

## 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-1135846**
- Address and APN(s):  
**Lot 2: 0 Ruelle Nice, La Jolla, CA 92037 | 346-832-12-00**
- Project contact name, phone, e-mail:  
**Island Architects, Spencer Miller, [smiller@islandarch.com](mailto:smiller@islandarch.com), (858)-869-2830**
- Project description: **CONSTRUCTION OF A NEW 8,025 SF SINGLE FAMILY RESIDENCE, TWO-STORY DWELLING UNIT OVER BASEMENT WITH GARAGE, SPA, SITE RETAINING WALLS, AND ADDITIONAL SITE IMPROVEMENTS**
- 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: **16,726 SF**
  - existing structure square footage and FAR (if applicable): **N/A**
  - proposed square footage and FAR: **8,024 SF - FAR .48**
  - existing and proposed setbacks on all sides:

<b>Side Yard -</b>	<b>Existing: N/A (conformance)</b>	<b>Proposed: 4'-0" &amp; 4'-0"</b>
<b>Front Yard -</b>	<b>Existing: N/A (conformance)</b>	<b>Proposed: 6'-0"</b>
<b>Rear Yard -</b>	<b>Existing: N/A (conformance)</b>	<b>Proposed: 4'-0"</b>
  - height if greater than 1-story (above ground): **30'-0" Proposed Plumb Line**

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

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

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): \_\_\_\_\_

**Exhibits and other materials to provide:**

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

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

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

**PLEASE DO NOT PROVIDE THE FOLLOWING:**

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

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

Thank you,

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

Melissa Garcia, Senior Planner  
[magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)  
 City Planning Department  
 619-236-6173



# MONTORO ESTATE

Address: LOT 2 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 08/19/2025









PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	PERMEABLE HARDSCAPE
	WATER FEATURE
	ROOF

LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"







PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	PERMEABLE HARDSCAPE
	WATER FEATURE
	ROOF

MAIN LEVEL PLAN  
SCALE: 1/8" = 1'-0"





