. ***Geotechnical Exploration, Inc.*** will assume no liability for damage occurring due to improperly or uncompacted fill or backfill placed without our observations and testing.

X. LIMITATIONS

Our conclusions and recommendations have been based on all available data obtained from our work performed thus far, as well as our experience with the soils and geology in this part of San Diego. It is necessary that all observations, conclusions and recommendations be verified at the time repair operations begin. In the event discrepancies are noted, additional recommendations may be issued (if required). We recommend that we review the final project repair plans to verify that our recommendations are properly incorporated. Additional or modified recommendations may be provided as warranted.

This report should be considered valid for a period of two (2) years. After such time, this report is subject to review by our firm and possible revision depending on the nature of planned site work.

The firm of ***Geotechnical Exploration, Inc.*** should not be held responsible for changes to the physical condition of the property, such as inappropriate grading measures or changed drainage patterns, which occur subsequent to issuance of this report. If significant modifications are made to the investigated area, especially with

respect to the site slope and any changed drainage conditions, this report must be presented to us for immediate review and possible revision.

This opportunity to be of service is sincerely appreciated. Should you have any questions regarding this matter, please contact the undersigned. Reference to our **Job No. 18-11949** will help to expedite a response to your inquiries.

Respectfully submitted,

GEOTECHNICAL EXPLORATION, INC.

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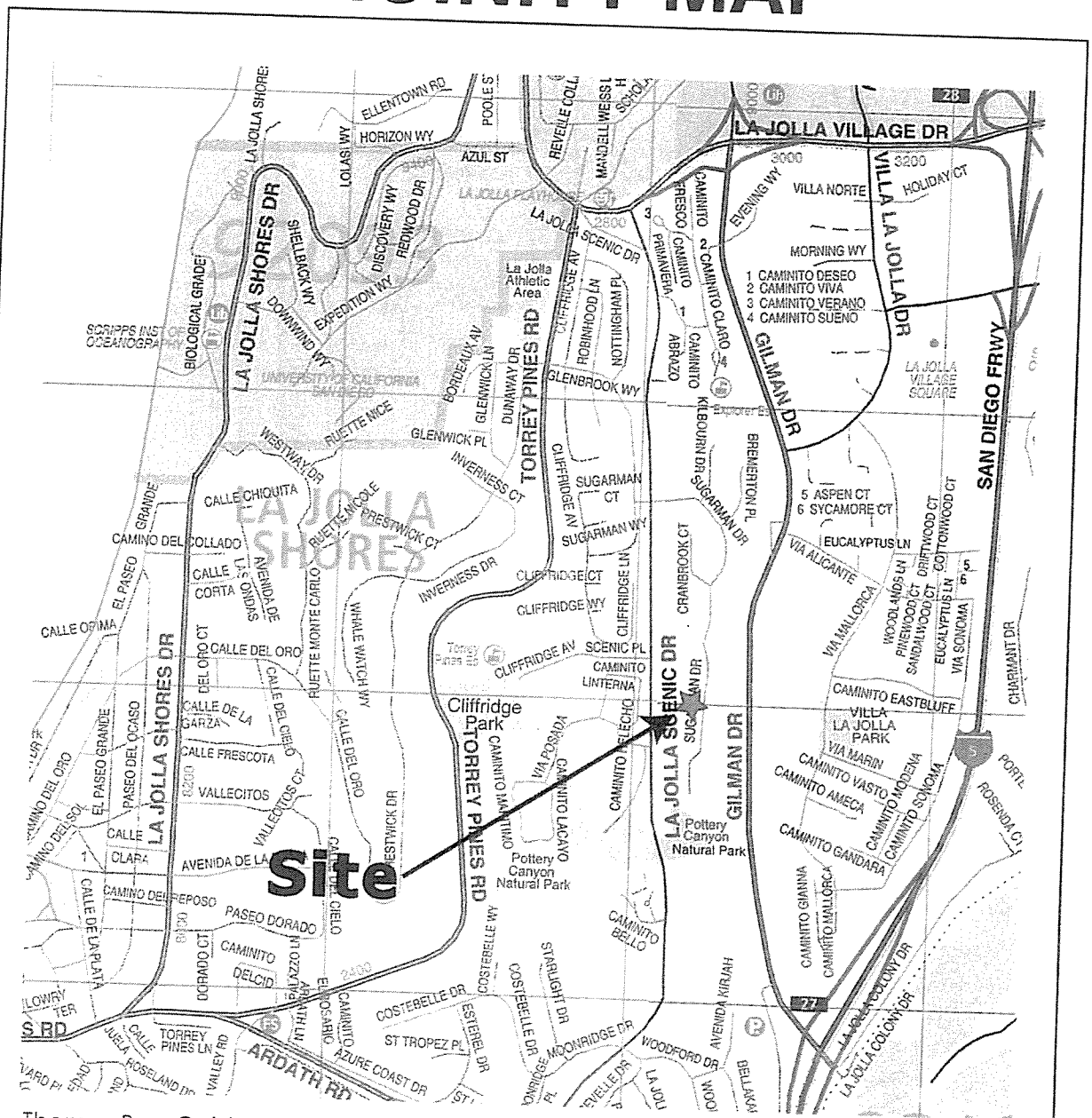
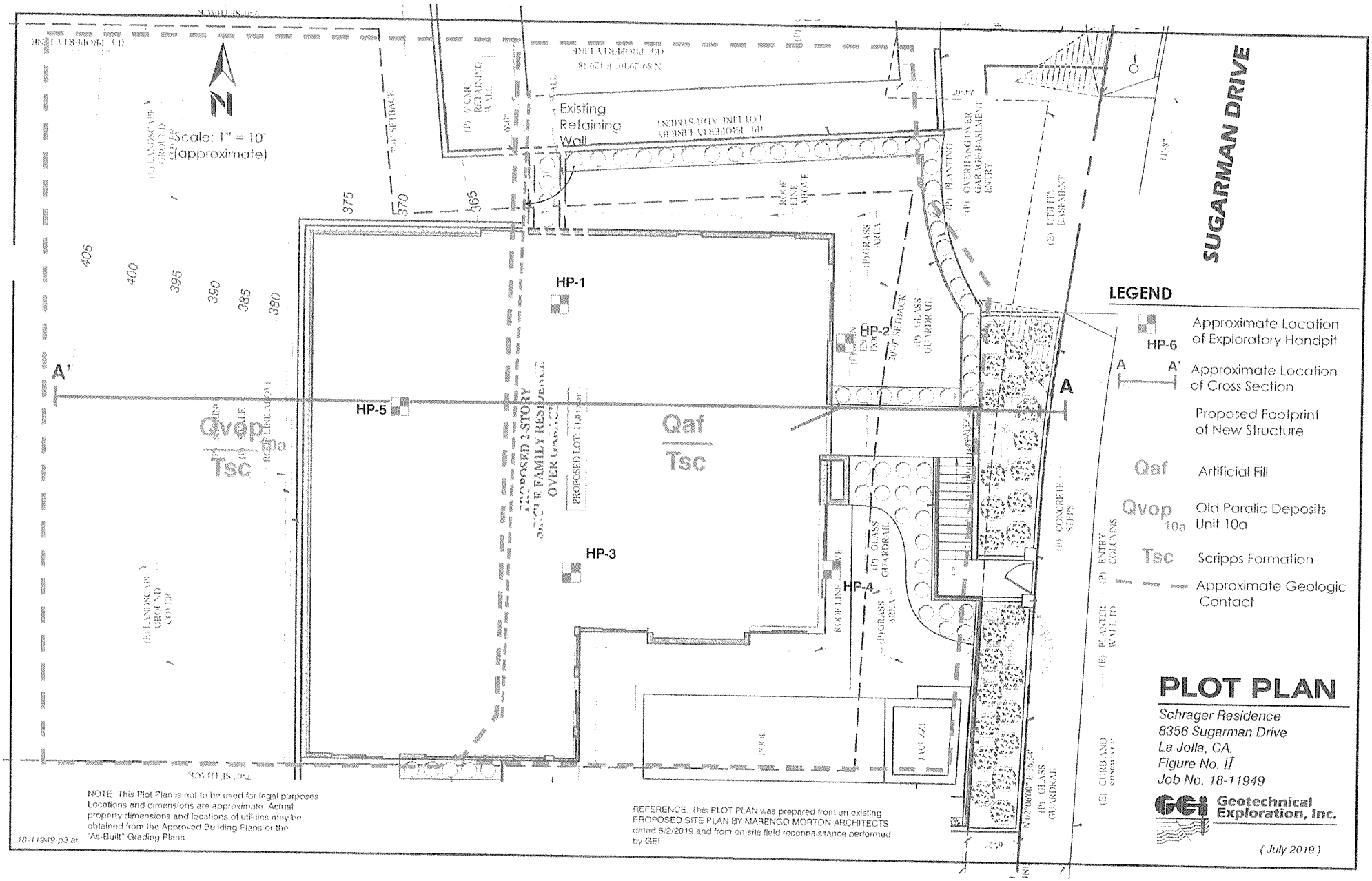
VICINITY MAP



Thomas Bros Guide San Diego County pg 1228-A4

Schrager Residence
8356 Sugarman Drive
La Jolla, CA.

Figure No. I
Job No. 18-11949



PLOT PLAN

Schrager Residence
8356 Sugarman Drive
La Jolla, CA.
Figure No. II
Job No. 18-11949

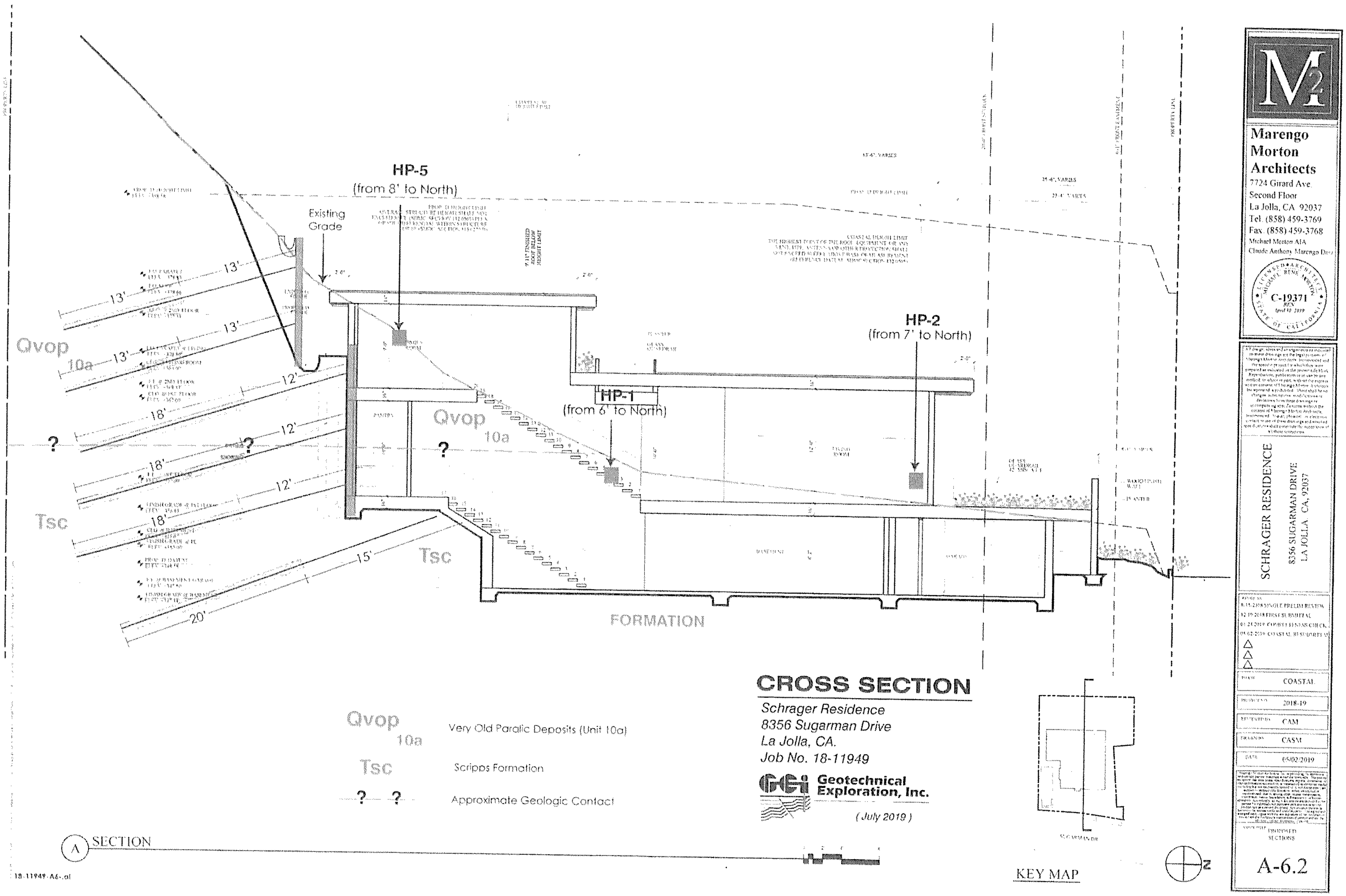
Geotechnical Exploration, Inc.

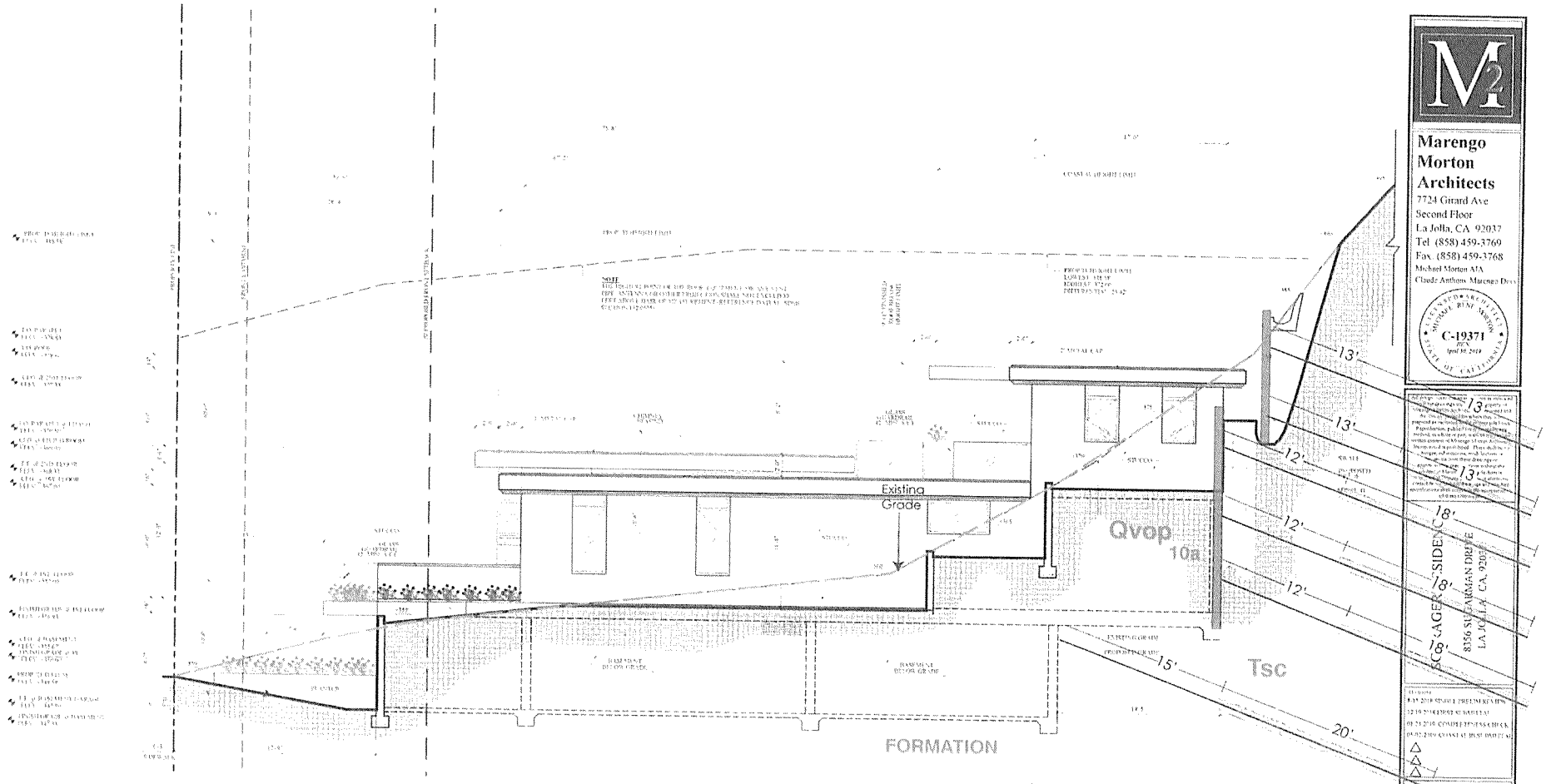
(July 2019)

NOTE: This Plot Plan is not to be used for legal purposes. Locations and dimensions are approximate. Actual property dimensions and locations of utilities may be obtained from the Approved Building Plans or the "As-Built" Grading Plans

REFERENCE: This PLOT PLAN was prepared from an existing PROPOSED SITE PLAN BY MARENGO MORTON ARCHITECTS dated 5/2/2019 and from on-site field reconnaissance performed by GEI.

18-11949-p3.ai


HP-5
(from 8' to North)
Existing Grade
HP-2
(from 7' to North)
HP-1
(from 6' to North)
Qvop 10a
?
Tsc
13'
12'
18'
15'
20'
FORMATION
CROSS SECTION
Schrager Residence
8356 Sugarman Drive
La Jolla, CA.
Job No. 18-11949
Geotechnical Exploration, Inc.
(July 2019)
Qvop 10a Very Old Paralic Deposits (Unit 10a)
Tsc Scripps Formation
? ? Approximate Geologic Contact
A SECTION
18-11949-A6-.ai
KEY MAP
Marengo
Morton
Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
C-19371
SCHRAGER RESIDENCE
8356 SUGARMAN DRIVE
LA JOLLA CA, 92037
COASTAL
2018-19
CAM
CASM
05/02/2019
A-6.2



Qvop 10a — Very Old Paralic Deposits (Unit 10a)

Tsc — Scripps Formation

CROSS SECTION

Schrager Residence
8356 Sugarman Drive
La Jolla, CA.
Job No. 18-11949

Geotechnical Exploration, Inc.

(July 2019)

1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

2 KEY MAP
SCALE 1" = 200'-0"

Marengo Morton Architects
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Second Floor
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Tel (858) 459-3769
Fax (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Dean

C-19371
REN
April 30, 2019

8356 SUGARMAN DRIVE
LA JOLLA, CA. 92037

COASTAL
2019-10
CAM
CS
05/02/2019

A-5.2

18-11949-A5-2.dwg

APPENDIX B

APPENDIX B

SLOPE STABILITY CALCULATIONS WITH SLIDE 6 COMPUTER PROGRAM

Schrager Residential Project

Job No. 18-11949

We performed gross slope stability calculations using the *SLIDE 6* program by Roc Science. The program is a limit equilibrium method, slope stability program that allows the use of several slope stability methods to calculate the factors of safety against shear failure. On this project, the Spencer and Janbu Corrected methods were used as the basis for calculations when using circular slide surfaces for analysis through the site geologic cross sections.

The program calculates the factor of safety against shear failure for potential slide surfaces over a selected range. We chose the range of slide surfaces where failures are most likely to occur. The printout shows a block with contours of different colors and shades that correspond to the different factors of safety calculated that can be obtained for the analyzed range of slide surfaces for Section B-B' (Architectural Section A-5.2 and A-6.2), which includes the steepest and unfavorable surficial slope conditions (see attached printouts). The green circular surface displayed in the printout is the lowest possible factor of safety located within the specified search range of each analysis. Soil strength values, geometry, and water conditions (seepage was not encountered) used in the program were based on geological information at the site, obtained by our project geologist. Direct shear test results from the on-site soils were performed and were used for the gross slope stability analysis. Shear strength values were conservatively adjusted based on our experience with similar soils.

The Spencer and Janbu Corrected methods were used to calculate the gross and shallow shear circular failure surfaces, with the inclusion of supporting tiebacks.

The static gross and surficial slope stability factors of safety were calculated and yielded a factor of safety value above 1.50 and greater with the inclusion of the tiebacks. In the analysis consisted of analyzing the upper tiebacks that are located adjacent to the steep slope. Two rows of tiebacks with a linear load of 8,666.67 lbs/ft per wall length was applied to the upper tiebacks or 52 kips for tiebacks spaced 6 feet on-centers, horizontal and vertical. The tiebacks in the analysis had a bonded-length of 13 feet and 26 feet of total length.

The second analysis consisted of analyzing the intermediate level retaining (1st and 2nd floor) wall tiebacks. Three rows of tiebacks were analyzed for the intermediate level. The uppermost tieback of the intermediate level was spaced 3 feet below (vertically) of the lowest tieback from the upper level. The intermediate level tiebacks were analyzed with a linear load of 12,000 lbs/ft per wall length or 72 kips with 6 feet on-centers of horizontal and vertical spacing. The intermediate level tiebacks were analyzed with a bonded-length of 18 feet and total length of 30 feet.

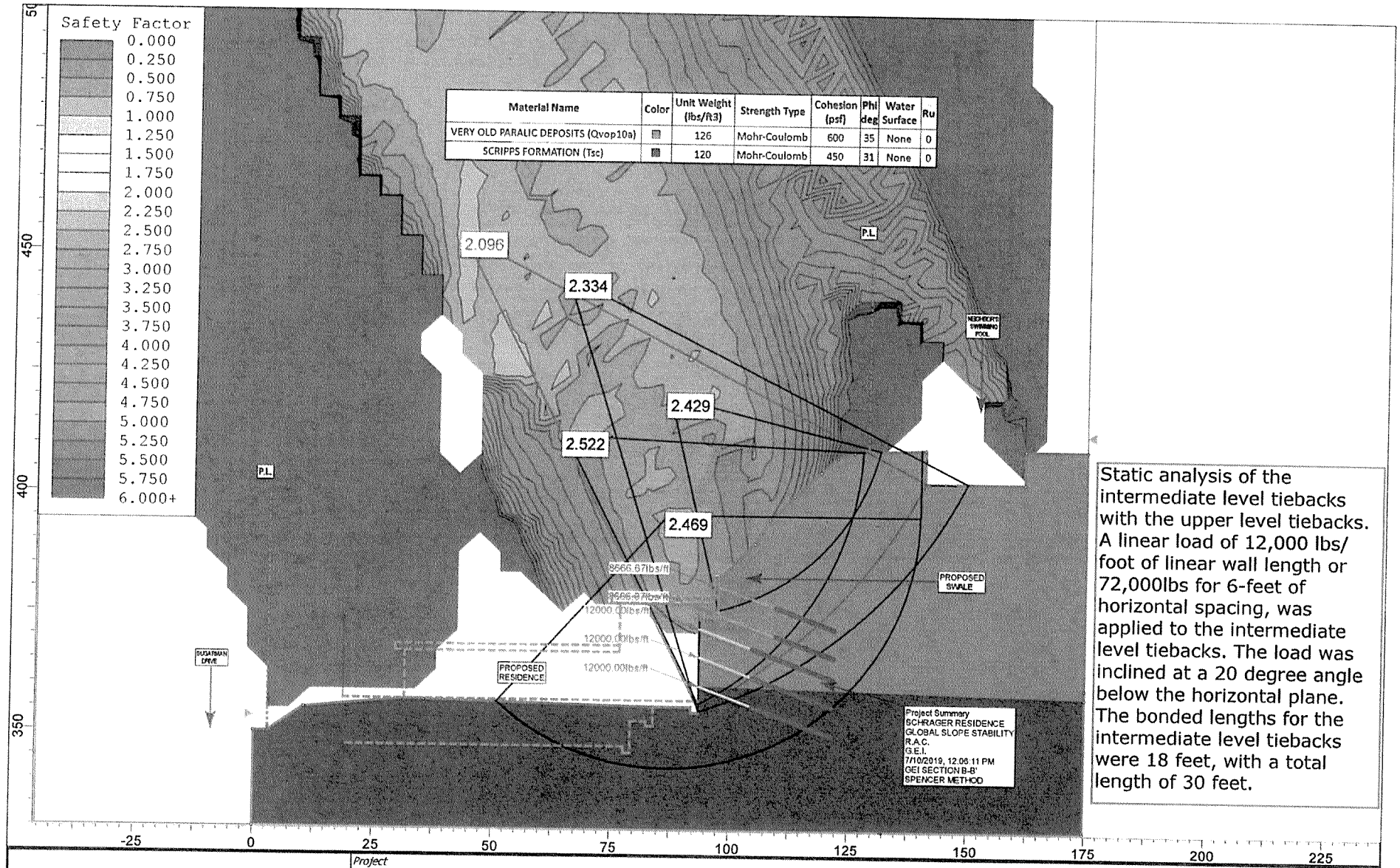
The third analysis consisted of analyzing the lower level (basement level) retaining wall tiebacks using the basement wall configuration shown on architectural sheet plan A-6.2. Only one row of tiebacks was analyzed for the lower level. The lower level tiebacks were analyzed with a linear load of 13,333.33 lbs/ft per wall length or 80 kips with 6 feet on-centers of horizontal and vertical spacing. The lower level tiebacks were analyzed with a bonded-length of 20 feet and a total length of 35-feet.

The final analysis was the same as the third analysis, but the basement wall configuration was change to match the basement wall configuration shown on architectural sheet plan A-5.2. The same assumptions were used from the third analysis. A bond strength of 4 kips/ft was assumed for all the tiebacks in each analysis. All of the analyzed tiebacks were inclined 20-degrees below the horizontal plane.

Once the static gross stability was determined, a seismic analysis was performed for the same analyzed sections. The seismic analysis yielded a factor of safety value above 1.15 as required by the City of San Diego and the State of California.

The surficial slope stability calculations were performed on the slope face using a geotechnical accepted equation for infinite slopes with a saturated upper layer. The calculations were performed by assuming that the upper 5 feet of those soils were saturated. Based on the current existing slope, the calculations yielded the factor of safety against shear failure above1.50 for a sliding block 5 feet high against the soil shear strength frictional and cohesion strength opposing the driving force.

The tiebacks were included in the analysis to stabilize the slope and prevent future gross shear failures. Proper drainage including geocomposites and subdrain systems should be installed prior to slope face shotcrete placement to prevent water pressure build-up behind the tieback walls.

