

La Jolla Shores Planned District Advisory Board (LJSPDAB) APPLICANT PROJECT INFORMATION FORM

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ-1126220
- Address and APN(s):
8204 La Jolla Shores Drive, La Jolla, CA 92037 | 346-232-13-00
- Project contact name, phone, e-mail:
Island Architects, Stuart Stielau, sstielau@islandarch.com, (858)-291-1926
- Project description: **DEMOLITION OF EXISTING 3,214 SF SINGLE FAMILY RESIDENCE & GARAGE, AND CONSTRUCTION OF A NEW 3,520 SF (GFA), TWO-STORY SINGLE-FAMILY RESIDENCE WITH GARAGE, POOL, AND RELATED SITE IMPROVMENTS.**
- Please indicate the action you are seeking from the Advisory Board:
 - ☐ Recommendation that the Project is minor in scope (Process 1)
 - ☐ Recommendation of approval of a Site Development Permit (SDP)
 - ☒ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - ☐ Other: _____
- In addition, provide the following:
 - lot size: **6,079 SF**
 - existing structure square footage and FAR (if applicable): **3,214 SF**
 - proposed square footage and FAR: **3,520 SF - FAR .58**
 - existing and proposed setbacks on all sides:

Front Yard –	Existing: 15'-0"	Proposed: 6'-0"
Side Yard –	Existing: 5'-0"	Proposed: 4'-0"
Street Side Yard –	Existing: 1'-2"	Proposed: 2'-0"
Rear Yard –	Existing: 3'-9"	Proposed: 4'-0"
 - height if greater than 1-story (above ground): **29'-6" Proposed Plumb Line**

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

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____

- height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

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

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

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

PLEASE DO NOT PROVIDE THE FOLLOWING:

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

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

Thank you,

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

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

8204 LA JOLLA SHORES DR

CDP/SDP SET

PLAN ANALYSIS

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA FIRE CODE

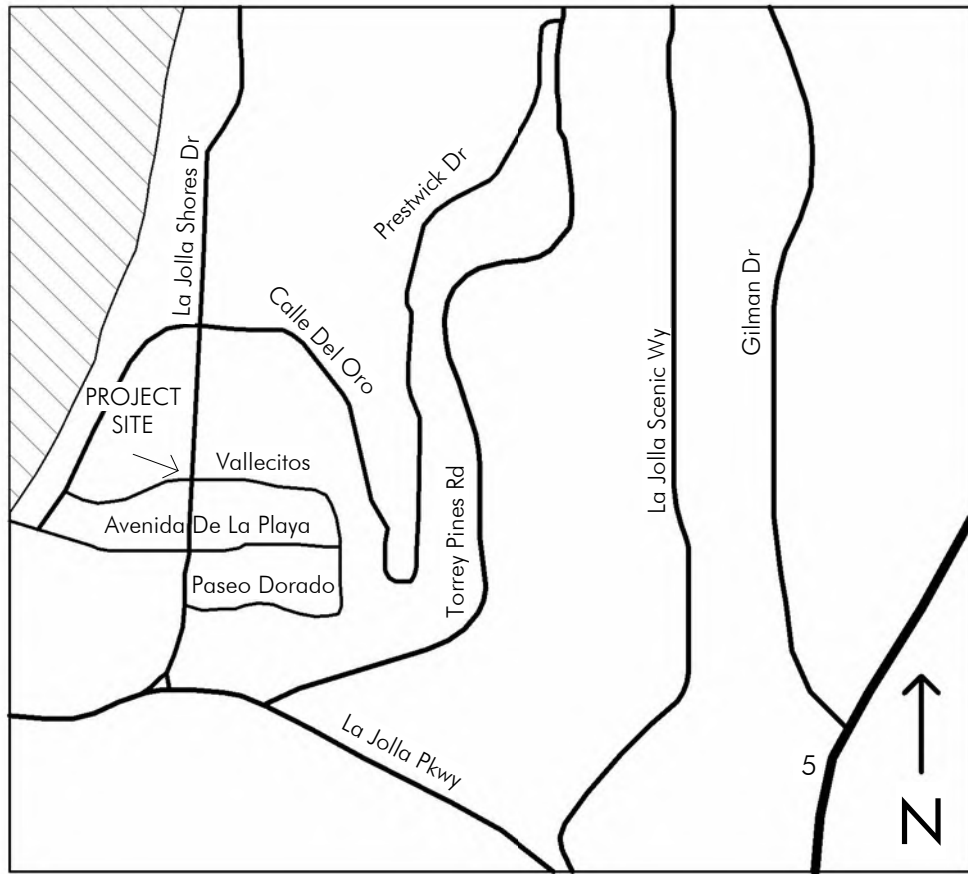
THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2021IBC, 2021 IRC, 2021 UPC, 2021 UMC, 2020 NEC, 2021 IFC AND IBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



SYMBOLS AND LEGEND



ABBREVIATIONS

Q	CENTERLINE	DN.	DOWN	GL.	GLASS	O.D.	OVERFLOW DRAIN	SHR.	SHOWER
(D)	DIAMETER OR ROUND	D.O.	DOOR OPENING	GND.	GROUND	OFF.	OFFICE	SHT.	SHEET
(E)	EXISTING	DR.	DOWNSPOUT	GR.	GRADE	DOOR	DOOR	SIM.	SIMILAR
ABV.	ABOVE	DS.	DISH WASHER	GYP. BD.	GYPSPUM BOARD	O.H.C.	OVERHEAD CABINET	SKYLT.	SKYLIGHT
ACOUS.	ACOUSTICAL	DW.	DRAWINGS	H.B.	HOSE BIB	OPNG.	OPENING	SLDR.	SLIDING GLASS DOOR
A.D.	AREA DRAIN	DWR.	DRAWER	HDR.	HEADER	OPP.	OPPOSITE	SLDR.	SLIDING GLASS DOOR
ADJ.	ADJUSTABLE	E.	EACH	HDWD.	HARDWOOD	PL.	PROPERTY LINE OR PLATE	SQ.	SQUARE
A.F.F.	ABOVE FINISH FLOOR	E.A.	EACH	HDWE.	HARDWARE	PL/SH	POLE AND SHELF	S.S.	STAINLESS STEEL
A.F.G.	ADJACENT FINISH GRADE	E.J.	EXPANSION JOINT	H.M.	HOLLOW METAL	PL. LAM.	PLASTIC LAMINATE	S.S.T.	STAINLESS STEEL
AGGR.	AGGREGATE	EL.	ELEVATION	HORIZ.	HORIZONTAL	PLSTR.	PLASTER	ST.	STONE
ALUM.	ALUMINUM	ELEC.	ELECTRICAL	HR.	HOUR	PLEX.	PLEXIGLASS	STD.	STANDARD
APPROX.	APPROXIMATE	INCL.	INCLUDED	HT.	HEIGHT	PLNTR.	PLANTER	STL.	STEEL
ARCH.	ARCHITECT	EQUIP.	EQUIPMENT	H.V.A.C	HEATING VENTILATING AIR CONDITIONING	PLYWD.	PLYWOOD	STOR.	STORAGE
BD.	BOARD	EXIST.	EXISTING	HORZ.	HORIZONTAL	PNL.	PANEL	STRUCT.	STRUCTURAL
B.L.	BUILT - IN	EXP.	EXPANSION	INSUL.	INSULATION	PNTRY.	PANTRY	SUSP.	SUSPENDED
BLDG.	BUILDING	EXPO.	EXPOSED	INT.	INTERIOR	PR.	PAIR	SYN.	SYMMETRICAL
BLK.	BLOCK	FAU.	FORCED AIR UNIT	LIN.	LINEN	PRCST.	PRECAST	T.	TREAD
BLKG.	BLOCKING	F.D.	FLOOR DRAIN	LAM.	LAMINATE	PREFAB.	PREFABRICATED	T.C.	TRASH COMPACTOR
BLT.	BOLT	FDN.	FOUNDATION	LT.	LIGHT	PT.	POINT	TEL.	TELEPHONE
BM.	BEAM	F.F.	FINISH FLOOR	L.V.	LOW VOLTAGE	PTN.	PARTITION	TEMP.	TEMPERED GLASS
BOT.	BOTTOM	F.H.	FINISH GRADE	M.C.	MEDICINE CABINET	PTD.	PAINTED	T & G.	TONGUE AND GROOVE
C.	CABINET	FIN.	FINISH	M.ECH.	MECHANICAL	R.	RADIUS	THR.	THRESHOLD
CAB.	CABINET	FL.	FLASHING	M.ECH.	MECHANICAL	R.	RADIUS	T.O.C.	TOILET PAPER DISPENSER
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURER	RAD.	RADIUS	T.V.	TELEVISION
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MFG.	MANUFACTURING	REF.	REFERENCE	T.W.	TOP OF WALL
CLG.	CEILING	F.F.	FIREPLACE	MIR.	MIRROR	REFR.	REFRIGERATOR	TYP.	TYPICAL
CLO.	CLOSET	FRF.	FIREPROOF	MISC.	MISCELLANEOUS	REV.	REVERSE	UNF.	UNFINISHED
CLR.	CLEAR	FRAMG.	FRAMING	MUL.	MULLION	REIN.	REINFORCE, REINFORCED	UNG.	UNDERGROUND
C.M.U.	CONCRETE MASONRY UNIT	FTG.	FOOT OR FEET	N.	NORTH	REQ.	REQUIRED	U.N.O.	UNLESS NOTED OTHER
CNTR.	COUNTER	FUR.	FOOTING	N.C.	NOT IN CONTRACT	RES.	RESISTANT	VERT.	VERTICAL
COL.	COLUMN	FUT.	FUTURE	NO. OR #	NUMBER	RESIL.	RESILIENT	V.P.	VAPOR PROOF
CONC.	CONCRETE	G.	GAS	NOM.	NOMINAL	RM.	ROOM	W.	WASHER OR WEST
CONN.	CONNECTION	GALV.	GALVANIZED	N.T.P.	NOTICE TO PROCEED	R.O.	ROUGH OPENING	W/C.	WATER CLOSET
CONSTR.	CONSTRUCTION	G.B.	GRAB BAR	N.T.P.	NOTICE TO PROCEED	R.V.	ROUGH VENT	WD.	WOOD
CONT.	CONTINUOUS	G.D.	GARBAGE DISPOSAL	O.	OVER	S.	SOUTH	W.H.	WATER HEATER
CSMT.	CASEMENT WINDOW	GFCI	GROUND FAULT CURRENT INTERRUPTER	O.A.	OVERALL	S.C.	SOLID CORE	W/O.	WITHOUT
CTR.	CENTER			OBS.	OBSOLETE	SCHED.	SCHEDULE	W.P.	WATERPROOF
CTSK.	COUNTERSUNK			ON CENTER	ON CENTER	S.D.	STORM DRAIN	WT.	WEIGHT
DBL.	DOUBLE			O.D.	OUTSIDE DIAMETER	S.F.	SQUARE FEET	WTR.	WATER
DEPT.	DEPARTMENT					SH.	SHelf		
DET.	DETAIL								
DIA.	DIAMETER								
DIM.	DIMENSION								

CONSULTANTS

ARCHITECTS TONY CRISAFI, LISA KRIEDEMAN ISLAND ARCHITECTS 7626 HERSCHEL AVENUE LA JOLLA, CALIFORNIA 92037 PH. (858) 459-9291 FAX (858) 456-0351 PROJECT ARCHITECT: (858) 869-2841	LANDSCAPE ARCHITECT FUERTE ASSOCIATES LANDSCAPE ARCHITECTURE PH. (858) 910-3576 CONTACT: MARK FUERTE
CIVIL ENGINEER PONTEX ENGINEERING PH. (714) 732-8256 CONTACT: LUIS CUETO	SURVEYOR TYE CONSULTING SURVEYING 5502 ALEXANDRINE CT. OCEANSIDE, CA 92057 PH. (760) 473-2834 CONTACT: GEORGE TYE
SOILS ENGINEER GEOTECHNICAL EXPLORATION INC. 7420 TRADE STREET SAN DIEGO, CA 92121 PH. (858) 549-7222 FAX (858) 549-1604 CONTACT: LES REED	STRUCTURAL ENGINEER COMPANY NAME ADDRESS ADDRESS PH. (000) 000-0000 FAX (000) 000-0000 CONTACT:
ENVIRONMENTAL GEOTECHNICAL EXPLORATION INC. 7420 TRADE STREET SAN DIEGO, CA 92121 PH. (858) 549-7222 FAX (858) 549-1604 CONTACT: LES REED	

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST
CDP/SDP FOR:

DEMOLITION OF EXISTING 3,214 SF SINGLE FAMILY RESIDENCE & GARAGE, AND CONSTRUCTION OF A NEW 3,520 SF (GFA), TWO-STORY SINGLE FAMILY RESIDENCE WITH GARAGE, POOL, AND RELATED SITE IMPROVEMENTS.

2. STREET ADDRESS
8204 LA JOLLA SHORES DR., LA JOLLA, CA 92037
(Check one) [] N [] S [] E [] W
Between _____ and _____

3. SITE AREA
Total Site Area (gross): _____ .14 Ac. _____ 6,079 SQ. FT. _____ Sq. Ft.
Net Site Area _____ Ac. _____ Sq. Ft.
(Net site area includes required streets and public dedications)

4. COVERAGE DATA
Total Building Area (ground floor): _____ Ac. _____ 1,808 SQ. FT.
Total Landscape/Open Space Area: _____ Ac. _____ 1,880 SQ. FT.
Total Hardscape/Paved Area: _____ Ac. _____ 2,391 SQ. FT.
Allowed Floor Area Ratio (FAR) .58 Allowable Gross Floor Area (GFA) 3,525 Sq. Ft.
Proposed Floor Area Ratio (FAR) .58 Proposed Gross Floor Area (GFA) 3,520 Sq. Ft.

5. DENSITY (Residential)
Maximum no. dwelling units allowed per zone: _____
Number of existing units to remain on site: _____
Number of proposed dwelling units on site: _____
Total number of units provided on the site: _____

6. YARD/SETBACK
Street Yard: Required N/A Ft. Proposed 6' Ft.
Street Side Yard: Required N/A Ft. Proposed 2' Ft.
Interior Yard(s): Required N/A Ft. Proposed 4' Ft.
Rear Yard: Required N/A Ft. Proposed 4' Ft.
City Approved Setback from Coastal Sea Cliff/ Bluff Face
Setback from MAIN HOUSE Required _____ Ft. Proposed _____ Ft.

7. PARKING
Parking Criteria: [X] Residential
(Check one) [] Commercial
[] Industrial
[] Mixed Use
[] Other _____
Total number of spaces required by zone _____ 2
Total number of spaces provided on-site _____ 2 spaces
Commercial Development: _____
One space per _____ Sq. Ft. GFA = _____ spaces

SCOPE OF WORK

DEMOLITION OF EXISTING 3,214 SF SINGLE FAMILY RESIDENCE & GARAGE, AND CONSTRUCTION OF A NEW 3,520 SF (GFA), TWO-STORY SINGLE FAMILY RESIDENCE WITH GARAGE, POOL, AND RELATED SITE IMPROVEMENTS.

PROJECT INFORMATION

OWNER TANIA HANNA & CHRISTOPHER LONG	GROSS SITE AREA 6,079 SQ. FT.	NEEDED APPROVAL(S) CDP
SITE ADDRESS 8204 LA JOLLA SHORES DR., LA JOLLA, CA 92037	PARKING REQUIREMENTS 2	PROCESS LEVEL 3
A.P.N. 346-232-13-00	YEAR BUILT 1947	TYPE OF CONSTRUCTION V-B
ZONE LSPD-SF	BUILDING HEIGHT 30'-0"	OCCUPANCY R-3
LOT COVERAGE MAX ALLOWED - 60 PERCENT PROPOSED - 30 PERCENT	NUMBER OF STORIES 2 STORIES	LEGAL DESCRIPTION LOT 12 IN BLOCK 15 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926. ASSESSORS PARCEL NUMBER: 346-232-13-00

DRAWING INDEX

02 COASTAL DEVELOPMENT PERMIT SHEET LIST

DWG# DRAWING TITLE

TITLE SHEETS

T1	TITLE SHEET CDP
T4	FORMS
CIVIL	
C00	TOPOGRAPHIC MAP
C01	CIVIL - NOTES
C02	CIVIL - NOTES
C03	CIVIL - PRELIMINARY GRADING PLAN
C04	CIVIL - DETAILS
C05	CIVIL - BMP PLAN
LANDSCAPE	
L1.0	LANDSCAPE - CONCEPT PLAN
L2.0	LANDSCAPE - HYDROZONE PLAN
ARCHITECTURAL	
A1.1	SITE PLAN
A1.1b	LANDSCAPE DIAGRAM
A1.3	AREA CALCULATIONS
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF TERRACE FLOOR PLAN
A2.4	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS - MATERIAL BOARD
A5.1	BUILDING SECTIONS

LOW INCOME HOUSING

NUMBER OF LOW INCOME HOUSING UNITS ON SITE IN THE PREVIOUS 5 YEARS = 0

PARCEL INFORMATION

Base Zone: LSPD-SF
Overlays (check all that apply):
[] Airport Influence Area (AIA)

Planned District (if Applicable): LA JOLLA SHORES

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?
[] Yes [X] No Sensitive Biologic Resources [] Yes [X] No Sensitive Coastal Bluffs
[] Yes [X] No Steep Hillsides [] Yes [X] No 100-Year Floodplain
[] Yes [X] No Coastal Beaches

Historic District: [] Yes [X] No (If Yes) Name: _____
Designated Historic [] Yes [X] No

Geologic Hazard Categories: .52 Earthquake Fault Buffer? [] Yes [X] No

Airports:
FAA Part 77 Notification Area: [] Yes [X] No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

PROPOSED DEVELOPMENT RATIOS

BUILDING FOOTPRINT	1,808 SQ. FT.	30 %
LANDSCAPE RATIO	432 SF	31 %
HARDSCAPE RATIO	2,391 SQ. FT.	39 %
LOT TOTAL:	6,079 SQ. FT.	100%

FAR CALCULATIONS

FAR CALCULATIONS		
ALLOWABLE FAR	3,525 SF	.58
PROPOSED FAR	3,520 SF	.58

AREA CALCULATIONS		
MAIN LEVEL	SQUARE FOOTAGE	COUNTABLE TO GFA
HABITABLE	1,376 SF	1,376 SF
NON-HABITABLE (GARAGE)	432 SF	432 SF
UNENCLOSED (CABANA)	692 SF	0 SF
TOTAL ENCLOSED		1,808 SF
UPPER LEVEL		
HABITABLE	1,712 SF	1,712 SF
UNENCLOSED (N. ROOF)	164 SF	0 SF
UNENCLOSED (S. TERRACE)	857 SF	0 SF
TOTAL ENCLOSED		1,712 SF
ROOF TERRACE		
UNENCLOSED (TERRACE)	694 SF	0 SF
TOTAL ENCLOSED		0 SF
OVERALL TOTAL		3,520 SF

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Stuart Sielau
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037
Project Name: 8204 LA JOLLA SHORES DRIVE RESIDENCE
Sheet Title: TITLE SHEET CDP

Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: _____
Revision 04: _____
Revision 03: _____
Revision 02: _____
Revision 01: _____
Original Date: _____
Sheet: 1 of 21
DEP#:

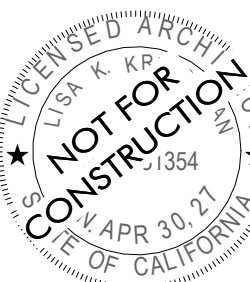
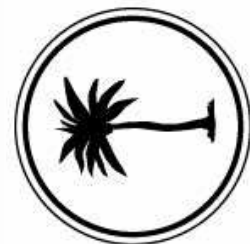
8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

T1

TITLE SHEET CDP

04/23/25

ISLAND ARCHITECTS



Copyright Island Architects 2019

JOB #:
DRAWN BY: Author
PROJ. MGR: Checker
DATE: ISSUE:

REVISIONS

DESCRIPTION DATE

04/23/2025 10:02:27 AM

04/23/25

FORM
DS-560
September 2021

Stormwater Requirements Applicability Checklist

Project Address: 8204 La Jolla Shores Dr, La Jolla, CA, 92037

Project Number:

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the [Stormwater Standards Manual](#). Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the [California State Water Resources Control Board](#).