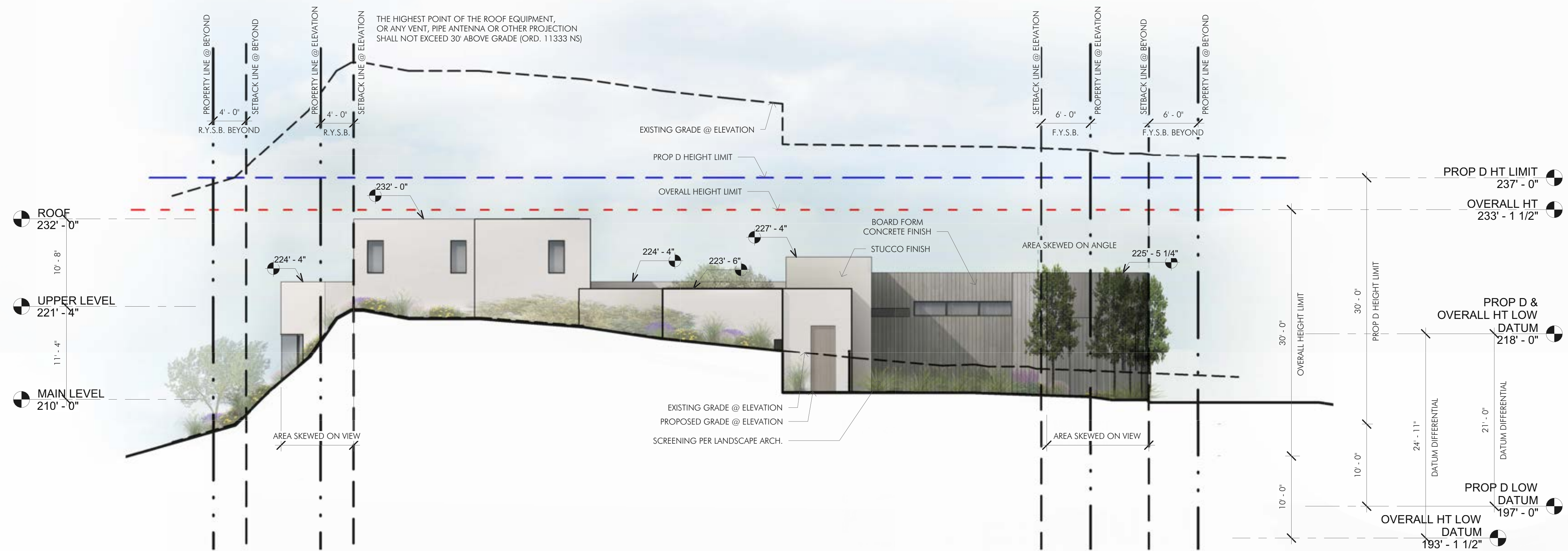






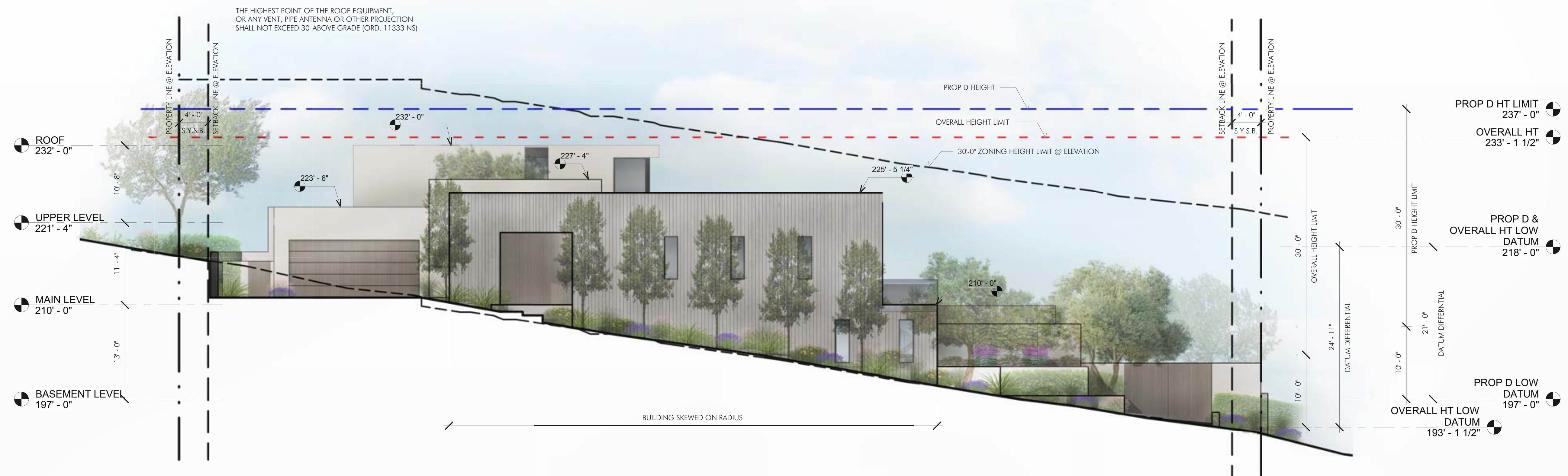


**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



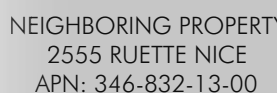


NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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





# MONTORO ESTATE

Date: 08/19/2025



**ISLAND**  
ARCHITECTS

858.459.9291 ISLANDARCH.COM





## MATERIAL PALETTE

PAGE 10 OF 11

# MONTORO ESTATE

Address: LOT 2 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 08/19/2025





PUBLIC PERSPECTIVE 2  
LOOKING WEST



PUBLIC PERSPECTIVE 1  
LOOKING EAST

# MONTORO ESTATE

Address: LOT 2 MONTORO ESTATES, LA JOLLA, CA 92037  
Date: 08/19/2025



# PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION		ALLOWED	PROPOSED	STATUS
HEIGHT				
HIGHEST POINT (PARAPET)		30'-0"	28'-76"	COMPLIES
SETBACKS				
	ALLOWED	PROPOSED	DISTANCE TO BLDG.	COMPLIES
FRONT YARD	N/A	6'-0"	6'-0" - 21'-4"	COMPLIES
INTERIOR SIDE YARDS	N/A	4'-0" & 4'-0"	58'-9" & 4'-0" - 12'-0"	COMPLIES
REAR YARD	N/A	4'-0"	4'-0" - 19'-9"	COMPLIES
LOT AREA				
BUILDING FOOTPRINT	60% MAX	6,146 SF	37%	COMPLIES
LANDSCAPE COVERAGE	30% MIN	7,476 SF	45%	COMPLIES
HARDSCAPE COVERAGE	N/A	3,093 SF	18%	COMPLIES
SQUARE FOOTAGE				
FAR CALCULATIONS	8,028 SF - .48 FAR	8,024 SF - .48 FAR		COMPLIES
BASEMENT (GFA)	N/A	2,207 SF (GFA)	1,428 SF (NON GFA)	COMPLIES
MAIN LEVEL (GFA)	N/A	4,810 SF (GFA)	26 SF (NON GFA)	COMPLIES
UPPER LEVEL (GFA)	N/A	1,007 SF (GFA)	N/A (NON GFA)	COMPLIES
TOTAL GROSS FLOOR AREA	N/A	8,024 SF (GFA)	1,454 SF (NON GFA)	COMPLIES

LOT COVERAGE DATA

## MONTORO ESTATE

LOT 2 MONTORO ESTATES, LA JOLLA CA 92037

DATE: 08/19/2025



# Montoro La Jolla Homeowners Association

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July 24, 2025

SENT VIA EMAIL & FIRST-CLASS MAIL

Marila Lombrozo, Jose Lombrozo, Denise Lombrozo Adler, Bernardo Lombrozo,  
as Co-Trustees of the Lombrozo Survivor's Trust  
8999 University Center Lane #300  
San Diego, CA 92122

**RE: Architectural Application – New Construction Home Request (Lot #2)**  
**Property Address: 2545 Ruelle Nice La Jolla, CA 92037**

Dear Homeowner(s),

This letter is written as directed by the Montoro La Jolla Homeowners Association's ("Association") Board of Directors regarding the Architectural Plans you submitted to Management on May 13, 2025.

The Board reviewed the new construction plans for your home at 2545 Ruelle Nice, La Jolla, CA 92037. The Board of Directors **conditionally approved** the proposed improvements, with the following condition(s). Please adhere to these conditions in order to receive an approved Notice of Completion:

- The project must be completed in a timely fashion (within 24 months), and according to the approved plans and timeline you submitted.
- Present the hired contractor's information with credentials on outstanding track record for the new construction project.
- Provide a point of contact for the hired contractor with a detailed plan for onsite management for the day-to-day operations.
- Any changes to the approved plans or requests for additional time to complete the project must be submitted for approval.
- All agreed upon conditions will be met with no deviation from the terms as stated in this Owner Agreement.
- Construction hours shall be limited between the hours of 7:00AM-4:00PM Monday- Friday with no weekend construction work to be performed during the days of Saturday and Sunday.
- Construction site must take appropriate steps to control the fugitive dust caused by this project and minimize its impact on neighboring residents, and otherwise abate the nuisance it creates.
- Construction vehicles and equipment shall not be stored in the street. Please limit construction employee vehicles parked within the community and require all vehicles to display a permit that identifies the vehicle with the project.
- It is the owner's sole responsibility to obtain all necessary permits and approvals from the City or County Building Department and/or the Department of Health for any planned improvements. The owner is also responsible for ensuring that the project complies with all applicable Covenants, Conditions & Restrictions (CC&Rs) and relevant building codes. The Association does not interpret the requirements set forth in the CC&Rs, building codes, or those imposed by local governmental agencies. Compliance with all such requirements remains the responsibility of the property owner.
- Once the project is complete, please notify the Board of Directors and Management and include photo(s) of the completed project.

If you have any questions regarding this notice or any other Association matter, please contact Management at (858) 602-3470 x 332 or via email at [sespinoza@menas.com](mailto:sespinoza@menas.com).