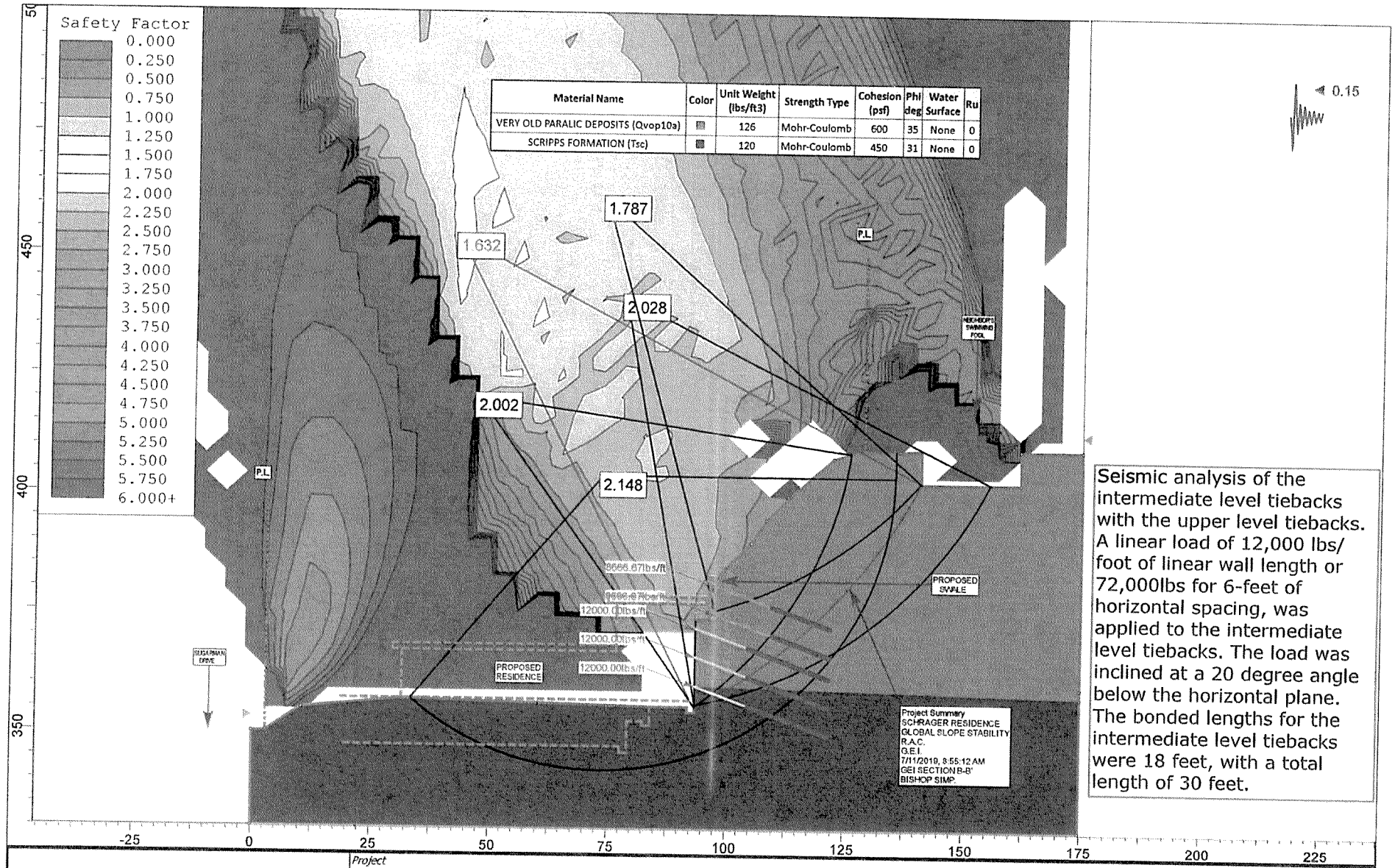


Static analysis of the intermediate level tiebacks with the upper level tiebacks. A linear load of 12,000 lbs/ foot of linear wall length or 72,000lbs for 6-feet of horizontal spacing, was applied to the intermediate level tiebacks. The load was inclined at a 20 degree angle below the horizontal plane. The bonded lengths for the intermediate level tiebacks were 18 feet, with a total length of 30 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:330
Company	G.E.I.		
Date	7/10/2019, 12:06:11 PM	File Name	JOB NO. 18-11949_S(B)_02.slim

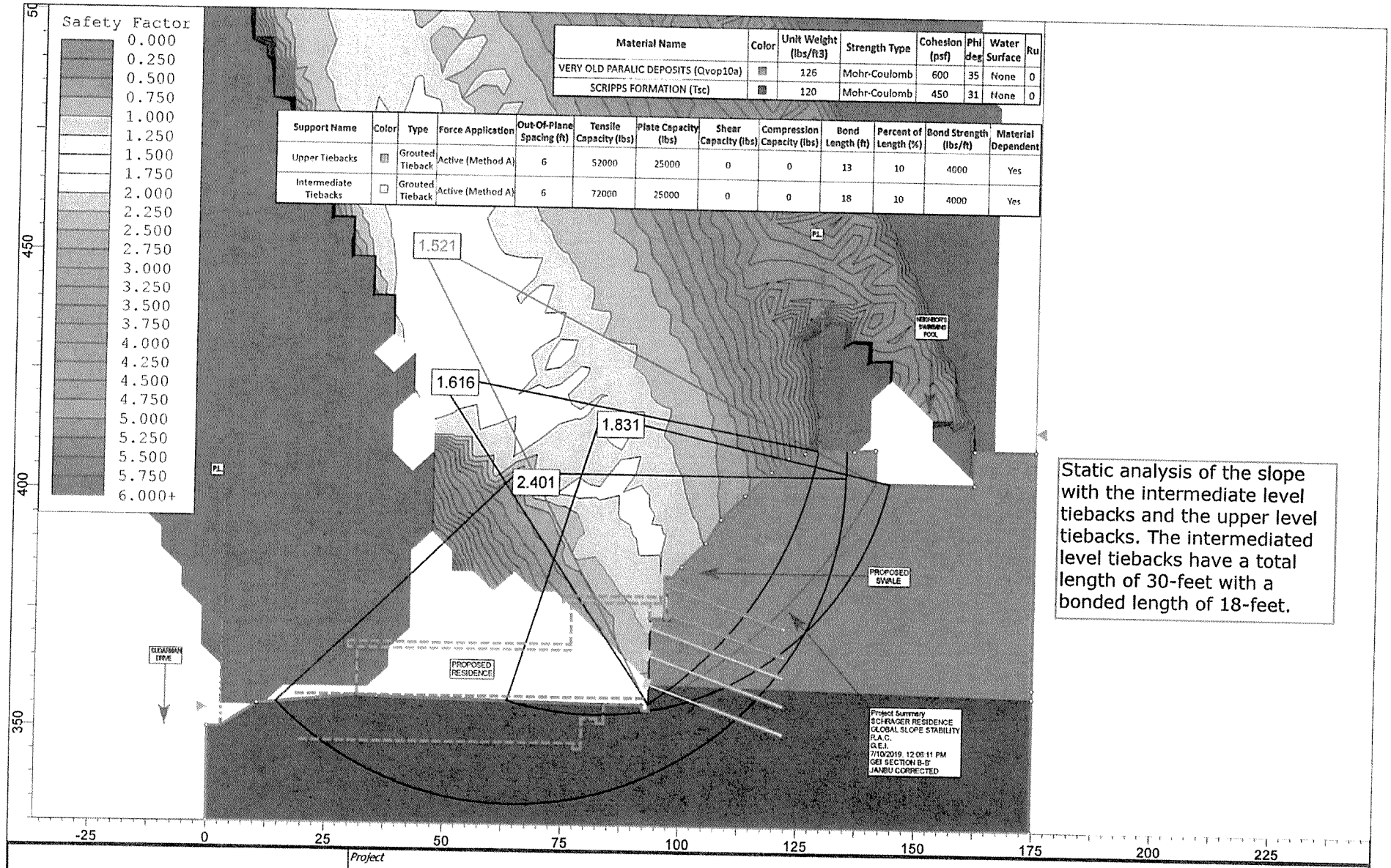


Seismic analysis of the intermediate level tiebacks with the upper level tiebacks. A linear load of 12,000 lbs/ foot of linear wall length or 72,000lbs for 6-feet of horizontal spacing, was applied to the intermediate level tiebacks. The load was inclined at a 20 degree angle below the horizontal plane. The bonded lengths for the intermediate level tiebacks were 18 feet, with a total length of 30 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:330
Company	G.E.I.		
Date	7/11/2019, 8:55:12 AM	File Name	JOB NO. 18-11949_S(B)_02w_0.15gSHAKE.slim



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi deg	Water Surface	Ru
VERY OLD PARALIC DEPOSITS (Qvop10a)		126	Mohr-Coulomb	600	35	None	0
SCRIPPS FORMATION (Tsc)		120	Mohr-Coulomb	450	31	None	0

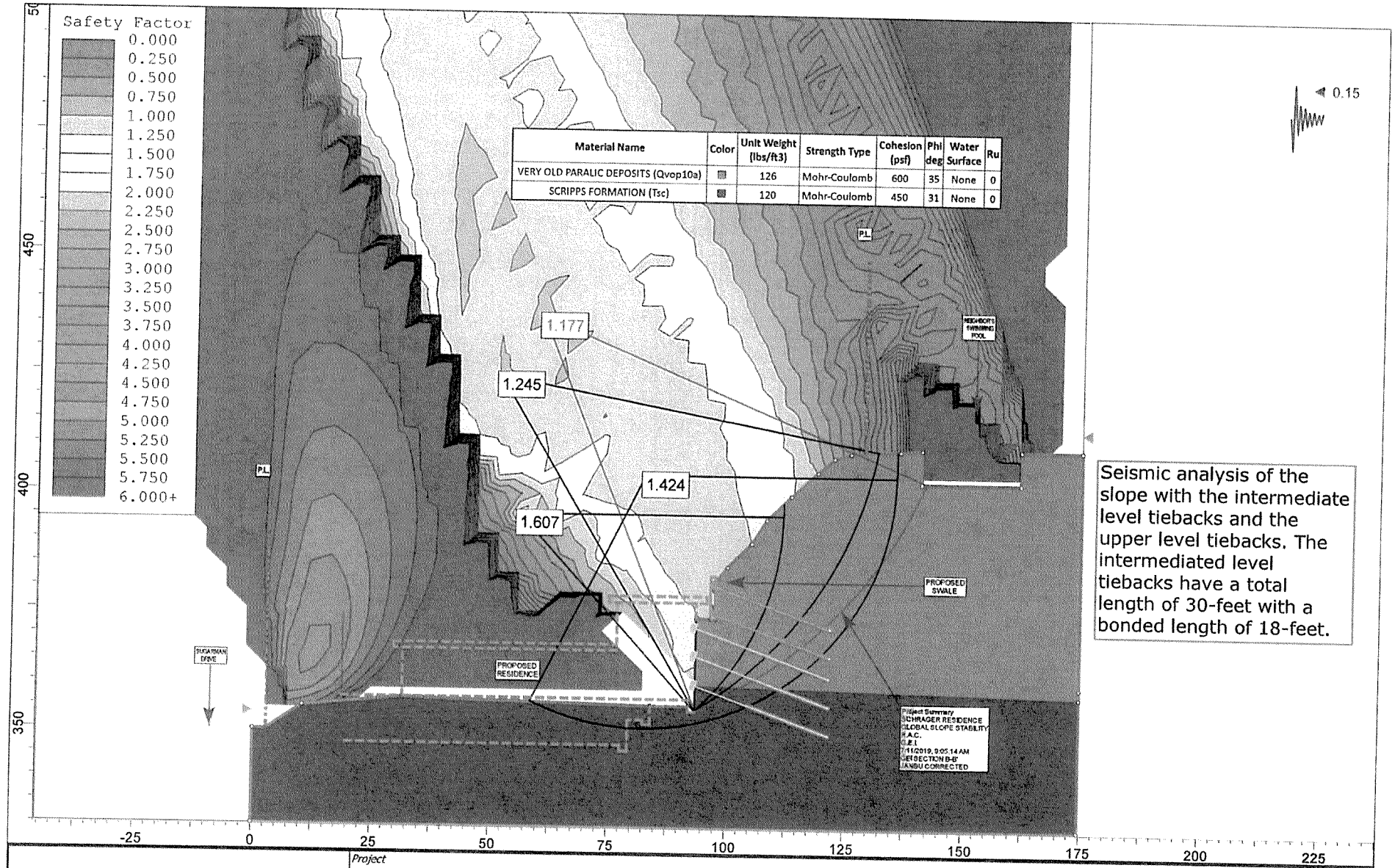
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (ft)	Tensile Capacity (lbs)	Plate Capacity (lbs)	Shear Capacity (lbs)	Compression Capacity (lbs)	Bond Length (ft)	Percent of Length (%)	Bond Strength (lbs/ft)	Material Dependent
Upper Tiebacks		Grouted Tieback	Active (Method A)	6	52000	25000	0	0	13	10	4000	Yes
Intermediate Tiebacks		Grouted Tieback	Active (Method A)	6	72000	25000	0	0	18	10	4000	Yes

Static analysis of the slope with the intermediate level tiebacks and the upper level tiebacks. The intermediated level tiebacks have a total length of 30-feet with a bonded length of 18-feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

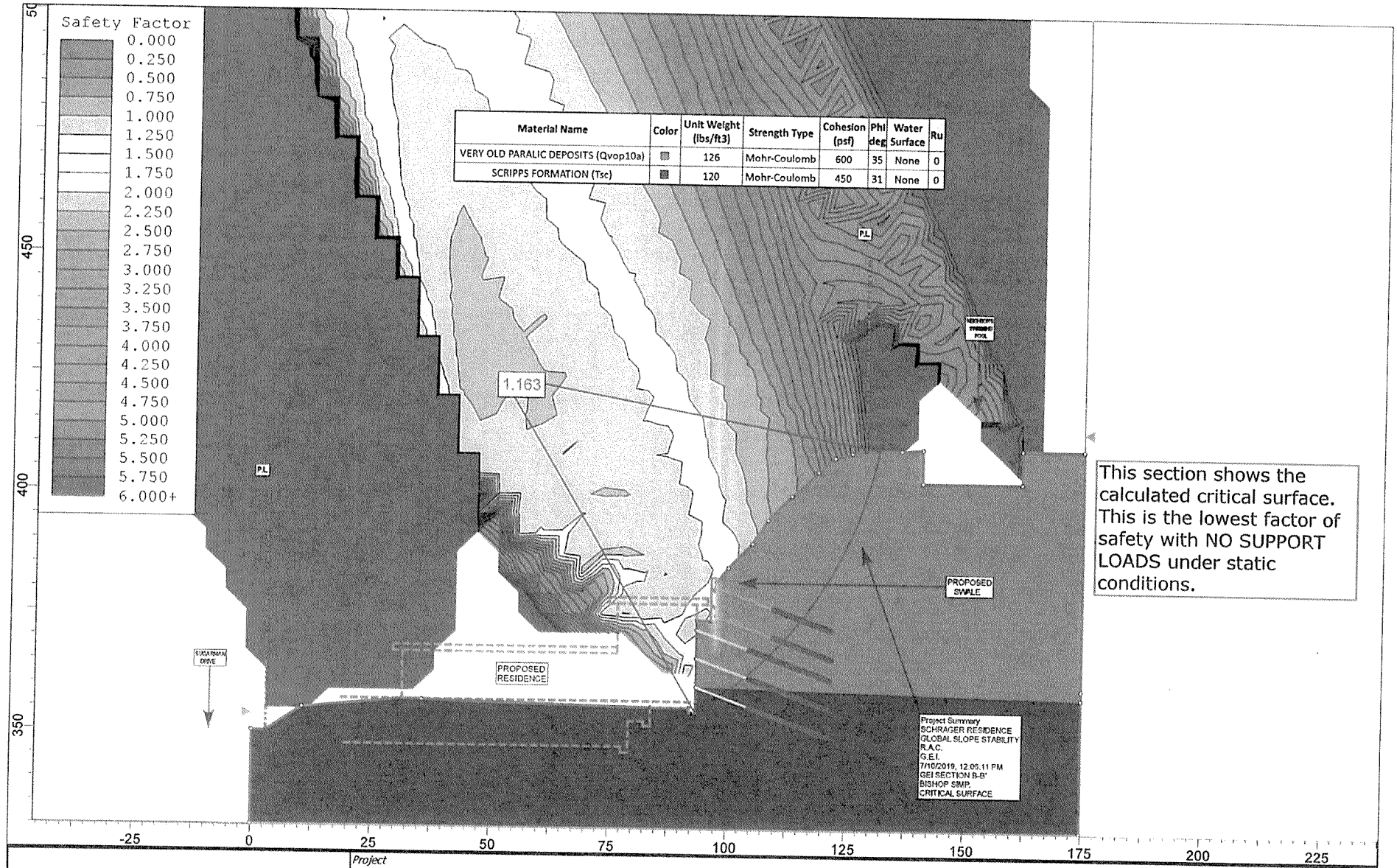
Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:330	Company G.E.I.
Date	7/10/2019, 12:06:11 PM		File Name JOB NO. 18-11949_S(B)_02A.slim



Seismic analysis of the slope with the intermediate level tiebacks and the upper level tiebacks. The intermediated level tiebacks have a total length of 30-feet with a bonded length of 18-feet.

Geotechnical Exploration, Inc.	Project	SCHRAGER RESIDENCE	
	Analysis Description	GLOBAL SLOPE STABILITY	
	Drawn By: R.A.C.	Scale: 1:330	Company: G.E.I.
SLIDEINTERPRET 6.039	Date: 7/11/2019, 9:05:14 AM		File Name: JOB NO. 18-11949_S(B)_02Aw_0.15gSHAKE.slim

NOT FOR REPORT



This section shows the calculated critical surface. This is the lowest factor of safety with NO SUPPORT LOADS under static conditions.

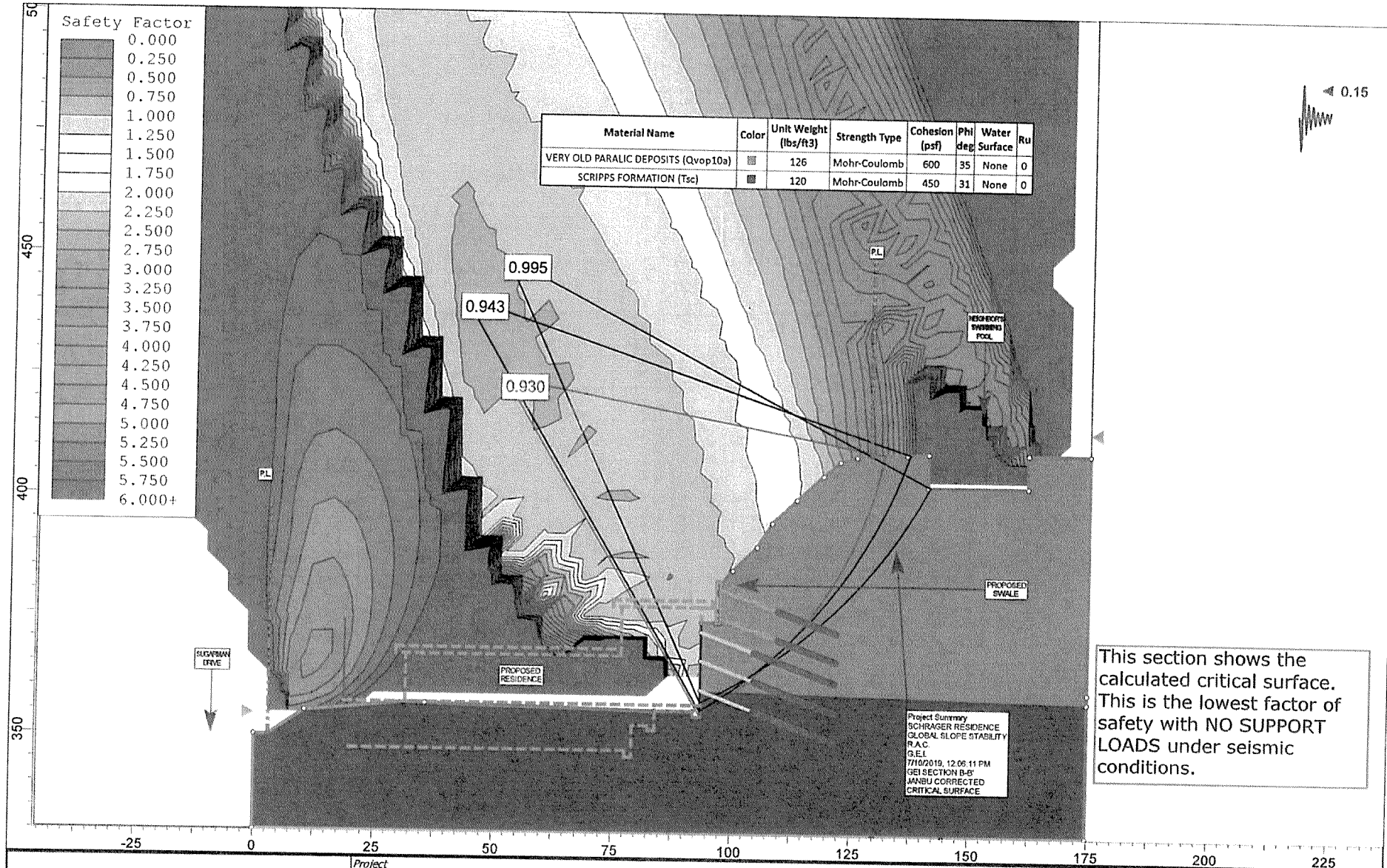
Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE			
Analysis Description	GLOBAL SLOPE STABILITY			
Drawn By	R.A.C.	Scale	1:330	Company G.E.I.
Date	7/10/2019, 12:06:11 PM			File Name JOB NO. 18-11949_S(B)_02CRIT.slim

NOT FOR THE REPORT

NOT FOR REPORT



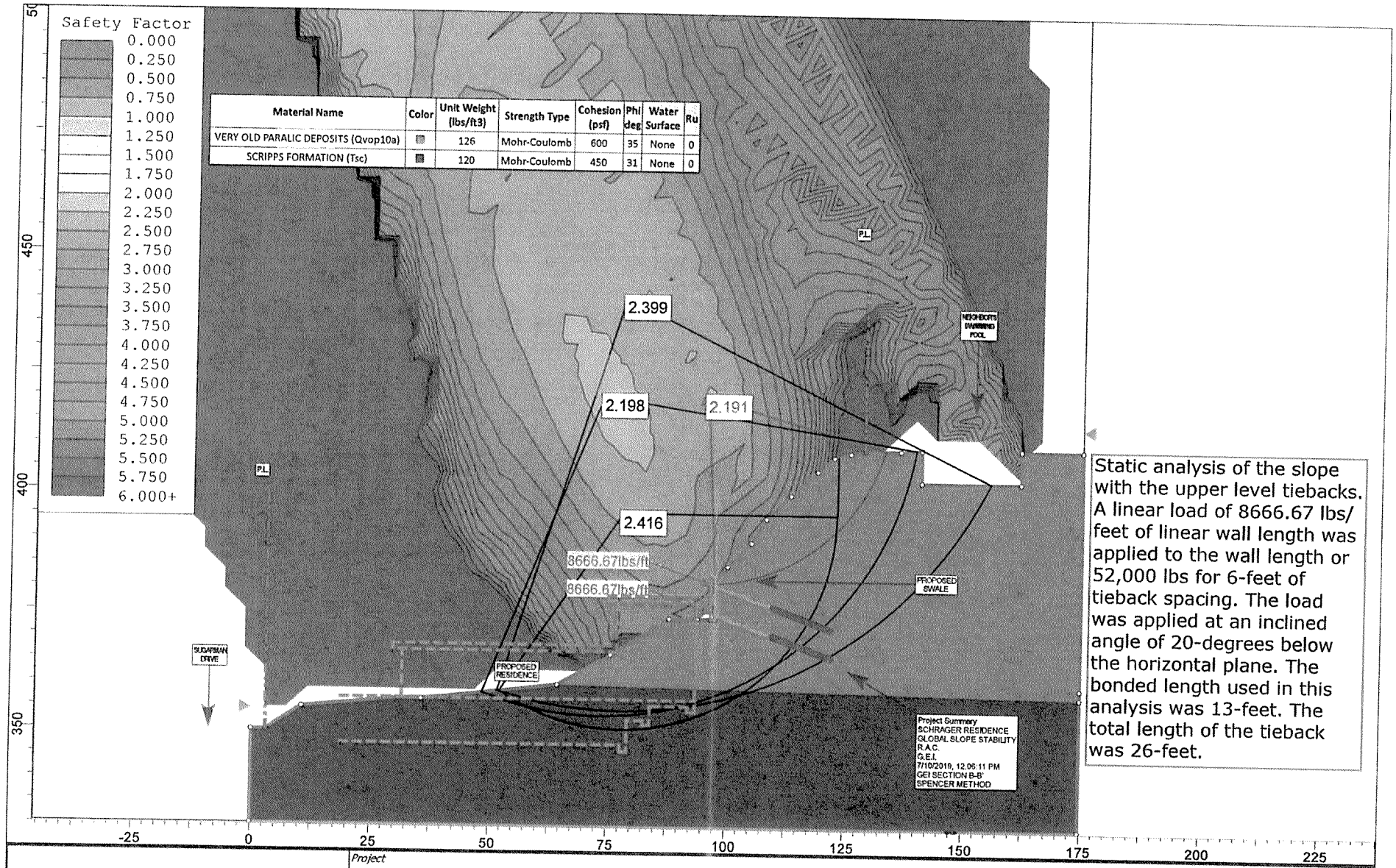
This section shows the calculated critical surface. This is the lowest factor of safety with NO SUPPORT LOADS under seismic conditions.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:330	Company G.E.I.
Date	7/10/2019, 12:06:11 PM		File Name JOB NO. 18-11949_S(B)_02CRITw_0.15gSHAKE.slim