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
☐ Yes, SWPPP is required; skip questions 2-4. ☒ No; proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
☒ Yes, WPCP is required; skip questions 3-4. ☐ No; proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
☐ Yes, WPCP is required; skip question 4. ☐ No; proceed to the next question.
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
 - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.☐ Yes, no document is required.
Check one of the boxes below and continue to Part B
☐ If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B
☒ If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
☐ If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

¹ More information on the City's construction BMP requirements as well as CGP requirements can be found at <http://www.sandiego.gov/stormwater/regulation/index.shtml>

CLEAR FORM

P1

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

- ☒ 1. **ASBS**
- A. Projects located in the ASBS watershed.
- ☐ 2. **High Priority**
- A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
- B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
- ☐ 3. **Medium Priority**
- A. Projects that are not located in an ASBS watershed or designated as a High priority site.
- B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
- C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
- ☐ 4. **Low Priority**
- A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the [Stormwater Standards Manual](#).

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the [Stormwater Standards Manual](#) are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
 - If "no" is checked for all the numbers in Part C: Continue to Part D.
- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
☐ Yes ☒ No
 - Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
☐ Yes ☒ No
 - Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
☐ Yes ☒ No

CLEAR FORM

P2

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
- If "no" is checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
 - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?☐ Yes, PDP exempt requirements apply ☒ No, proceed to next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the [City's Stormwater Standards Manual](#)?
☐ Yes, PDP exempt requirements apply ☒ No, proceed to next question

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
- If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification [USC15811](#)), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ☐ Yes ☒ No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

CLEAR FORM

P3

- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ☐ Yes ☒ No
- New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes [5013](#), [5014](#), [5541](#), [7232-7234](#) or [7236-7239](#). ☐ Yes ☒ No
- Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ☐ Yes ☒ No

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS**. ☐ Yes ☐ No
- The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the [Stormwater Standards Manual](#) for guidance. ☒ Yes ☐ No
- The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance. ☐ Yes ☐ No
- The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance on determining if the project requires hydromodification plan management. ☐ Yes ☐ No

Island Architects / Stuart Stielau

CAD Technician

Name of Owner or Agent

Title

Signature

10/29/2024

Date

CLEAR FORM

P4

CITY STANDARD TITLE BLOCK

Prepared By:

Name: Island Architects

Contact: Stuart Stielau

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address:

8204 La Jolla Shores Drive, La Jolla, CA

92037

Project Name:

8204 LA JOLLA SHORES DRIVE

RESIDENCE

Sheet Title:

FORMS

Revision 08:

Revision 07:

Revision 06:

Revision 05:

Revision 04:

Revision 03:

Revision 02:

Revision 01:

Original Date:

Sheet: 2 of 21

DEP#:

8204 LA JOLLA SHORES DRIVE RESIDENCE

8204 La Jolla Shores Drive, La Jolla, CA 92037

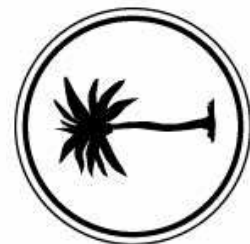
T4

FORMS

04/23/25

ISLAND

ARCHITECTS



Copyright Island Architects 2019

JOB #:

DRAWN BY: 08/19/24

PROJ. NO.: Checker

DATE: ISSUE:

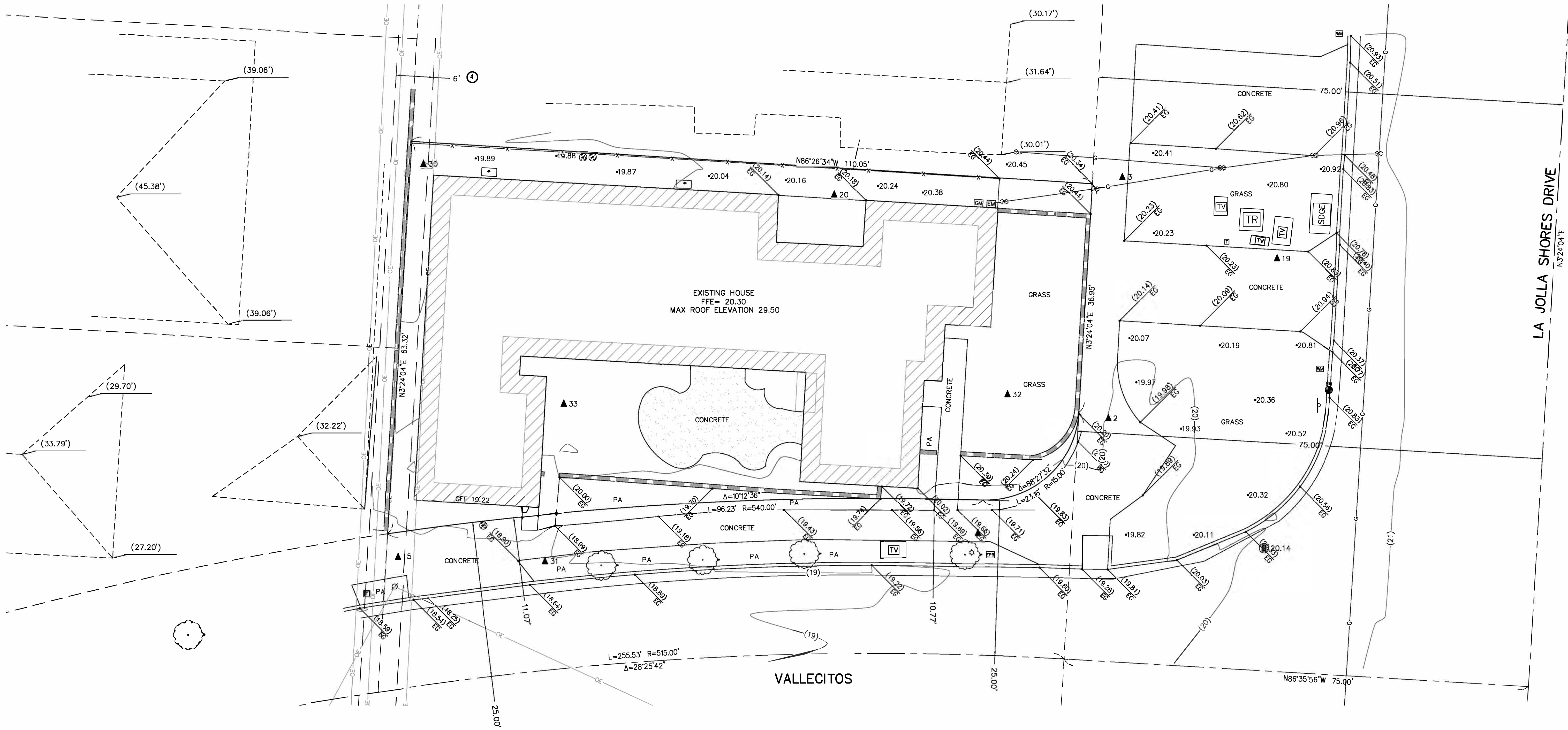
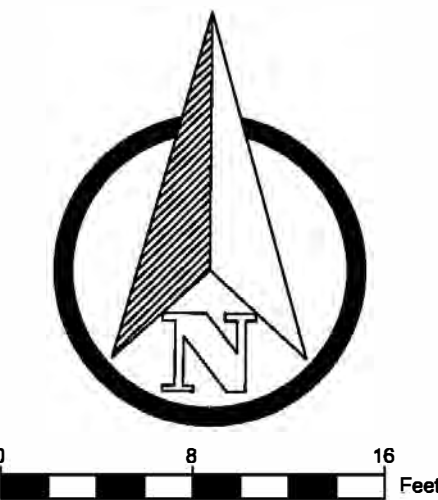
REVIEWS

DESCRIPTION DATE

TOPOGRAPHIC SURVEY

LEGEND

- BENCH MARK
CABLE BOX
CABLE GROUND
CABLE MARKER POST
CABLE PAINT MARK
CABLE RISER
CABLE VAULT
CONTROL POINT
ELECTRIC METER
ELECTRIC MARKER POST
ELECTRIC PULL BOX
ELECTRIC PAINT MARK
ELECTRIC RISER
ELECTRIC TRANSFORMER
ELECTRIC LATTICE TOWER
ELECTRIC VAULT
FIRE HYDRANT
FIRE PIT
FOUND MONUMENT
GAS METER
GAS PAINT MARK
GAS RISER
GAS TANK
GATE
GROUND LIGHT
GUY WIRE
GUY POLE-STUB
LIGHT POLE
MAIL BOX
STREET LIGHT
SIGN
SEWER CLEANOUT
SEWER MANHOLE
SEWER PAINT MARK
TELEPHONE BOX
TELEPHONE CABINET
TELEPHONE MANHOLE
TELEPHONE BOX
TELEPHONE PAINT MARK
TELEPHONE MARKER POST
TELEPHONE POLE
TELEPHONE RISE
TELEPHONE VAULT
TREE
TREE STUMP
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL CABINET
TRAFFIC SIGNAL CONTROLLER
TRAFFIC SIGNAL LOOP WELL
TRAFFIC CAMERA
TRAFFIC SIGNAL ELECTROUJER
TRAFFIC SIGNAL
TRAFFIC SIGNAL RISER
TRAFFIC SIGNAL VAULT
WATER METER
WATER PUMP
PROPERTY LINE
CENTER LINE
BUILDING FOOTPRINT
EX. BLOCK WALL
CONCRETE PAVEMENT
SPOT ELEVATION
TREE/BUSH
WOOD FENCE
CHAINLINK FENCE



OWNER:

TANIA HANNA

LEGAL DESCRIPTION

LOT 12 IN BLOCK 16 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.
ASSESSOR'S PARCEL NUMBER: 346-232-13-00

SITE ADDRESS:

8204 LA JOLLA SHORES DRIVE, LA JOLLA, CALIFORNIA

APN

346-232-13-00

LOT AREA

6078.00 SQ. FT. MORE OR LESS

DATE OF SURVEY

JUNE 20, 2024

BENCH MARK:

CITY OF SAN DIEGO VERTICAL CONTROL MEAN SEA LEVEL LOCATED AT LA JOLLA SHORES DRIVE AND VALLECITOS
LOCATION IS THE NORTHWEST RETURN
ELEVATION = 18.98' NAVD = 20.84'

SURVEYORS NOTE:

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED.

TITLE INFORMATION:

LAND AND EASEMENT INFORMATION WAS PROVIDED BY LAWYERS TITLE COMPANY FILE NO: 324310262
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN A DOCUMENT:
RESERVED BY: UNION TRUST COMPANY
PURPOSE: PUBLIC UTILITIES, POLES AND CONDUITS
RECORDING DATE: AUGUST 23, 1929
RECORDING NO: BOOK 1871, PAGE 325, OF DEEDS
AFFECTS: SAID LAND

SURVEYORS NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:

**TYE CONSULTING
SURVEYING**

300 ALVARADO BLVD. STE. 200
OCEANSIDE, CALIFORNIA 92057
PHONE: 760-472-2844

BOUNDARY / TOPOGRAPHIC SURVEY

8204 LA JOLLA SHORES DRIVE
LA JOLLA, CA 92037

PROJECT NO:
8204 LA

SHEET
OF
1
1

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORMWATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR. .

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE.

(o) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

- AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:
1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AN REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILLED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFOMRATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. 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?	
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.2.6 BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
INTERIOR PARKING GARAGES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
FOOD SERVICE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
REFUSE AREAS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
INDUSTRIAL PROCESSES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
FUEL DISPENSING AREA	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
LOADING DOCKS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
FIRE SPRINKLER TEST WATER	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
MISCELLANEOUS DRAIN OR WASH WATER	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
SC-6B: ANIMAL FACILITIES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 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 BMP'S. 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?	
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.3.3 MINIMIZE IMPERVIOUS AREA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.3.4 MINIMIZE SOIL COMPACTION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.3.5 IMPERVIOUS AREA DISPERSION	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
4.3.6 RUNOFF COLLECTION	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
4.3.8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			

REGISTERED PROFESSIONAL ENGINEER

CARL W. STEWARD

No. 88681

Exp. 03/31/25

CIVIL

STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER

CARL W. STEWARD

C88681

CIVIL

STATE OF CALIFORNIA

PONT

ENGINEERING

402 Enclave Cir., Costa Mesa CA 92626

Phone Number: (714)-732-8256

CONSULTING - ARCHITECTURE - ENGINEERING

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES) 0.15
WATERSHED: MISSION BAY WATERSHED
HYDRAULIC SUB AREA NAME AND NUMBER: LA JOLLA SHORES COASTAL

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE

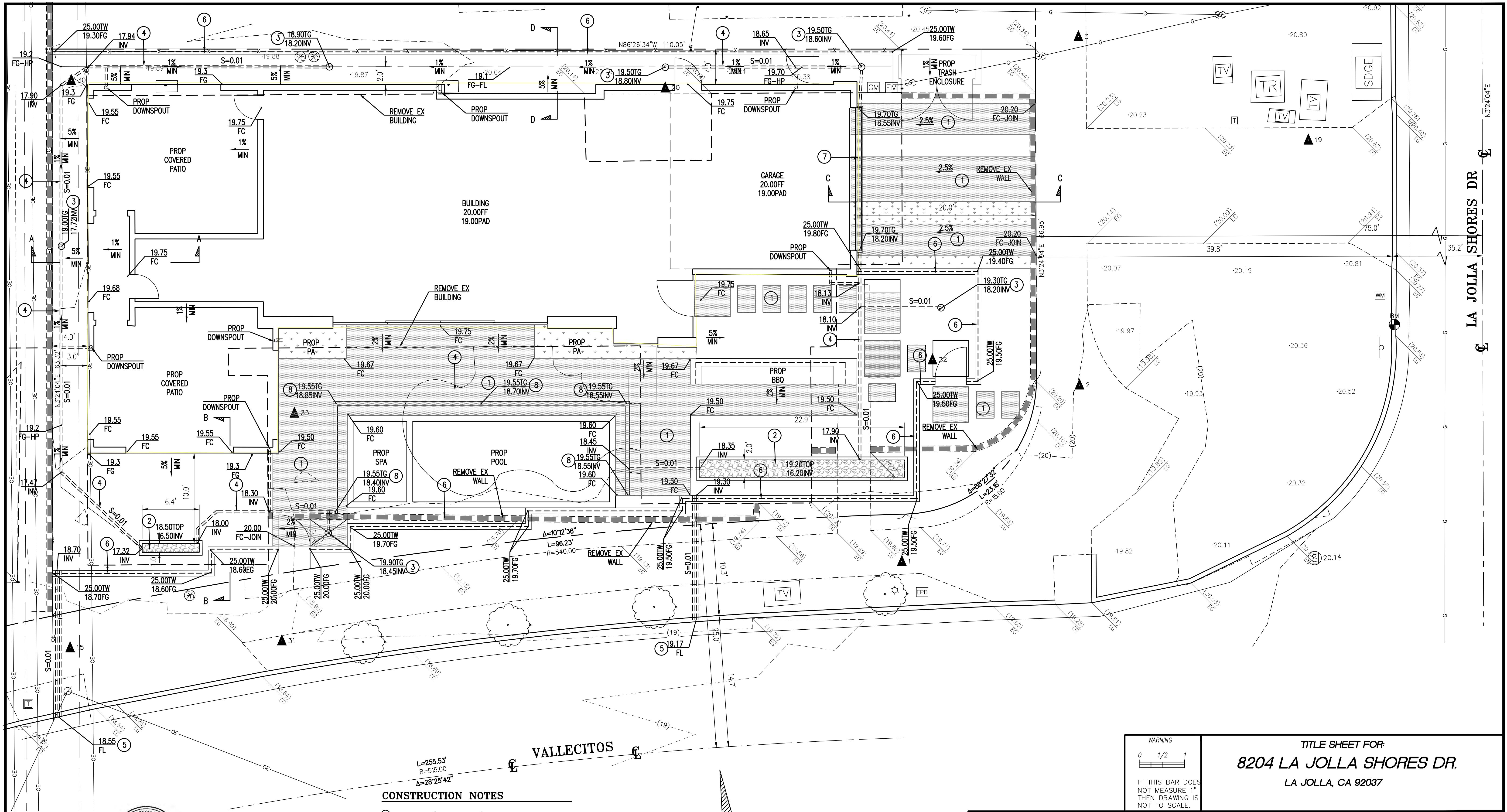
- WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS..
- SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ

TRADITIONAL: RISK LEVEL ☐ 1 ☐ 2 ☐ 3
LUP RISK LEVEL ☐ 1 ☐ 2 ☐ 3
WDID NO: _____

3. CONSTRUCTION SITE PRIORITY

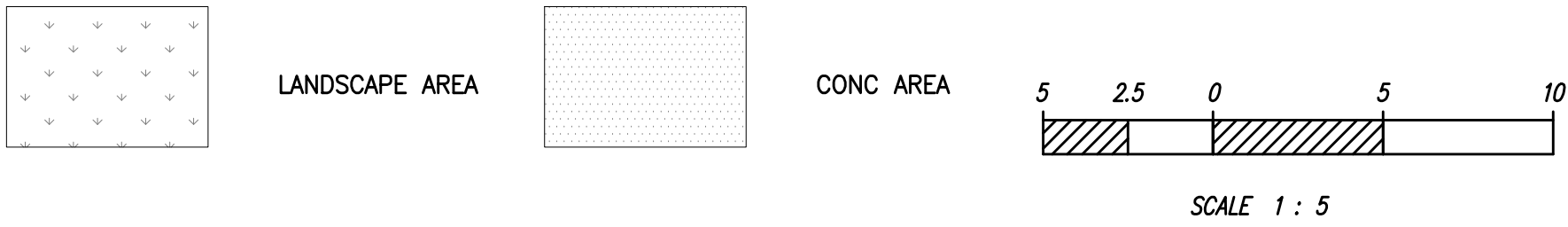
- ASBS ☐ HIGH ☐ MEDIUM ☐ LOW

<div><div><div><div></div><div>The City of</div><div>SAN DIEGO</div></div><div>FOR CITY APPROVAL</div></div></div> <div><div>WARNING</div><div><div>01/21</div></div><div>IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.</div></div>	<div>TITLE SHEET FOR:</div> <div>8204 LA JOLLA SHORES DR.</div> <div>LA JOLLA, CA 92037</div>																								
	<div>DEVELOPMENT SERVICES DEPARTMENT</div> <div>SHEET 2 OF 5 SHEETS</div>	<div>PMT NO. _____</div>																							
<div>APPROVED:</div> <div>FOR CITY ENGINEER _____ DATE _____</div> <table><tr><th>DESCRIPTION</th><th>BY</th><th>APPROVED</th><th>DATE</th></tr><tr><td>ORIGINAL</td><td>XXX</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table> <div>AS BUILT</div> <div>CONTRACTOR _____ DATE STARTED _____</div> <div>INSPECTOR _____ DATE COMPLETED _____</div>	DESCRIPTION	BY	APPROVED	DATE	ORIGINAL	XXX																			<div>PRJ NO _____</div> <div>XXXX-XXXX NAD83 COORDINATES</div> <div>XXX-XXXX LAMBERT COORDINATES</div> <div>DRAWING NO. G002</div> <div>XXXXXX.002.D</div>
	DESCRIPTION	BY	APPROVED	DATE																					
	ORIGINAL	XXX																							



402 Enclave Cir., Costa Mesa CA 92626
Phone Number: (714)-732-8256
CONSULTING - ARCHITECTURE - ENGINEERING

- CONSTRUCTION NOTES**
- 1. INSTALL 5" CONC WITH #3 @ 18 O.C EW
 - 2. INSTALL OPEN TRENCH DRAIN PER DETAIL SHEET 4
 - 3. CONSTRUCT AREA DRAIN PER DETAIL SHEET 4
 - 4. INSTALL 3" SDR35 PVC PIPE
 - 5. INSTALL (2) 3" CURB DRAIN PER SPPWC 150-2 CASE III INLET
 - 6. INSTALL 6' TALL PERIMETER WALL
 - 7. INSTALL TRENCH DRAIN PER DETAIL SHEET 4
 - 8. INSTALL DRAINAGE DEVICE PER ARCH PLANS



Underground
Service Alert
of Southern California
Call: TOLL FREE
1-800-
422-4133

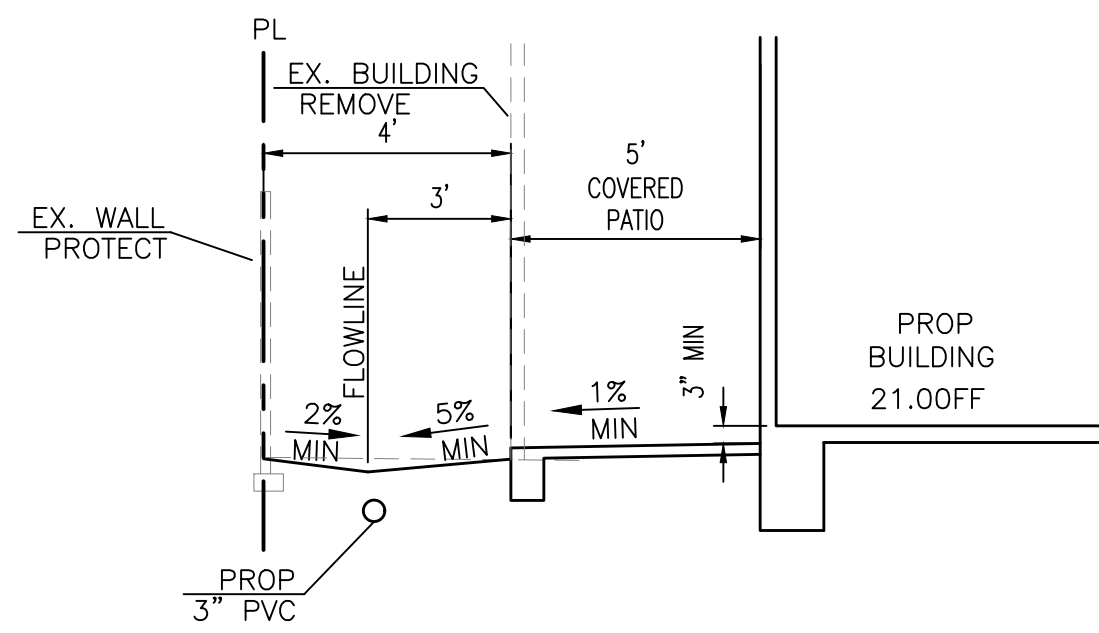
TWO WORKING DAYS BEFORE YOU DIG

NOTICE TO CONTRACTOR

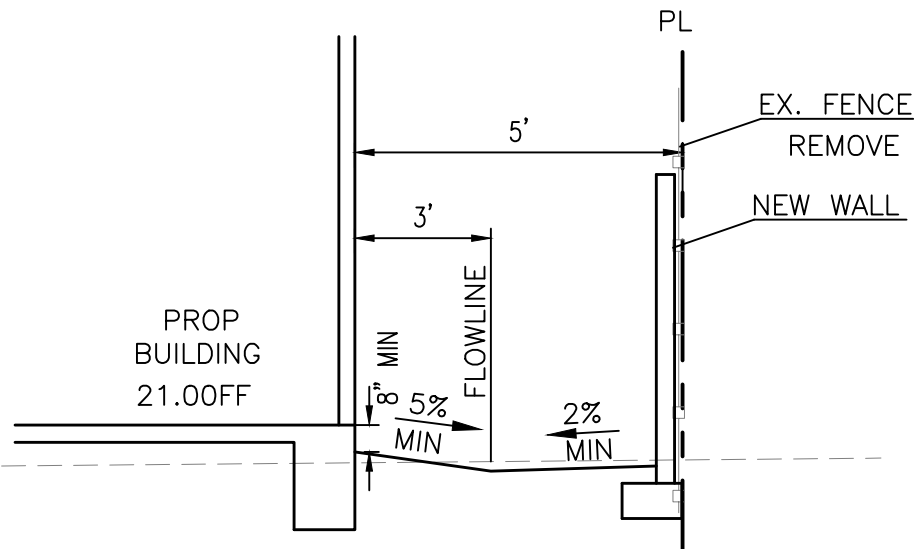
PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY I.D. NUMBER FROM "UNDER-GROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

The City of
SAN DIEGO
FOR CITY APPROVAL

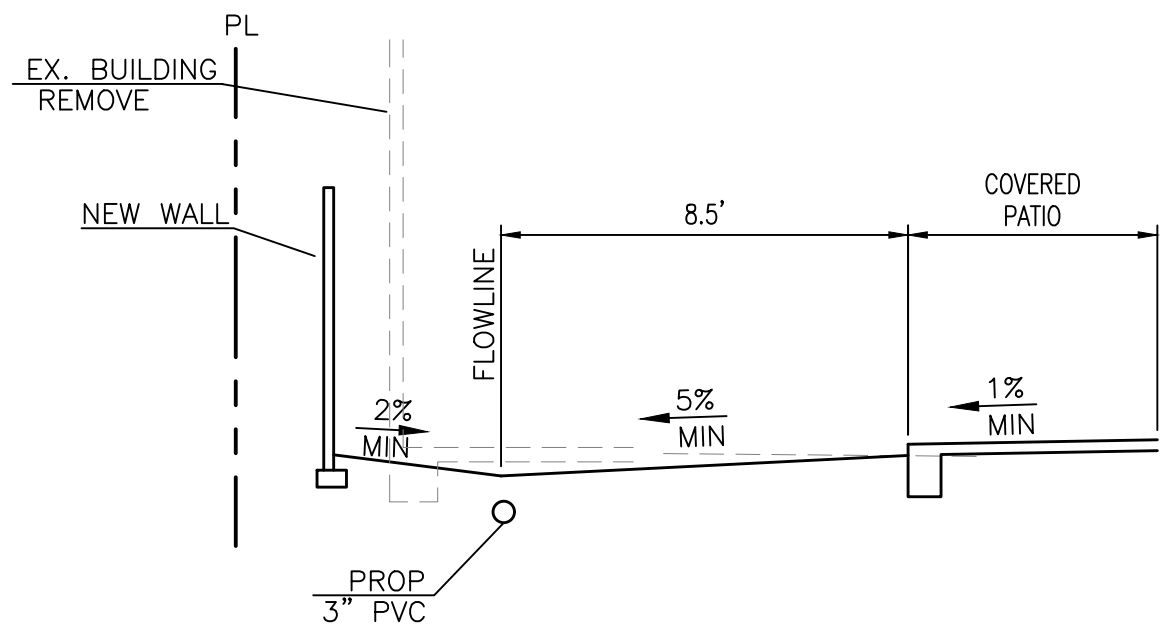
WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.		TITLE SHEET FOR: 8204 LA JOLLA SHORES DR. LA JOLLA, CA 92037	
DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 5 SHEETS		PMT NO. _____	
APPROVED: FOR CITY ENGINEER _____ DATE _____		PRJ NO. _____	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	XXX		
AS BUILT			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	
		XXXXXX.4.D	G003