Sincerely,

As directed by the Montoro La Jolla Board of Directors,  
Sarah Espinoza, CCAM  
Community Association Manager  
Menas HOA Management



July 14, 2025

Spencer Miller  
Island Architects  
smiller@islandarch.com

Subject: Assessment of Application for Montero Estates; Project No. PRJ-1135846

Dear Spencer Miller,

The Development Services Department (DSD) has completed the first review of your proposed project. We are providing you with the following information for your application.

#### Project Scope

Proposed development/action(s): *[Insert details of the project scope, including proposed development and pertinent base/overlay zones].*

- Location: 0 Ruelle Nice (APN 346-832-1200)
- Community Plan: La Jolla
- Requested Approvals/Process:
  - Process 3 Coastal Development Permit, per SDMC § 126.0707(b)
  - Process 3 Site Development Permit for subdivision, per SDMC §1510.0210(d)

#### Significant Project Issues

Carefully review the attached Project Issues Report and Submittal Requirements information enclosed, which contains review comments from staff. Once you have reviewed this information, please contact me if you wish to schedule a meeting with staff, or utilize DSD's [Second Opinion Guarantee](#) or [Project Issue Resolution Conference](#) services. All issues must be addressed to move forward to a project decision.

#### Project Timeline

Please find attached a Project Timeline Estimate that identifies project processing milestones and schedule estimates based on your project scope. The timeline is not a guarantee; it is an estimate. The precise timing depends on the timeliness of the resubmission and the substance of the documents. The project schedule may change as the project progresses based on scope changes, reviewer comments, and required documents. It will be updated with each review cycle.

A formal recommendation to the Hearing Officer will be prepared for your project only after all City staff review comments have been adequately addressed and the CEQA environmental determination has been made or, in the case an environmental document is needed, that document prepared.



## Project Accounting

- Our most recent records show that there is a balance of \$13,428.87 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.
- Please be advised that the [minimum required balance](#) for each approval type must be maintained throughout the process. If you need to make a payment towards the deposit account, payments can be made in person at 1222 First Avenue using the following [link](#) or on the [Accela Citizen Access portal](#). Per the City charter, Enterprise funds must have deposit accounts with positive balances in order for the processing to proceed. I will proactively inform you if your account is nearing deficit. Please note that reviews will be immediately halted on any deposit account that is in deficit or goes into collections.
- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW webpage](#) for their fee schedule. If these fees are required, I will notify you.
- Please see [Time and Costs Associated with the Discretionary Approval Process](#) for additional information.

## Next Steps

I encourage you to contact Lisa Kriedman, the chairperson of the La Jolla Community Planning Group via e-mail at [info@lajollacpa.org](mailto:info@lajollacpa.org) to make arrangements to present your project at their next regular meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. I will also notify the Community Planning Group of your request and provide them with copies of all plans and documents that you submit. Additional contact information for Community Planning Groups can be found here: [Community Planning Groups Contact List](#).

Please feel free to contact me should you have any questions, require additional information, or wish to discuss any aspect of this assessment in further detail.

I look forward to working with you as this project progresses through the approval process.

Sincerely,

Andrew Murillo  
Development Project Manager  
Phone: 619-557-7986



Email: JMurillo@sandiego.gov  
Supervisor: Oscar Galvez

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: File  
Lisa Kriedman, Chair of the Peninsula Planning Group





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

**Project Address** 1222 01st  
San Diego, CA

**Project Type** Discretionary Project

**Primary Contact** Spencer Miller  
smiller@islandarch.com

### Instructions

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

Other

### DSD-Engineering Review

Khanh Huynh  
KHuynh@sandiego.gov  
(619) 446-5299

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

Please revise the DS-560 form, to check part E, item 4 as "Yes" The project proposed 9,524 square feet of proposed impervious and portion of the project has natural slope of twenty-five percent or greater.

#### [ Comment 00002 | Page | Open ]

Please revise the DS-560 form, to check Part F, item 1, 2 and 3 as "No", and "Yes" for item # 4. The project is a Priority Development project.

#### [ Comment 00003 | Page | Open ]

1. The San Diego Water Board adopted Order No. R9-2013-0001, as amended by Order No. R9-2015-001 and R9-2015-0100, 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. The current Storm Water Development Regulations were updated in 2024, this project will be subject to those regulations.

#### [ Comment 00004 | Page | Open ]

1. This Priority Development Project will be required to the RETAIN 85th Percentile storm event. The definition of RETAIN will be to INFILTRATE or STORE the volume. If the applicant does not want to infiltrate or store the volume, they can use Bioretention to treat 1.5 times the volume or or use the Percent Capture Method to hold 75% of the Design Capture Volume. This Priority Development Project will be required to calculate BMP size for Hydromodification based on pre-development condition. Priority Development Projects with Hydromodification requirements will be required to avoid critical sediment yield areas.





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

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[ [Comment 00005](#) | [Page](#) | [Open](#) ]

1. Please demonstrate how the project will comply with the current City Storm Water requirement for pollutant removal and HMP.

[ [Comment 00006](#) | [Page](#) | [Open](#) ]

Please submit a SWQMP.

[ [Comment 00007](#) | [Page](#) | [Open](#) ]

1. Please add the following note to plans: 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 00008](#) | [Page](#) | [Open](#) ]

Please revise the Earthwork/Grading Tabulation table to clearly label whether the maximum cut height of 8 feet is for the inside or outside building footprint. Also, the maximum fill heights of 0.1 feet and 4.5 feet are incorrect. Per the civil sheet 3 of 4, section C-C, it appeared the fill under the building footprint is over 5 feet, for which a grading permit will be required. Please provide the correct information.

[ [Comment 00009](#) | [Page](#) | [Open](#) ]

Based on the City record, the current owner is " Lombrozo Survivors Trust 08-01-81." Please add the owner's name to the plans.

[ [Comment 00010](#) | [Page](#) | [Open](#) ]

Please revise the civil site plan to call out curb the curb-to-property line dimension.