NOT FOR THE REPORT

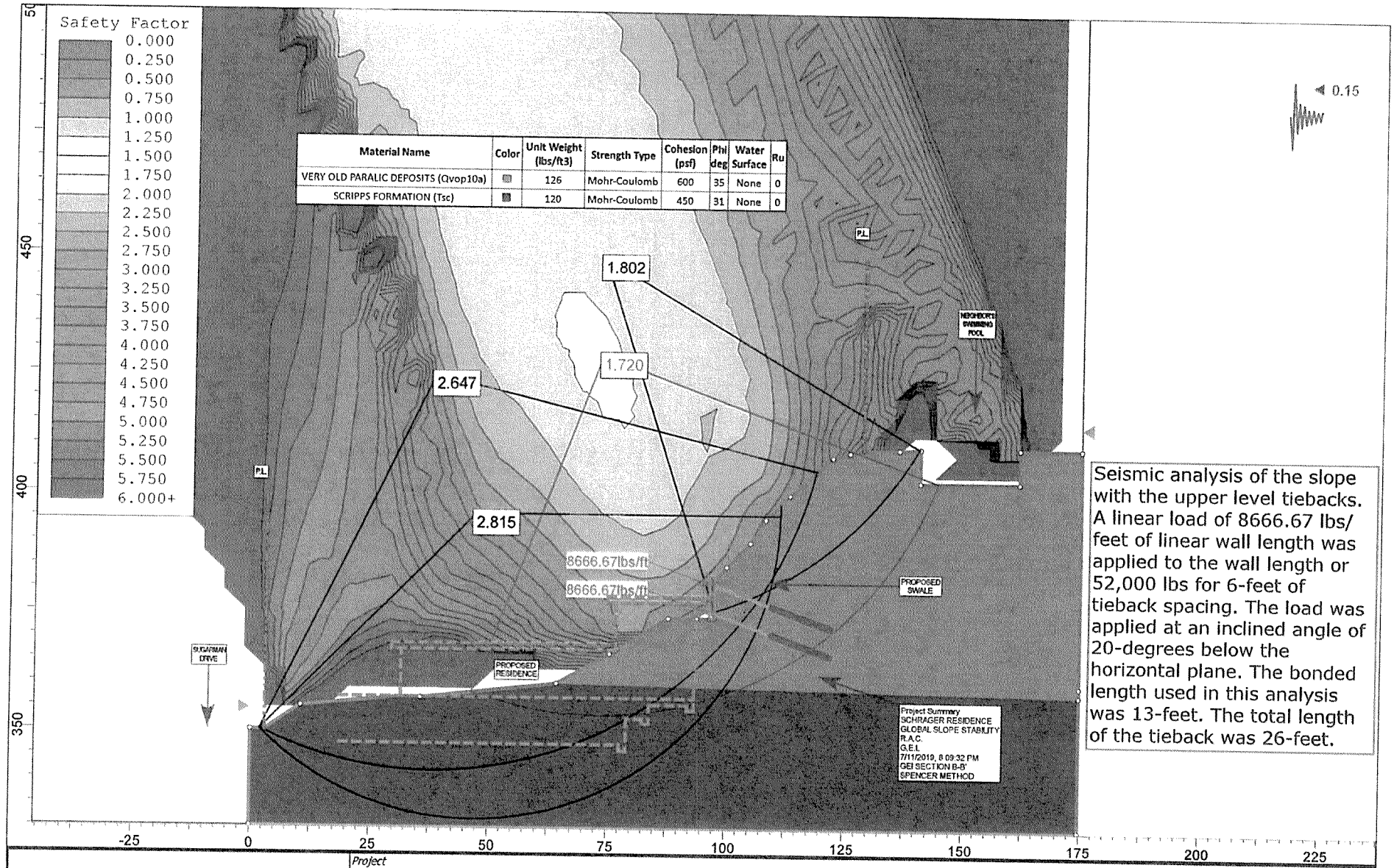


Static analysis of the slope with the upper level tiebacks. A linear load of 8666.67 lbs/ feet of linear wall length was applied to the wall length or 52,000 lbs for 6-feet of tieback spacing. The load was applied at an inclined angle of 20-degrees below the horizontal plane. The bonded length used in this analysis was 13-feet. The total length of the tieback was 26-feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE			
Analysis Description	GLOBAL SLOPE STABILITY			
Drawn By	R.A.C.	Scale	1:330	Company G.E.I.
Date	7/10/2019, 12:06:11 PM			File Name JOB NO. 18-11949_S(B)_01.slim

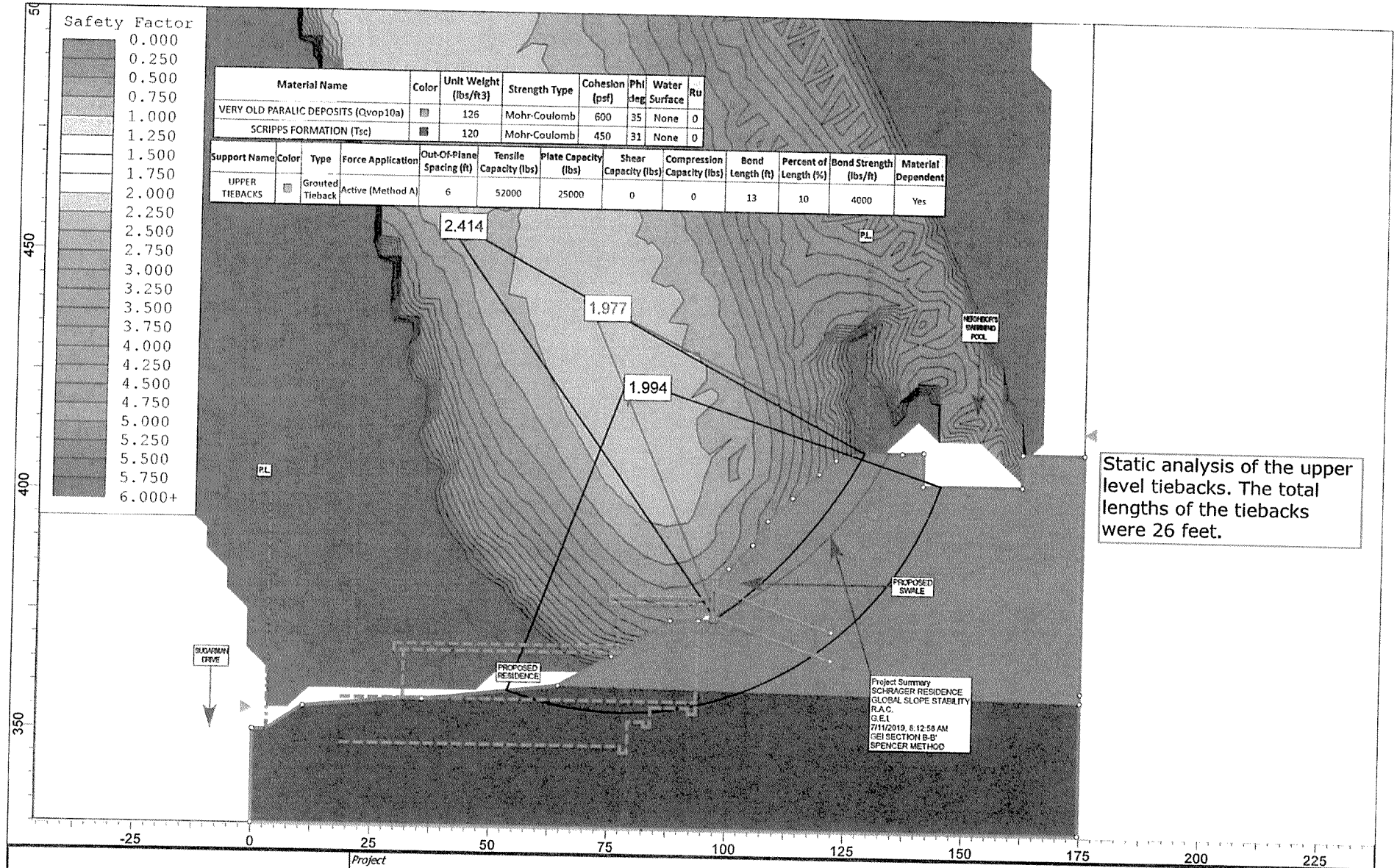


Seismic analysis of the slope with the upper level tiebacks. A linear load of 8666.67 lbs/ feet of linear wall length was applied to the wall length or 52,000 lbs for 6-feet of tieback spacing. The load was applied at an inclined angle of 20-degrees below the horizontal plane. The bonded length used in this analysis was 13-feet. The total length of the tieback was 26-feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE			
Analysis Description	GLOBAL SLOPE STABILITY			
Drawn By	R.A.C.	Scale	1:330	Company G.E.I.
Date	7/11/2019, 8:09:32 PM			File Name JOB NO. 18-11949_S(B)_01w_0.15gSHAKE.slim

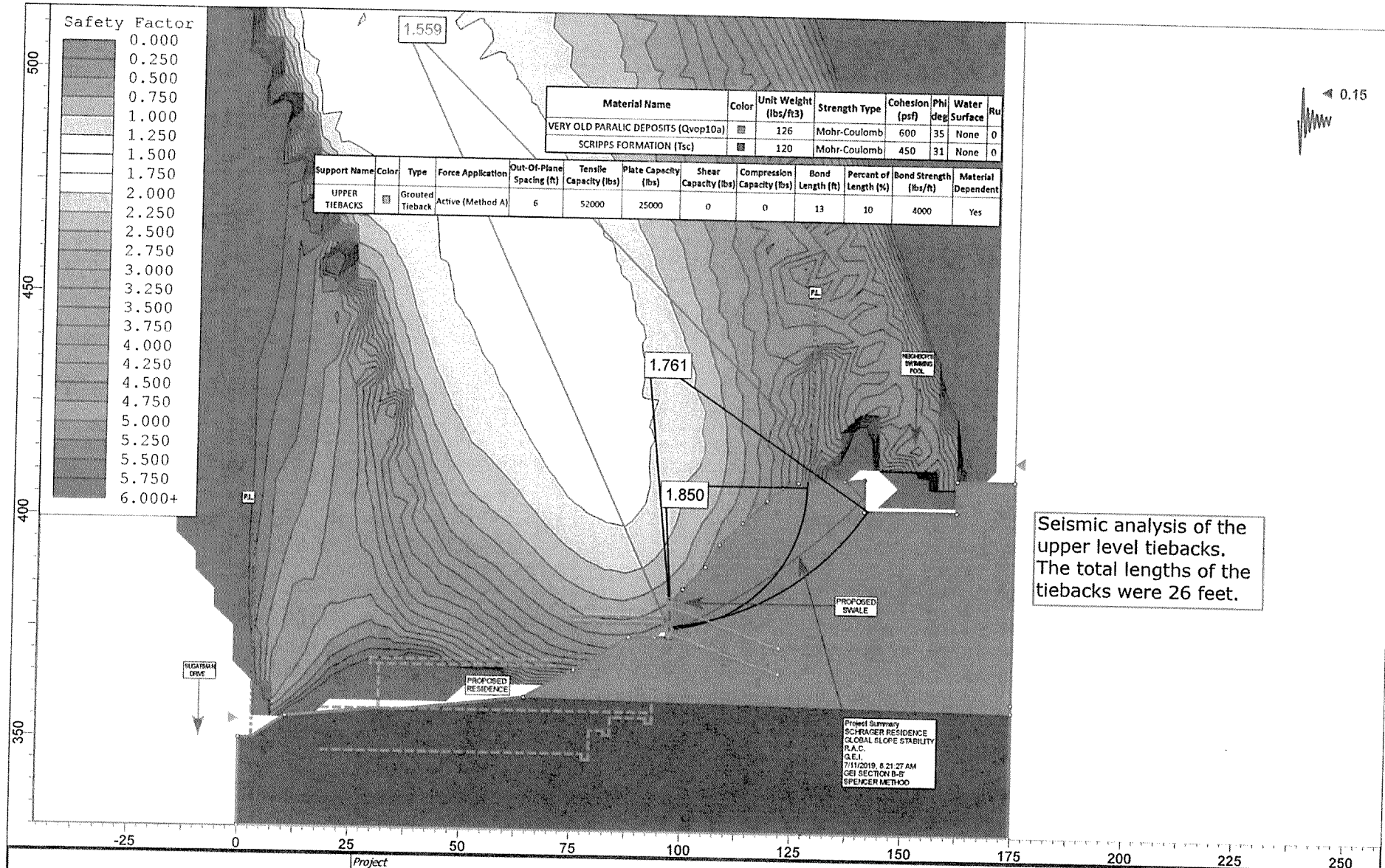


Static analysis of the upper level tiebacks. The total lengths of the tiebacks were 26 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:330	Company G.E.I.
Date	7/11/2019, 8:12:58 AM		File Name JOB NO. 18-11949_S(B)_01A.slim



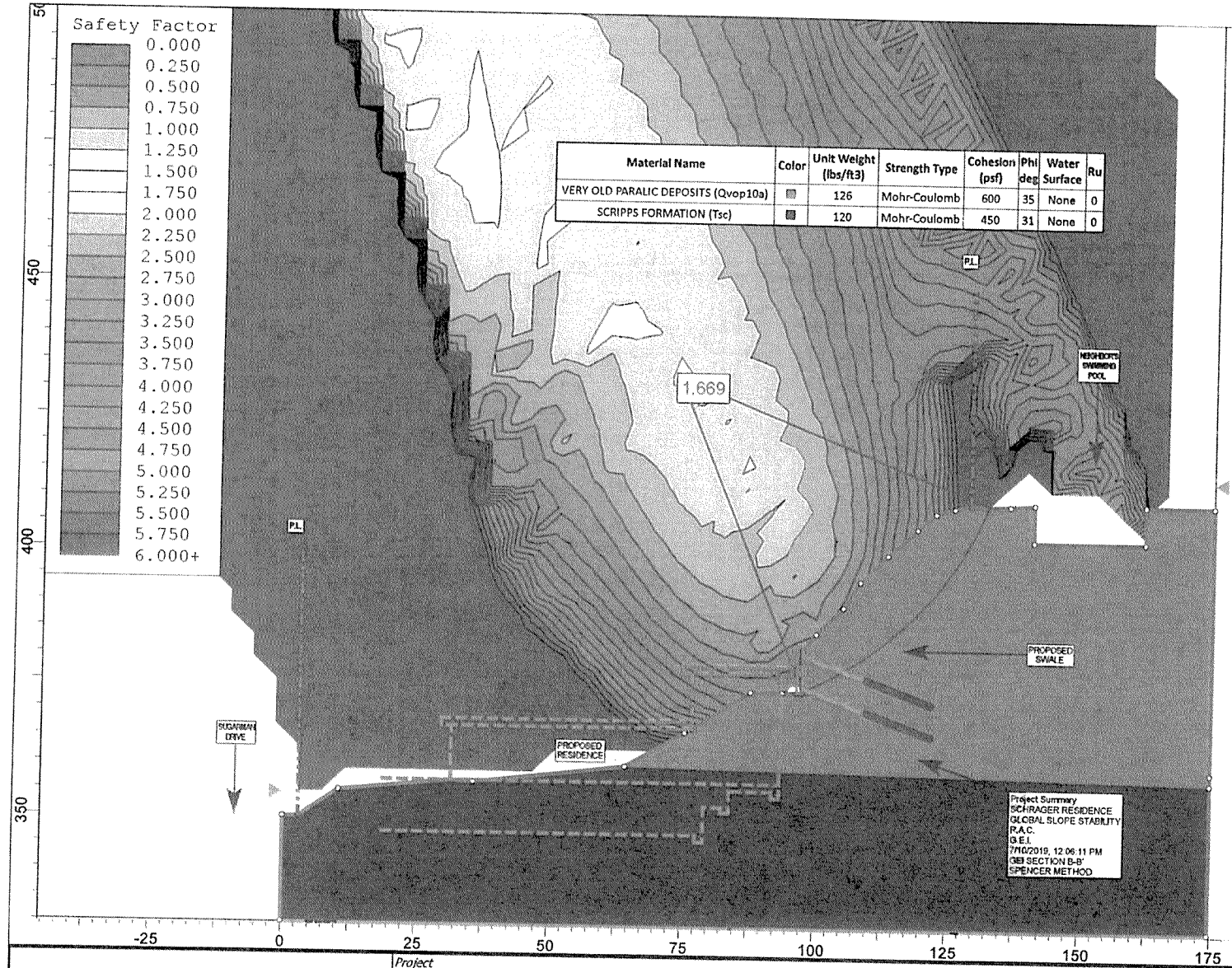
Seismic analysis of the upper level tiebacks. The total lengths of the tiebacks were 26 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:355	Company G.E.I.
Date	7/11/2019, 8:21:27 AM		File Name JOB NO. 18-11949_S(B)_01Aw_0.15gSHAKE.slim

NOT FOR REPORT

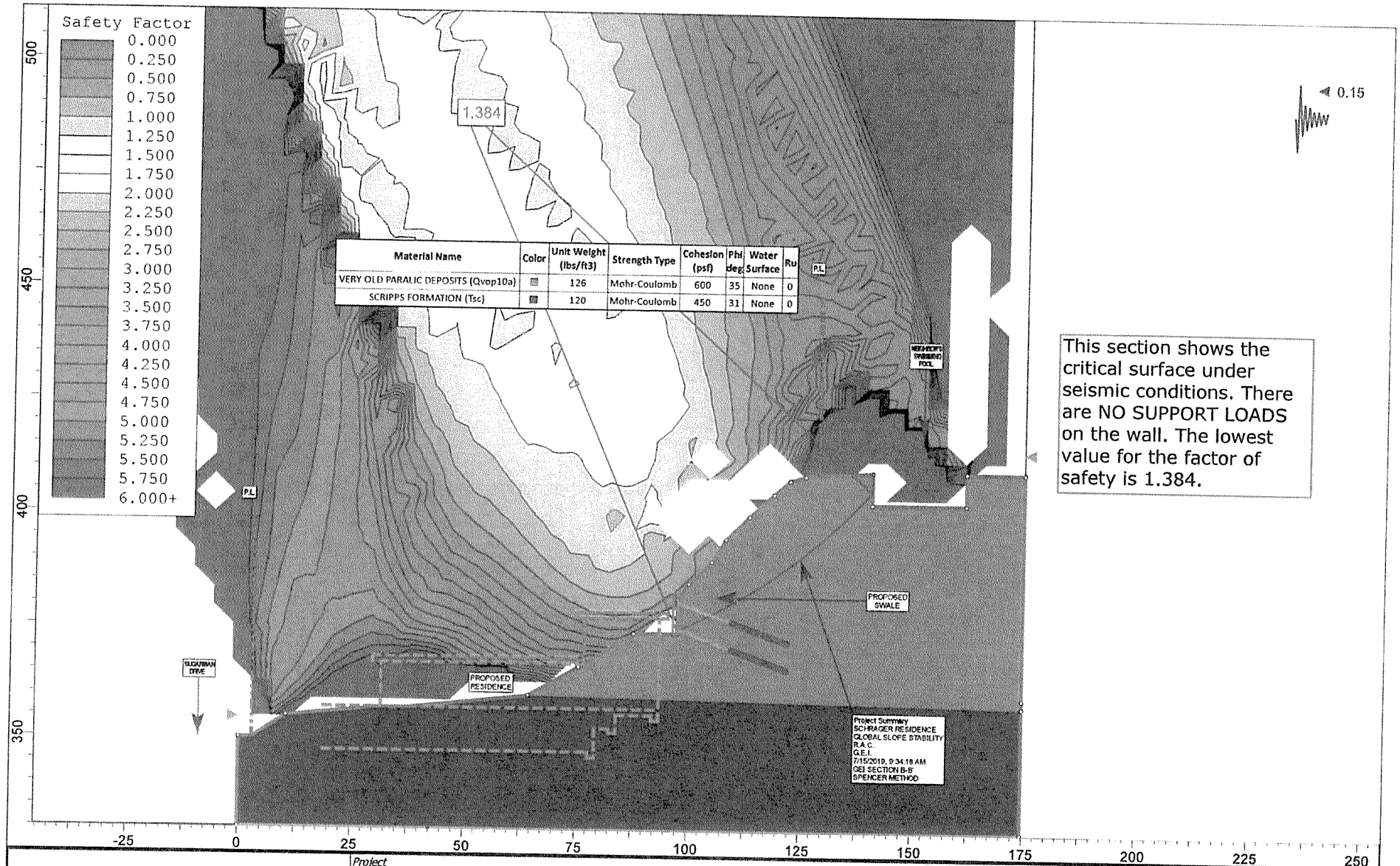


This section shows the calculated critical surface under static conditions. There are NO SUPPORT LOADS in this analysis. The lowest factor of safety value is 1.669, and cannot go below this.

Geotechnical Exploration, Inc.	Project	SCHRAGER RESIDENCE	
	Analysis Description	GLOBAL SLOPE STABILITY	
	Drawn By: R.A.C.	Scale: 1:330	Company: G.E.I.
SLIDEINTERPRET 6.039	Date: 7/10/2019, 12:06:11 PM		File Name: JOB NO. 18-11949_S(B)_01CRIT.slim

NOT FOR THE REPORT

NOT FOR REPORT



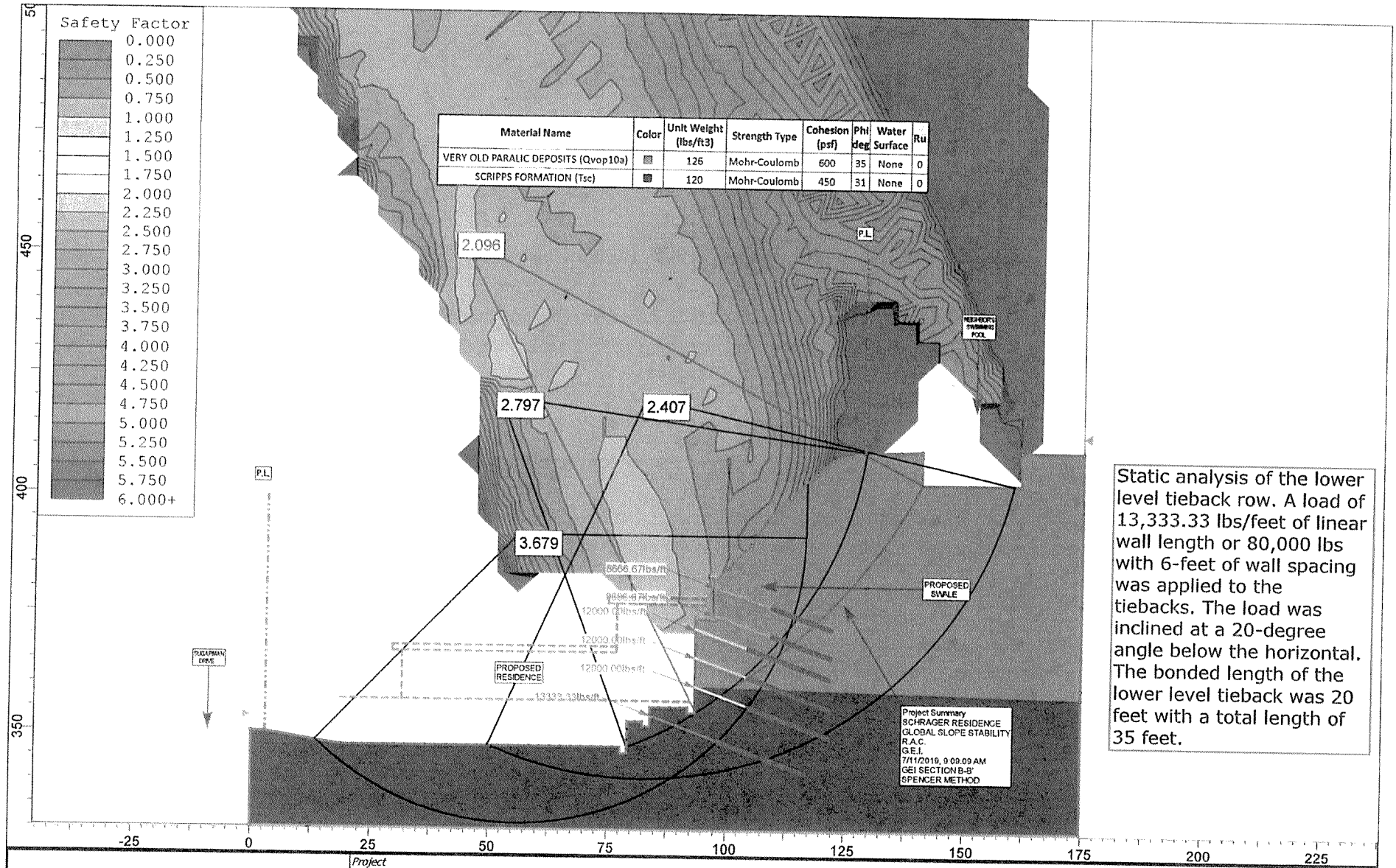
This section shows the critical surface under seismic conditions. There are NO SUPPORT LOADS on the wall. The lowest value for the factor of safety is 1.384.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By: R.A.C.	Scale: 1:350	Company: G.E.I.	
Date: 7/15/2019, 9:34:18 AM		File Name: JOB NO. 18-11949_S(B)_01CRITw_0.15gSHAKE.slim	

NOT FOR THE REPORT

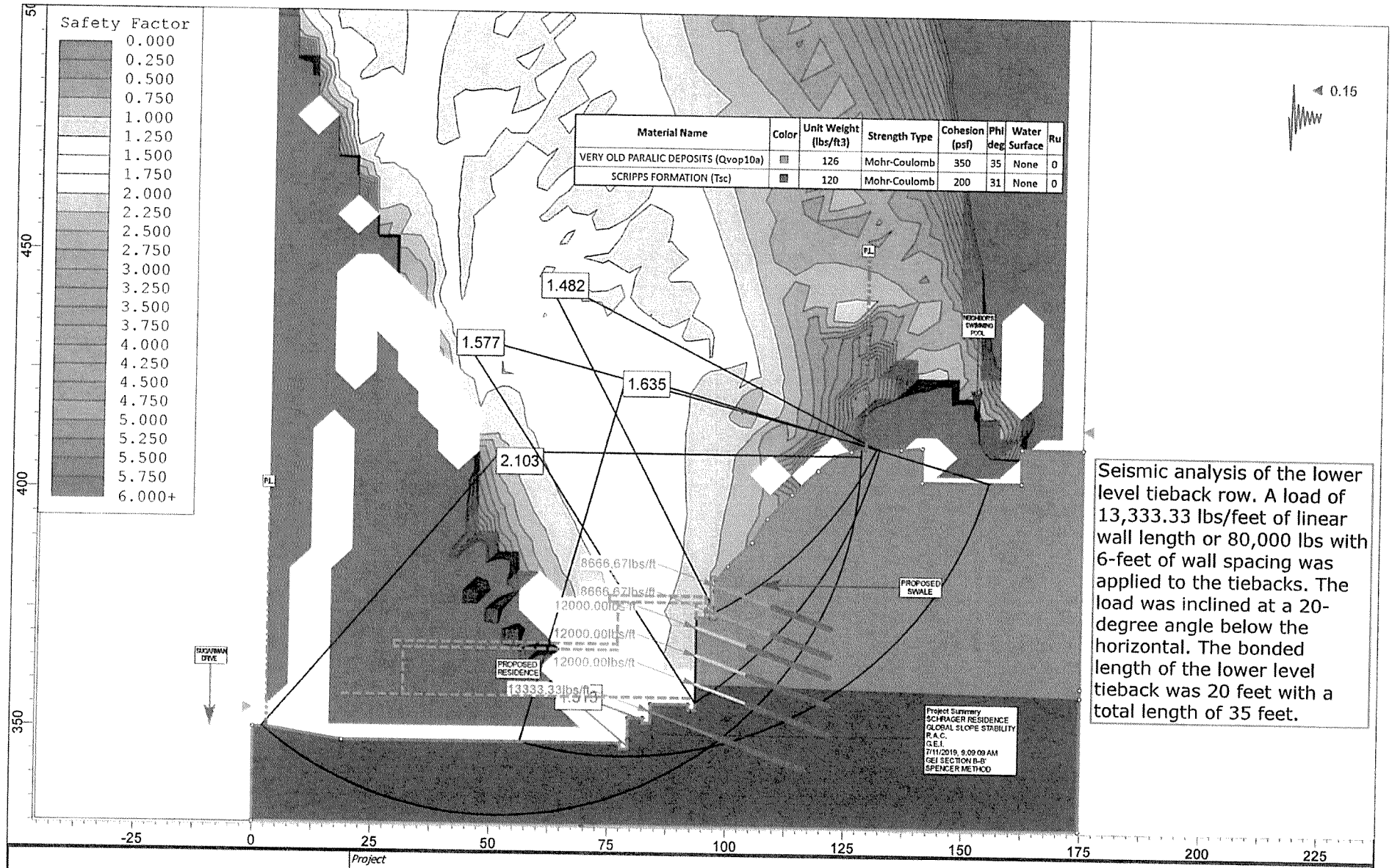


Static analysis of the lower level tieback row. A load of 13,333.33 lbs/feet of linear wall length or 80,000 lbs with 6-feet of wall spacing was applied to the tiebacks. The load was inclined at a 20-degree angle below the horizontal. The bonded length of the lower level tieback was 20 feet with a total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:330	Company G.E.I.
Date	7/11/2019, 9:09:09 AM		File Name JOB NO. 18-11949_S(B)_03.slim