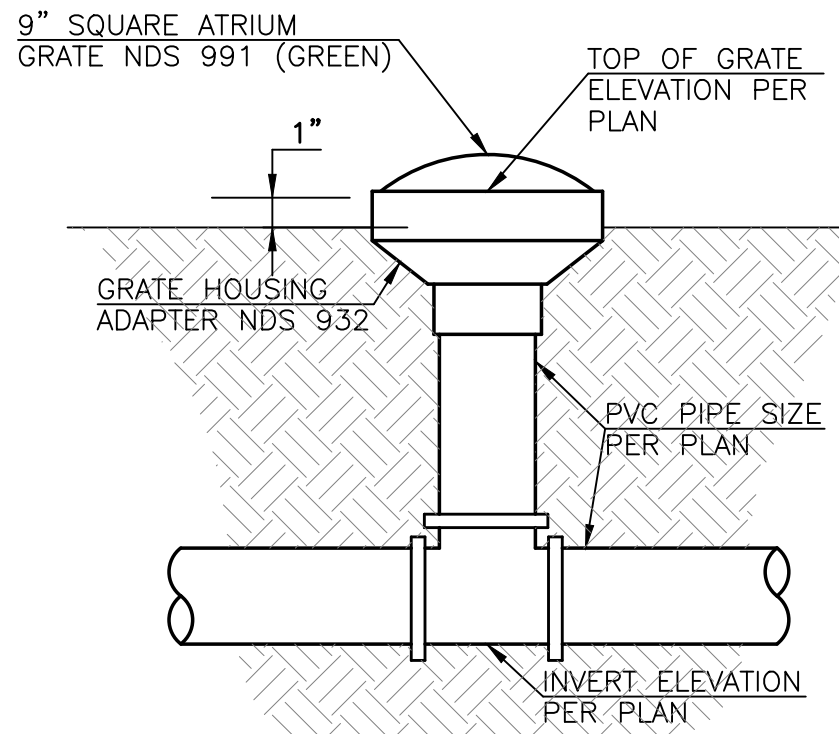
SECTION A-A
NO SCALE



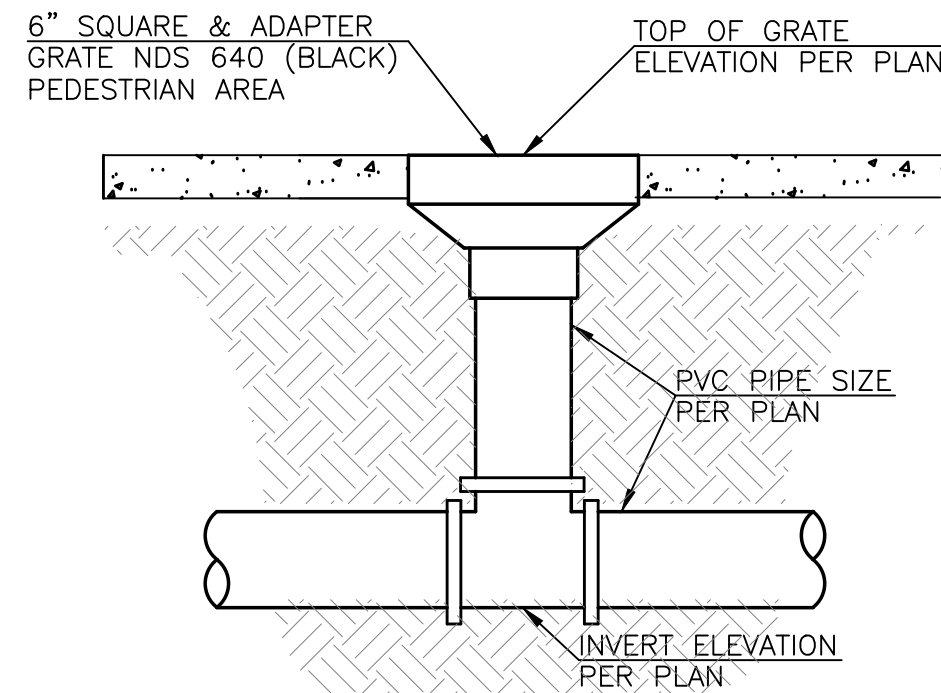
SECTION D-D
NO SCALE



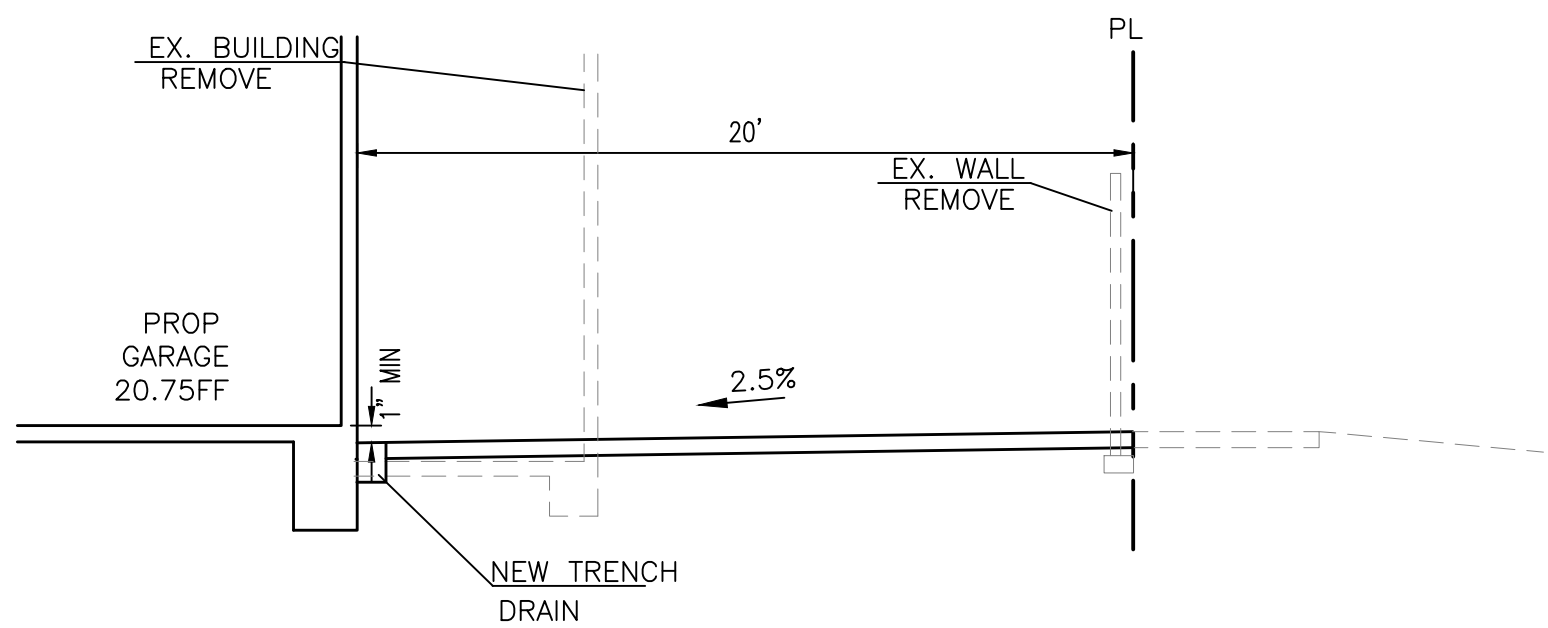
SECTION B-B
NO SCALE



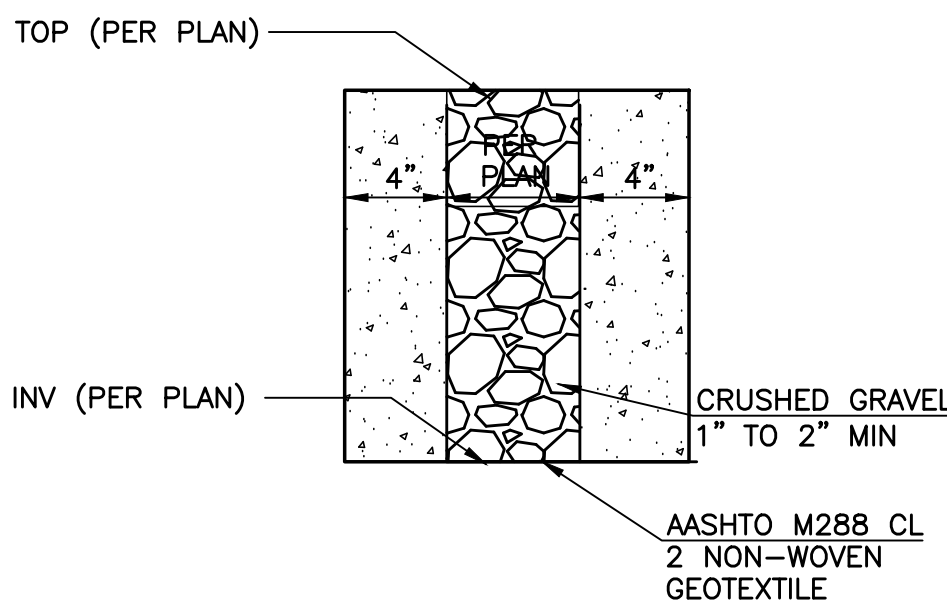
AREA DRAIN DETAIL
NO SCALE



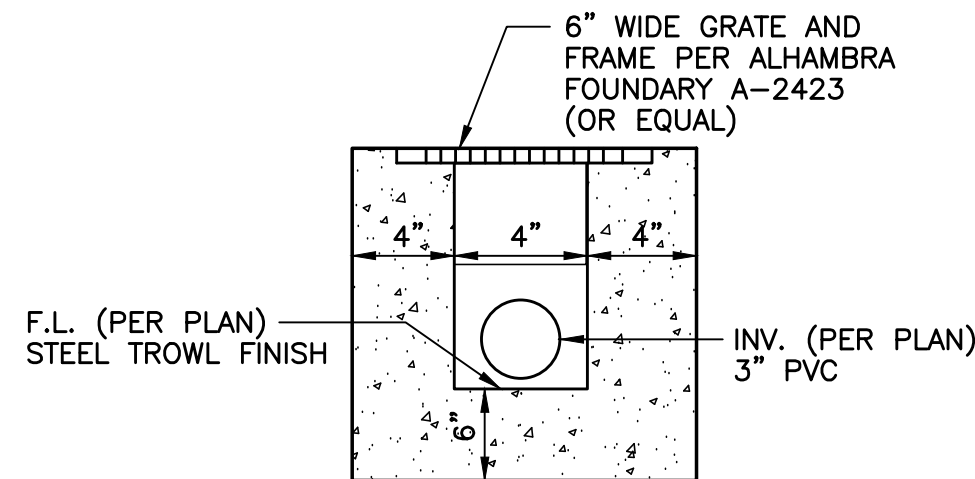
AREA DRAIN DETAIL
NO SCALE



SECTION C-C
NO SCALE



OPEN TRENCH DRAIN DETAIL
NO SCALE



TRENCH DRAIN DETAIL
NO SCALE

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1\"/>

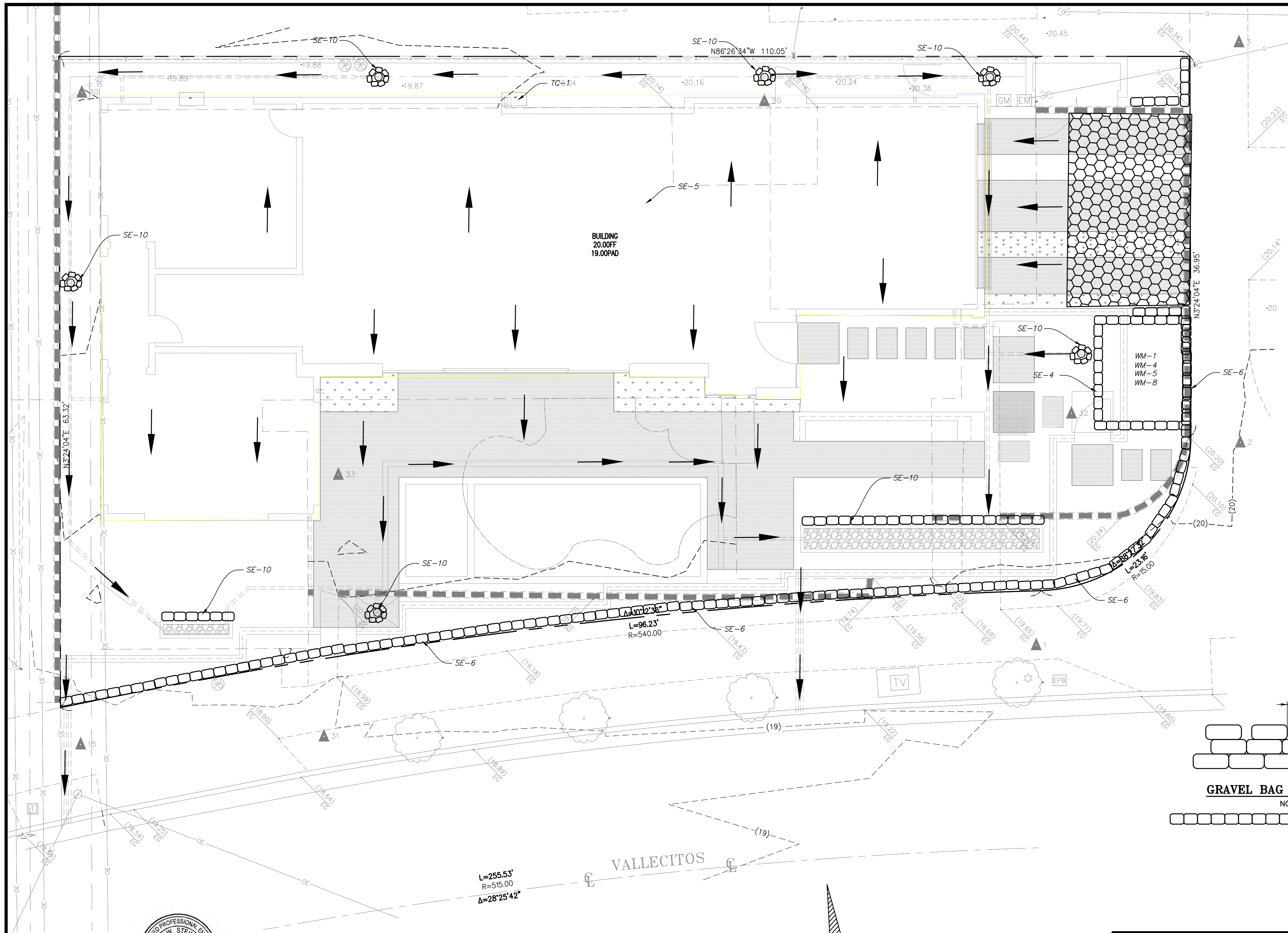
TITLE SHEET FOR:
8204 LA JOLLA SHORES DR.
LA JOLLA, CA 92037

The City of SAN DIEGO FOR CITY APPROVAL		DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 5 SHEETS		PMT NO. _____	
APPROVED: _____ FOR CITY ENGINEER		DATE _____		PRJ NO. _____	
DESCRIPTION	BY	APPROVED	DATE	XXXX-XXXX NAD83 COORDINATES	
ORIGINAL	XXX				
AS BUILT				XXX-XXXX LAMBERT COORDINATES	
CONTRACTOR _____		DATE STARTED _____		DRAWING NO. _____	
INSPECTOR _____		DATE COMPLETED _____		XXXXXX.4.D G004	



402 Enclave Cir., Costa Mesa CA 92626
Phone Number: (714)-732-8256
CONSULTING - ARCHITECTURE - ENGINEERING





EROSION CONTROL BMPs

BMP #	BMP NAME
EC-1	SCHEDULING
EC-2	PRESERVATION OF EXISTING VEGETATION

TEMPORARY SEDIMENT CONTROL BMPs

BMP #	BMP NAME
SE-4	CHECK DAM
SE-6	GRAVEL BAG BERM
SE-10	STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

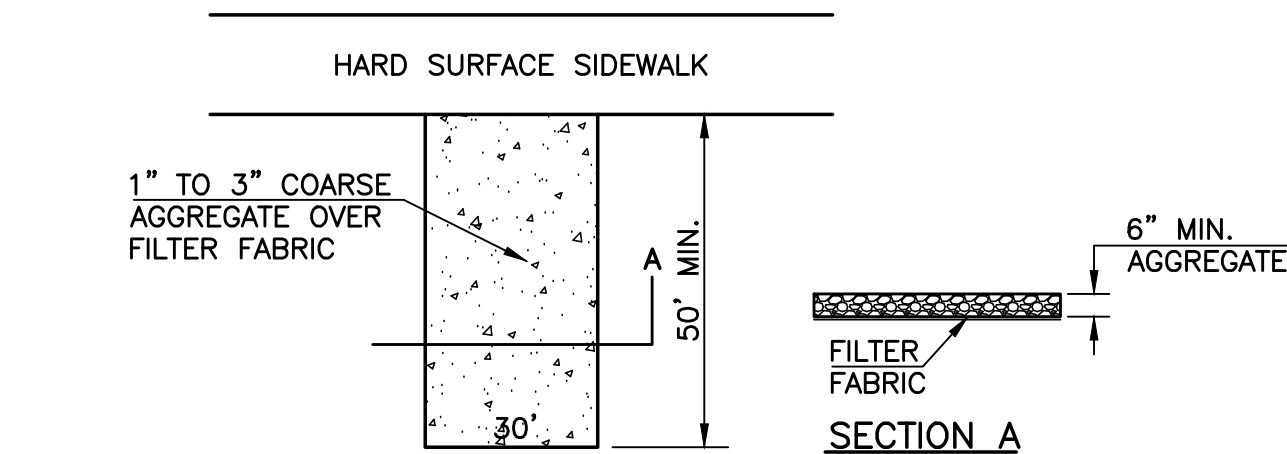
BMP #	BMP NAME
WE-1	WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

BMP #	BMP NAME
TC-1	STABILIZED CONSTRUCTION ENTRANCE/ EXIT

WASTE MANAGEMENT CONTROL

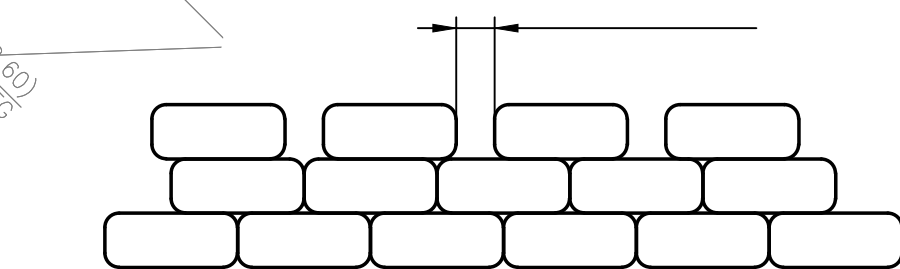
BMP #	BMP NAME
WM-1	MATERIAL DELIVERY AND STORAGE
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT



STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

NOTES

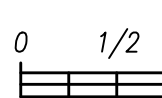
1. CONSTRUCT ON LEVEL GROUND WHERE POSSIBLE.
2. INSPECT MONTHLY AND AFTER EACH RAINFALL.
3. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.
4. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.
5. PROVIDE AMPLE TURNING RADII AS PART OF ENTRANCE.
6. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
7. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC R/W.



GRAVEL BAG DETAIL SECTION A

NO SCALE
INDICATES 2 ROW GRAVEL BAG BERM

WARNING



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

TITLE SHEET FOR:

8204 LA JOLLA SHORES DR.
LA JOLLA, CA 92037

The City of
SAN DIEGO
FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 5 SHEETS

APPROVED:

FOR CITY ENGINEER DATE

DESCRIPTION BY APPROVED DATE

ORIGINAL XXX

AS BUILT

CONTRACTOR DATE STARTED

INSPECTOR DATE COMPLETED

PMT NO. _____

PRJ NO. _____

XXXX-XXXX
NAD83 COORDINATES

XXX-XXXX
LAMBERT COORDINATES

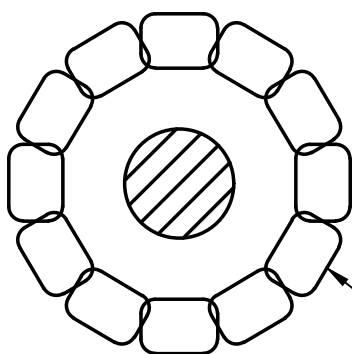
DRAWING NO.

XXXXXX.4.D

G005

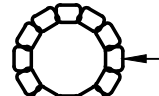


402 Enclave Cir., Costa Mesa CA 92626
Phone Number: (714)-732-8256
CONSULTING - ARCHITECTURE - ENGINEERING

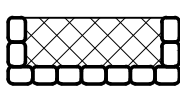


CATCH BASIN PROTECTION
NO SCALE

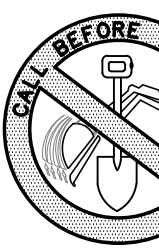
PROVIDE SAND BAG PROTECTION FOR ALL INLETS SUBJECT TO SILTATION



INDICATES SAND BAG PROTECTION



INDICATES FILTER FABRIC PROTECTION W/ GRAVEL BAG STABILIZERS



Underground Service Alert
of Southern California
Call: TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR OBTAINS AN INQUIRY I.D. NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

CONCEPT PLANT SCHEDULE

LANDSCAPE DIAGRAM

SCALE: 1" = 30'-0"

AREA CALCULATIONS

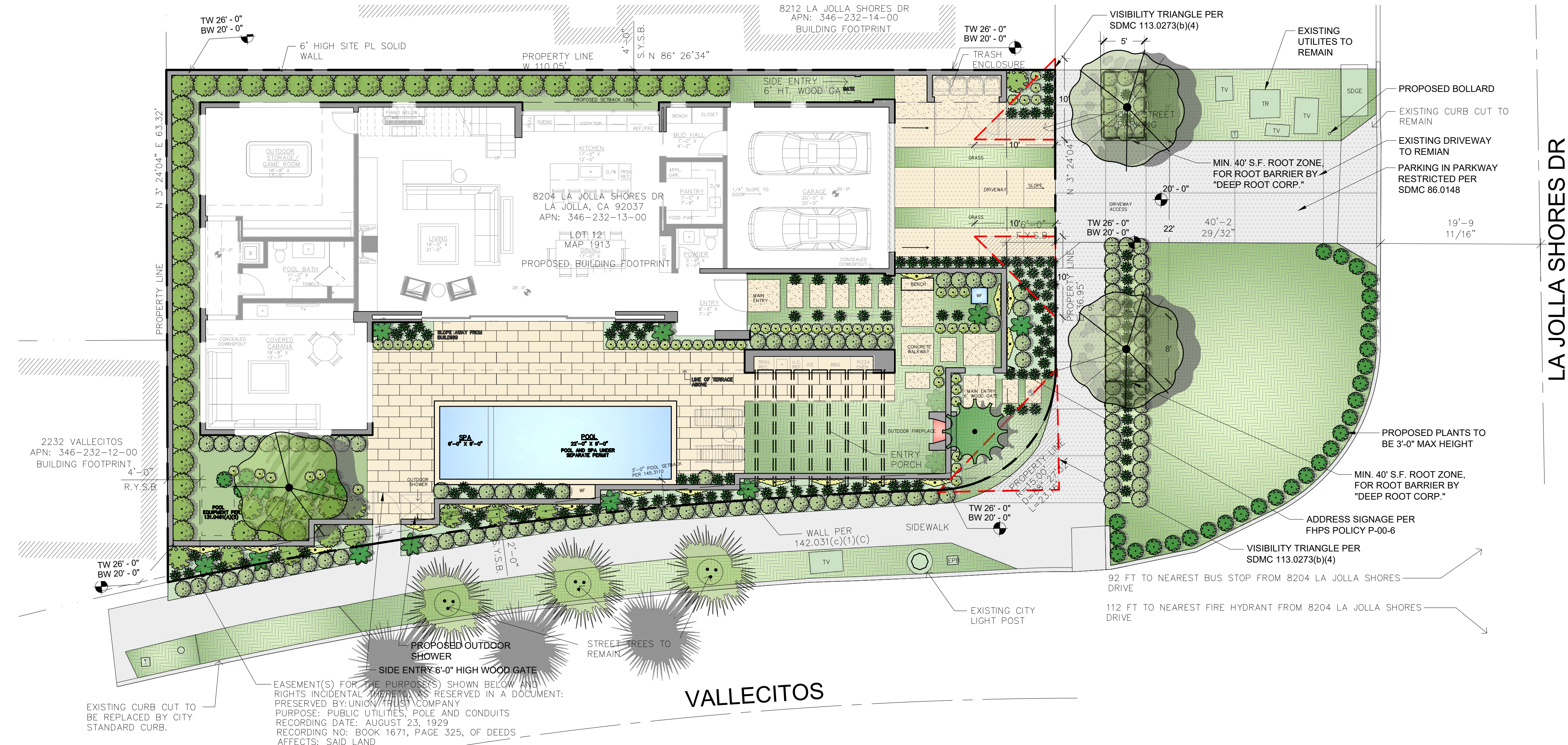
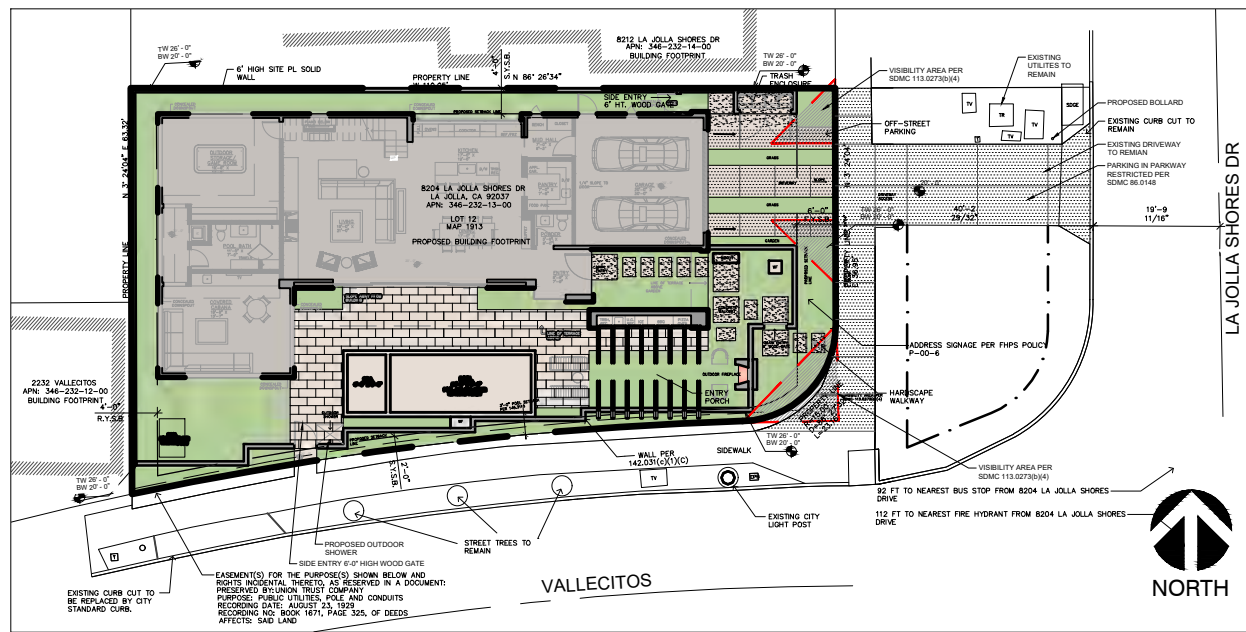
BUILDING FOOTPRINT	= 1,835 SQ.FT. (30%)
PLANTING AREA	= 1,880 SQ.FT. (31%)
HARDSCAPE	= 2,364 SQ.FT. (39%)
LOT TOTAL	= 6,079 SQ.FT. (100%)