[ [Comment 00011](#) | [Page](#) | [Open](#) ]

Please reference the drawing number for Sewer and Water main as "16317-10-D"

[ [Comment 00016](#) | [Page](#) | [Open](#) ]

Please revise the civil sheet 3 of 4 and label the proposed grade line in all sections' details. Please include elevations.

[ [Comment 00017](#) | [Page](#) | [Open](#) ]

SDMC section 143.0142(f) states: Any increase in runoff resulting from the *development* of the site shall be directed away from any steep hillside areas and either into an existing or newly improved public storm drain system or onto a *street* developed with a gutter system or public right-of-way designated to carry surface drainage run-off.

Per the Drainage study report, the project proposed increasing runoff to be discharged to the hillside, which is not allowed. Please collect all the runoff and discharge it to the street. Please revise the Drainage report accordingly.

[ [Comment 00018](#) | [Page](#) | [Open](#) ]

What is the site's condition now? Has the area been graded? Please contact Khanh Huynh at KHuynh@sandiego.gov to discuss the issue before the next submittal.

[ [Comment 00019](#) | [Page](#) | [Open](#) ]





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1222 1st Avenue, San Diego, CA 92101

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Add the visibility area triangles, per San Diego Municipal Code Diagram 113- 02SS, at the driveway on Ruelle Nice. For the driveway, show the visibility areas on private property that extend 10 feet inward along the driveway and 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 00020 | Page | Open ]**

Please revise the proposed site plan to call out the distance from the face of the garage to the curb.

**[ Comment 00021 | Page | Open ]**

Call out the driveway's width.

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

On sheet 3 of 4, the details of the pervious pavers showed that the project proposed an impermeable liner at the bottom. If that is the case, this should be counted as proposed impervious area. Please clearly label on the plans the location of the 3" PVC under drain pipe that run all the way to the face of curb. Call out the unlined gravel storage layer. (How does it work when there will be liner at the bottom of the pavers?)

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

Please show the downspout location on the civil sheet 3 of 4, if any. Please note that all the runoff must be routed to the landscape area/treated before discharge to the street.

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

Per the SDMC 142.0560(j)(8)(A)  
(8) Number of Driveways Permitted on a Premises.  
(A) For properties with no access to an alley, there shall be at least one driveway opening permitted per lot. An additional driveway opening may be permitted subject to approval by the City Engineer for a lot with at least 100 feet of total street frontage. For corner lots, the length of the street frontage may be combined for the purpose of this calculation.

Please revise sheet A1.1 to remove the second driveway (south), as the project does not qualify for a second driveway. The project frontage is only 117.98 feet. You need at least 200 feet.

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

Please provide driveway detail. Please refer to the SDMC Diagram 142-05D for information.

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

Should you have any questions, please reach out to KHuynh@sandiego.gov





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

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Xiomara Rosenblatt-Dailey  
xrosenblatt@sanidiego.gov

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

**Information Only (No response required):**

Document Submittal: Please note, the addendum/update letter requested in this review must be uploaded with the "Geotechnical Report Addendum" PDF file option only. Please note, to avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project. Please note, that geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

**Review:** Please note this is the FIRST DSD-Geology discipline review for this project. Should outstanding issue items require a review cycle exceeding a THIRD Geology Check discipline review; the applicant will be invoiced on all subsequent Geology Check reviews according to an hourly fee rate schedule.

**DSD-Geology Recheck:** Please address all comments and resubmit plans for recheck. Additional comments may follow once all review comments are addressed and resubmitted for review. To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the issues raised. Note: Specify on what page/sheet each issue was addressed. Comments to be addressed by the Geotechnical Consultant must be provided in a signed and stamped letter.

**References Reviewed:**

Geotechnical Investigation, Lombrozo- Montoro Estates Lot 2, San Diego, California, prepared by Geowest, dated April 4, 2025 (their project no. 25-0411.1)

Site development Plans: Lot 2: Montoro Estates, San Diego, California, prepared by Island Architects, dated May 1, 2025; structural plans by Harris & Sloan; civil plans by Project Design Consultants.

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

FOR ARCHITECT:

The Architect of work must show the limits of grading on the grading plan. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant. This must be delineated on the plans with a call out and or symbol.

[ **Comment 00029** | **Page** | **Open** ]

FOR GEOTECH:

Submit a geotechnical addendum or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:

[ **Comment 00030** | **Page** | **Open** ]

The project's geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level.

[ **Comment 00031** | **Page** | **Open** ]

According to the San Diego Seismic Safety Study Geologic Hazard Maps, the site is located in geologic hazard category 53, indicating unfavorable geologic structure. The project's geotechnical consultant must indicate if the geologic structure is favorable or unfavorable for the proposed development and clarify if adverse geologic structure will impact the proposed project.





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

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**[ Comment 00032 | Page | Open ]**

The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable following project completion.

**[ Comment 00033 | Page | Open ]**

The project's geotechnical consultant must provide a statement regarding geologic structures that may adversely affect or surcharge the proposed basement retaining walls.

**[ Comment 00034 | Page | Open ]**

The project's geotechnical consultant must indicate if the geologic structure at the site is favorable or unfavorable with respect to slope stability.

**[ Comment 00035 | Page | Open ]**

The project's geotechnical consultant has provided the analysis for the proposed slopes in section 5.5 and now must provide a professional opinion that existing and proposed slopes will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

**[ Comment 00036 | Page | Open ]**

Please provide the laboratory data sheets for direct shear and cohesion use to support the slope stability analysis.

**[ Comment 00037 | Page | Open ]**

The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the Right-of-Way.

**[ Comment 00038 | Page | Open ]**

Clarify if the slope stability analysis should include the building loads.

**[ Comment 00039 | Page | Open ]**

If remedial grading is recommended, show the limits of the recommended remedial grading on an updated geologic/geotechnical map. Note, the geotechnical consultant should determine if the limits of grading may impact environmental resources (Steep slopes, Coastal Bluffs, etc) on the site.

**[ Comment 00040 | Page | Open ]**

Cross section C-C' appears to be missing from the submitted report, please attach it to this addendum.