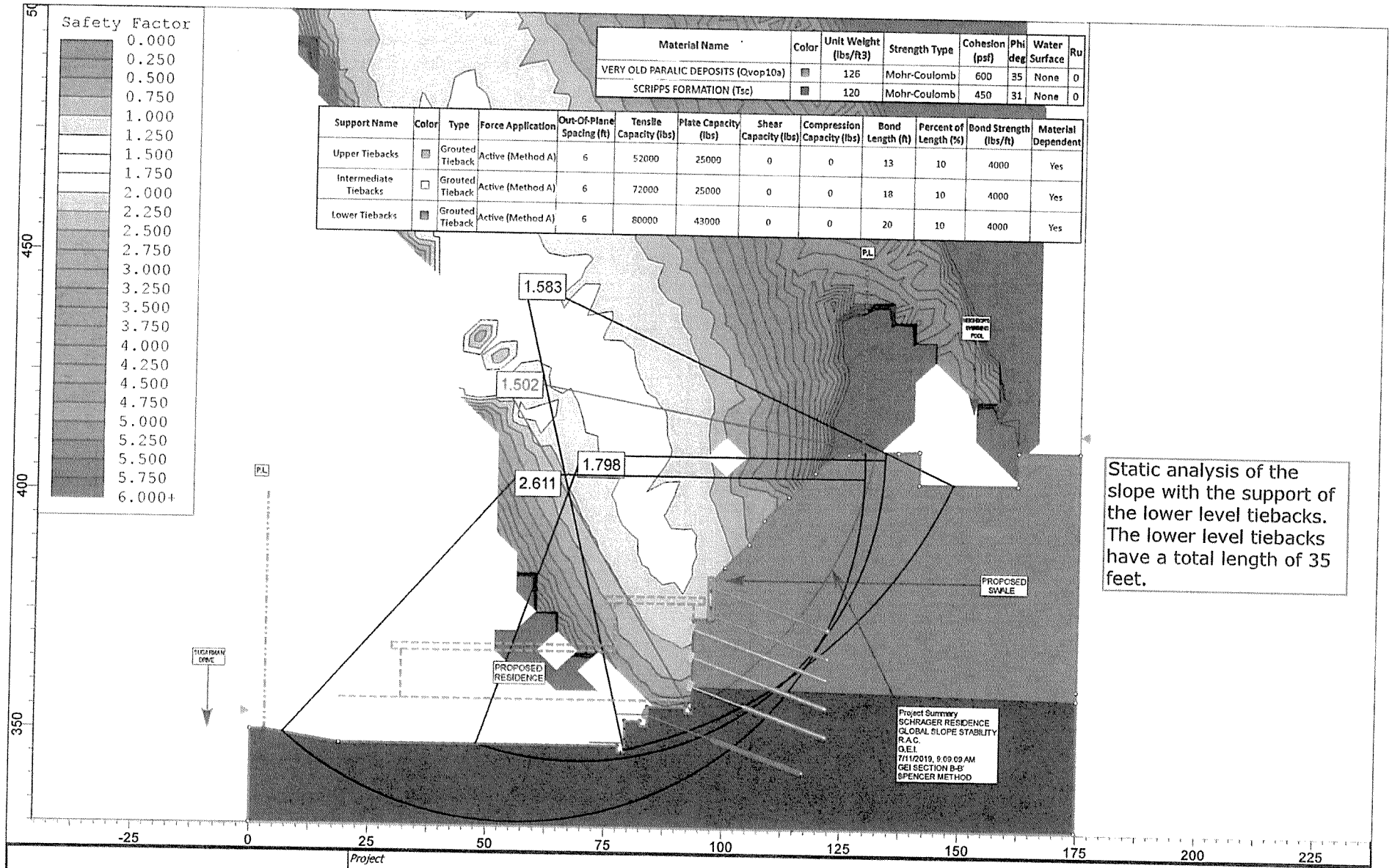


Seismic analysis of the lower level tieback row. A load of 13,333.33 lbs/feet of linear wall length or 80,000 lbs with 6-feet of wall spacing was applied to the tiebacks. The load was inclined at a 20-degree angle below the horizontal. The bonded length of the lower level tieback was 20 feet with a total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By: R.A.C.	Scale: 1:330	Company: G.E.I.	
Date: 7/11/2019, 9:09:09 AM		File Name: JOB NO. 18-11949_S(B)_03w_0.15gSHAKE.slim	



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi deg	Water Surface	Ru
VERY OLD PARALIC DEPOSITS (Qvop10a)		126	Mohr-Coulomb	600	35	None	0
SCRIPPS FORMATION (Tsc)		120	Mohr-Coulomb	450	31	None	0

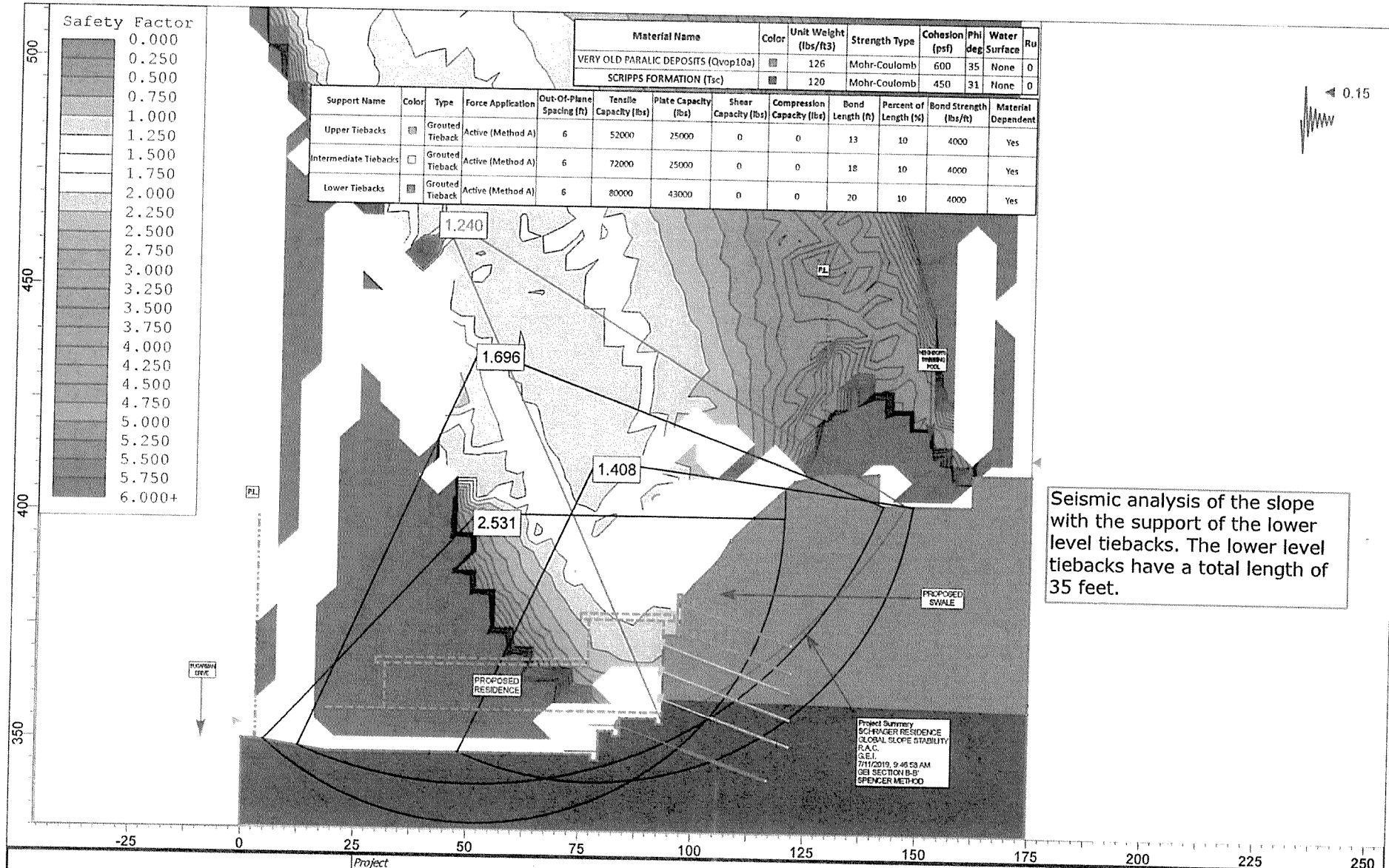
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (ft)	Tensile Capacity (lbs)	Plate Capacity (lbs)	Shear Capacity (lbs)	Compression Capacity (lbs)	Bond Length (ft)	Percent of Length (%)	Bond Strength (lbs/ft)	Material Dependent
Upper Tiebacks		Grouted Tieback	Active (Method A)	6	52000	25000	0	0	13	10	4000	Yes
Intermediate Tiebacks		Grouted Tieback	Active (Method A)	6	72000	25000	0	0	18	10	4000	Yes
Lower Tiebacks		Grouted Tieback	Active (Method A)	6	80000	43000	0	0	20	10	4000	Yes

Static analysis of the slope with the support of the lower level tiebacks. The lower level tiebacks have a total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:330
Company	G.E.I.		
Date	7/11/2019, 9:09:09 AM	File Name	JOB NO. 18-11949_S(B)_03A.slim



Seismic analysis of the slope with the support of the lower level tiebacks. The lower level tiebacks have a total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:350
Company	G.E.I.		
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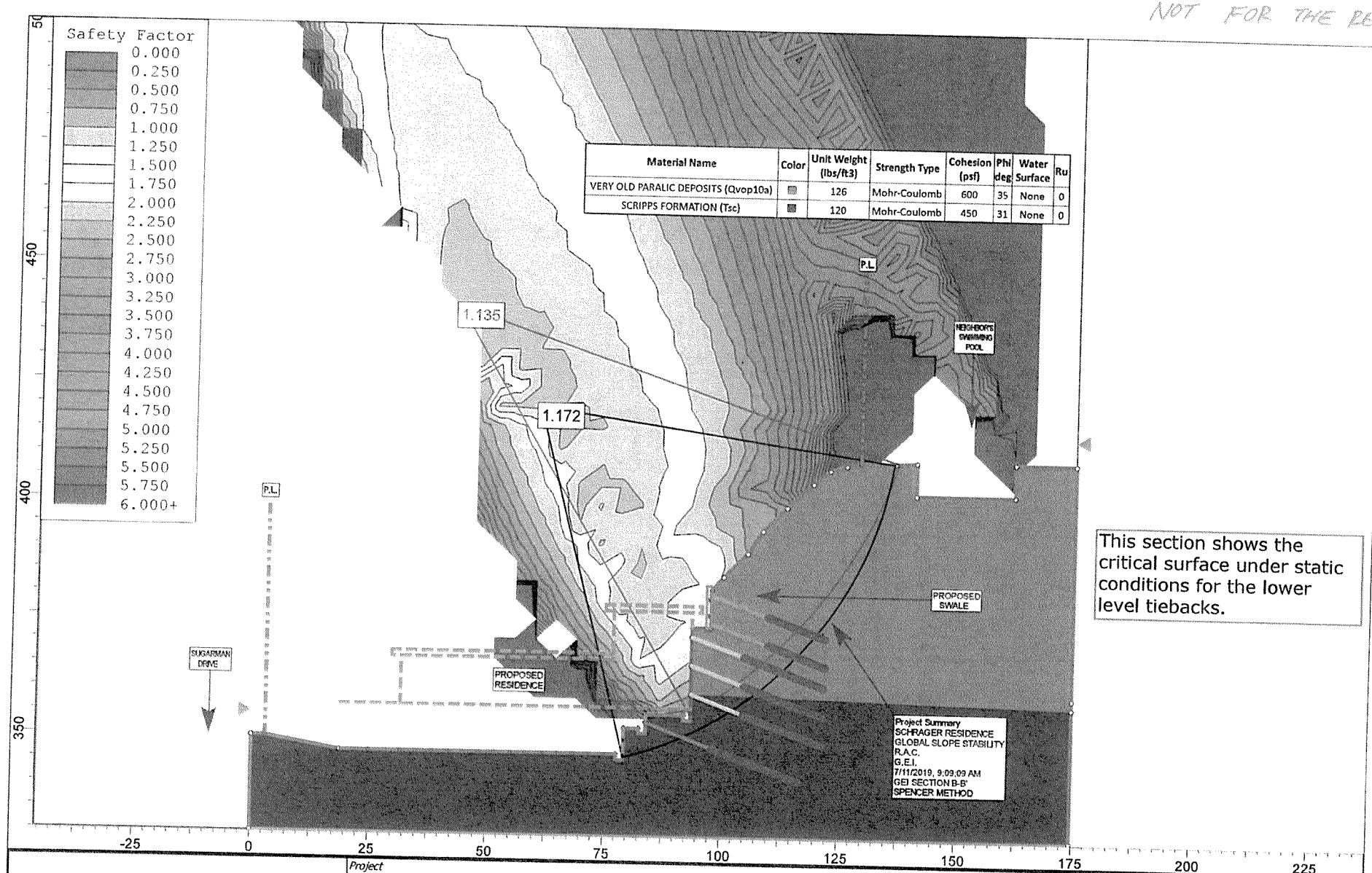
NOT FOR THE REPORT

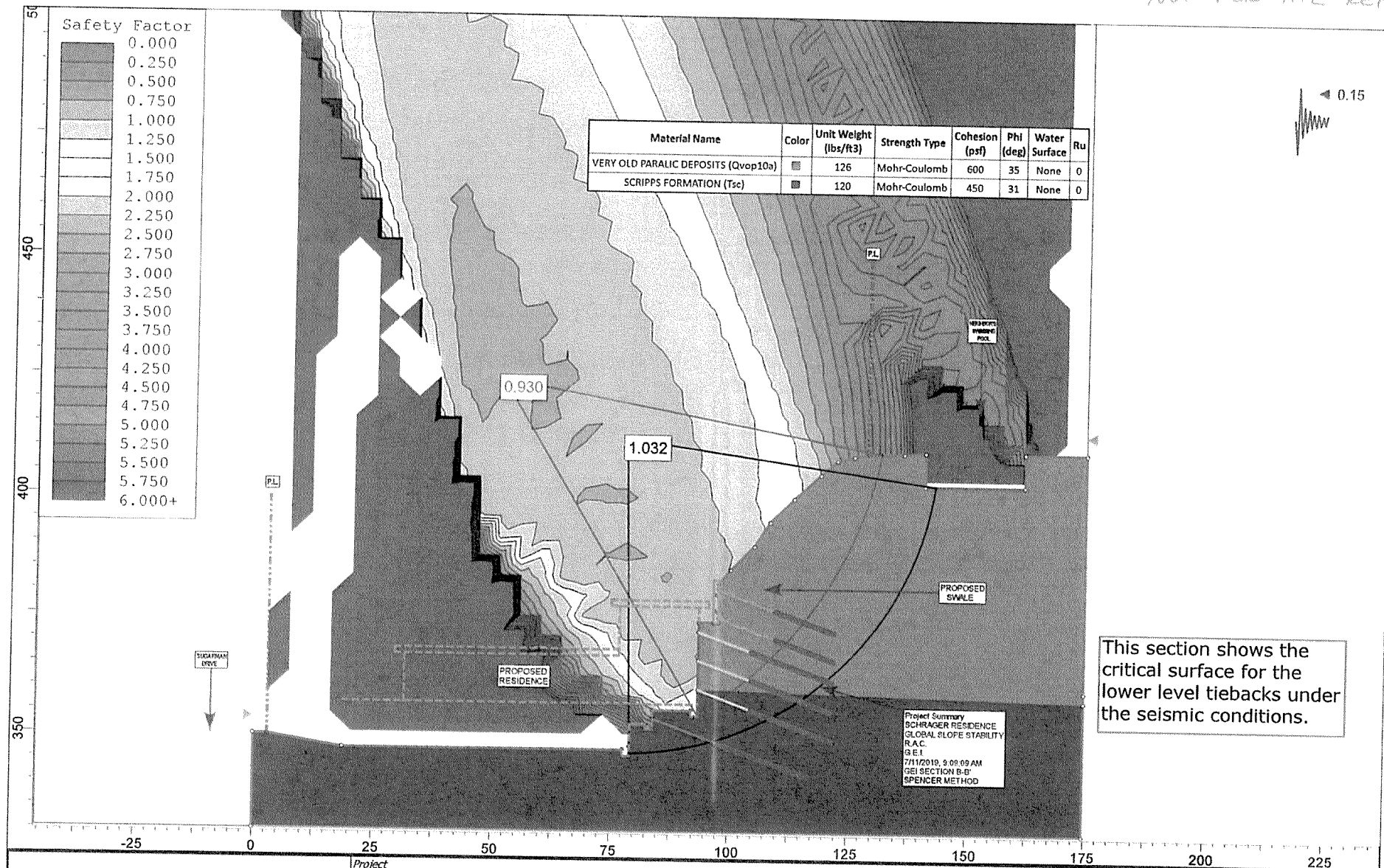


This section shows the critical surface under static conditions for the lower level tiebacks.

Geotechnical Exploration, Inc.	Project: SCHRAGER RESIDENCE		
	Analysis Description: GLOBAL SLOPE STABILITY		
	Drawn By: R.A.C.	Scale: 1:330	Company: G.E.I.
SLIDEINTERPRET 6.039	Date: 7/11/2019, 9:09:09 AM		File Name: JOB NO. 18-11949_S(B)_03CRIT.slim

NOT FOR THE REPORT

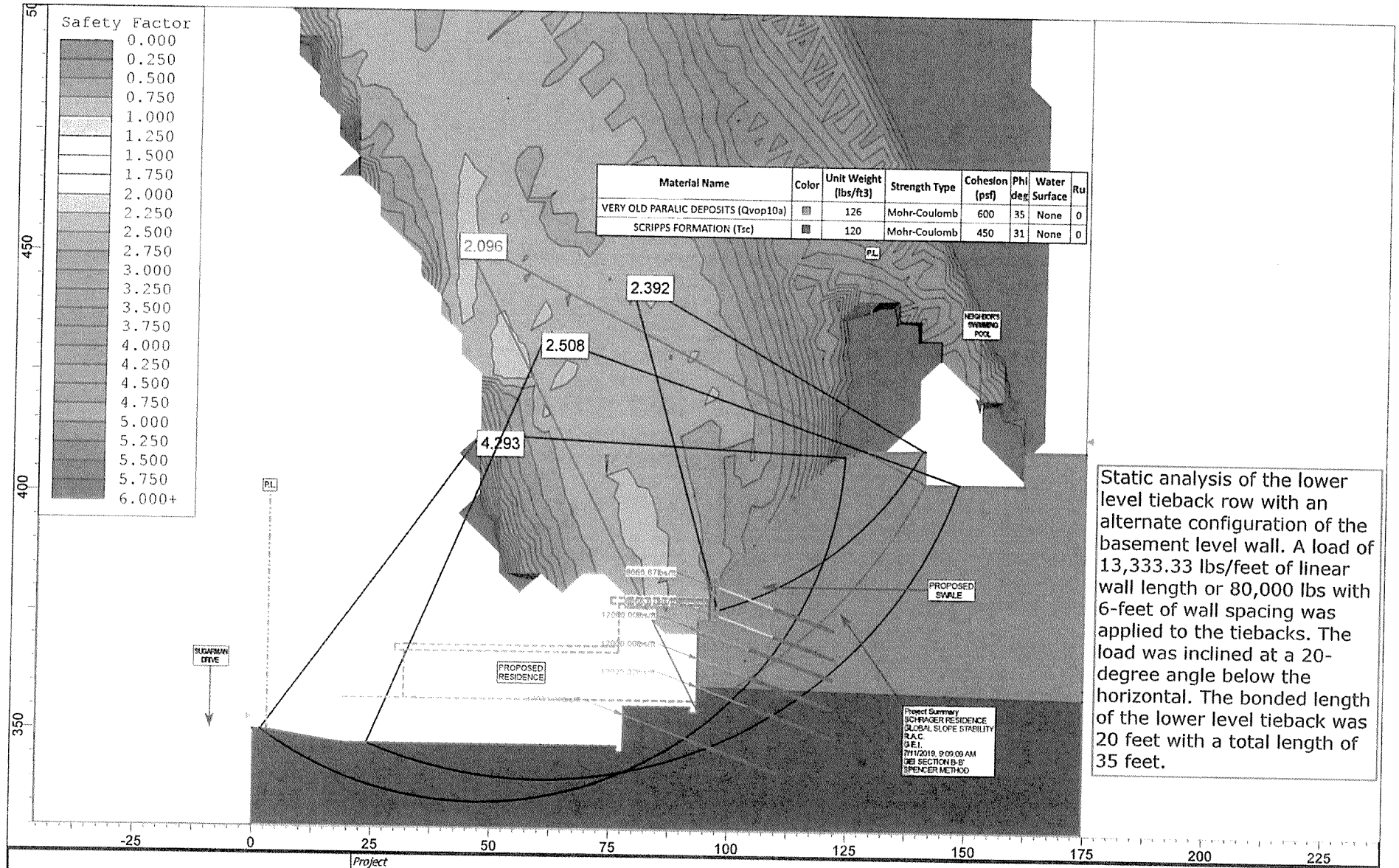
NOT FOR THE REPORT



This section shows the critical surface for the lower level tiebacks under the seismic conditions.

Geotechnical Exploration, Inc.	Project	SCHRAGER RESIDENCE	
	Analysis Description	GLOBAL SLOPE STABILITY	
	Drawn By: R.A.C.	Scale: 1:330	Company: G.E.I.
SLIDEINTERPRET 6.039	Date: 7/11/2019, 9:09:09 AM		File Name: JOB NO. 18-11949_S(B)_03CRITw_0.15gSHAKE.slim

NOT FOR THE REPORT

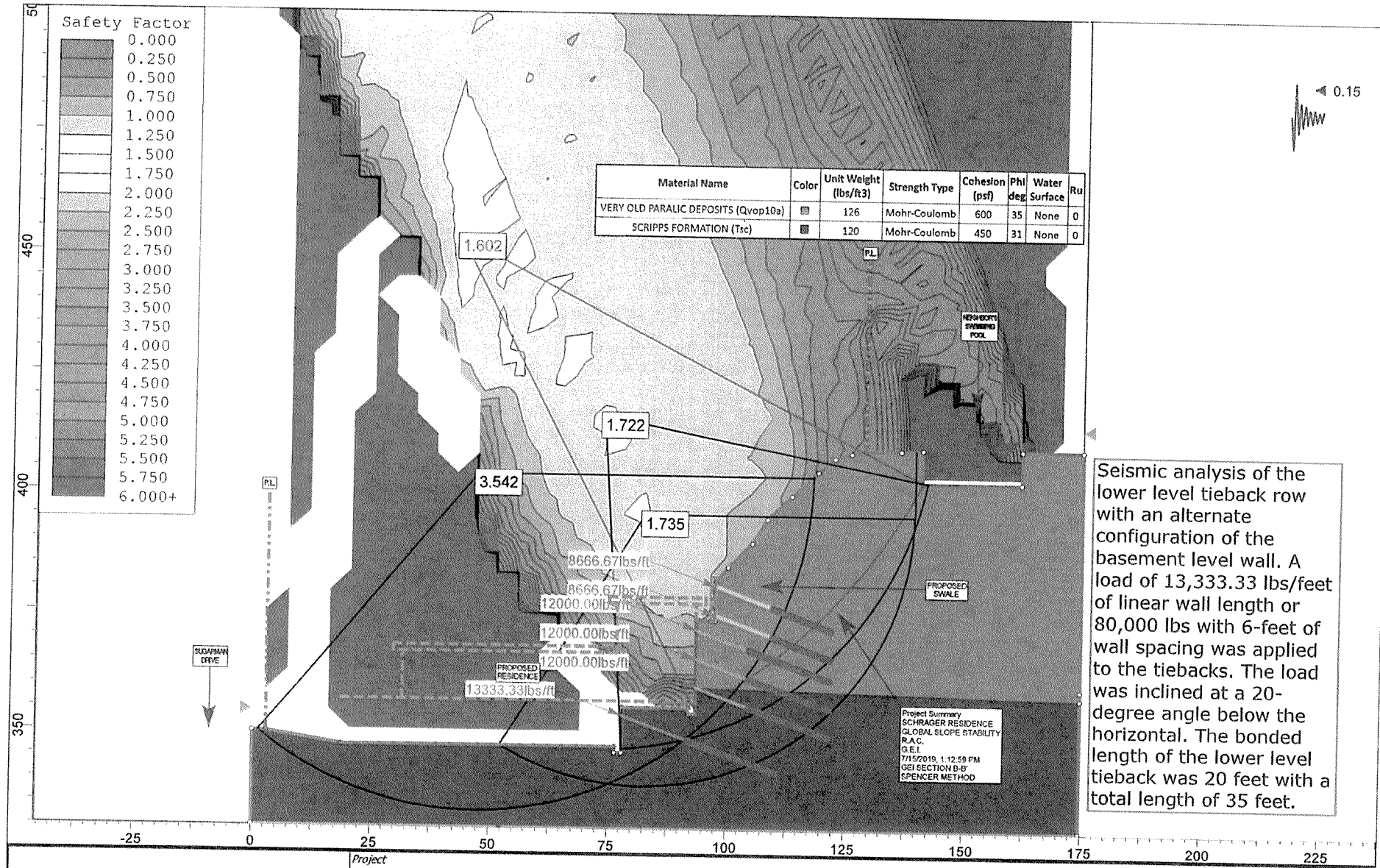


Static analysis of the lower level tieback row with an alternate configuration of the basement level wall. A load of 13,333.33 lbs/feet of linear wall length or 80,000 lbs with 6-feet of wall spacing was applied to the tiebacks. The load was inclined at a 20-degree angle below the horizontal. The bonded length of the lower level tieback was 20 feet with a total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:330
Company	G.E.I.		
Date	7/11/2019, 9:09:09 AM	File Name	JOB NO. 18-11949_S(B)_04.slim