TABLE 142-04E	
MINIMUM TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS(STOP SIGNS)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY ENTRIES	10 FEET
INTERSECTIONS	25 FEET
(INTERSECTING CURB LINES OF TWO STREETS)	

FOOTNOTE FOR TABLE 142-04E
FIVE FEET ON RESIDENTIAL LOCAL STREETS WITH DESIGN SPEED OF 25 MILES PER HOUR OR SLOWER.

STREET TREES

	REQUIRED:	PROVIDED:
Street Trees (in Public Right-of-Way):		
Length of Street Frontage (less driveways/curb cuts):	La Jolla Shores Drive 70 feet	70 feet
Street Trees	2 (1 per every 30 feet)	2

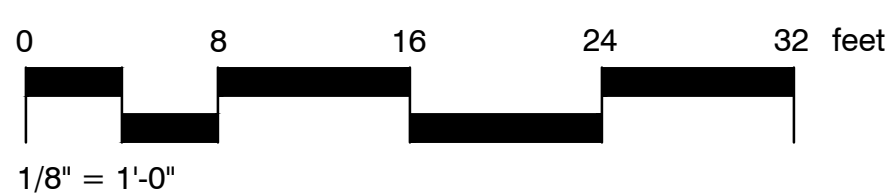


LANDSCAPE NOTES:

- "IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE."
- "EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE."

- "ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE ISA FOR TREE PRUNING PER SDMC 142.0403(B)(8). TOPPING OF TREES IS NOT PERMITTED."
- "TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(B)(11)."
- "TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL." PLEASE CLEARLY IDENTIFY THE INSTALLATION OF ROOT BARRIERS IN THE LOCATIONS SUBJECT TO THESE CONDITIONS PER 142.0403(B).
- "A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE FEET, PER SDMC 142.0403(B)(6)."

- "MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES PER SDMC 142.0413(C), EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411."
- "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."
- "ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS."



PLOT DATE: 4/20/25
ORIGINAL DATE: 12/03/24
REV. DATE: 03/14/25



8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 LA JOLLA SHORES DRIVE, LA JOLLA, CA 92037

LANDSCAPE CONCEPT PLAN

PROJECT # 2423
DRAWN: FALA
SCALE: 1/8" = 1'-0"

L 1.0

SHEET 1 OF 2

$$\text{Residential MAWA} = [(Eto)(0.62)][(0.55)(LA) + (0.45)(SLA)]$$


Controller							Result in Gallons per year
No.	Eto	(0.62)	PF	LA	PF	SLA	Year
NA	40	0.62	0.55	2,140.00	0.45	0	29,190
				Total MAWA gallons per year:			29,190

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor	Hydrozone Area in s.f.	Irrigation Method	Irrigation Efficiency	% Total Landscape
			(PF)	(HA)		(IE)	Area
NA	1	NA	0.3	1,665.00	DRIP	0.81	0.78
NA	2	NA	0.6	205.00	DRIP	0.81	0.10
NA	3	NA	1	270.00	POOL	1	0.13
				2,140.00	S.F.		100%


$$ETWU = [(Eto)(0.62)][(PF \times HA) / IE + SLA]$$

							Result in
Hydrozone							Gallons per
No.	Eto	(0.62)	PF	HA	IE	SLA	Year
1	40	0.62	0.30	1,665.00	0.81	NA	15,293
2	40	0.62	0.60	205.00	0.81	NA	3,766
4	40	0.62	1.00	270.00	1	NA	6,696
			T. S.F.:	2,140.00	S.F.		25,755
				Total ETWU gallons per year:			25,755


TAKEOFF: 2,140 SF

 HYDROZONE 1 - LOW
LOW WATER USE, PLANT FACTOR 0.1-0.3, DRIP
IRRIGATION

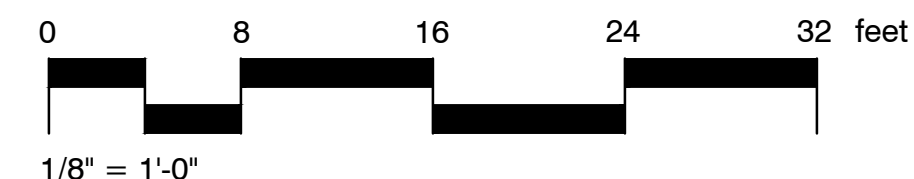
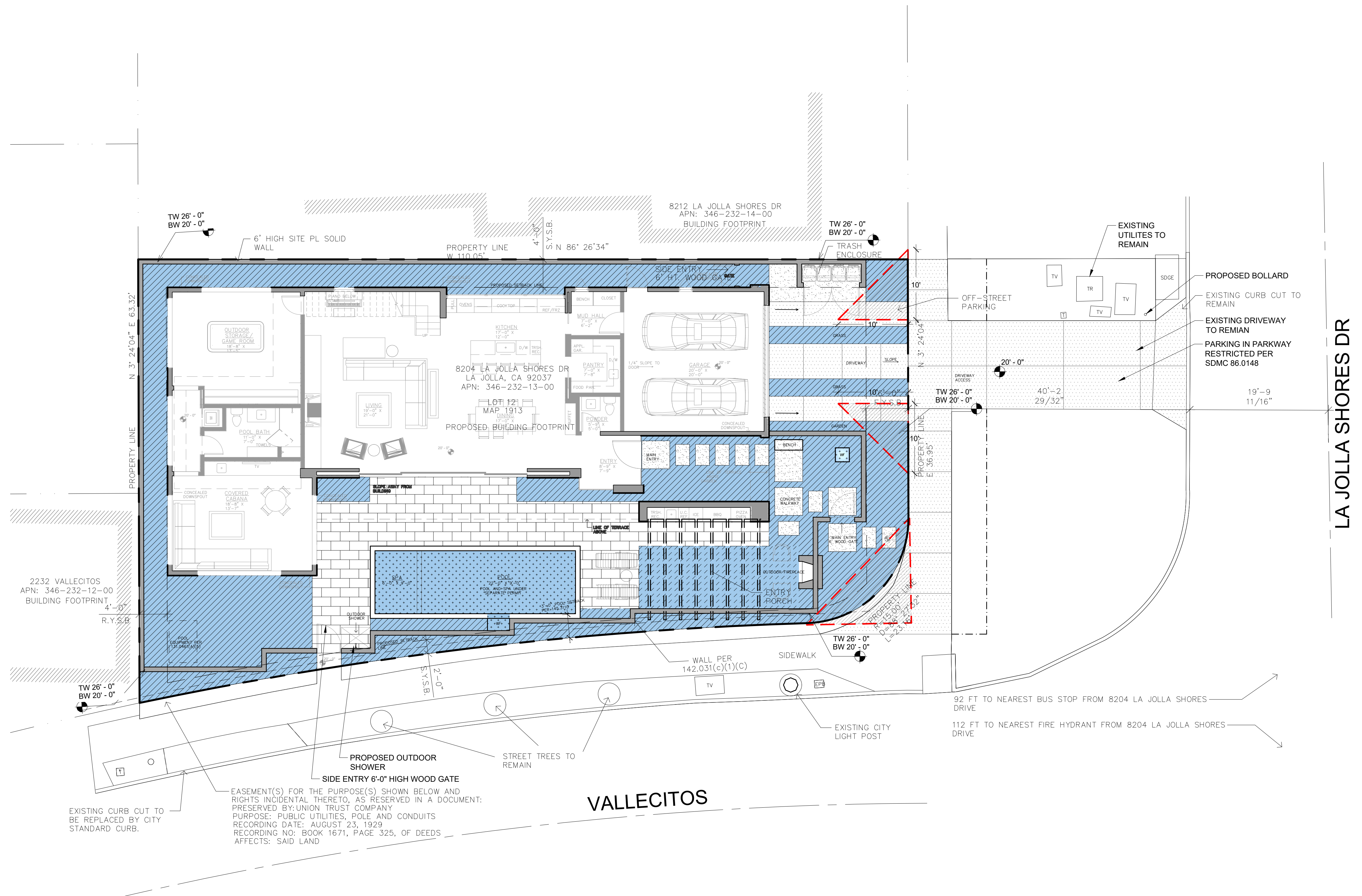
TAKEOFF: 1.665 SF

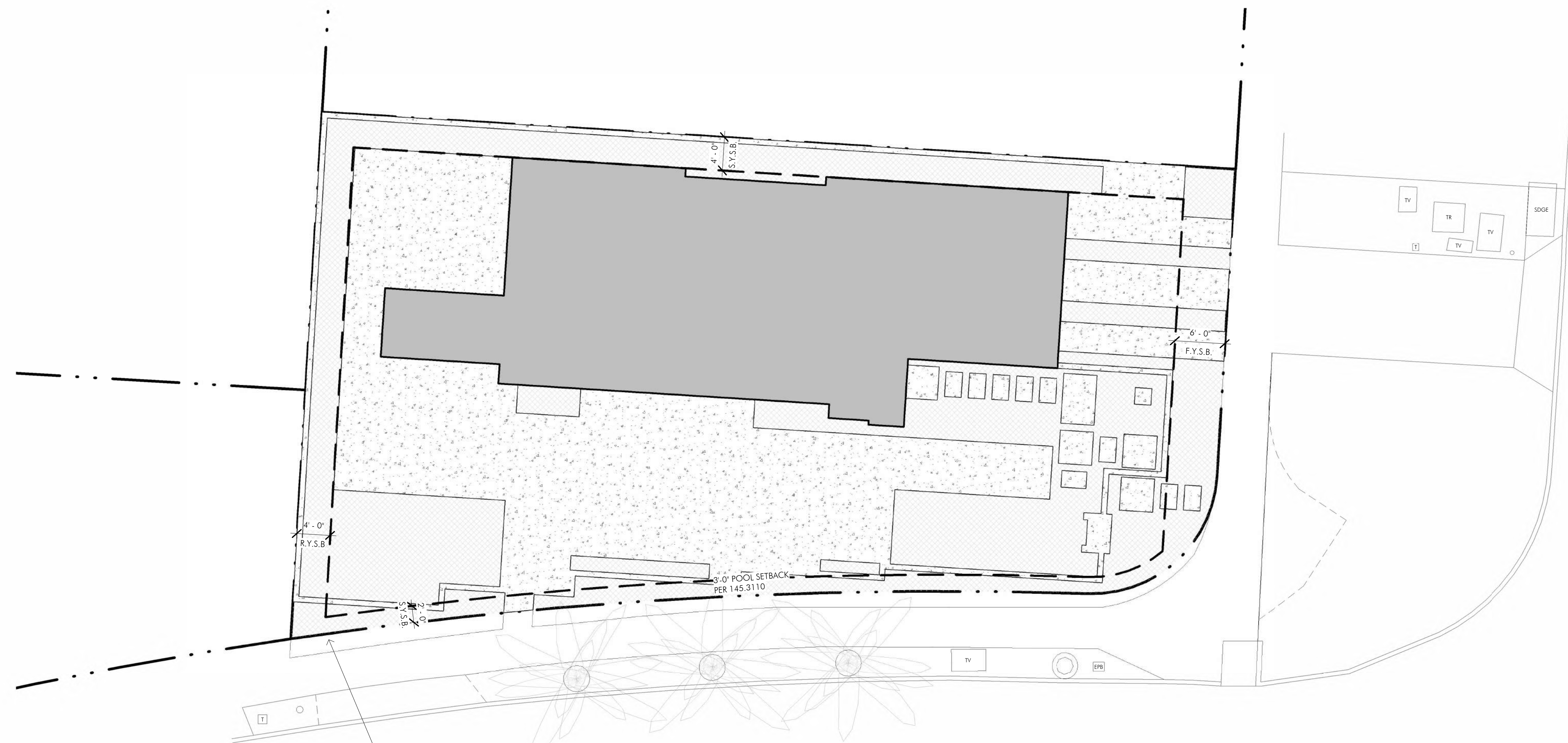
 HYDROZONE 2 - MODERATE
MODERATE WATER USE, PLANT FACTOR 0.4 - 0.6, DRIP
IRRIGATION

TAKEOFF: 205 SF

 HYDROZONE 3 - HIGH - POOL- WATER FEATURE
HIGH WATER USE, 0.7 - 1.0, PIPE FILL

TAKEOFF: 270 SF





Area Legend

	BUILDING FOOTPRINT (TO FINISHED FACE)	1,808 SQ. FT.	30 %
	LANDSCAPE	1,880 SQ. FT.	31 %
	HARDSCAPE	2,391 SQ. FT.	39 %
LOT TOTAL:		6,079 SQ. FT.	100%

CITY STANDARD TITLE BLOCK

Prepared By: _____	
Name: Island Architects	Revision 08: _____
Contact: Stuart Stielau	Revision 07: _____
7626 Herschel Avenue	Revision 06: _____
La Jolla, CA 92037	Revision 05: _____
Phone: (858) 459-9291	Revision 04: _____
Street Address: _____	Revision 03: _____
8204 La Jolla Shores Drive, La Jolla, CA	Revision 02: _____
92037	Revision 01: _____
Project Name: _____	Original Date: _____
8204 LA JOLLA SHORES DRIVE	
RESIDENCE	
Sheet Title: _____	
LANDSCAPE DIAGRAM	Sheet: 12 of 21
	DEP#:

Revision 08: _____

Revision 07: _____

Revision 06: _____

Revision 05: _____

Revision 04: _____

Revision 03: _____

Revision 02: _____

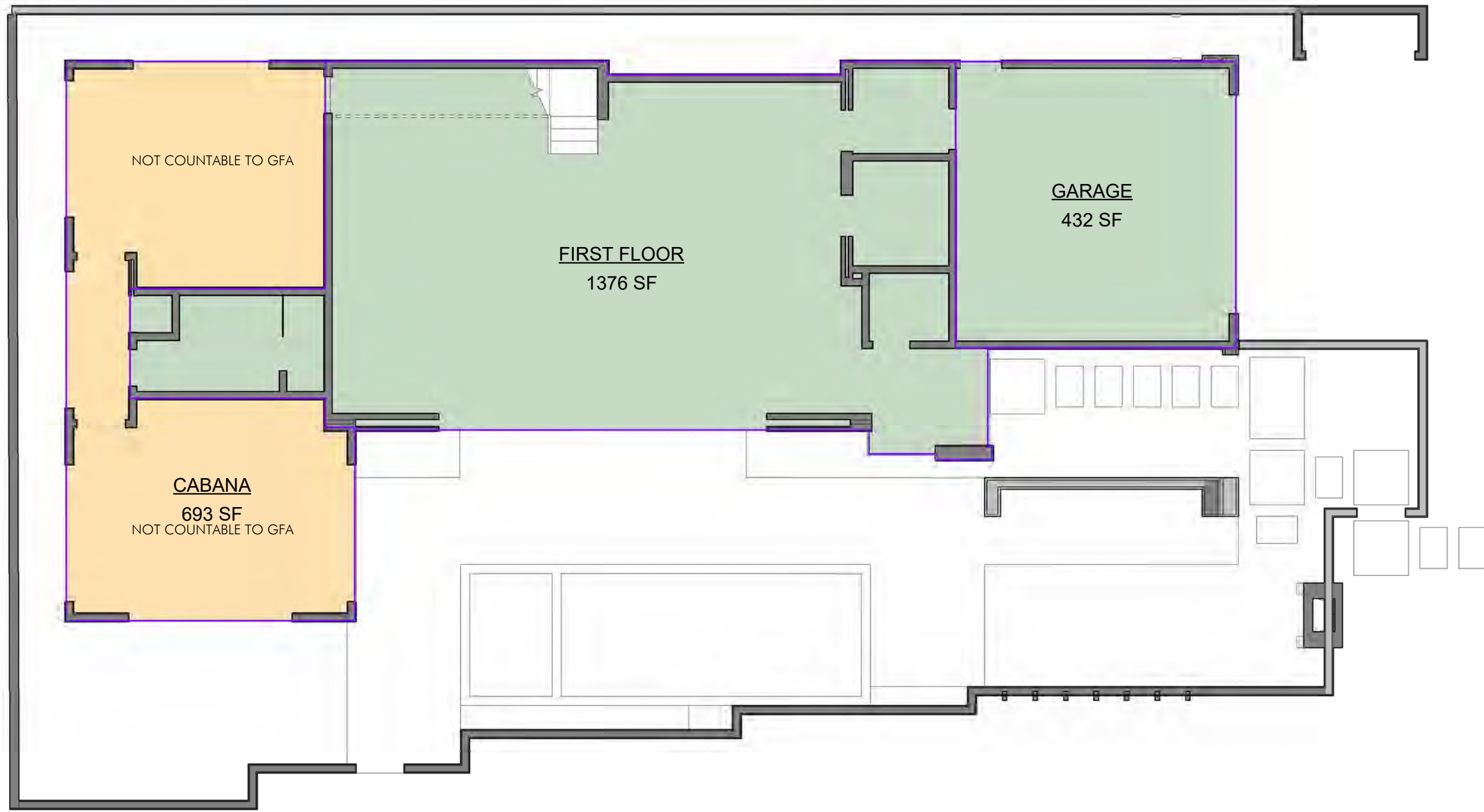
Revision 01: _____

Original Date: _____

Sheet: 12 of 21 _____

DEP#:

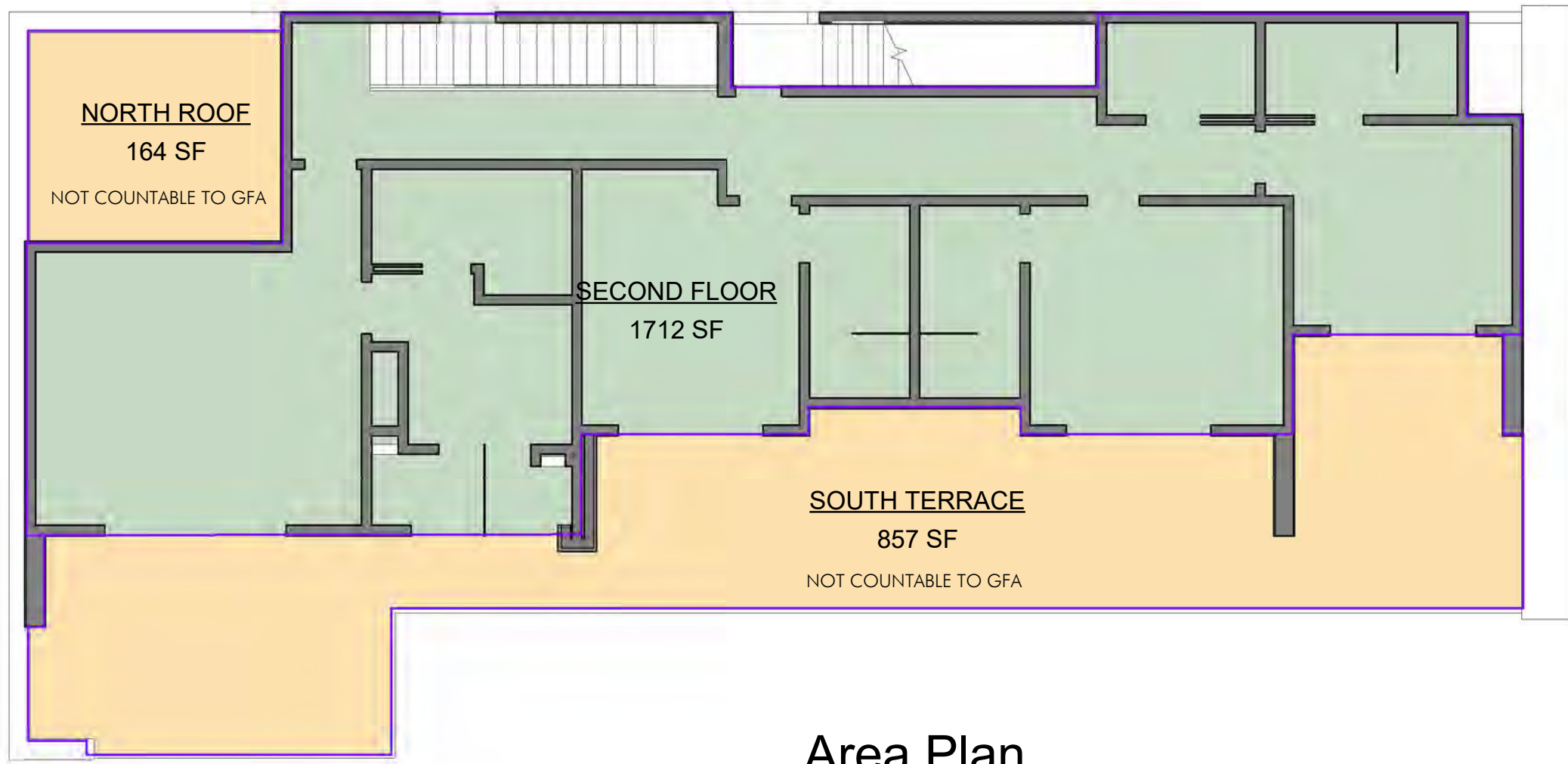
REVISIONS	
DESCRIPTION	DATE



Area Plan

- Exterior Area
- Gross Building Area

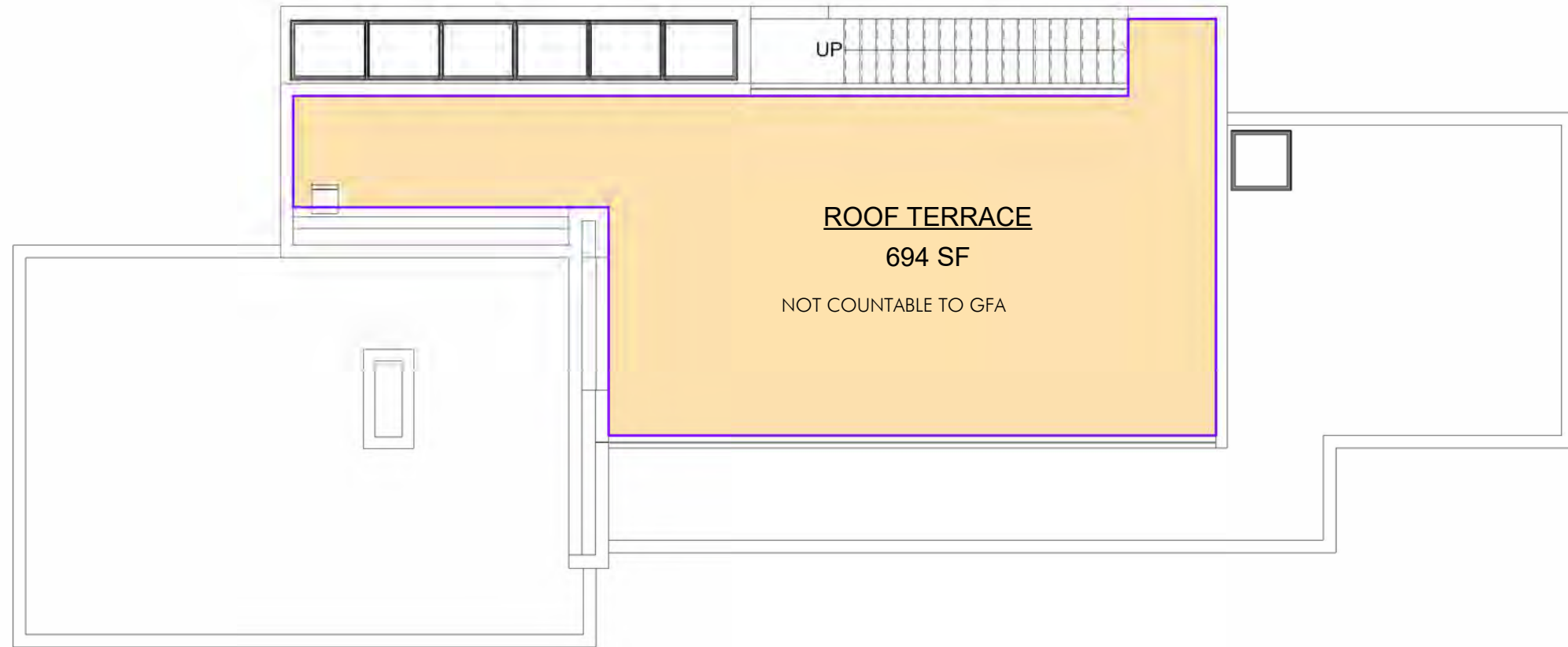
1 MAIN LEVEL AREA PLAN
1/8" = 1'-0"



Area Plan

- Exterior Area
- Gross Building Area

2 UPPER LEVEL AREA PLAN
1/8" = 1'-0"



Area Plan

- Exterior Area

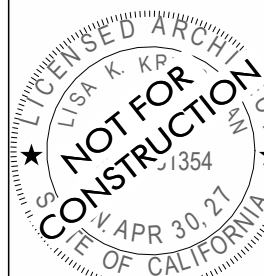
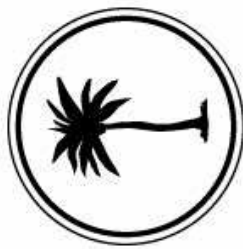
3 3Roof Terrace Area Plan
1/8" = 1'-0"

FAR CALCULATIONS		
ALLOWABLE FAR	3,525 SF	.58
PROPOSED FAR	3,520 SF	.58

AREA CALCULATIONS		
MAIN LEVEL	SQUARE FOOTAGE	COUNTABLE TO GFA
HABITABLE	1,376 SF	1,376 SF
NON-HABITABLE (GARAGE)	432 SF	432 SF
UNENCLOSED (CABANA)	693 SF	0 SF
TOTAL ENCLOSED		1,808 SF
UPPER LEVEL		
HABITABLE	1,712 SF	1,712 SF
UNENCLOSED (N. ROOF)	164 SF	0 SF
UNENCLOSED (S. TERRACE)	857 SF	0 SF
TOTAL ENCLOSED		1,712 SF
ROOF TERRACE		
UNENCLOSED (TERRACE)	694 SF	0 SF
TOTAL ENCLOSED		0 SF
OVERALL TOTAL		3,520 SF

ISLAND

ARCHITECTS



Copyright Island Architects 2019

JOB #:
DRAWN BY: 08/19/24
PROJ. MGR: Checker
DATE: ISSUE:

REVISIONS		
#	DESCRIPTION	DATE

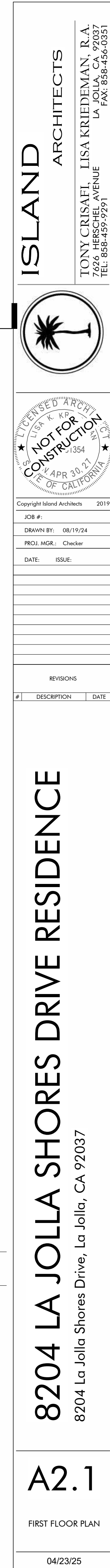
8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

A1.3

AREA
CALCULATIONS
04/23/25

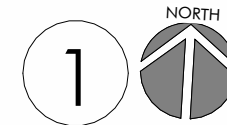
CITY STANDARD TITLE BLOCK

Prepared By: _____
Name: Island Architects
Contact: Stuart Stielau
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037
Project Name: 8204 LA JOLLA SHORES DRIVE RESIDENCE
Sheet Title: AREA CALCULATIONS
Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: _____
Revision 04: _____
Revision 03: _____
Revision 02: _____
Revision 01: _____
Original Date: _____
Sheet: 13 of 21
DEP#:





04/23/25



ROOF NOTES:

- 1. ALL RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING
 - 2. ALL ELEVATIONS LOCATED AT EDGE OF WALLS ARE TO TOP OF PLATE
 - 3. ALL PLATE HTS. ARE TAKEN ABOVE MAIN LEVEL F.F. = 0'-0" (EL. + ____)
 - 4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINISH MATERIAL
 - 5. ALL SKYLIGHTS TO BE FLAT, TINTED GLAZING & BRONZE FRAME SKYLIGHT.
 - 6. RADIANT BARRIER SHEATHING TO BE USED OVER INTERIOR & ATTIC SPACES
- = DOWN SPOUT LOCATIONS
□ = SCUPPER LOCATIONS

SPECIFICATIONS

ROOFING TILE TO BE A COLOR BLEND OF 2-PIECE (PAN & BARREL) CLAY TILE (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS 'A' ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. BARREL TILES TO BE FASTENED WITH APPROVED WIRE TIES. **ROOFING TILE ICBO # 4390**

APPLICATION OF ROOFING

- 1. ROOFING TILE TO BE 2-PIECE MISSION TILE BY REDLANDS TILE ICC # ESR-1489 (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS 'A' ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. ROOF TILES TO BE FASTENED WITH APPROVED WIRE TIES.
- 2. FLAT ROOF TO BE MIN. CLASS 'A' B.U.R.
- 3. ARCHITECT TO SPECIFY TILE BLEND. ROOFER TO LAY OUT ONE SQUARE 10' X 10' AREA FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
- 4. OHAGIN CLAY 'S' VENT TILES (ICBO # 5214) TO BE USED TO MEET VENTING AREA REQUIREMENTS PER CODE AS CALCULATED BELOW, HALF OF THE REQUIRED VENTS TO BE LOCATED AT LEAST 36" ABOVE THOSE LOCATED NEAR THE EAVES. PRIMARY VENT IS INSTALLED IN ROOF SHEATHING; SECONDARY VENT IS INSTALLED OVER PRIMARY VENT & PAINTED TO MATCH SURROUNDING TILES.

ROOF LEGEND

- CDS = Concealed Downspout
- DS = Downspout
- - - = Gutter

*All locations to be reviewed by Contractor.

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDMAN, R.A.
TONY CRISAFI, LISA KRIEDMAN, R.A.
101 HERSHEL AVENUE
LA JOLLA, CA 92037
TEL: 858-459-9291 FAX: 858-459-0351



Copyright Island Architects 2019

JOB #:
DRAWN BY: 08/19/24
PROJ. MGR.: Checker
DATE: ISSUE:

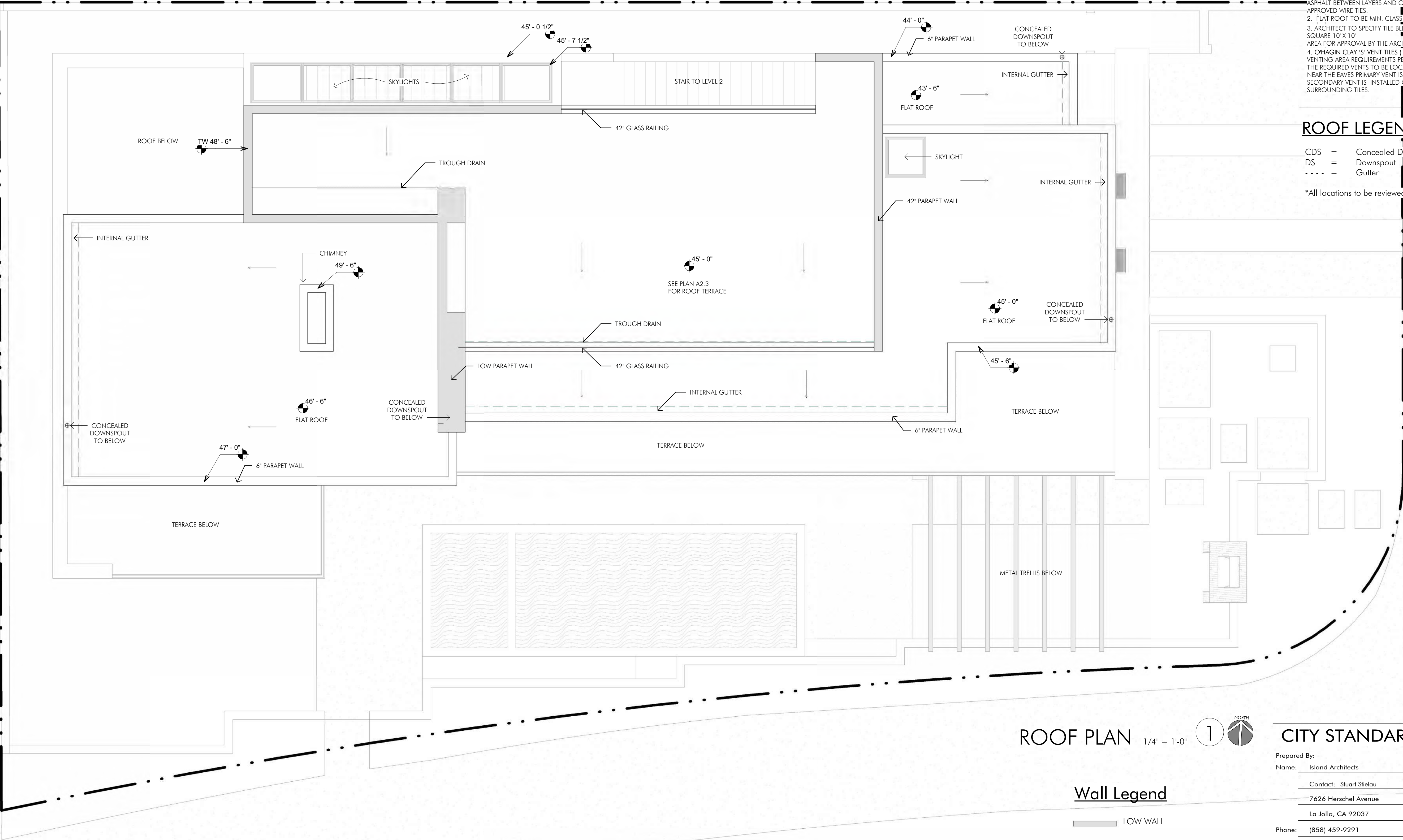
REVISIONS		
#	DESCRIPTION	DATE

8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

A2.4

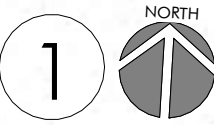
ROOF PLAN

04/23/25



ROOF PLAN

1/4" = 1'-0"