**LDR-Environmental**

Kelli Rasmus  
KRasmus@sandiego.gov

**[ Comment 00067 | Page | Open ]**

Scope of work:





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

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Coastal Development Permit and Site Development Permit for the construction of a two-story, 8,025 square foot single family dwelling unit with a 2-car garage, swimming pool, and retaining walls over a basement and 3-car garage located at 0 Ruelle Nice (APN 346-832-1200). The 0.38-acre site is in the Single Family residence base zone of the La Jolla Shores Planned District, Coastal Overlay (non-app) Zone, and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1. (information only)

**[ Comment 00068 | Page | Open ]**

Visual Impact:

The City's Significance Determination Thresholds considers a blockage of a public view from scenic vistas (Pacific Ocean) may result in a significant impact. According to the La Jolla Community Plan, Ruelle Nice is not identified as an Intermittent or Partial Vista Public Vantage Point in the community plan and local coastal program (Page 35). EAS defers to LDR-

**[ Comment 00069 | Page | Open ]**

Visual Quality: In accordance with the City's CEQA Significance Determination Thresholds, Visual Quality/Neighborhood Character impacts may result from projects whose bulk, scale, materials, or style are incompatible with surrounding development, or would substantially alter the existing or planned character of the area. See comments from LDR-Planning staff regarding bulk and scale of the project in order to determine if the project satisfactorily integrates with surrounding development. If it is determined that the project does not integrate with surrounding development a visual quality impact may occur.

LDR-Planning is currently review the resubmitted project, please refer to their comments.

**[ Comment 00070 | Page | Open ]**

Biological Resources:

The proposed project site is currently vacant and not within or adjacent to the City's MSCP/MHPA. A majority of the site consists of bare ground and non-native grasses; however, according to site photos and aerial photos. Before a determination of the significance of an impact can be made, the presence and nature of the biological resources on the project site must be established. Therefore, the preparation of a biological technical report (BTR), prepared in accordance with the City's Biology Guidelines, would be required. The biological report should include the following: Location Map (800 Engineering scale) w/survey boundaries (Elevations/topography, north direction, and scale), Vegetation Map overlain by the development proposal, Vegetation map (with ESL delineated) showing habitat, area of impact with habitat and plant species.

The BTR should identify all potential direct and indirect impacts to biological resources (include all on- and off-site utility connections, staging areas, brush management zones, and access/staging areas.)

The BTR should also quantify all impact areas by Tier and should state recommendations to mitigate any potential significant impacts to biological resources. Please identify if the project could impact sensitive wildlife species or wetlands. Please state if legal compliance is required (State and/or Federal).

As a recently designated candidate for listing under the California Endangered Species Act (CESA), the BTR should also include an analysis of potential impacts to both the nesting and foraging habitat of Crotch's bumble bee (*Bombus crotchii*) with project implementation.

**[ Comment 00071 | Page | Closed ]**

Cultural Resources:

Built Environment: - The project site is vacant therefore no impacts to the built environment would occur. EAS has no further comment.





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Archaeology: - Staff conducted a CHRIS search and there are no recorded archaeological sites at this location. The project site has been previously graded. Based on the scope of work, negative CHRIS search, disturbances on the project site and results of the Geotechnical Report borings, no impacts to sensitive archaeological resources would occur. EAS has no further comments.

**[ Comment 00072 | Page | Open ]**

**Tribal Cultural Resources:**

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

**[ Comment 00073 | Page | Open ]**

**Geologic Conditions:**

A Geotechnical Investigation was conducted by Geowest Consultants (April 4, 2025) for the project site. LDR-Environmental defers to LDR-Geology for review of the studies. Please see comments from LDR-Geology.

**[ Comment 00074 | Page | Open ]**

**Hazards (Wildfire):**

The project is located within a Very High Fire Hazard Severity Zone. A potential impact would occur if the project site were in an area susceptible to brush fires or when brush management requirements cannot be met. Please refer to comments from LDR-Fire and LDR-Landscape regarding the Brush Management Plan. EAS will coordinate with DSD-Landscape and Fire-Plan staff to determine if the proposed development would have a potentially significant wildfire impact, as well as any mitigation measures that would be required and disclosed in the environmental document.

**[ Comment 00075 | Page | Open ]**

**Hydrology:**

A potential significant impact would occur if the amount of impervious area is increased, increasing runoff, and creating property damage or disturbance of wildlife habitat. For technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. DSD-Engineering has asked the applicant to submit a drainage report to demonstrate that the project will have no adverse impacts to these systems. Please see comments from DSD-Engineering.

**[ Comment 00076 | Page | Open ]**

**Water Quality:**

A potential significant impact may occur if the degradation of water quality impacts human health or wildlife systems. Per DSD-Engineering, the project qualifies as a Priority Development project. Please refer to DSD-Engineering comments.

**[ Comment 00077 | Page | Closed ]**

**Air Quality:**

Considering the scope of the proposed project, surrounding area, and zoning, the project is expected to conform to air quality standards. No air quality report is required. All pertinent information will be included within the appropriate environmental document. No further comment is required.





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[ Comment 00078 | Page | Closed ]

Noise:

Considering the scope of the proposed project, surrounding area, and zoning, the project is expected to conform to the City's construction noise and operational property line noise limits. No noise report required. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[ Comment 00079 | Page | Closed ]

Paleontological Resources:

The site is underlain with the highly sensitive Scripps Formation which has a high probability of containing important paleontological resources. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. According to the project site plan, the proposed project requires 1,235 cubic yards of grading to a maximum depth of 4.8 feet. The project would not exceed grading quantities as outlined in the City of San Diego Significance Determination Thresholds for potential impacts to paleontological resources. EAS has no further comment.

[ Comment 00080 | Page | Closed ]

Transportation:

As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). The project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[ Comment 00081 | Page | Open ]

GHG: The 2022 [Climate Action Plan \(CAP\)](#) and associated [CAP Consistency Regulations](#) were adopted and became effective for all areas outside of the Coastal Overlay Zone on October 23, 2022. On June 8, 2023, these regulations became effective in the Coastal Overlay Zone as well. Compliance with the CAP Consistency Regulations would reduce Greenhouse Gas Emissions impacts associated with the project to below a level of significance. LDR-Environmental review discipline will defer to LDR-Planning and Landscape for further review of the project for compliance with the CAP Consistency Regulations.