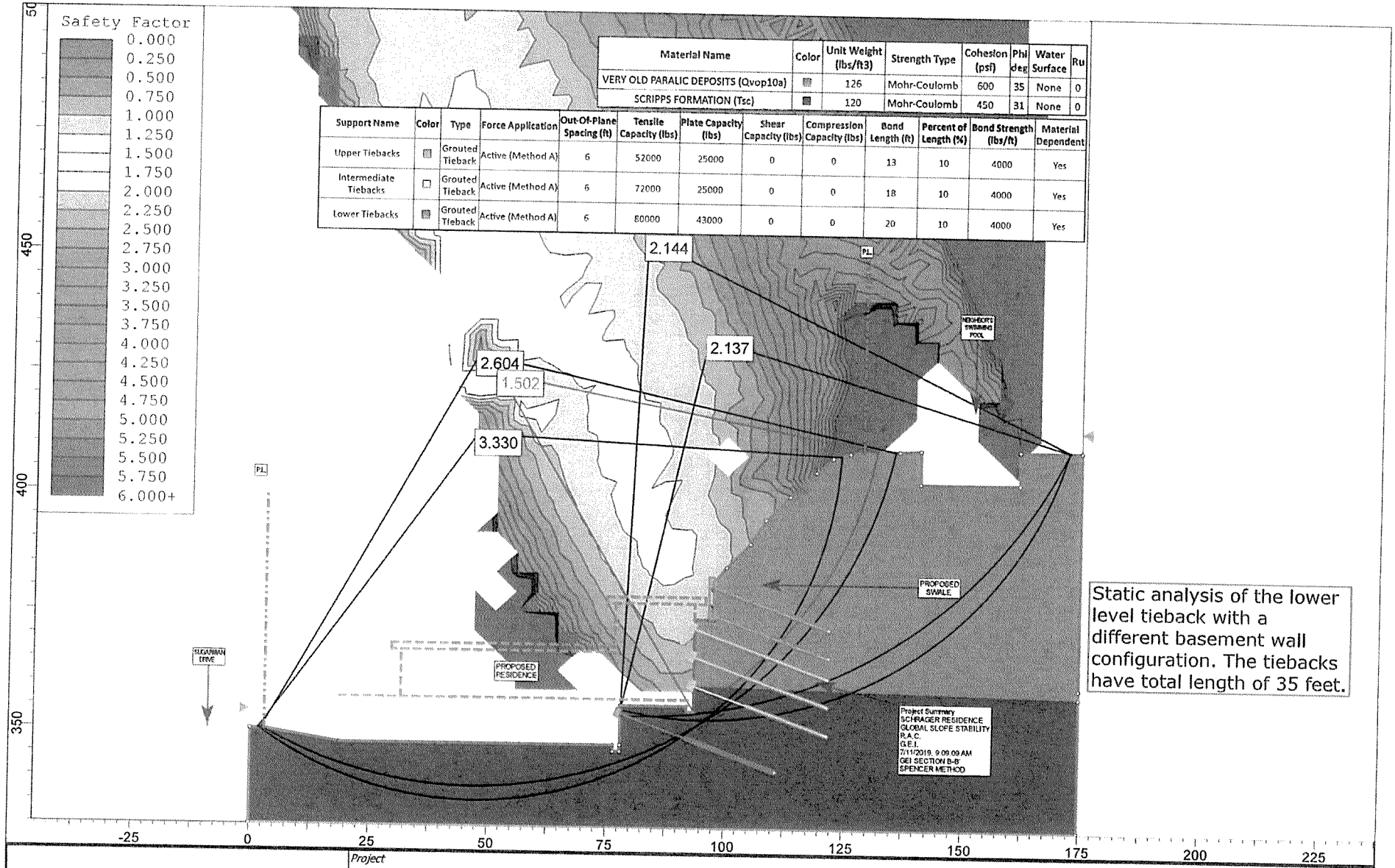


Seismic analysis of the lower level tieback row with an alternate configuration of the basement level wall. A load of 13,333.33 lbs/feet of linear wall length or 80,000 lbs with 6-feet of wall spacing was applied to the tiebacks. The load was inclined at a 20-degree angle below the horizontal. The bonded length of the lower level tieback was 20 feet with a total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE			
Analysis Description	GLOBAL SLOPE STABILITY			
Drawn By	R.A.C.	Scale	1:330	Company G.E.I.
Date	7/15/2019, 1:12:59 PM			File Name JOB NO. 18-11949_S(B)_04w_0.15gSHAKE.slim



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi deg	Water Surface	Ru
VERY OLD PARALIC DEPOSITS (Qvop10a)		126	Mohr-Coulomb	600	35	None	0
SCRIPPS FORMATION (Tsc)		120	Mohr-Coulomb	450	31	None	0

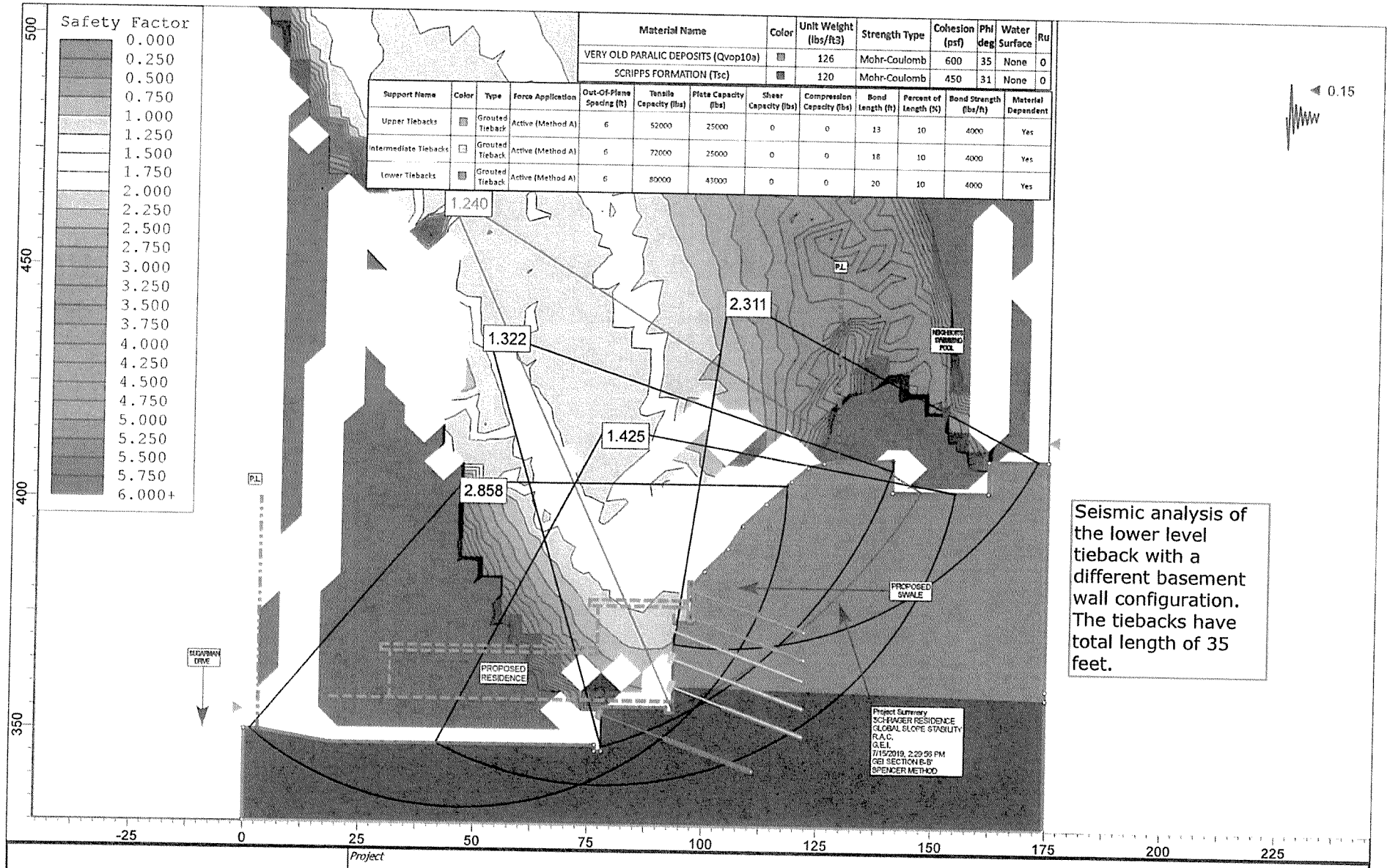
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (ft)	Tensile Capacity (lbs)	Plate Capacity (lbs)	Shear Capacity (lbs)	Compression Capacity (lbs)	Bond Length (ft)	Percent of Length (%)	Bond Strength (lbs/ft)	Material Dependent
Upper Tiebacks		Grouted Tieback	Active (Method A)	6	52000	25000	0	0	13	10	4000	Yes
Intermediate Tiebacks		Grouted Tieback	Active (Method A)	6	72000	25000	0	0	18	10	4000	Yes
Lower Tiebacks		Grouted Tieback	Active (Method A)	6	80000	43000	0	0	20	10	4000	Yes

Static analysis of the lower level tieback with a different basement wall configuration. The tiebacks have total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:330	Company G.E.I.
Date	7/11/2019, 9:09:09 AM		File Name JOB NO. 18-11949_S(B)_04A.slim



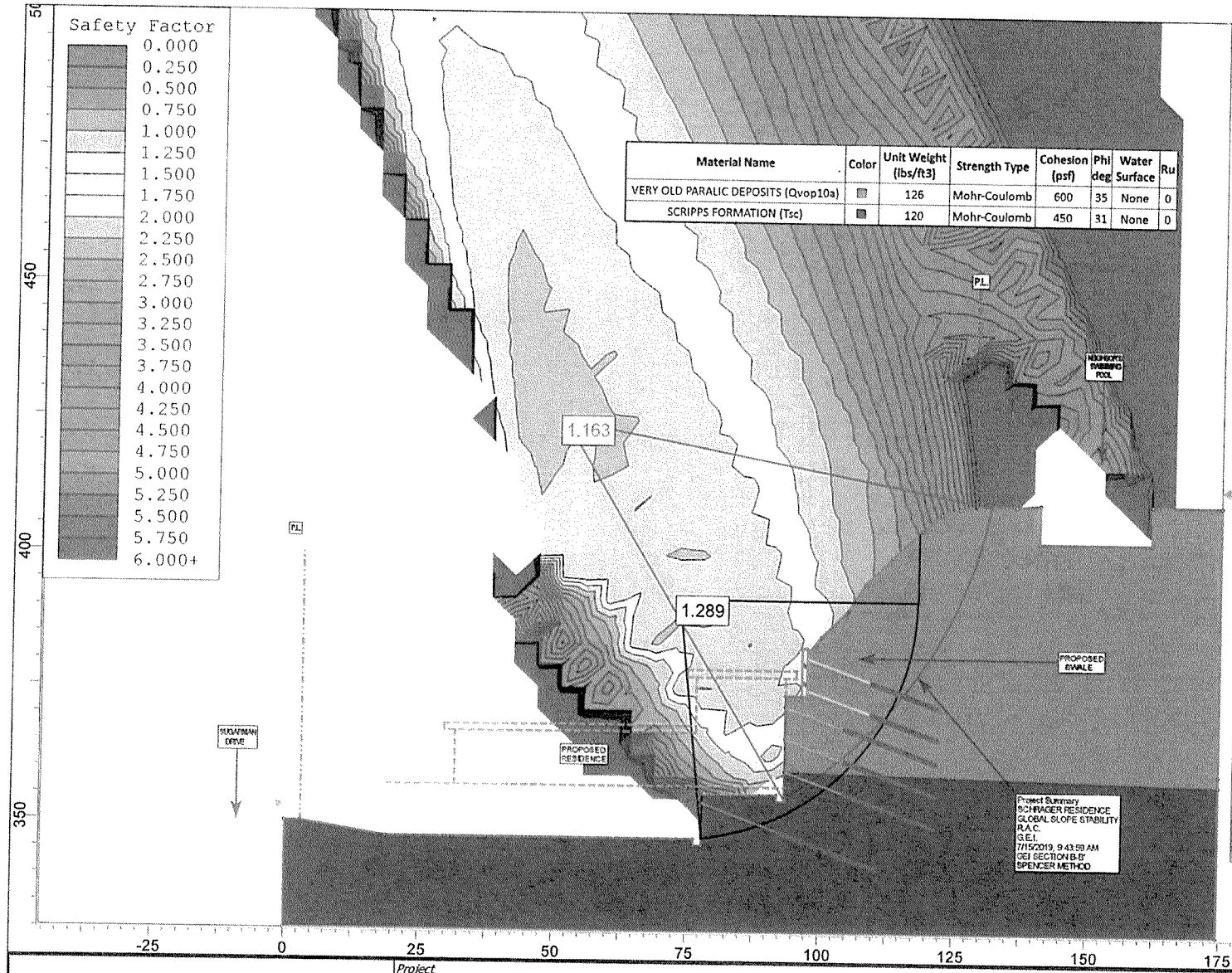
Seismic analysis of the lower level tieback with a different basement wall configuration. The tiebacks have total length of 35 feet.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:340	Company G.E.I.
Date	7/15/2019, 2:29:56 PM		File Name JOB NO. 18-11949_S(B)_04Aw_0.15gSHAKE.slim

NOT FOR THE REPORT



This section shows the critical surface for the lower level tiebacks with an alternate basement wall configuration, under static conditions.

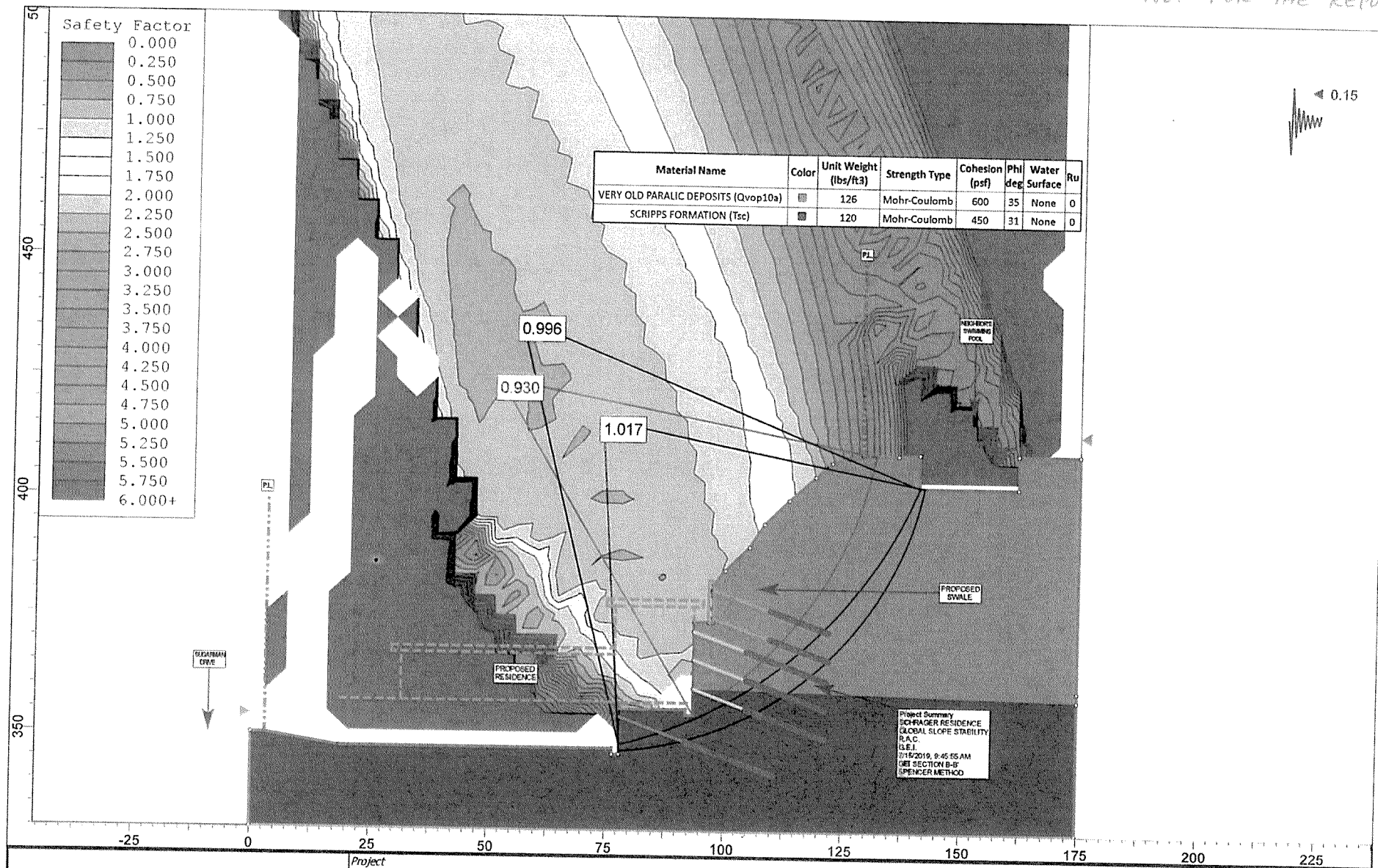
Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale 1:330	Company G.E.I.
Date	7/15/2019, 9:43:59 AM		File Name JOB NO. 18-11949_S(B)_04CRIT.slim

NOT FOR THE REPORT

NOT FOR THE REPORT



Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE				
Analysis Description	GLOBAL SLOPE STABILITY				
Drawn By	R.A.C.	Scale	1:330	Company	G.E.I.
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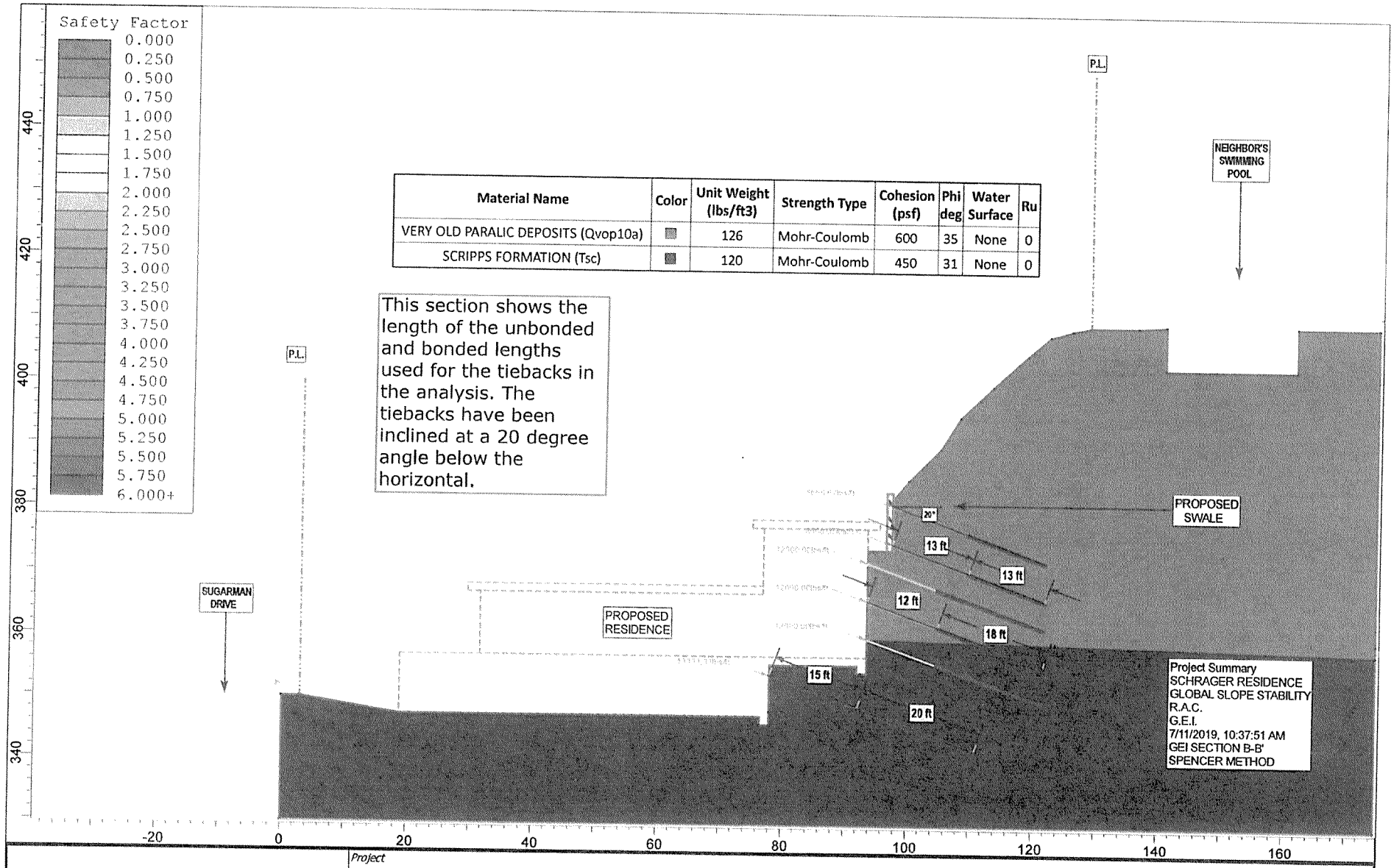
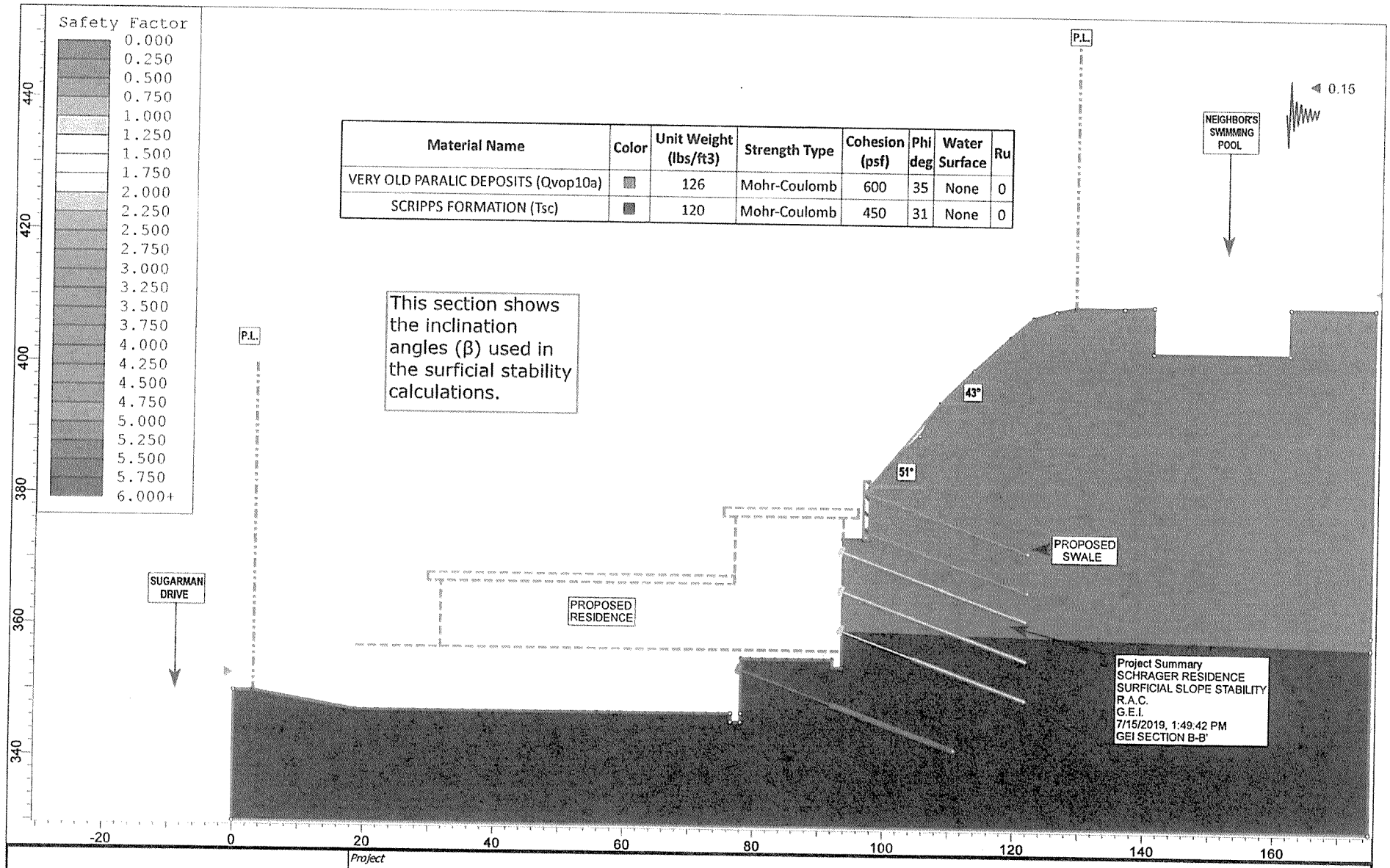


Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	GLOBAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:250
Company	G.E.I.		
Date	7/11/2019, 10:37:51 AM	File Name	JOB NO. 18-11949_S(B)_05.slim



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi deg	Water Surface	Ru
VERY OLD PARALIC DEPOSITS (Qvop10a)		126	Mohr-Coulomb	600	35	None	0
SCRIPPS FORMATION (Tsc)		120	Mohr-Coulomb	450	31	None	0

This section shows the inclination angles (β) used in the surficial stability calculations.

Geotechnical Exploration, Inc.

SLIDEINTERPRET 6.039

Project	SCHRAGER RESIDENCE		
Analysis Description	SURFICIAL SLOPE STABILITY		
Drawn By	R.A.C.	Scale	1:240
Company	G.E.I.		
Date	7/15/2019, 1:49:42 PM	File Name	JOB NO. 18-11949_S(B)_05_SURFICIAL.slim

SURFICIAL FAILURE

EQUATION 1

$$F.S. = \left(\frac{C}{\gamma_{sat} \times H \times \cos(\beta) \times \sin(\beta)}\right) + \left(\frac{\gamma'}{\gamma_{sat}} * \frac{\tan(\varphi)}{\tan(\beta)}\right)$$

Υ_{sat}	Υ_{water}	Υ'	H
pcf	pcf	pcf	ft
126	62.4	63.6	5

SURFICIAL SLOPE STABILITY ANALYSIS IS BASED ON EQUATION (1) FOR THE CALCULATED VALUES.

SECTION A-A'				
SOIL TYPE	C (psf)	ϕ(°)	β(°)	F.O.S.
VERY OLD PARALIC DEP. (Q_{vop10a})	600	35	43	2.288
VERY OLD PARALIC DEP. (Q_{vop10a})	600	35	51	2.234

β	Slope inclination with respect to the horizontal plane
ϕ	Friction angle of the soil
C	Cohesion of the soil
Υ_{sat}	Saturated unit weight of the soil
Υ'	Submerged unit weight of the soil
H	Thickness of the saturated soil layer
F.O.S.	Factor of Safety

The Factor of Safety values are ABOVE 1.50 and are adequate.