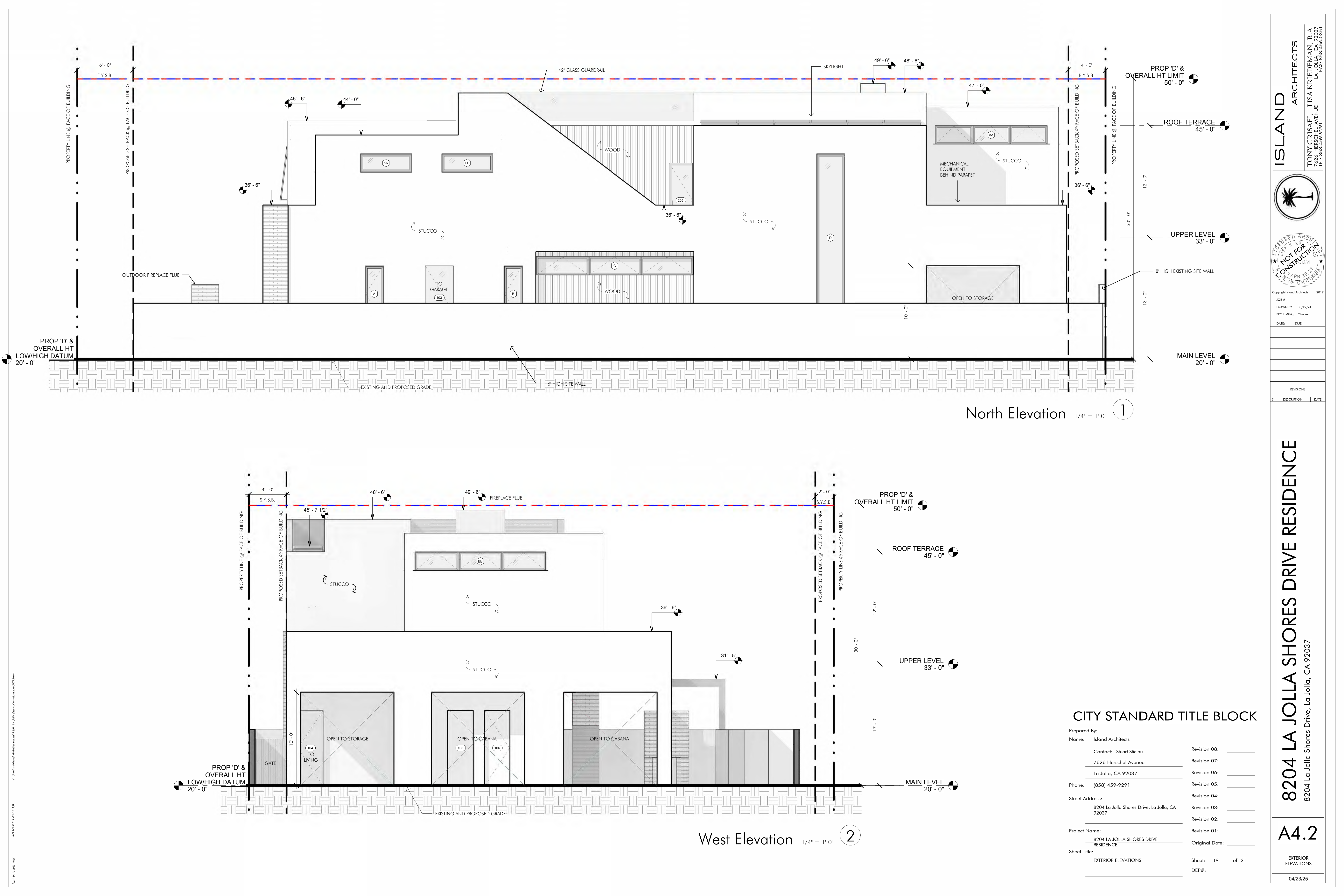


Wall Legend

LOW WALL

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: Stuart Stielau	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	8204 La Jolla Shores Drive, La Jolla, CA 92037	Revision 03:	
		Revision 02:	
Project Name:	8204 LA JOLLA SHORES DRIVE RESIDENCE	Revision 01:	
Original Date:			
Sheet Title:	ROOF PLAN	Sheet:	17 of 21
DEP#:			



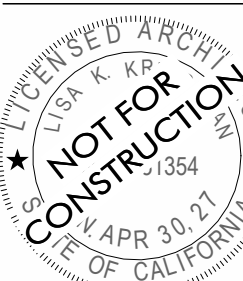
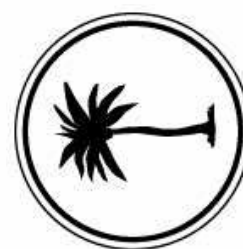


8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

A4.3

EXTERIOR
ELEVATIONS -
MATERIAL BOARD

04/23/25



Copyright Island Architects	2019
JOB #:	
DRAWN BY:	08/19/24
PROJ. MGR.:	Checker
DATE:	ISSUE:

REVISIONS		
#	DESCRIPTION	DATE



Prepared By: _____

Name: _____ Island Architects _____

_____ Contact: Stuart Stielau _____ Revision 08: _____

_____ 7626 Herschel Avenue _____ Revision 07: _____

_____ La Jolla, CA 92037 _____ Revision 06: _____

_____ Phone: (858) 459-9291 _____ Revision 05: _____

_____ Street Address: _____ Revision 04: _____

_____ 8204 La Jolla Shores Drive, La Jolla, CA _____ Revision 03: _____

_____ 92037 _____ Revision 02: _____

_____ Project Name: _____ Revision 01: _____

_____ 8204 LA JOLLA SHORES DRIVE _____ Original Date: _____

_____ RESIDENCE _____

_____ Sheet Title: _____

_____ BUILDING SECTIONS _____ Sheet: 21 of 21

_____ DEP #: _____

EL PASEO GRANDE

PASEO DEL OCASO

SITE

LA JOLLA SHORES DRIVE

VALLECITOS

AERIAL MAP OF SITE

Not to Scale



8204 LA JOLLA SHORES DR

JOLLA SHORES DR, LA JOLLA, CA 92037

Date: 05/19/2025

PAGE: 01 OF 15



ISLAND

ARCHITECTS

858.459.9291

ISLANDARCH.COM



SITE PLAN
1/8" = 1'-0"



8204 LA JOLLA SHORES DR

JOLLA SHORES DR, LA JOLLA, CA 92037
Date: 05/19/2025

PAGE: 02 OF 15



EAST ELEVATION

1/4" = 1'-0"

8204 LA JOLLA SHORES DR

JOLLA SHORES DR, LA JOLLA, CA 92037

Date: 05/19/2025

PAGE: 07 OF 15



SOUTH ELEVATION

1/4" = 1'-0"

8204 LA JOLLA SHORES DR

JOLLA SHORES DR, LA JOLLA, CA 92037
Date: 05/19/2025

PAGE: 08 OF 15



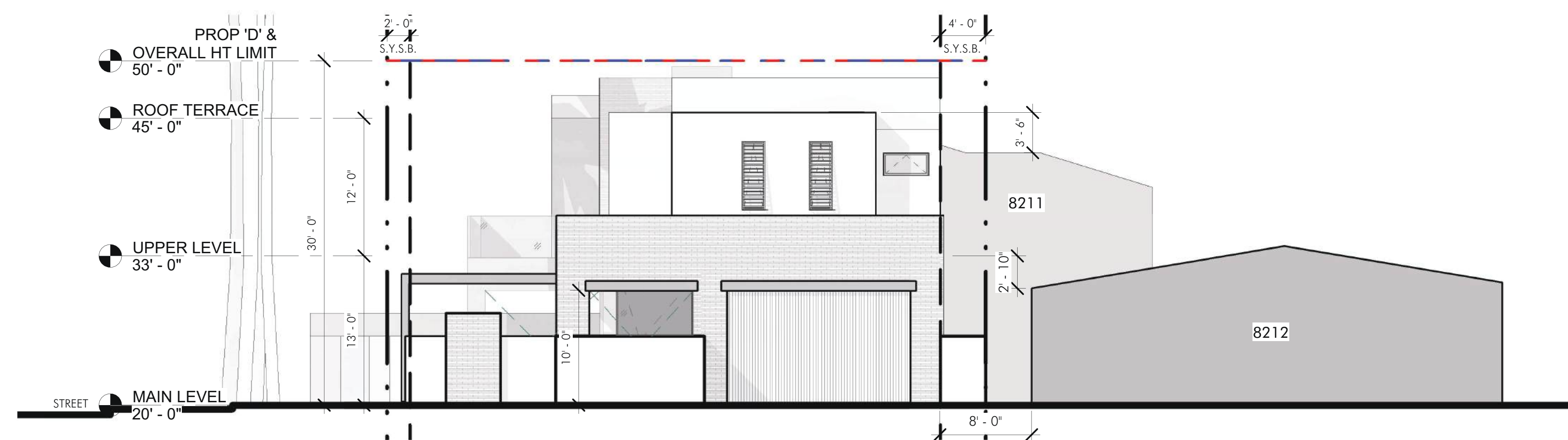
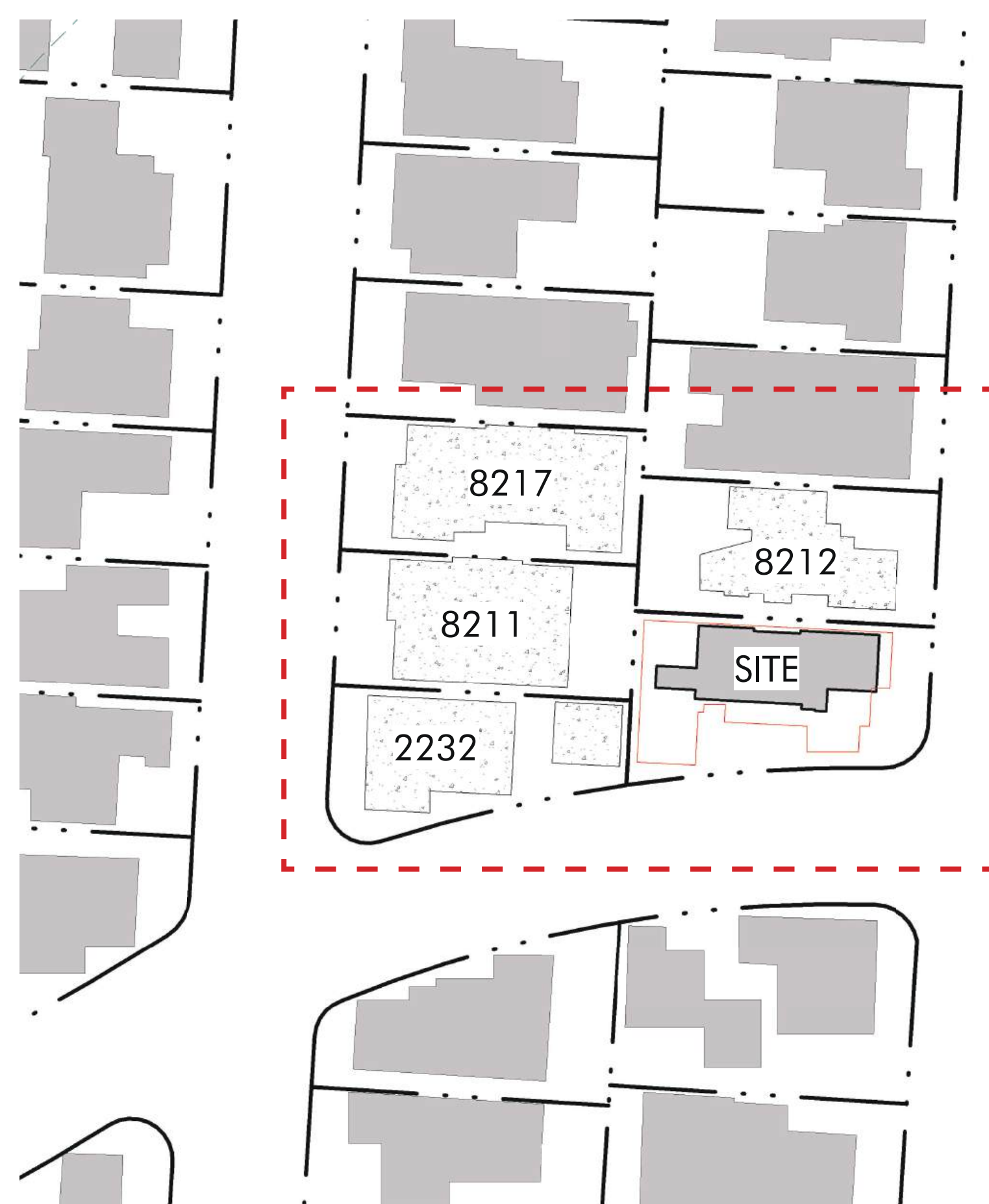
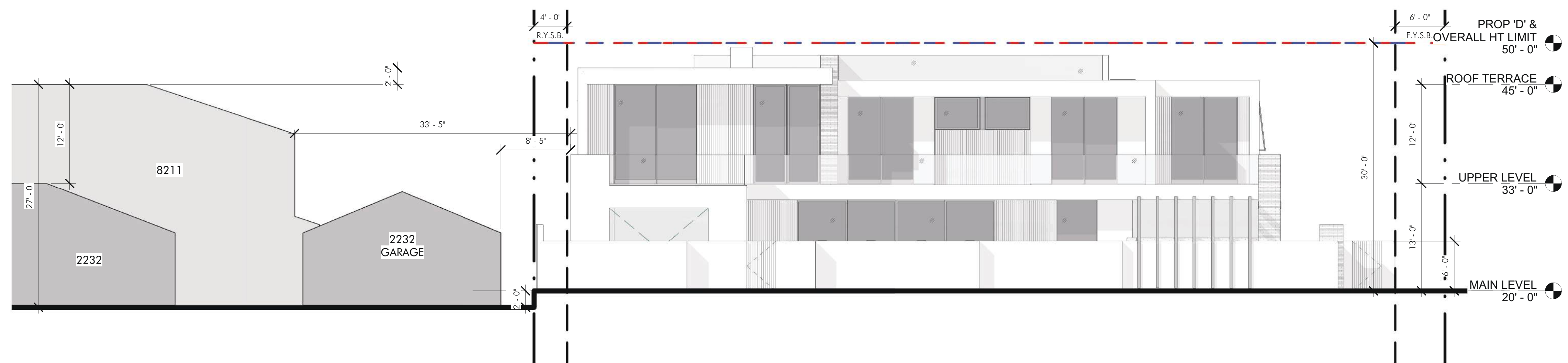
WEST ELEVATION

1/4" = 1'-0"

8204 LA JOLLA SHORES DR

JOLLA SHORES DR, LA JOLLA, CA 92037
Date: 05/19/2025

PAGE: 09 OF 15



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

PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION		ALLOWED		PROPOSED			STATUS
HEIGHT							
HIGHEST PARAPET		30'-0"		28'-6"			COMPLIES
HIGHEST POINT (CHIMNEY)		30'-0"		29'-6"			COMPLIES
SETBACKS							
	ALLOWED	EXISTING BUILDING	PROPOSED	ACCESS STRUCTURE /PROJECTION	DISTANCE TO BUILDING	COMPLIES	
FRONT YARD	N/A	15'-0"	6'-0"	6'-0" (TRASH ENCLOSURE)	19'-10"	COMPLIES	
INTERIOR SIDE YARD	N/A	5'-0"	4'-0"	N/A	4'-0"	COMPLIES	
STREET SIDE YARD	N/A	1'-2"	2'-0"	1'-0" (ENTRY PORCH)	13'-3"	COMPLIES	
REAR YARD	N/A	3'-9"	4'-0"	N/A	4'-0"	COMPLIES	
LOT AREA							
BUILDING FOOTPRINT	60% MAX		1,808 SF		30%	COMPLIES	
LANDSCAPE COVERAGE	30% MIN		1,880 SF		31%	COMPLIES	
HARDSCAPE COVERAGE	N/A		2,391 SF		39%	COMPLIES	
SQUARE FOOTAGE							
LOT AREA	N/A		6,079 SF				
MAIN LEVEL - LIVING AREA (GFA)	N/A		1,808 SF			COMPLIES	
UPPER LEVEL - LIVING AREA (GFA)	N/A		1,712 SF			COMPLIES	
TOTAL GROSS FLOOR AREA	3,525 SF	0.58 FAR	3,520 SF		0.58 FAR	COMPLIES	



MATERIAL PALETTE



PROPOSED STREET PERSPECTIVE

Not to Scale

8204 LA JOLLA SHORES DR

JOLLA SHORES DR, LA JOLLA, CA 92037
Date: 05/19/2025

PAGE: 14 OF 15



5. 8217 El Paseo Grande

16. 8247 Paseo Del Ocaso

21. 8211 Paseo Del Ocaso

39. 8155 Paseo Del Ocaso

Front: 16'-0" Rear: 18'-0" Side: 4'-0" Side: 4'-0" Front: 21'-6" Rear: 32'-0" Side: 5'-0" Side: 5'-0" Front: 21'-6" Rear: 25'-0" Side: 3'-0" Side: 4'-0" Front: 21'-0" Rear: 6'-0" Side: 0'-0" Side: 0'-0"



35. 8166 Paseo Del Ocaso

Front: N/A Rear: N/A Side: N/A Side: N/A



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

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

Other

Community Planning Group

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

[Comment 00001 | Page | Open]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see Community Planning Group Resources | Planning Department | City of San Diego Official Website.

[Comment 00002 | Page | Open]

Please contact the Chairperson Harry Bubbins of the La Jolla Community Planning Association at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please upload the Vote Sheet and/or minutes from the meeting indicating the advisory action and vote tally.

DSD Engineering Review

Brenden Hawk
BNHawk@sandiego.gov

[Comment 00023 | Page | Open]

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

[Comment 00024 | Page | Open]

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

[Comment 00025 | Page | Open]

The San Diego Water Board adopted Order No. R9 2013 0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System NPDES Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.