[ Comment 00082 | Page | Open ]

Environmental Determination:

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project. The environmental processing timeline will be held in abeyance and the project will be placed in Extended Initial Study.





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## DSD-Landscape Review

Rey Rebolledo  
RRebolledo@sanidiego.gov  
619-446-5140

### [ Comment 00041 | Sheet T1 | 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 00042 | Sheet T1 | Open ]

#### Site Info and Scope

Coastal Development Permit and Site Development Permit to construct a 2-story 8,025 square foot single dwelling unit with a basement, 3 car garage (basement level), and 2 car garage (main level), at a vacant lot located at 0 Ruelle Nice (APN 346-842-1200). The 0.38-acre site is in the LJSPD-SF Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. (Information Only)

### [ Comment 00043 | Sheet L-05 | 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 note that the pool/spa are considered unplanted recreational areas and will not be counted towards the 30% landscape area requirement. Please provide a landscape diagram, a landscape plan and concept legend so that staff can verify landscape requirements are being met. Remove the driveways as part of the landscape areas on.

### [ Comment 00044 | Sheet L-05 | Open ]

**Street Tree, Species (La Jolla Community Plan, pg 128):** The property is located within the La Jolla Community Plan Street Tree District No. 3. Please select an approved street tree species from the La Jolla Community Plan. Multi-trunked trees are not acceptable as street trees.

### [ Comment 00045 | Sheet L-05 | 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 00046 | Sheet L-05 | 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)





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Above ground utility structures - 10 feet

Driveway (entries) - 10 feet

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

**[ Comment 00047 | Sheet L-05 | 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 00048 | Sheet L-05 | 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 00049 | Sheet L-05 | 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 00050 | Sheet L-05 | 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 00051 | Sheet L-05 | 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).

**[ Comment 00052 | Sheet L-05 | Open ]**

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 00053 | Sheet L-05 | 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 00054 | Sheet L-07 | Open ]**

**Brush Management Plan [Table 142-04A]:** Due to the proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be provided in accordance with SDMC 142.0412. A formalized Brush Management





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program is required. Refer to the Project Submittal Requirements, Section 2A, Item No. 8 for all information required on a Brush Management Plan.

Refer to the following links for more information:

-<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>

-<https://www.sandiego.gov/sites/default/files/legacy/fire/pdf/brushpolicy.pdf>

Brush Management Zone One is the area adjacent to the habitable structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized, non-irrigated vegetation. (Info Only)

[ Comment 00055 | Sheet L-07 | Open ]

Please provide a dedicated Brush Management Plan sheet with proposed Zone 1 and Zone 2 conditions.

[ Comment 00056 | Sheet L-07 | Open ]

**Photo Documentation:** Plot 4-6 photos, directly on the Brush Management Plan that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation towards the rear portion of the property. Include photos of the rear slope as well. Provide a photo key map that identifies the photos' location.

[ Comment 00057 | Sheet L-07 | Open ]

**Fire Plan Review for Alternative Compliance:** Any alternative compliance measures proposed per 142.0412(l) and FPB policy B-18-01(V) Mitigation will require review by the Deputy Fire Marshal (Fire-Plan Review), and measures verified by Structural Review before approval by Landscape.

[ Comment 00058 | Sheet L-07 | Open ]

**Provide the following note on the Brush Management Plan:** "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

[ Comment 00059 | Sheet L-07 | Open ]

Provide the following note per FPB Policy B-08-1: "Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

[ Comment 00060 | Sheet L-07 | Open ]

**Provide the following note:** "All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of \_\_\_\_owner\_\_\_\_\_. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition."

[ Comment 00061 | Sheet L-07 | Open ]

**Notes:** Include all the Brush Management Notes from SDMC 142.0412(g) and (h) and notes on Brush Management Implementation, as well as Section III from the Landscape Standards. See the link below for these notes. You may copy and paste directly on the plan sheets.

[https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l\\_sheet.pdf](https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf)

[ Comment 00062 | Sheet L-07 | Open ]





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From the notes above, please fill out Table 142-04H on the Brush Management Notes under “Provided Width”.

**[ Comment 00063 | Sheet L-07 | Open ]**

For note number 4, under the “Brush Management Maintenance Notes”, please fill out the responsibility section with “Owner”.

**[ Comment 00064 | Sheet L-07 | Open ]**

**Adjacent Properties – Include the following note:** ‘Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department’s Fire Hazard Advisor – Brush/Weed Complaint line at: (619) 533-4444.’

**[ Comment 00065 | Sheet L-08 | Open ]**

Sheet L-08 is not required for discretionary review.

**DSD-Planning Review**

Adan Pacheco Palma  
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**[ Comment 00083 | Sheet T1 | Closed ]**

**Information**

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

**Site Info and Scope**

The subject site is located at 0 Ruelle Nice, La Jolla, CA 92037 (APN 346-832-12-00), in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, within the La Jolla Community Plan area, on a 16,726 sf (0.38-acre) vacant lot.

The subject property is located within the following overlay zones:

- Coastal Height Limit Overlay Zone (CHLOZ)
- Coastal Overlay Zone (COZ): Coastal Appealable (CST-APP)
- Paleontological Sensitivity Area: High
- Parking Impact Overlay Zone (PIOZ): Campus-Impact

Site information based on past projects or other relevant information:

- No current or past code cases found

**Scope of Work**

The project proposes the construction of a 2-story single dwelling unit with a walkout basement, pool, spa, and main





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and lower-level garage on a vacant lot.

#### Required Permits/ Actions

Based on the project scope identified in this review, the following discretionary permits are required and/or requested as part of this application: Coastal Development Permit (CDP) and Site Development Permit (SDP) Process 3.

Per section 126.0707(b) of the San Diego Municipal Code (SDMC), the proposed project includes a new primary dwelling unit within the appealable area of the Coastal Overlay Zone and shall be processed as a Process 3 decision.