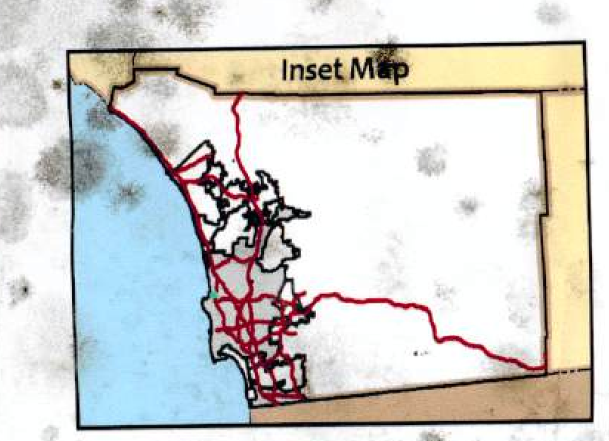
APN: 346-791-12-00

Legend

- Subject Parcel
- Parcels

1 inch = 40 feet

0 10 20 30 40 50 Feet



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Plot Date: 11/21/2024

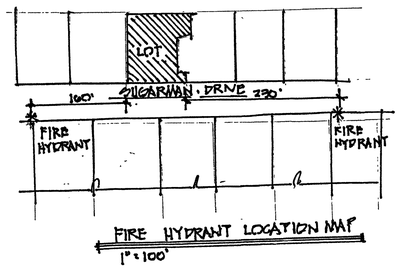
Path Z:\FrontDeskMaps\ScottSpencer\APN_3467911200.aprx

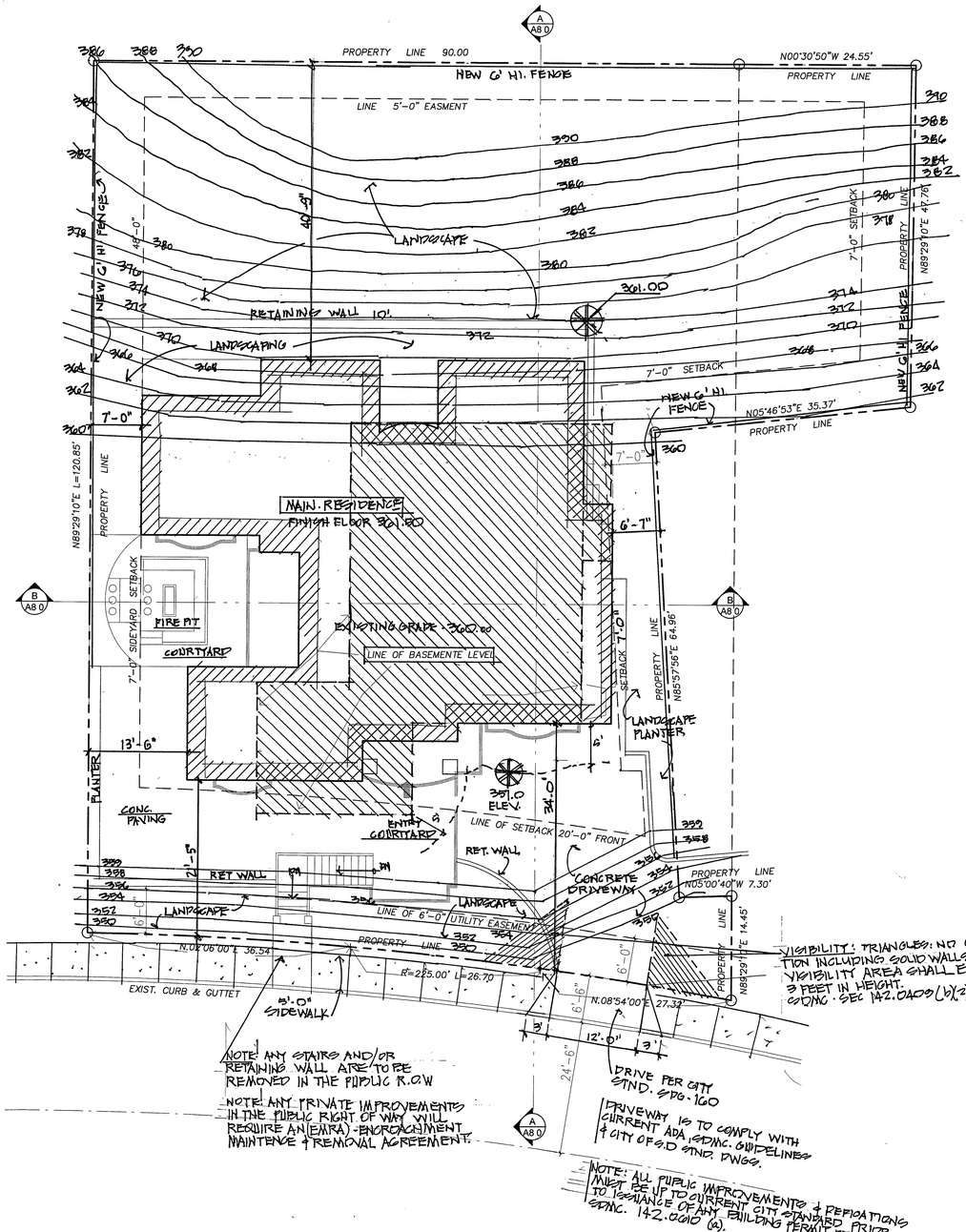
VICINITY MAP

NO SCALE

SHEET INDEX DRAWINGS
ARCHITECTURAL

SHEET #	TITLE
A1.0	SITE PLAN
A2.0	LOWER BASEMENT PLAN
A3.O	MAIN FLOOR PLAN
A4.0	UPPER (SECOND) FLOOR PLAN
A5.0	ROOF PLAN
A6.0	EXTERIOR ELEVATIONS
A7.0	EXTERIOR ELEVATIONS
A8.0	SITE BUILDING SECTIONS
A9.0	LANDSCAPE PLAN
A10.0	LANDSCAPE AREA DIAG. RAM
A11.0	TOPOGRAPHY
A12.0	GRADING PLAN
A 13	BASEMENT ANALYSIS SECTION





SITE PLAN

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

BASEMENT- LOWER LEVEL

MAIN RESIDENCE

PROJECT INFORMATION :

OWNERS:	ARCHITECT:
JOSEPH & CARINA SEROV 5585 MEADOWS DEL MAR SAN DIEGO, CA. 92130 PH-1-858-692-3444 E)-JOE.SEROV2020@GMAIL.COM	SCOTT A SPENCER LIC.# C.33340 1110 TORREY PINES RD "D" LA JOLLA, CA 92037 PH. 858-4598898 (E) SCOTTSPENCERARCHITECT@GMAIL.COM LIC.# C.33340 EXP.5/3/2023
GENERAL CONTRACTOR:	
NOT SELECTED @ THIS TIME	

PROJECT ADDRESS

PROJECT ADDRESS:	0000 SUGARMAN DRIVE
TAX ASSESSORS No:	346.791.12.00
LEGAL DESCRIPTION:	PM 21806 PARCEL 2
LOT AREA:	11,865 SQ.FT.
ZONING:	LJ.S.PD-SF LA JOLLA SHORES PLANNED DISTRICT. LA JOLLA COMMUNITY PLAN 0-5 DU/AL
OVERLAYS.	PARKING IMPACT OVERLAY COASTAL HEIGHT
GEOLOGIC HAZARD ZONE:	ZONE 26
SITE AREA:	11,160 SQ. FT. — GROSS SITE AREA : 11,160 SF
FLOOR AREA RATIO:	496 OR 49.6 % — FLOOR AREA RATIO
LOT COVERAGE:	264 OR 26.4 %
PARKING SPACES.	3
BUILDING AREAS:	24'-0" MAX. ALLOW 30'-0"

PROPOSED BUILDING AREAS:

A).- BASEMENT: GARAGE:	1515.0 SF	5,539.00
B).- FIRST FLOOR AREA:	2948.0 SF	
C).- SECOND FLOOR:	2591 0 SF	
TOTAL:		

ABOVE GRADE RESID. 5538.87 SQ. FT.

OCCUPANCY GROUP : R.3/UC GARAGE
TYPE OF CONSTRUCTION: V.B w/SPRINKLERS
VACANT LAND : HISTORIC DOES NOT APPLY

SCOPE OF WORK:

NEW SINGLE FAMILY RESIDENCE ON A VACANT LOT, TWO STORIES OVER A BASEMENT, GRADING SITE WALLS AND LANDSCAPING.
REQUEST FOR A LA JOLLA SHORES/SITE DEVELOPMENT PERMIT.
(NOTE: SEE PRIOR APPROVALS -SDP-2247675, DATED. 5/14/2020)

APPLICABLE CODES:

2022 CALIFORNIA RESIDENTIAL CODE
2022 GREEN ENERGY BLD'G CODE
TITLE 24 ENERGY REGULATIONS
2022 PLUMBING, MECHANICAL, PLUMBING & FIRE CODES

TRANSIT STOPS: NONE

TOTAL LANDSCAPED AREA: 5217 SF OR 43.9 % LOT

DEVELOPMENT SUMMARY:

LOT AREA:	11,160- SQ FT.	
FLOOR AREA RATIO	49.6 %	
LOT COVERAGE:	26 4 %	
LANDSCAPE AREA:	5217 SF OR 43.9 %	
GARAGE BASEMENT AREA	1515.0 SQ. FT	
FIRST FLOOR AREA:	2948.0 SQ.FT.	5539.0 SQ.FT.
SECOND FLOOR AREA:	2591.0 SQ FT.	

TITLE BLOCK INF.

PROJECT No.: 1120759

PROJECT: THE SEROV FAMILY RESIDENCE — SHT.No: 1
SHEET TITLE: SHEET INDEX — SHT. 1 OF 13
DATE: — REVISIONES:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
1 5.8.2024
2
3
4
ARCHITECT: Scott A. Spencer
Phone· (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM 21806 PARCELA 2
APN: 346-791-12-00
OWNER JOE & CARINA SEROV — CONSTRUCTION: V-B
OCCUPANCY: R-3/U — ZONE: LA JOLLA SHORES PLANNED DISTRIC
SITE AREA: 11,160 S F — EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PROJECT : THE SEROV FAMILY RESIDENCE
OWNER(S) : 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

Scott A. Spencer & Associates
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BUS:(858)459-8898
FAX:(858)459-8901
scottspencerarchitect@gmail.com
SCOTT A . SPENCER
Architect Lic. C33340

LICENSED ARCHITECT
SCOTT ALBERT SPENCER
No C33340
REN. 05-31-2025
STATE OF CALIFORNIA

SHEET TITLE : SITE BUILDING SECTIONS

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
1		11-23-2024
2		
3		
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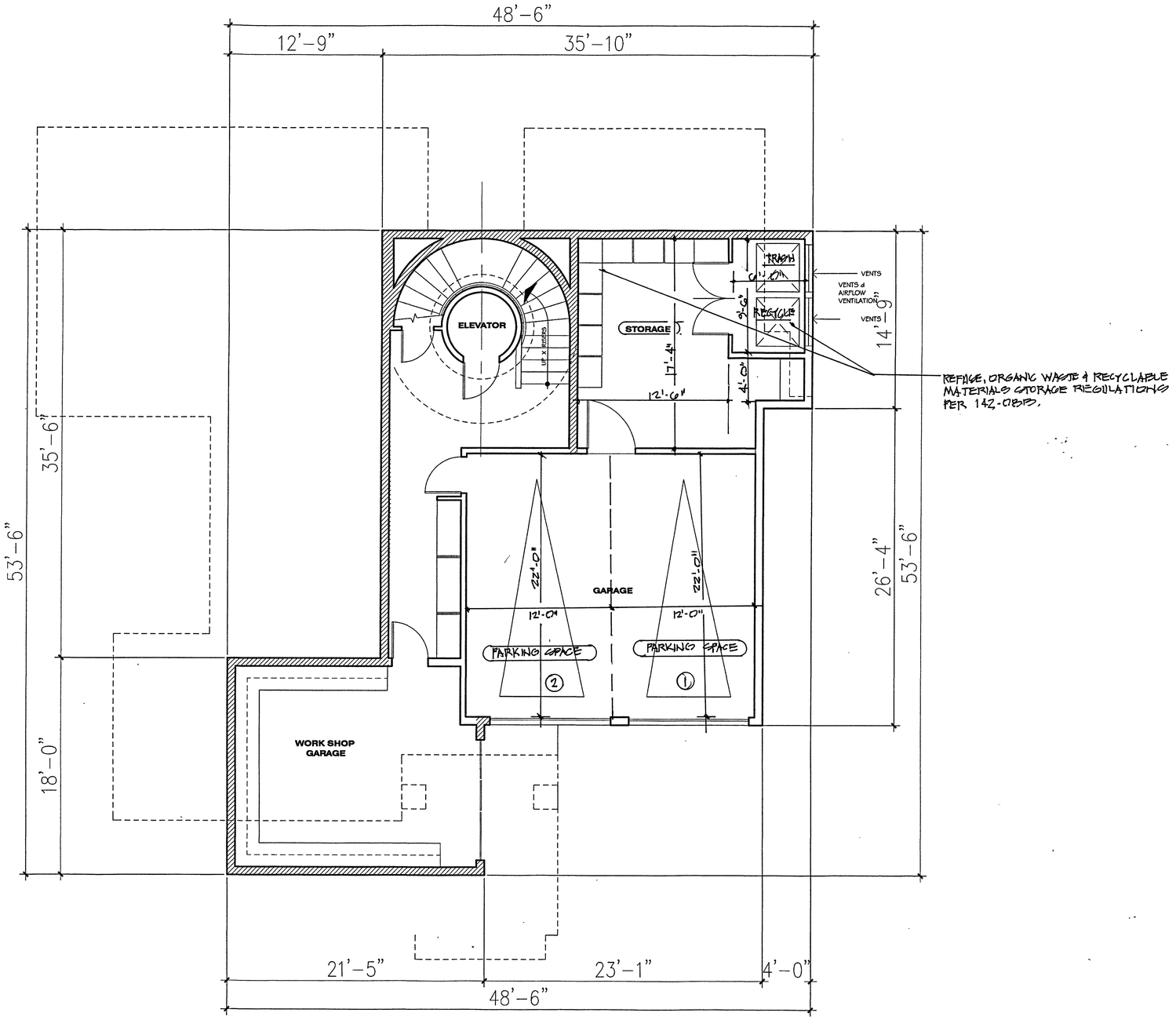
A1.0



GROUND FLOOR (BASEMENT) PLAN

SCALE : 1/4" = 1'-0"

GARAGE AREA 770.0 SQ.FT.
REMAING
STAIRS STORAGE 745.4 SQ.FT

TOTAL THIS FLOOR 1515.4

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: GROUND FLOOR/BASEMENT PLAN
DATE:
SHT.No: 2
SHT. 2 OF 13
REVISIONES:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
5.B.2025
ARCHITECT: Scott A. Spencer
Phone: (658)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21806 PARCELA 2
APN: 346-791-12-00
OWNER JOE & CARINA SEROV
CONSTRUCTION: V-B
OCCUPANCY: R-3U
SITE AREA: 11,160 S.F.
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

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SCOTT A . SPENCER
Architect Lic. C33340

PROJECT: THE SEROV FAMILY RESIDENCE
OWNER(S): 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

SHEET TITLE: GROUND FLOOR BASEMENT PLAN

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
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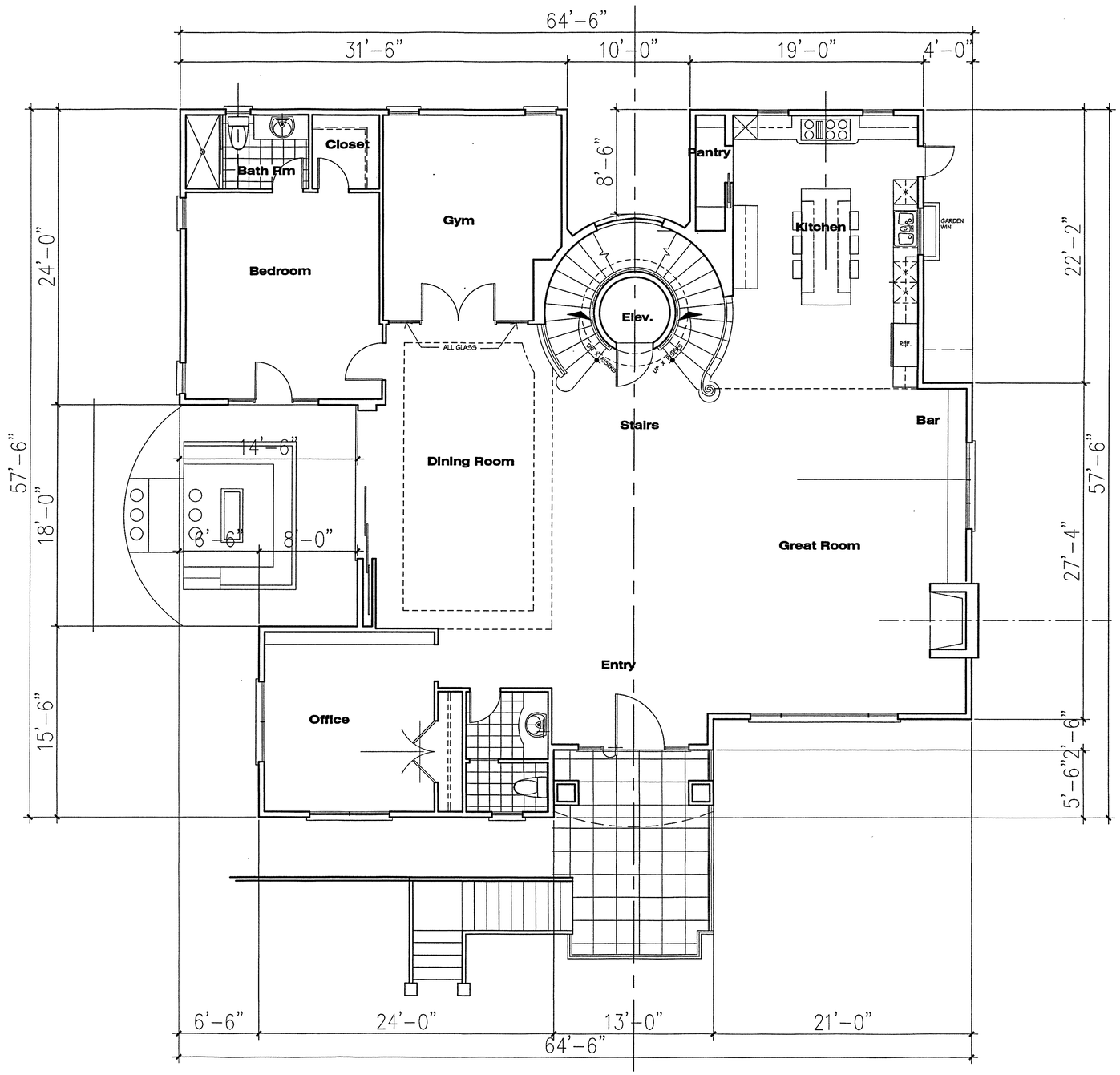

Lower Main Level Floor Plan

SCALE : 1/4" = 1'-0"

AREA THIS FLOOR 2947.84 SQ.FT.

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: FIRST FLOOR PLAN
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
ARCHITECT: Scott A. Spencer
Phone: (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21806 PARCEL 2
APN: 346-791-12-00
OWNER JOE & CARINA SEROV
OCCUPANCY: R-3/U
SITE AREA: 11,160 S.F.

SHT.No: 3
SHT. 3 OF 13
REVISIONES:
1 5.20.2025
2
3
4

CONSTRUCTION: V-B
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PROJECT: THE SEROV FAMILY RESIDENCE
OWNER(S): 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

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Architect Lic. C33340

LICENSED ARCHITECT
SCOTT ALBERT SPENCER
No. C33340
REN: 08.31.2025
STATE OF CALIFORNIA

SHEET TITLE: FIRST FLOOR PLAN

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
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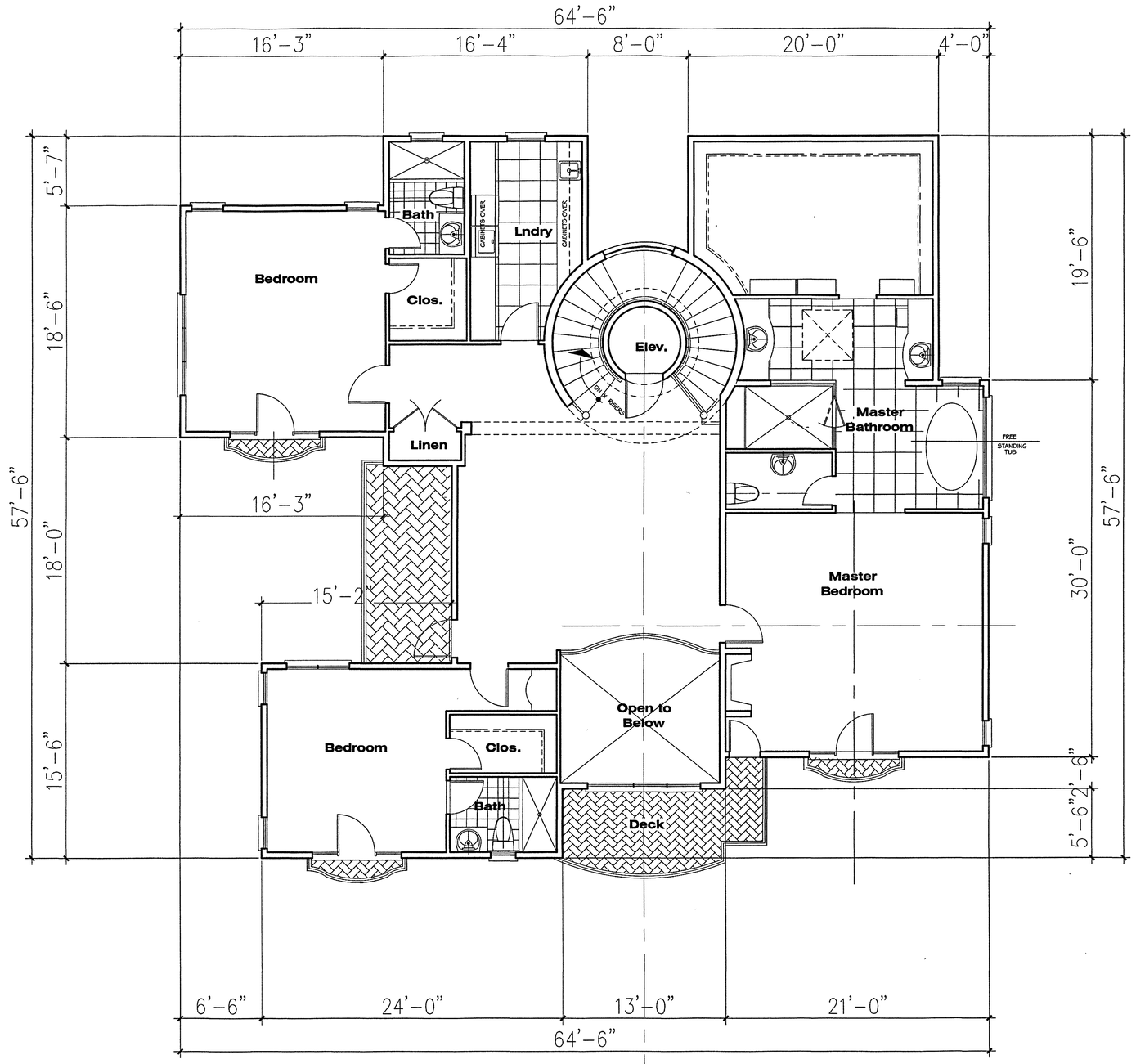

UPPER FLOOR PLAN

SCALE : 1/4" = 1'-0"

AREA THIS FLOOR 2591.03 SQ.FT.

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: SECOND FLOOR PLAN
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT

ARCHITECT: Scott A. Spencer
Phone: (858)459-8898

CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM 21806 PARCELA 2
APN: 346-791-12-00
OWNER: JOE & CARINA SEROV
OCCUPANCY: R-3/U
SITE AREA: 11,160 S.F.