[Comment 00026 | Page | Open]

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

[Comment 00027 | Page | Open]

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

[Comment 00028 | Page | Open]

A copy of the Standard SWQMP forms I-4 and I- can be downloaded from: https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (Info Only)

[Comment 00029 | Page | Open]

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

[Comment 00030 | Page | Open]

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

[Comment 00031 | Page | Open]

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

[Comment 00032 | Page | Open]

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

[Comment 00033 | Page | Open]

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

[Comment 00034 | Page | Open]

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

[Comment 00035 | Page | Open]

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

[Comment 00036 | Page | Open]

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

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

[Comment 00037 | Page | Open]

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

[Comment 00038 | Page | Open]

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

[Comment 00039 | Page | Open]

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

[Comment 00040 | Page | Open]

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

[Comment 00041 | Page | Open]

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

[Comment 00042 | Page | Open]

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

[Comment 00043 | Page | Open]

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

[Comment 00044 | Page | Open]

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

[Comment 00045 | Page | Open]

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

[Comment 00046 | Page | Open]

Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on La Jolla Shores Dr. For the driveway, show the visibility areas on private property, which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00047 | Page | Open]

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

[Comment 00048 | Page | Open]

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

[Comment 00049 | Page | Open]

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

[Comment 00050 | Page | Open]

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

[Comment 00051 | Page | Open]

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

DSD Environmental
Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00056 | Page | Open]

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

[Comment 00057 | Page | Open]

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

[Comment 00058 | Page | Open]

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

[Comment 00059 | Page | Open]

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

[Comment 00060 | Page | Open]

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

[Comment 00061 | Page | Open]

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

[Comment 00062 | Page | Open]

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

[Comment 00063 | Page | Open]

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

[Comment 00064 | Page | Open]

Historical Resources: ARCHAEOLOGY

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

[Comment 00065 | Page | Open]

Historical Resources: BUILT ENVIRONMENT

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

[Comment 00066 | Page | Open]

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

[Comment 00067 | Page | Open]

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

[Comment 00068 | Page | Open]

Tribal Cultural Resources AB52

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Lipay Nation of Santa Isabel, the Jamul Indian Village and San Pasqual Band of Mission Indians for possible consultation on this project, if required.

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

[Comment 00069 | Page | Open]

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

[Comment 00070 | Page | Open]

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

Site Development Plans PRJ-1126220.pdf

DSD Historic

Alvin Lin

AMLin@sandiego.gov

[Comment 00003 | Sheet T1 | Open]

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

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

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

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

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

[Comment 00004 | Sheet T1 | Open]

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

[Comment 00005 | Sheet T1 | Open]

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

[Comment 00006 | Sheet T1 | Open]

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

DSD Landscape Review

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Traffic signals (stop sign) - 20 feet

Underground utility lines - 5 feet (10' for sewer)

Above ground utility structures - 10 feet

Driveway (entries) - 10 feet

Intersections (intersecting curb lines of two streets) - 25 feet

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

Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Comment 00052 | Sheet T1 | Closed]

PART 1 PROJECT INFORMATION

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

PROJECT INFORMATION

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

The project site is located within the following overlays:

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

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

[Comment 00053 | Sheet A2.1 | Open]

REQUIRED PERMITS/ACTION:

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

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

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

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

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

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

Please provide draft findings upon resubmittal.

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

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

Findings for Site Development Permit Approval

Findings for Site Development Permit Approval

- 1 The proposed development will not adversely affect the applicable land use plan;
- 2 The proposed development will not be detrimental to the public health, safety, and welfare; and
- 3 The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the SDMC.

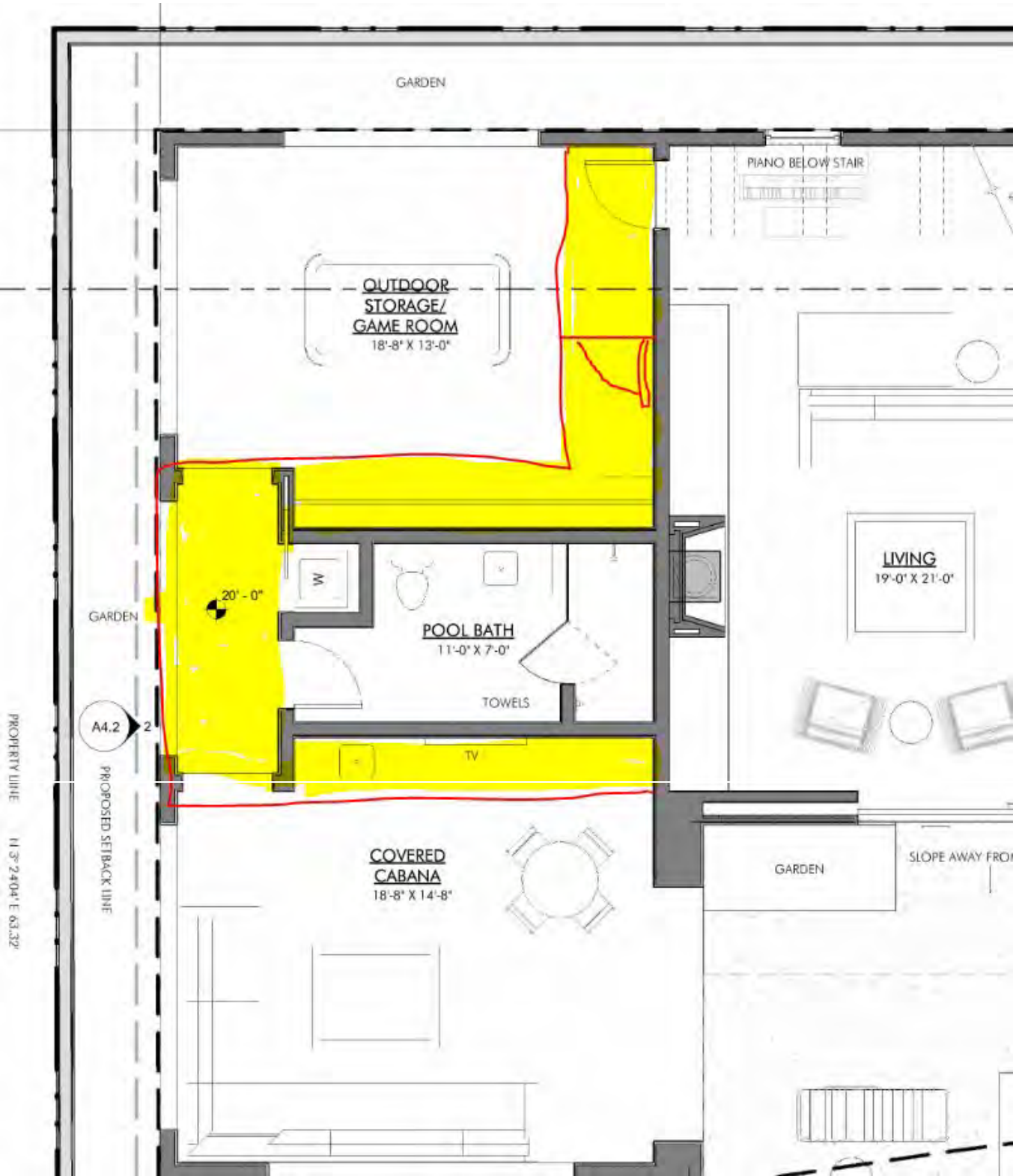
Please provide draft findings upon resubmittal.

[Comment 00054 | Sheet A2.1 | Open]

Part 2 REVIEW SPECIFIC COMMENTS -BUILDING CONSTRUCTION PLAN SPECIFIC COMMENTS

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

Image for comment # 4.)



[Comment 00055 | Sheet A2.1 | Open 1

Part 3: REVIEW SPECIFIC COMMENTS:

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

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

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

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

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

section 126.0708(a) and 126.0505(a).

8204 LA JOLLA SHORES DR
PHOTO SURVEY

NEIGHBORHOOD SURVEY

8204 LA JOLLA SHORES DRIVE

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



KEYMAP WITH 300' RADIUS OF PROPERTY

SCALE: 1" = 40'-0"

8204 LA JOLLA SHORES DRIVE

LA JOLLA, CA 92037

Date: 10/17/2024

#	Parcel Number	Site Address	*Lot Size	*GFA	***Estimated Garage SF	FAR	**Front Yard Setback	**Rear Yard Setback	**Side Yard Setbacks	
1	346-231-04-00	8253 EL PASEO GRANDE	5,227	3,250	500	0.62	16'-0"	4'-0"	4'-0"	4'-0"
2	346-231-05-00	8241 EL PASEO GRANDE	5,305	2324	500	0.44	18'-0"	22'-0"	4'-0"	4'-0"
3	346-231-06-00	8229 EL PASEO GRANDE	5,227	2,521	500	0.48	22'-0"	35'-0"	4'-0"	4'-0"
4	346-231-07-00	8223 EL PASEO GRANDE	5,227	3,734	500	0.71	16'-0"	18'-0"	4'-0"	4'-0"
5	346-231-08-00	8217 EL PASEO GRANDE	5,318	4,486	500	0.84	16'-0"	25'-0"	4'-0"	4'-0"
6	346-231-09-00	8211 EL PASEO GRANDE	5,531	2,802	500	0.51	16'-0"	20'-0"	4'-0"	4'-0"
7	346-231-10-00	8205 EL PASEO GRANDE	6,612	3,360	500	0.51	16'-0"	10'-0"	4'-0"	3'-0"
8	346-231-11-00	2218 VALLECITOS	6,625	2,559	500	0.39	2'-0"	10'-0"	6'-0"	22'-0"
9	346-231-12-00	8208 PASEO DEL OCASO	5,160	3,248	500	0.63	16'-0"	16'-0"	3'-0"	4'-0"
10	346-231-13-00	8220 PASEO DEL OCASO	5,170	2,217	250	0.43	16'-0"	3'-0"	3'-0"	4'-0"
11	346-231-14-00	8228 PASEO DEL OCASO	5,249	2,372	500	0.45	20'-0"	4'-0"	4'-0"	4'-0"
12	346-231-15-00	8238 PASEO DEL OCASO	5,292	2,521	500	0.48	21'-6"	30'-0"	4'-0"	4'-0"
13	346-231-16-00	8248 PASEO DEL OCASO	7,746	1,873	500	0.24	22'-0"	36'-0"	4'-0"	4'-0"
14	346-231-17-00	8260 PASEO DEL OCASO	7,840	2,265	500	0.29	21'-0"	20'-0"	5'-0"	5'-0"
15	346-232-05-00	8259 PASEO DEL OCASO	5,497	2,074	500	0.38	22'-0"	28'-0"	6'-0"	3'-0"
16	346-232-06-00	8247 PASEO DEL OCASO	5,497	5,385	500	0.98	21'-6"	32'-0"	5'-0"	5'-0"
17	346-232-07-00	8239 PASEO DEL OCASO	5,622	2,744	500	0.49	17'-0"	30'-0"	4'-0"	5'-0"
18	346-232-08-00	8231 PASEO DEL OCASO	5,497	2,245	500	0.41	16'-6"	25'-0"	4'-0"	5'-0"
19	346-232-09-00	8225 PASEO DEL OCASO	5,539	2,493	N/A	0.45	20'-0"	6'-0"	4'-0"	6'-0"
20	346-232-10-00	8217 PASEO DEL OCASO	5,497	2,994	500	0.54	21'-0"	6'-0"	3'-0"	4'-0"
21	346-232-11-00	8211 PASEO DEL OCASO	5,497	4,405	500	0.80	21'-6"	25'-0"	3'-0"	4'-0"
22	346-232-12-00	2232 VALLECITOS	4,757	2,100	500	0.44	11'-0"	4'-0"	16'-6"	3'-0"
23	346-232-13-00	8204 LA JOLLA SHORES DR	See Property Information Below							
24	346-232-14-00	8212 LA JOLLA SHORES DR	5,535	2,200	500	0.40	16'-0"	22'-0"	6'-0"	5'-0"
25	346-232-15-00	8220 LA JOLLA SHORES DR	5,319	3,045	500	0.57	14'-0"	18'-0"	5'-0"	5'-0"
26	346-232-16-00	8228 LA JOLLA SHORES DR	5,435	1,390	250	0.26	16'-0"	40'-0"	4'-0"	4'-0"
27	346-232-17-00	8236 LA JOLLA SHORES DR	5,608	1,588	250	0.28	16'-0"	50'-0"	4'-0"	4'-0"
28	346-232-18-00	8244 LA JOLLA SHORES DR	5,500	2,150	250	0.39	16'-0"	20'-0"	6'-0"	4'-0"
29	346-232-19-00	8252 LA JOLLA SHORES DR	5,458	2,220	500	0.41	16'-0"	35'-0"	4'-0"	4'-0"
30	346-232-20-00	8260 LA JOLLA SHORES DR	5,497	1,677	250	0.31	16'-0"	30'-0"	5'-0"	5'-0"
31	346-240-12-00	8217 LA JOLLA SHORES DR	13,939	2,894	500	0.21	70'-0"	75'-0"	6'-0"	6'-0"
32	346-240-13-00	8229 LA JOLLA SHORES DR	13,504	3,606	500	0.27	86'-0"	16'-0"	6'-0"	6'-0"
33	346-240-14-00	8241 LA JOLLA SHORES DR	14,810	2,467	500	0.17	86'-0"	60'-0"	8'-0"	20'-0"
34	346-282-09-00	8156 PASEO DEL OCASO	5,214	1,492	N/A	0.29	18'-0"	32'-0"	4'-0"	6'-0"
35	346-282-10-00	8166 PASEO DEL OCASO	6,394	Building Under Construction						
36	346-283-01-00	2233 VALLECITOS	5,510	2,081	500	0.38	4'-8"	4'-0"	16'-0"	25'-0"
37	346-283-02-00	8173 PASEO DEL OCASO	5,589	2,006	500	0.36	16'-0"	27'-0"	4'-0"	4'-0"
38	346-283-03-00	8165 PASEO DEL OCASO	5,530	2,432	500	0.44	16'-0"	18'-0"	5'-0"	5'-0"
39	346-283-04-00	8155 PASEO DEL OCASO	5,586	3,494	500	0.63	21'-0"	6'-0"	0'-0"	0'-0"
40	346-283-05-00	8147 PASEO DEL OCASO	5,497	1,994	500	0.36	16'-0"	5'-0"	4'-0"	4'-0"
41	346-283-14-00	8150 LA JOLLA SHORES DR	5,580	1,832	500	0.33	17'-6"	31'-0"	6'-0"	4'-0"
42	346-283-15-00	8160 LA JOLLA SHORES DR	5,639	1,914	250	0.34	17'-6"	3'-0"	4'-0"	5'-0"
43	346-283-17-00	2247 VALLECITOS	7,257	2,689	500	0.37	9'-0"	3'-0"	4'-0"	15'-0"
44	346-283-18-00	8176 LA JOLLA SHORES DR	5,636	2,251	500	0.40	18'-4"	10'-0"	8'-0"	4'-0"
45	346-283-19-00	8168 LA JOLLA SHORES DR	5,422	2,140	N/A	0.39	19'-0"	6'-0"	4'-0"	6'-0"
46	346-300-16-00	8153 LA JOLLA SHORES DR	20,038	2,992	500	0.15	150'-0"	20'-0"	6'-0"	10'-0"
47	346-300-17-00	8167 LA JOLLA SHORES DR	20,038	2,045	500	0.10	107'-0"	112'-0"	6'-0"	10'-0"
48	346-300-19-00	2306 VALLECITOS	14,810	5,750	1000	0.39	25'-0"	4'-0"	70'-0"	3'-0"
49	346-300-20-00	2301 VALLECITOS	10,000	2,253	500	0.23	30'-0"	30'-0"	10'-0"	75'-0"
50	346-300-21-00	2305 VALLECITOS	9,997	990	250	0.10	35'-0"	50'-0"	10'-0"	6'-0"

#	Parcel Number	Site Address	Lot Size	GFA	Garage SF	FAR	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	
Existing	346-232-13-00	8204 LA JOLLA SHORES DR	6,079	3,138	424	0.51	15'-0"	3'-9"	1'-2"	5'-0"
Proposed	346-232-13-00	8204 LA JOLLA SHORES DR	6,079	3,520	433	0.58	6'-0"	4'-0"	2'-0"	4'-0"

*Calculated per Redfin

**Setbacks measured per Aerial Survey/ Estimated from County Assessor's Parcel Map and Visual Surveys

***250 Sq Ft Added per Garage Parking Space

PROPERTIES WITHIN A 300’ RADIUS

8204 LA JOLLA SHORES DRIVE

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



1. 8253 EL PASEO GRANDE



2. 8241 EL PASEO GRANDE



3. 8229 EL PASEO GRANDE



4. 8223 EL PASEO GRANDE



5. 8217 EL PASEO GRANDE



6. 8211 EL PASEO GRANDE



7. 8205 EL PASEO GRANDE



8. 2218 VALLECITOS



9. 8208 PASEO DEL OCASO



10. 8220 PASEO DEL OCASO



11. 8228 PASEO DEL OCASO



12. 8238 PASEO DEL OCASO



13. 8248 PASEO DEL OCASO



14. 8260 PASEO DEL OCASO



15. 8259 PASEO DEL OCASO



16. 8247 PASEO DEL OCASO



17. 8239 PASEO DEL OCASO



18. 8231 PASEO DEL OCASO



19. 8225 PASEO DEL OCASO



20. 8217 PASEO DEL OCASO



21. 8211 PASEO DEL OCASO



22. 2232 VALLECITOS



23. 8204 LA JOLLA SHORES DR
PROJECT SITE



24. 8212 LA JOLLA SHORES DR



25. 8220 LA JOLLA SHORES DR



26. 8228 LA JOLLA SHORES DR



27. 8236 LA JOLLA SHORES DR



28. 8244 LA JOLLA SHORES DR



29. 8252 LA JOLLA SHORES DR



30. 8260 LA JOLLA SHORES DR



31. 8217 LA JOLLA SHORES DR



32. 8229 LA JOLLA SHORES DR



33. 8241 LA JOLLA SHORES DR



34. 8156 PASEO DEL OCASO



35. 8166 PASEO DEL OCASO



36. 2233 VALLECITOS



37. 8173 PASEO DEL OCASO



38. 8165 PASEO DEL OCASO



39. 8155 PASEO DEL OCASO



40. 8147 PASEO DEL OCASO



41. 8150 LA JOLLA SHORES DR



42. 8160 LA JOLLA SHORES DR



43. 2247 VALLECITOS



44. 8176 LA JOLLA SHORES DR



45. 8168 LA JOLLA SHORES DR



46. 8153 LA JOLLA SHORES DR



47. 8167 LA JOLLA SHORES DR



48. 2306 VALLECITOS



49. 2301 VALLECITOS



50. 2305 VALLECITOS