Based on the scope of work identified, a Site Development Permit (otherwise referenced as a La Jolla Shores Planned District Permit) is required for new development within the La Jolla Planned District per section 1510.0210(d) of the SDMC. An SDP may be required for the potential presence of Environmentally Sensitive Lands (ESL) per section 126.0502(a) of the SDMC. The project proposes new development within the Coastal Overlay Zone and may be subject to Environmentally Sensitive Lands (ESL) regulations. Triggering the requirement for an SDP Process 3.

#### [ Comment 00084 | Sheet T1 | Open ]

##### 1st Review Comments

3. The project site falls within a high-risk Paleontological Sensitivity Area. In accordance with Section 142.0151 of the SDMC, if paleontological resources are discovered during grading, all work in the affected area must immediately stop. A qualified paleontological monitor must assess the discovery and ensure proper recovery, following the General Grading Guidelines for Paleontological Resources. Please include this note on the cover sheet.

4. Please revise the plans to state that the subject property is located within the appealable area of the Coastal Overlay Zone.

5. The project site is not located within any Airport Influence Area or FAA Part 77 Noticing Area. Please revise Sheet T-1 to uncheck the corresponding box.

6. Include any Right-of-Way and EMRA permit numbers associated with the site development permit.

7. Please provide a Biological Letter Survey, as outlined in the Land Development Code Biology Guidelines. The letter should describe the existing site conditions and identify the type of vegetation present. Based on the photos provided, the site appears to be previously disturbed; therefore, a letter survey may be sufficient to determine if the project is exempt from further biological review. This information will assist Planning staff in evaluating whether the project meets the Site Development Permit (SDP) findings for Environmentally Sensitive Lands (ESL) or if additional code requirements apply.

8. Planning staff has reviewed the 300-foot setback survey and determined that, per section 1510.0304(b) of the SDMC, the setbacks comply with the LJSPD and are consistent with the range of the existing setbacks of the vicinity.  
[Comment to be addressed]

9. Include lot coverage calculations in accordance with section 1510.0304(d) of the SDMC. The proposed structures may not exceed 60 percent lot coverage. As defined in Section 113.0103 of the SDMC, lot coverage includes all buildings or structures that are roofed or otherwise covered, as well as unroofed structures with finished floors extending more than 3 feet above grade. See Section 113.0240 of the SDMC for guidance on how to calculate lot coverage.

10. Per section 113.0234(a)(5) of the SDMC, gross floor area (GFA) includes the horizontal projection of each floor in plan view for interior elevator shafts and stairwells. Sheet A1.3 does not appear to include the horizontal projection of the interior stairwell in the GFA calculations. Please revise the plans to accurately reflect this requirement.





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11. Per section 142.0560(j)(5) of the SDMC, add a note that states driveway entrances crossing a sidewalk must match the scoring pattern and color of the adjacent sidewalk. Refer to Diagram 142-05C. [Comment to be Addressed]
12. Include a dimension demonstrating compliance with Section 142.0521(f) of the SDMC to show the minimum required distance between the proposed off-street parking space on the main floor garage to the adjacent sidewalk or curb opening, as applicable, in accordance with Table 142-05A of the SDMC.
13. Specify the proposed colors to be used for the exterior metal fasciae in accordance with section 1510.0301(c)(2) of the SDMC.
14. Specify the proposed color for the proposed stucco finish consistent with section 1510.0301(c)(2) of the SDMC.
15. Please be advised that mechanical equipment may encroach into setbacks if sound attenuation features are included and meet Section 59.5.0401. Please revise the plans to clearly show these features and demonstrate compliance with sound level limits.
16. If the proposed development includes a rooftop photovoltaic system. Please be advised that the 30-foot coastal height limit also applies to all appurtenances, including solar panels. Ensure that the final design, including the solar installation, falls beneath this limit.
17. Clearly label the ground floor on all elevation and section plans to indicate whether it reflects existing grade, proposed grade, or both. Use two different colors (other than those already used to show height) to differentiate between the existing and proposed grade lines. This will help clarify how the plumb line height is being measured.
18. Clarify how the imaginary plane line is being extrapolated from both the existing and proposed grade to determine the plumb line height. Use two distinct colors to differentiate between the existing and proposed grade lines, as noted in the previous comment, to clearly demonstrate the measurement method.
19. Per section 142.0310(d) of the SDMC, fencing located within the side yard setback must comply with height limitations. Any portion of a fence above 6 feet in height must be an open fence, as defined in Chapter 11, Article 3, Division 1 of the SDMC. The fence attached to the motorized gate shown on the north elevation (Sheet A4.1) appears to exceed 6 feet in height within the side yard setback. Please revise the design or provide clarification to demonstrate compliance.
20. Please note that open fencing shall be at least 75% open within the coastal overlay zone following Section 142.0310 (2)(C).
21. The visibility area is defined as a triangular portion of the property formed by one line perpendicular and one line parallel to the property line or public right-of-way, with a diagonal line connecting them, as illustrated in Diagram 113-02SS. The City Engineer will assess whether the proposed development provides sufficient sight distance based on the development context and guidelines per Section 113.0273(b). Within these visibility triangles, no fence and/or retaining wall may exceed 3 feet in height, in accordance with sections 142.0310(b) and 142.0340(b).
22. Please clarify whether the guest bedroom is intended to function as a Guest Quarters as defined in Section 141.0307 of the SDMC. If so, a Habitable Accessory Building Agreement must be recorded prior to issuance of the building permit.
23. Please revise the Geotech report to clearly explain what Section C-C is showing. While the report states that there are no slope stability concerns, the current section does not clearly illustrate how the proposed development interacts with the natural slope. If possible, provide an additional cross-section or updated figure that better demonstrates grading and slope transitions to help clarify the cut and how steep hillside conditions are being avoided.
24. According to section 142.0805 of the SDMC, refuse, organic waste, and recyclable materials storage must be provided for new residential developments. Revise the plans to include the following:





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- a. Show, label and dimension material storage areas that meet the minimum area (square feet) for the primary residence, as specified in section 142.0820 and Table 142-08B.
- b. A minimum 6-foot high solid screening enclosure that is architecturally consistent with the primary structure, in accordance with section 142.0810(c).
- c. Material storage areas may be located in a required rear or side yard but not within the front yard setback. Exterior material storage areas must be located onsite, accessible to haulers from the public right-of-way, and not located in any required landscape area, per section 142.0810(b)(2).