CONSTRUCTION: V-B
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

SHT.No: 4
SHT. 4 OF 13
REVISIONES:
1 5.12.2025
2
3
4

PROJECT: THE SEROV FAMILY RESIDENCE
OWNER(S): 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

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SCOTT A . SPENCER
Architect Lic. C33340

LICENSED ARCHITECT SCOTT ALBERT SPENCER No. C33340 REN. 31 STATE OF CALIFORNIA

SHEET TITLE: SECOND FLOOR PLAN

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
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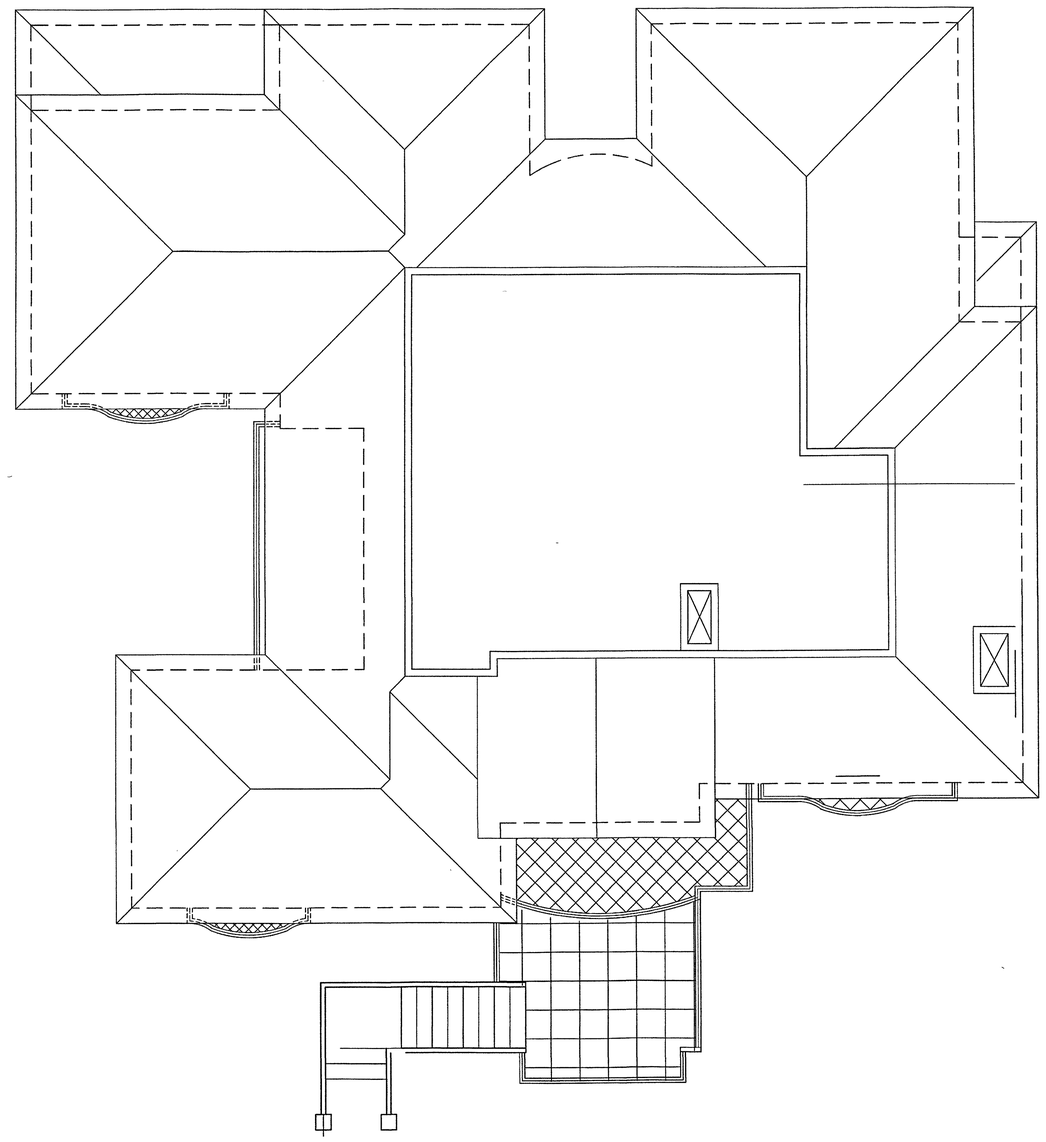
A4.0



ROOF FLOOR PLAN

SCALE : 1/4" = 1'-0"

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: ROOF FLOOR PLAN
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT

SHT.No: 5
SHT. 5 OF 13
REVISIONES:
5.23.2025

ARCHITECT: Scott A. Spencer
Phone: (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21806 PARCELA 2
APN: 346-791-12-00
OWNER JOE & CARINA SEROV
CONSTRUCTION: V-B
OCCUPANCY: R-3/U
SITE AREA: 11,160 S.F.
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

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BUS:(858)459-8898
FAX:(858)459-8901
scottspencerarchitect@gmail.com
SCOTT A . SPENCER
Architect Lic. C33340

PROJECT :
THE SEROV FAMILY RESIDENCE
OWNER(S) :
0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

SHEET TITLE :
ROOF PLAN

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
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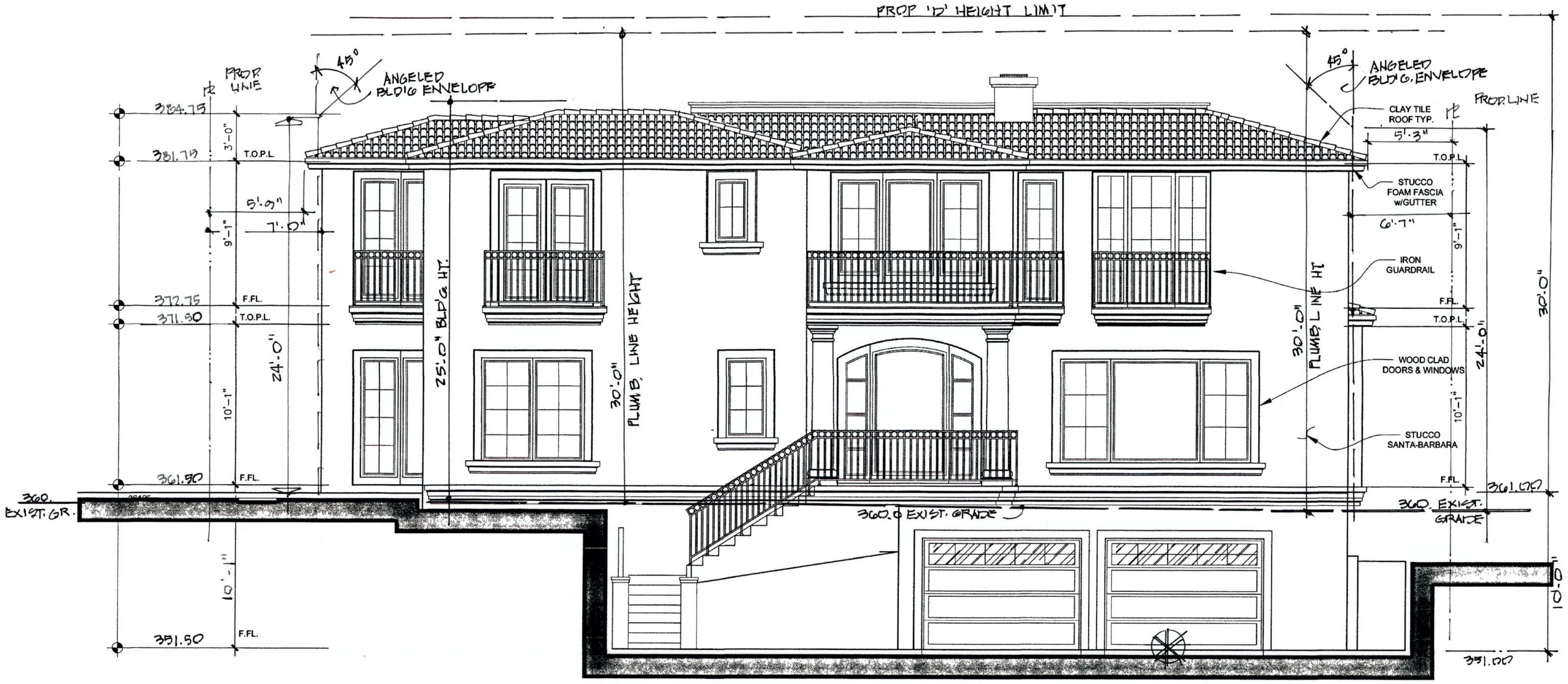
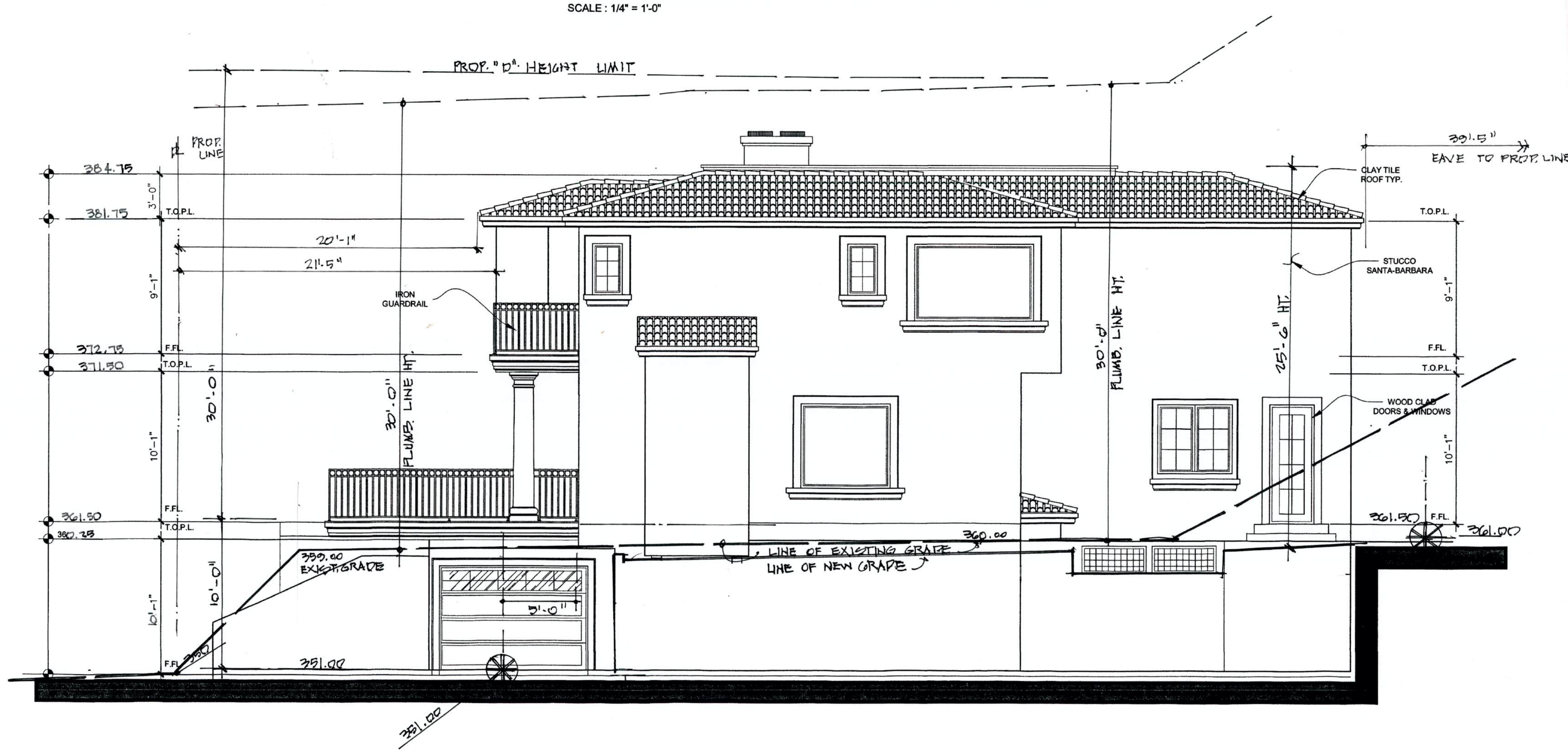


EAST BUILDING ELEVATION

SCALE : 1/4" = 1'-0"



NORTH BUILDING ELEVATION

SCALE : 1/4" = 1'-0"

EXT. MATERIALS & COLORS

ROOF TILE CLASS "A"

STUCCO EXTERIOR WALLS

WROUGHT IRON

DOORS & WINDOWS

PROJECT: THE SEROV FAMILY RESIDENCE

OWNER(S): 0000 (APN:346-791-12-00

Sugarman Dr., La Jolla

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FAX:(858)459-8901
scottspencerarchitect@gmail.com

SCOTT A. SPENCER
Architect Lic. C33340

SHEET TITLE: BUILDING ELEVATIONS

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:
REVISIONS BY DATE
11.23.2024

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: BUILDING ELEVATIONS
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
SHT.No: 6
SHT. 6 OF 13
REVISIONS:
5.8.2025
ARCHITECT: Scott A. Spencer
Phone: (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21806 PARCELA 2
APN: 346-791-12-00
OWNER: JOE & CARINA SEROV
OCCUPANCY: R-3/U
SITE AREA: 11,160 S.F.
CONSTRUCTION: V-B
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

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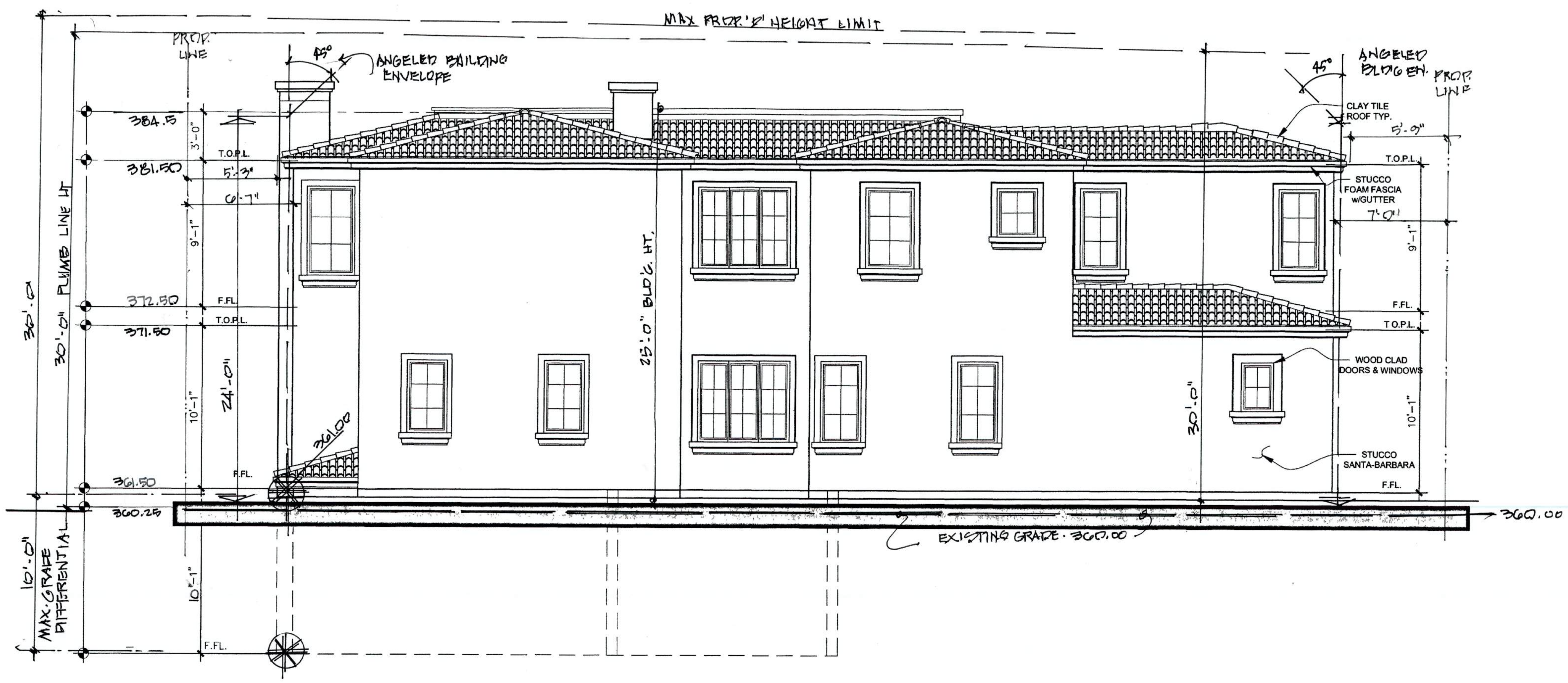


WEST BUILDING ELEVATION

SCALE : 1/4" = 1'-0"

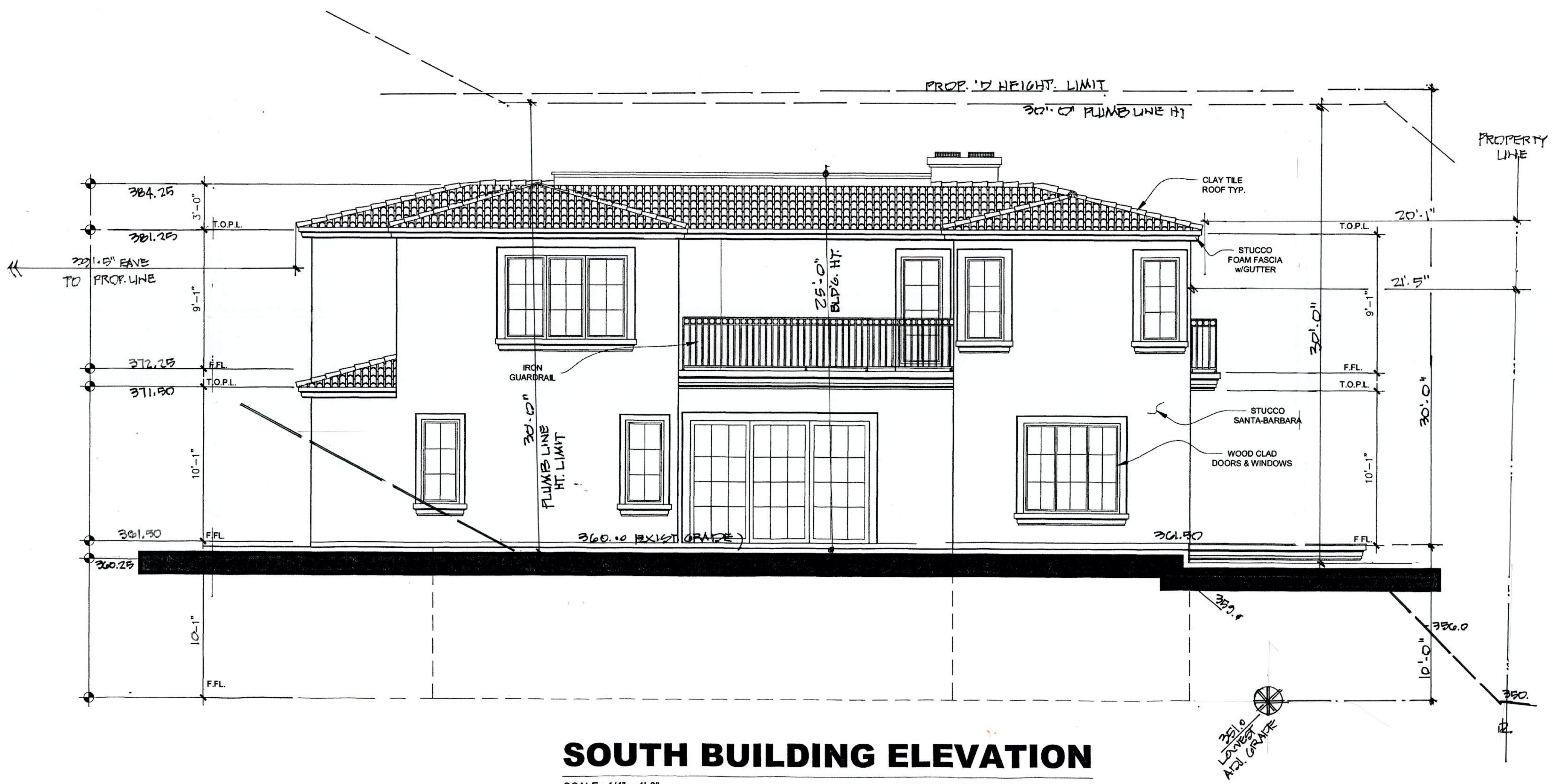
EXT. MATERIALS & COLORS

ROOF TILE CLASS "A"

STUCCO EXTERIOR WALLS

WROUGHT IRON

DOORS & WINDOWS



SOUTH BUILDING ELEVATION

SCALE : 1/4" = 1'-0"

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE — SHT.No: 7
SHEET TITLE: BUILDING ELEVATIONS — SHT. 7 OF 13
DATE:
REVISIONS:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
1 5.8.2025
ARCHITECT: Scott A. Spencer
Phone: (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21806 PARCELA 2
APN: 346-791-12-00
OWNER: JOE & CARINA SEROV — CONSTRUCTION: V-B
OCCUPANCY: R-3/U — ZONE: LA JOLLA SHORES PLANNED DISTRIC
SITE AREA: 11,160 S.F. — EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PROJECT: THE SEROV FAMILY RESIDENCE

OWNER(S): 0000 (APN:346-791-12-00

Sugarman Dr., La Jolla

Scott A. Spencer & Associates
1110 TORREY PINES ROAD., STE. "D"
LA JOLLA, CA 92037
BUS:(858)459-8898
FAX:(858)459-8901
scottspencerarchitect@gmail.com
SCOTT A. SPENCER
Architect Lic. C33340

SHEET TITLE: BUILDING ELEVATIONS

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:
REVISIONS BY DATE
1 11.23.2024

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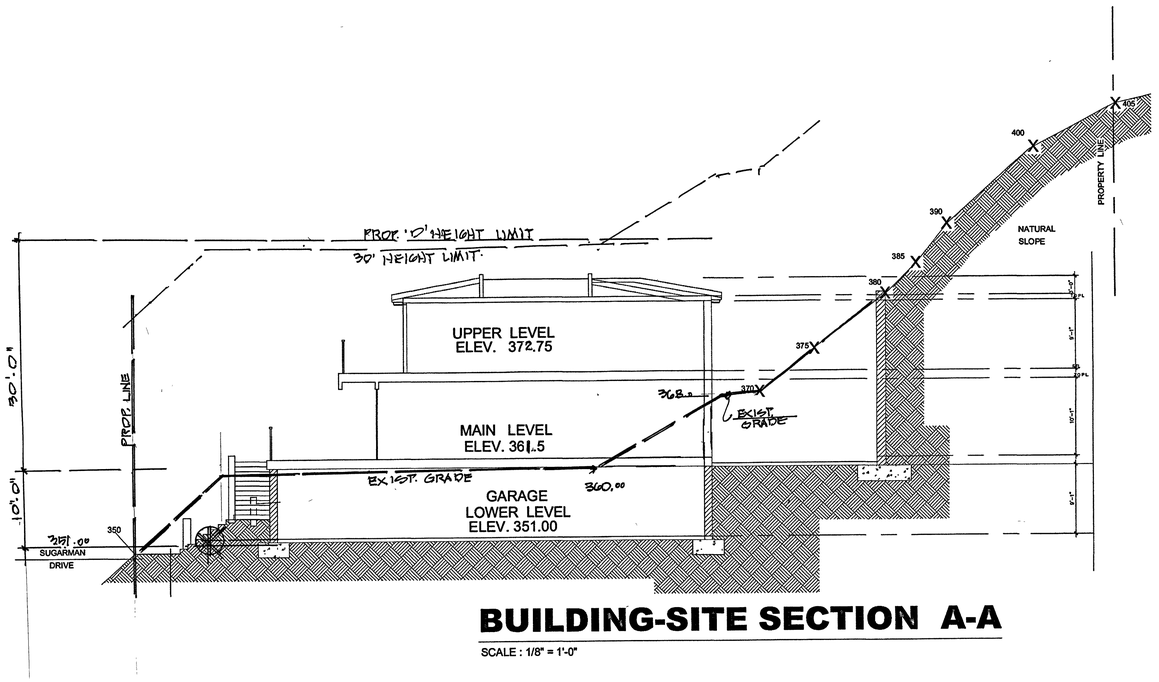
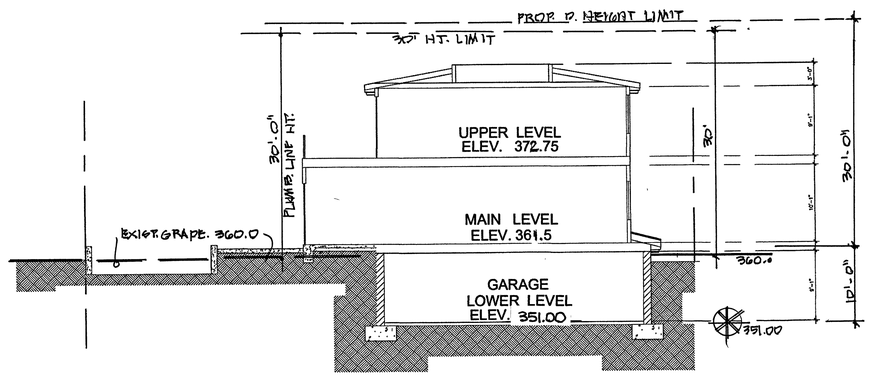


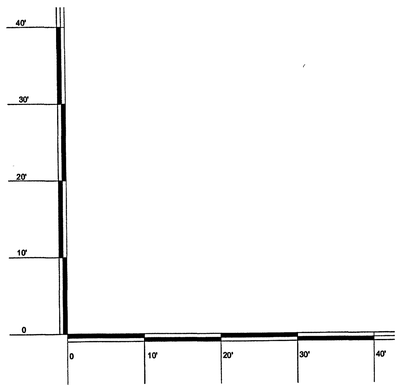
BUILDING-SITE SECTION A-A

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



BUILDING-SITE SECTION B-B

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



GRAPHIC SCALE

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: BUILDING ELEVATIONS
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
SHT.No: 6
SHT. 6 OF 13
REVISIONES:
1 5.07.2025
2
3
4

ARCHITECT: Scott A. Spencer
Phone: (658)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21806 PARCEL# 2
APN: 346-791-12-00
OWNER JOE & CARINA SEROV
CONSTRUCTION: V-B
OCCUPANCY: R-3/U
SITE AREA: 11,160 S.F.
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates
1110 TORREY PINES ROAD., STE. " D"
LA JOLLA, CA 92037
BUS:(858)459-8898
FAX:(658)459-8901
scottspencerarchitect@gmail.com
SCOTT A. SPENCER
Architect Lic. C33340

PROJECT: THE SEROV FAMILY RESIDENCE
OWNER(S): 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

SHEET TITLE: SITE BUILDING SECTIONS

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
1		11.23.2024
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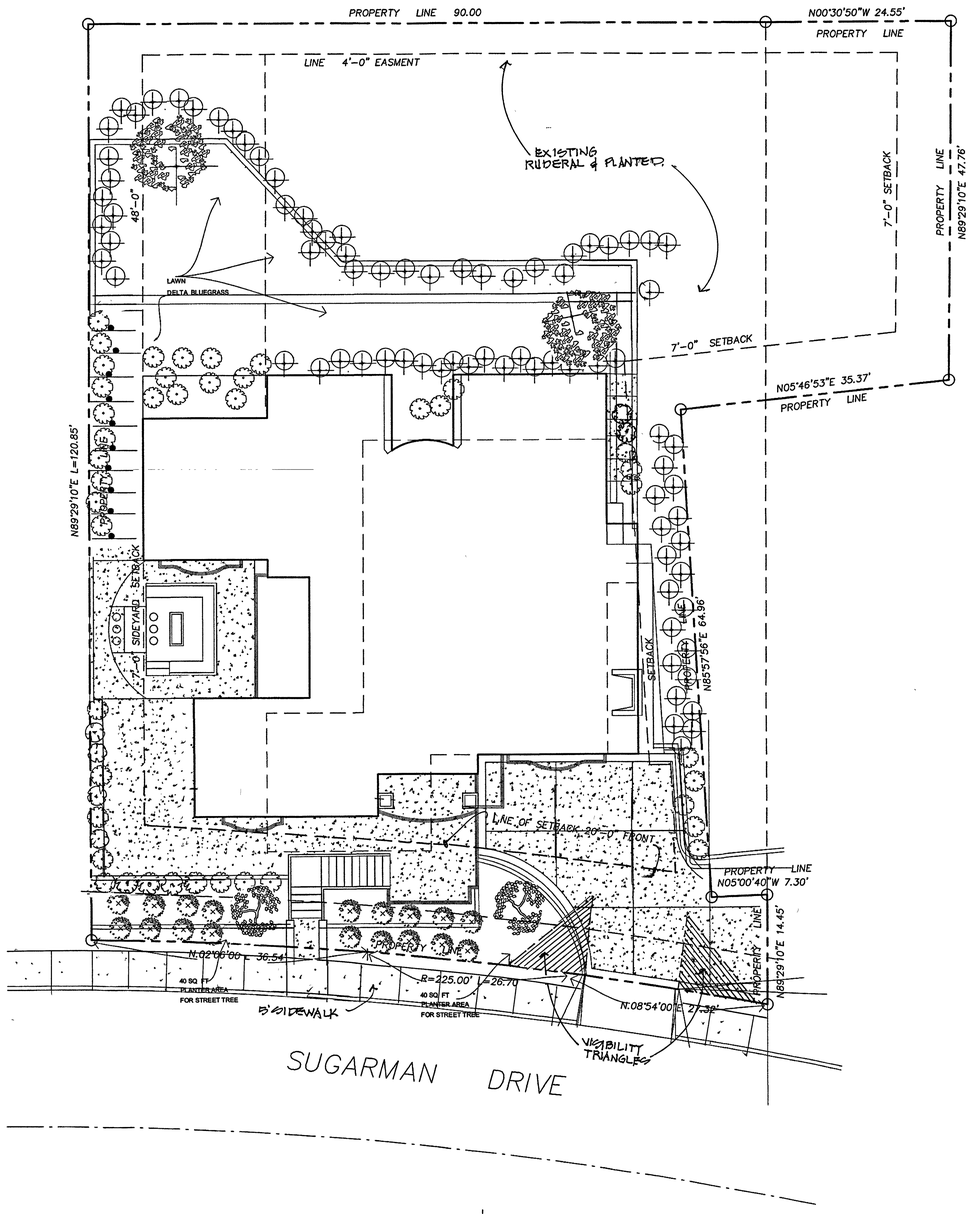

LANDSCAPE PLAN

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

LANDSCAPE PLAN MATERIAL LEGEND

STREET TREE 24" BOX
MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA

OLEA SKY LARK 24" BOX
FRUITLESS OLIVE

SMALL ACCENT SHRUBS 5 GAL
GAPE RUSH CHONDROPETALUM TECTORUM

LOW SHRUB 15" GAL
STRIPED CENTURY PLANT
SALVIA SANTA BARBARA MEX BUSH SAGE

PITTOSPFORUM MARJORIE 5" GAL
CHANNON KONURU
ROSA ICEBERG ROSES
WESTRINGIA FRUITCOSUM COAST ROSEMARY

VINES JASMINE PANDOREA 15" GAL
LAVANDULA GROSSO
LAVENDER

TITLE BLOCK INF.	
PROJECT: THE SEROV FAMILY RESIDENCE	SHT.No: 9
SHEET TITLE: LANDSCAPE PLAN	SHT. 9 OF 13
DATE:	REVISIONES:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	5.27.2025
ARCHITECT: Scott A. Spencer Phone: (858)459-8898	
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT:	
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: PM. 21806 PARCELA 2	
APN: 346-791-12-00	
OWNER JOE & CARINA SEROV	CONSTRUCTION: V-B
OCCUPANCY: R-3/U	ZONE: LA JOLLA SHORES PLANNED DISTRIC
SITE AREA: 11,160 S.F.	EXISTING USE: VACANT
	PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates
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FAX:(858)459-8901
scottspencerarchitect@gmail.com
SCOTT A. SPENCER
Architect Lic. C33340

PROJECT:
THE SEROV FAMILY RESIDENCE

OWNER(S):
0000 (APN:346-791-12-00

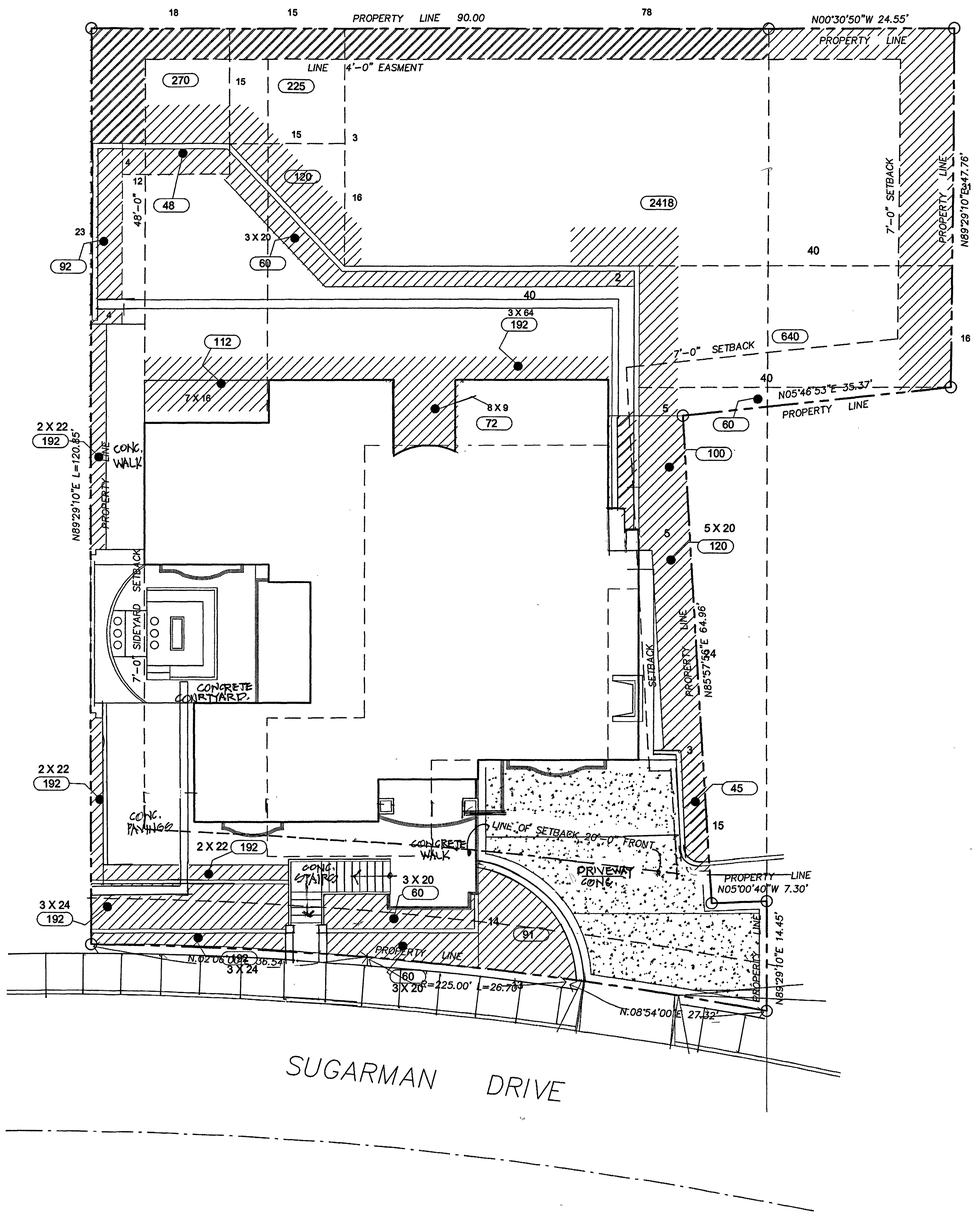
Sugarman Dr., La Jolla

SHEET TITLE:
LANDSCAPE PLAN

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
1		11.27.2024
2		
3		
4		

A9.0



LANDSCAPE AREA DIAGRAM

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

LANDSCAPED AREAS

270	
225	
120	
2418	
60	
60	
192	
72	
80	
112	
60	
48	
92	
60	
48	
92	
60	
44	
44	
72	
72	
60	
60	
91	
45	
120	
100	
5217	SQ. FT.

TOTAL LOT AREA
11,865 SQ. FT.

TOTAL LANDSCAPE AREA
5,217 SQ. FT.

43.969 %
OR 43.9

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: LANDSCAPE AREA DIAGRAM
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
SHT.No: 10
SHT. 10 OF 13
REVISIONES:
1 5.02.2025
2
3
4
ARCHITECT: Scott A. Spencer
Phone: (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM. 21606 PARCELA 2
APN: 346-791-12-00
OWNER JOE & CARINA SEROV
CONSTRUCTION: V-B
OCCUPANCY: R-3U
SITE AREA: 11,160 S.F.
ZONE: LA JOLLA SHORES PLANNED DISTRIC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PROJECT: THE SEROV FAMILY RESIDENCE
OWNER(S): 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

Scott A. Spencer & Associates
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SCOTT A. SPENCER
Architect Lic. C33340

LICENSED ARCHITECT SCOTT ANDREW SPENCER No. C-33340 REN. 08-31-2025 STATE OF CALIFORNIA

SHEET TITLE: LANDSCAPE AREA DIAGRAM

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
1.		11.23.2024
2.		
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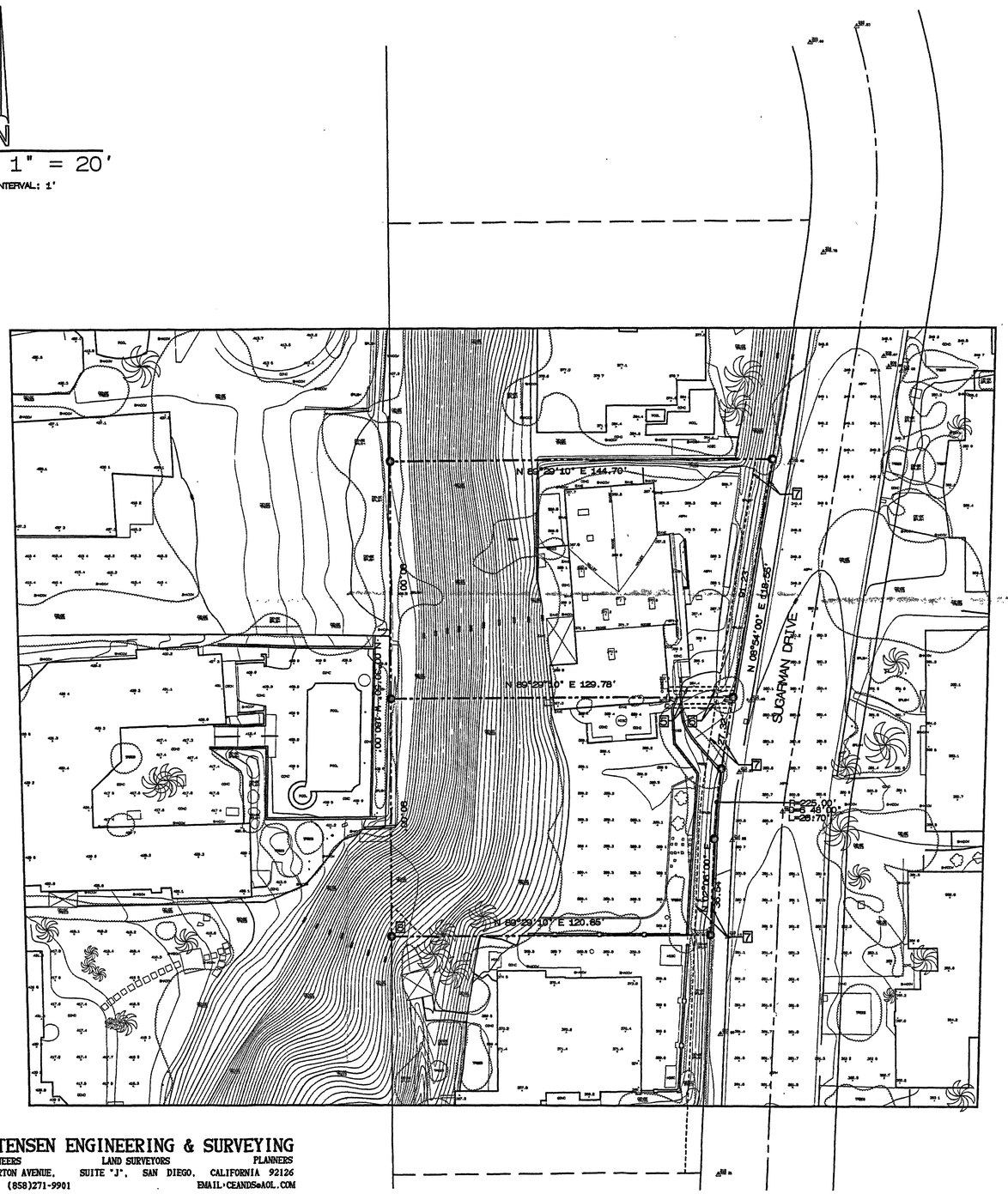
A10.0



LEGAL DESCRIPTION

LOTS 56 AND 57 OF LA JOLLA SCENIC HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4382, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 29, 1959.

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 8356 SUGARMAN DRIVE, LA JOLLA CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 346-791-09.
5. THE TOTAL AREA OF THE SUBJECT PARCELS IS 0.54 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTH-EASTERLY CORNER OF SUGARMAN DRIVE AND LA JOLLA SCENIC DRIVE NORTH. ELEVATION 401.96' MEAN SEA LEVEL. (N.G.V.D. 1929).

TITLE REFERENCE/NOTES

TITLE INFORMATION FOR THIS SURVEY IS FROM LAWYERS TITLE AMENDED PRELIMINARY TITLE REPORT, FILE NO. 316311759, DATED FEBRUARY 5, 2018.

5 AN EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 8, 1960 AS FILE NO. 25806 OF OFFICIAL RECORDS.

6 AN EASEMENT FOR THE RIGHT AND PRIVILEDGE TO PLACE AND MAINTAIN AN ANCHOR TO SUPPORT A LINE OF POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MARCH 16, 1960 AS FILE NO. 54313 OF OFFICIAL RECORDS.

7 AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MARCH 16, 1960 AS FILE NO. 54314 OF OFFICIAL RECORDS.

8 AN EASEMENT FOR RIGHT OF WAY FOR DRAINAGE AND RIGHTS INCIDENTAL THERETO GRANTED TO HOWARD A NOFFER AND JEAN L. NOFFER, RECORDED OCTOBER 7, 1960 AS FILE NO. 200697 OF OFFICIAL RECORDS.

NOTE: AN EASEMENT FOR SAN DIEGO GAS AND ELECTRIC COMPANY IS SHOWN OVER A PORTION OF THE SOUTHERLY SIDE OF LOT 56 ON SUBDIVISION MAP NO. 4382, BUT IS NOT DISCLOSED IN THE REFERENCED PRELIMINARY TITLE REPORT AND IS NOT PLOTTED.

Patrick F. Christensen 04-23-18

PATRICK F. CHRISTENSEN, P.L.S. 7208 Date

LICENSED LAND SURVEYOR PATRICK F. CHRISTENSEN No. LS 7208 STATE OF CALIFORNIA

CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858)271-9901 EMAIL:CEANDS@AOL.COM

Prepared By:
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7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 EMAIL:CEANDS@AOL.COM

Project Address:
8356 SUGARMAN DRIVE
LA JOLLA, CA 92037

Project Name:
8356 SUGARMAN

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 4-29-18 ADDED TITLE DATA

Original Date: APRIL 23, 2018

Sheet Title:
TOPOGRAPHIC MAP

Sheet 1 Of 1

DEP#

TITLE BLOCK INF.

PROJECT: THE SEROV FAMILY RESIDENCE
SHEET TITLE: TOPOGRAPHY
DATE:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT
SHT No: 11 OF 13 SHEETS
REVISIONS: 1 B.B.2025
ARCHITECT: Scott A. Spencer
Phone: (858)459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
GEOLOGIC HAZARD CATEGORY: 27
LEGAL: PM 21806 PARCEL 2
APN: 346-791-12-00
OWNER: JOE & CARINA SEROV
CONSTRUCTION: V-B
OCCUPANCY: R-3/U
ZONE: LA JOLLA SHORES PLANNED DISTRIC
SITE AREA: 11,160 S.F.
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PROJECT: The Serov Residence

OWNER(S):

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SCOTT A. SPENCER
Architect Lic. C33340

LICENSED ARCHITECT SCOTT ALBERT SPENCER No C33340 REN 08/31/2025 STATE OF CALIFORNIA

SHEET TITLE:

DESIGN BY: Arch Scott A
CHK'D BY: Arch Scott A
DRWN BY: Miguel Fierro
DATE: 3/27/2024
JOB NUMBER:
SCALE: 1/4"=1'-0"

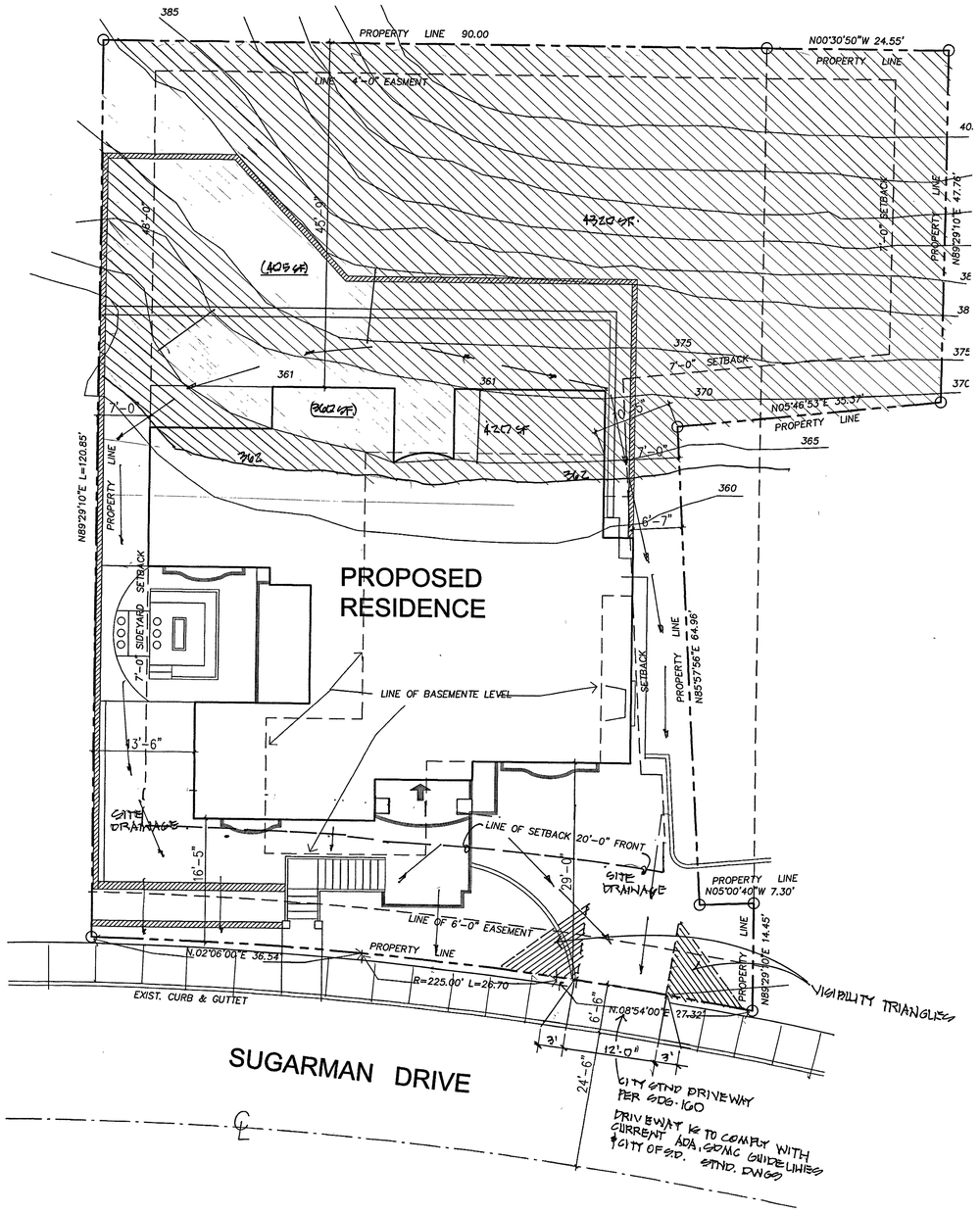
REVISIONS	BY	DATE
1		11.23.2024
2		
3		
4		

SHEET NO.

A-11

SHEET: OF

RUCHLEWICZ RESIDENCE



AREA OF LOT SLOPING STEEPER THAN 25%
TOTAL AREA: 3975 SQ.FT. = 35.6% ENCROACHMENT

TOTAL LOT AREA: 11,160 SQ.FT

PER 143.0142 MAX 25+15 = 40% ALLOWED
SEE 143.0142 (a)(3) CAN BE ALLOWED UP TO 40%

GRADING DATA TABLE	
1) MAX. CUT UNDER BUILDING FOOTPRINT	8 FT.
2) MAX. CUT OUTSIDE BUILDING FOOTPRINT	10' FT.
3) MAX. FILL DEPTH UNDER BUILDING FOOTPRINT	0' FT.
4) MAX. FILL DEPTH OUTSIDE BUILDING FOOTPRINT	2' FT.

SITE GRADING PLAN

SCALE : 1/8" = 1'-0"
JOSEPH & CARINA SEROV RESIDENCE
SUGARMAN DRIVE LA JOLLA , CA.

TITLE BLOCK INF.	
PROJECT: THE SEROV FAMILY RESIDENCE	SHT.No: 12
SHEET TITLE: SITE GRADING PLAN	SHT. 12OF 13
DATE:	REVISIONES:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	1. 5.8.2025
ARCHITECT: Scott A. Spencer Phone: (858)459-8898	2.
CIVIL ENGINEER:	3.
LANDSCAPE ARCHITECT:	4.
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: PM. 21806 PARCELA 2	
APN: 346-791-12-00	
OWNER JOE & CARINA SEROV	CONSTRUCTION: V-B
OCCUPANCY: R-3U	ZONE: LA JOLLA SHORES PLANNED DISTRIC
SITE AREA: 11,160 S.F.	EXISTING USE: VACANT
	PROPOSED USE: RESIDENTIAL

PROJECT: THE SEROV FAMILY RESIDENCE
OWNER(S): 0000 (APN:346-791-12-00
Sugarman Dr., La Jolla

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LICENSED ARCHITECT SCOTT ALBERT SPENCER No C33340 REN 08-31-25 STATE OF CALIFORNIA

SHEET TITLE: SITE GRADING PLAN

DESIGN BY: Scott
CHK'D BY: Scott
DRWN BY: Miguel
DATE: 7/16/2024
JOB NUMBER:
SCALE:

REVISIONS	BY	DATE
1.		11.23.2024
2.		
3.		
4.		

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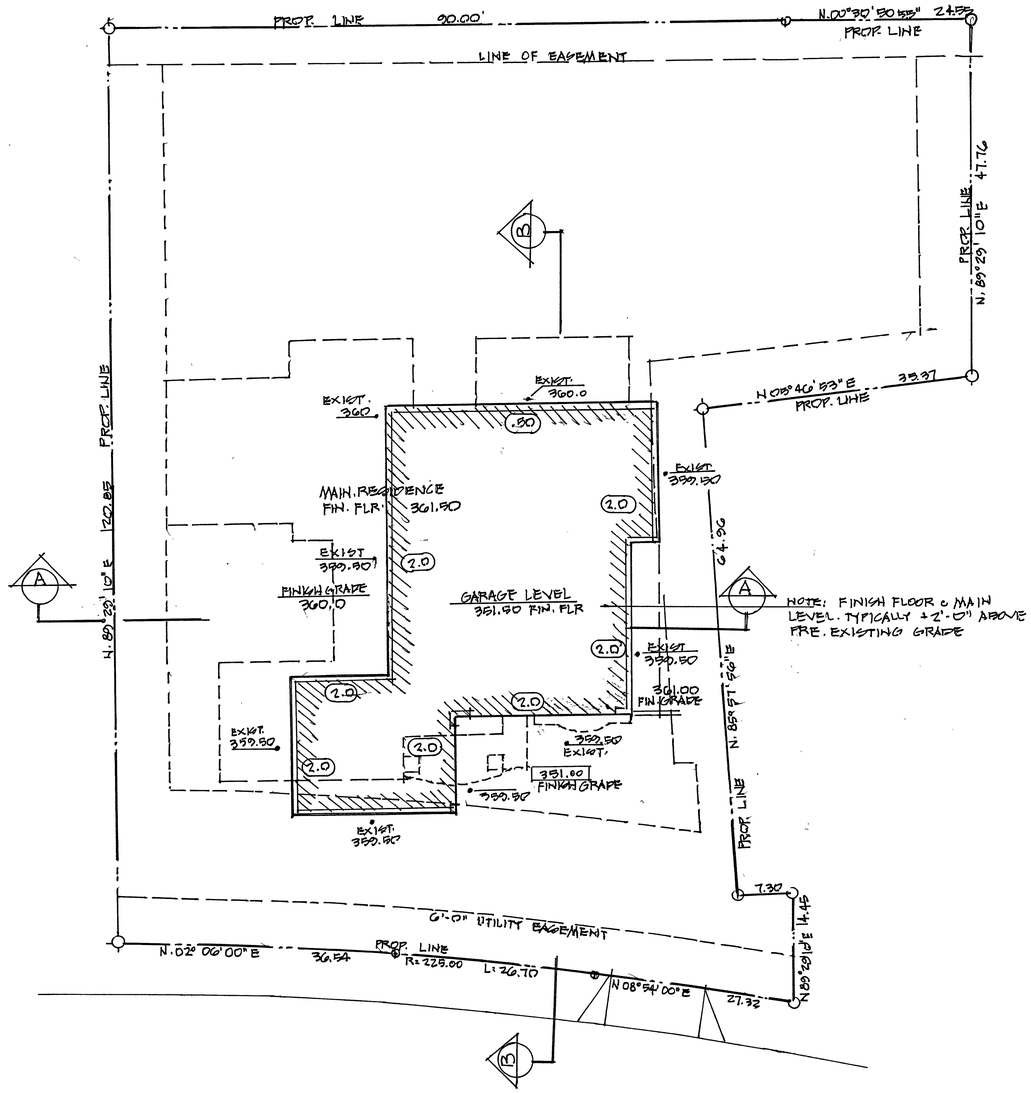
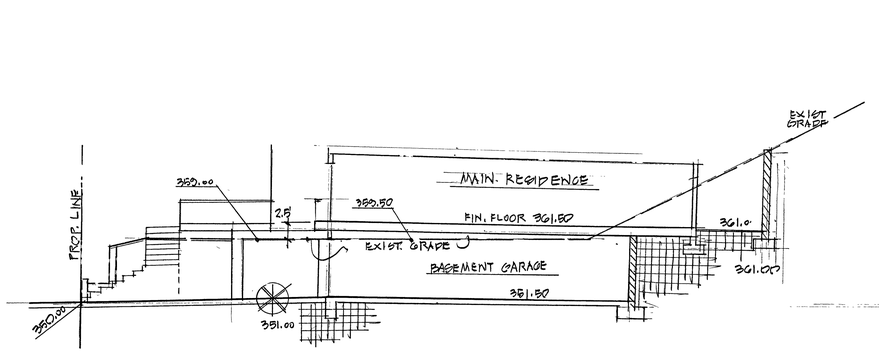


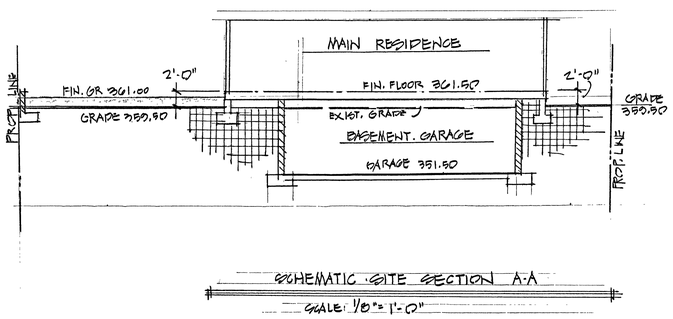
SITE PLAN • BASEMENT ANALYSIS

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



SCHEMATIC SITE SECTION B-B

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



SCHEMATIC SITE SECTION A-A

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

TITLE BLOCK INF.	
PROJECT No.: 1120759	
PROJECT. THE SEROV FAMILY RESIDENCE	SHT.No: 13
SHEET TITLE: BASEMENT ANALYSIS	SHT. 13 OF 13
DATE:	REVISIONES:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	1. 5.8.2023
ARCHITECT: Scott A. Spencer Phone: (858)459-8898	2.
CIVIL ENGINEER:	3.
LANDSCAPE ARCHITECT:	4.
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: PM 21806 PARCELA 2	
APN: 346-791-12-00	
OWNER JOE & CARINA SEROV	CONSTRUCTION: V-B
OCCUPANCY: R-3/U	ZONE: LA JOLLA SHORES PLANNED DISTRIC
SITE AREA: 11,160 S F	EXISTING USE: VACANT
	PROPOSED USE: RESIDENTIAL

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SCOTT A. SPENCER
Architect Lic. C33340

PROJECT: THE SEROV FAMILY RESIDENCE

OWNER(S): 0000 (APN:346-791-12-00

Sugarman Dr., La Jolla

SHEET TITLE:

DESIGN BY: Scott

CHK'D BY: Scott

DRWN BY: Miguel

DATE:

JOB NUMBER:

SCALE:

REVISIONS	BY	DATE
1		
2		
3		
4		

A-13