#### **La Jolla Community Plan Analysis**

25. The La Jolla Community Plan (LJCP) designates the site and surrounding area as Very Low Density Residential (0-5 dwelling units/acre). This range is characterized by single-dwelling unit residential homes with 10,000 to 40,000 square foot lots. The scope of work consists of a 2-story single dwelling unit. The project is consistent with the prescribed land use, density and with the existing single dwelling units in the vicinity.

26. Per the La Jolla Community Plan Figure 9, this site is not located within a designated view corridor.

27. A primary goal in the LJCP is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed project aligns with these principles and is visually consistent with the surrounding buildings.

28. Staff recommends providing additional architectural renderings of the proposed single-dwelling unit that clearly show the chosen colors and materials, ensuring they align with the La Jolla Community Plan (LJCP) and section 1510.0301 of the SDMC. Additionally, please include shading or other design elements to visualize the perceived bulk and scale of the front façade.

#### **La Jolla Community Plan Association**

29. After the Notice of Application and initial assessment letter have been distributed, the applicant is required to present the proposed project to the La Jolla Community Planning Association. Please contact Harry Bubbins, Chair, at (858)-459-9490 or via email at [info@lajollacpa.org](mailto:info@lajollacpa.org). Please provide the meeting minutes and any recommendations received from the association.

#### **La Jolla Shores Advisory Board**

30. The La Jolla Shores Advisory Board must review this project to provide input whether the project is consistent with the requirements of the planned district per section 1510.0201(d) of the SDMC. Please contact Senior Planner Melissa Garcia of the City Planning Department at (619)-236-6173 ([magarcia@sanidiego.gov](mailto:magarcia@sanidiego.gov)) to be placed on a future agenda of the La Jolla Shores Advisory Board.

#### **[ Comment 00085 | Sheet T1 | Conditional ]**

##### **Conditions of Approval**

31. Conditional Comment: DPM, please include all standard conditions of approval for the project in your documentation.

##### **Fire-Plan Review**



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Jordan Buller  
jbuller@sandiego.gov  
858-325-7545

[ Comment 00012 | Sheet A1.1 | Open ]

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact the Fire Plan Reviewer by email with any questions or for clarification.

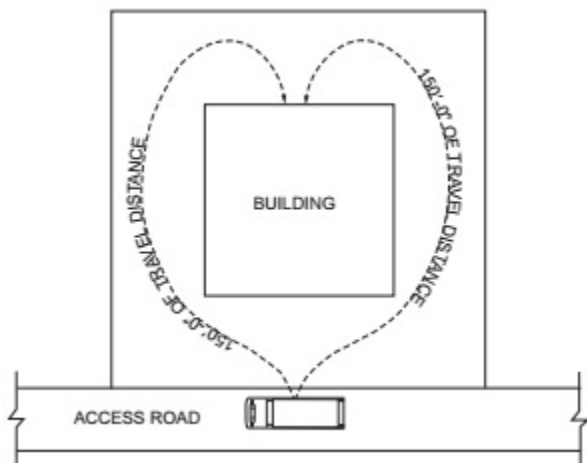
[ Comment 00013 | Sheet A1.1 | Open ]

This project in it's current configuration does not meet hose pull requirements.

All portions of the exterior perimeter of new buildings shall be within 150' (non-sprinklered) or 200' (sprinklered) of a fire access road. Show hose pull on plans as pictured below. Note: Fire will add 8' to hose pull calculation to account for private vehicles parked on the street.

Hose Pull:

CODE - CFC 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.



[ Comment 00014 | Sheet L-05 | Open ]

Provide a Brush Management Plan per Landscape and Fire requirements, as the project is in VHFSZ. Show mitigation applied to the structure as a note on the Brush Management Plan. Refer to Landscape comments for information on the Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space before Landscape sign-off.





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See FPB Policy B-18-01

[https://www.sandiego.gov/sites/default/files/f-18-1.policy\\_0.pdf](https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf)

[ Comment 00015 | Sheet L-05 | Open ]

(Information Only) Reduced brush zones are not allowed per request of the customer. Projects must comply with landscape reviews' determination of how much Zone 1 in Zone 2 can be provided per landscape.

Per FPB Policy B-18-01 and Fire Code Official discretion, a minimum of 10' Zone 1 defensible space is required on all projects located in VHFSZ. Fire will confirm Zone dimensions on Brush Management Plan in next submittal.

Mitigation for projects reduced to 10 feet requires a 6' block wall on the entire brush side or provide a technical report per section VA.

#### Planning-Facilities Financing

Eduardo Hernandez Jr.  
EduardoH@sandiego.gov  
619-446-5358

[ Comment 00066 | Sheet T1 | Closed ]

#### DEVELOPMENT IMPACT FEE (DIF):

This development project may be subject to development impact fees during the building permit review process. Link to the Citywide Fees Calculator: [https://www.sandiego.gov/sites/default/files/citywide\\_dif\\_calculator.xlsx](https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx).

TOTAL ESTIMATED DIF = \$31,811.94

#### REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

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

TOTAL ESTIMATED RTCIP = \$2,875.06

#### TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640. Payment can be made within the timeframe after a building permit is issued and before a final inspection can be requested. Email [impactfees@sandiego.gov](mailto:impactfees@sandiego.gov) to schedule a DIF payment. Once payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." **Credit/debit cards are not accepted for in-person payments.**

#### EFFECTIVE PERIOD:

These fee estimates are subject to changes based on annual inflationary rate increases at the beginning of each new fiscal year (July 1<sup>st</sup>) and any periodic updates to the Development Impact Fee program. The current DIF Schedule can be accessed at: <https://www.sandiego.gov/sites/default/files/feeschedule.pdf>.

#### NOTICE:



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

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These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff cannot process formal, intermediate plan changes and updates outside the full submission cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. The DSD Development Project Manager can assist with further questions.

(INFORMATION ONLY)