

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-1109965
- Address and APN(s):
8303 Prestwick Drive, La Jolla, CA 92037 | 346-212-03-00
- Project contact name, phone, e-mail:
Island Architects, Spencer Miller, smiller@islandarch.com, (858)-869-2830
- Project description:
 - **NEW CONSTRUCTION OF A NEW 6,182 SF (GFA) SINGLE FAMILY RESIDENCE ON VACANT LOT CONSISTING OF: PREVIOUSLY DEMOED EXISTING RESIDENCE; BURRIED GARAGE AND BASEMENT LEVEL; TWO LEVEL WITH ROOFTOP ACCESS AREA; RAISED BACKYARD WITH FILL OVER 5'-0" UP WITHIN MANUFACTURED SLOPE EXTENT PER SOILS REPORT; REDEISGND BUILDING AND LANDSCAPING FROM INITIAL SITE DEVELOPMENT SUBMITTAL; COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT.**
- 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: **22,726 SF**
 - existing structure square footage and FAR (if applicable): **N/A**
 - proposed square footage and FAR: **6,182 SF - FAR .26**
 - existing and proposed setbacks on all sides:

Side Yard –	Existing: N/A (conformance)	Proposed: 8'-0" & 8'-0"
Front Yard –	Existing: N/A (conformance)	Proposed: 20'-0"
Rear Yard –	Existing: N/A (conformance)	Proposed: 100'-0"
 - 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
City Planning Department
619-236-6173

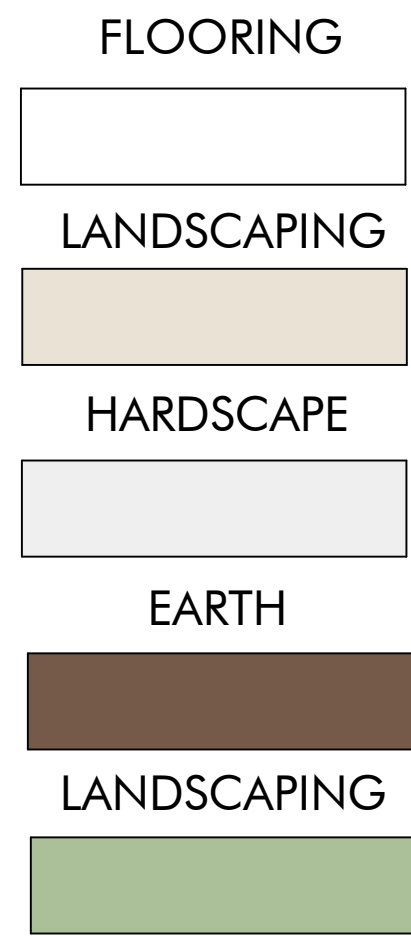


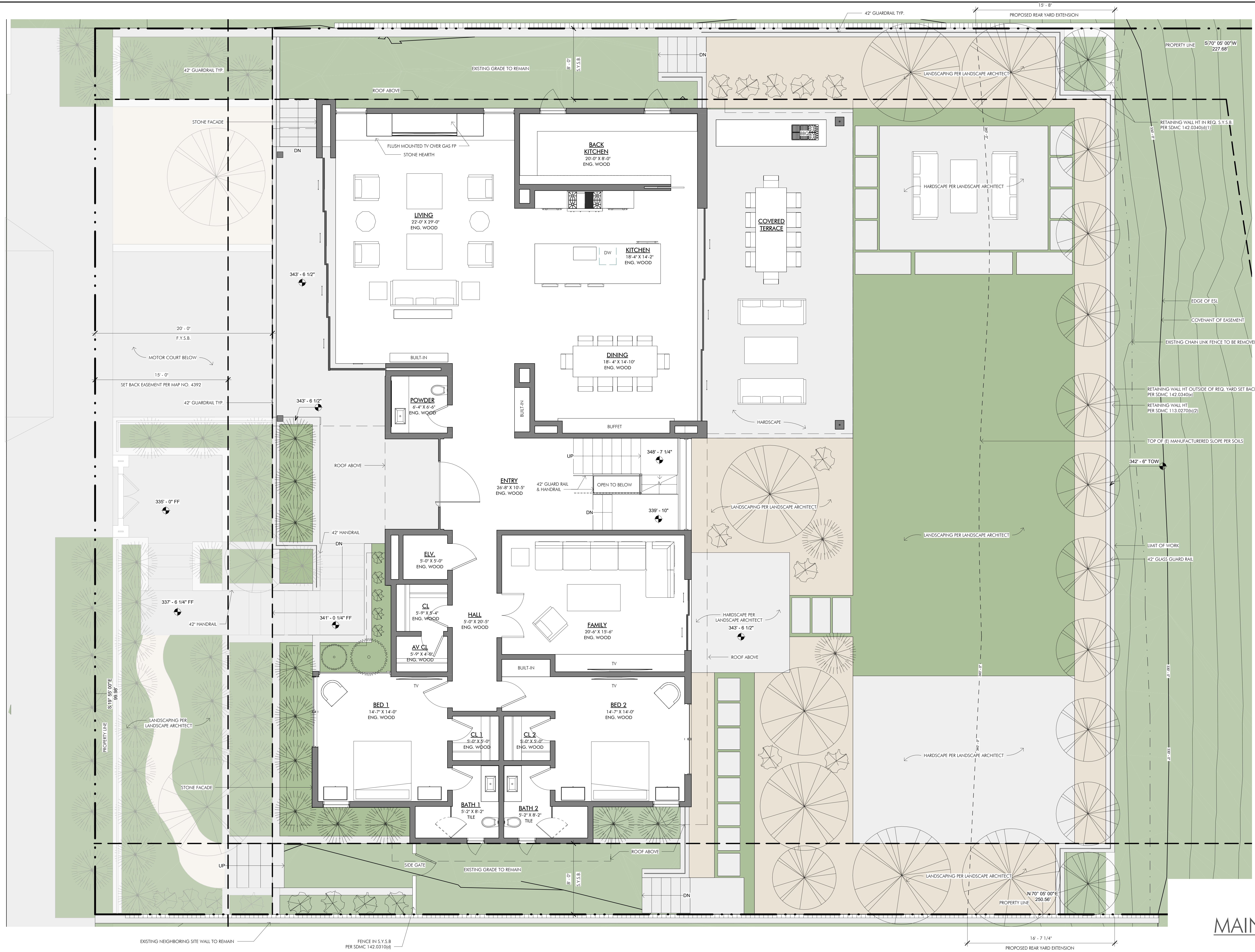
AERIAL VIEW
SCALE: 1"=50'-0"



NARLA RESIDENCE

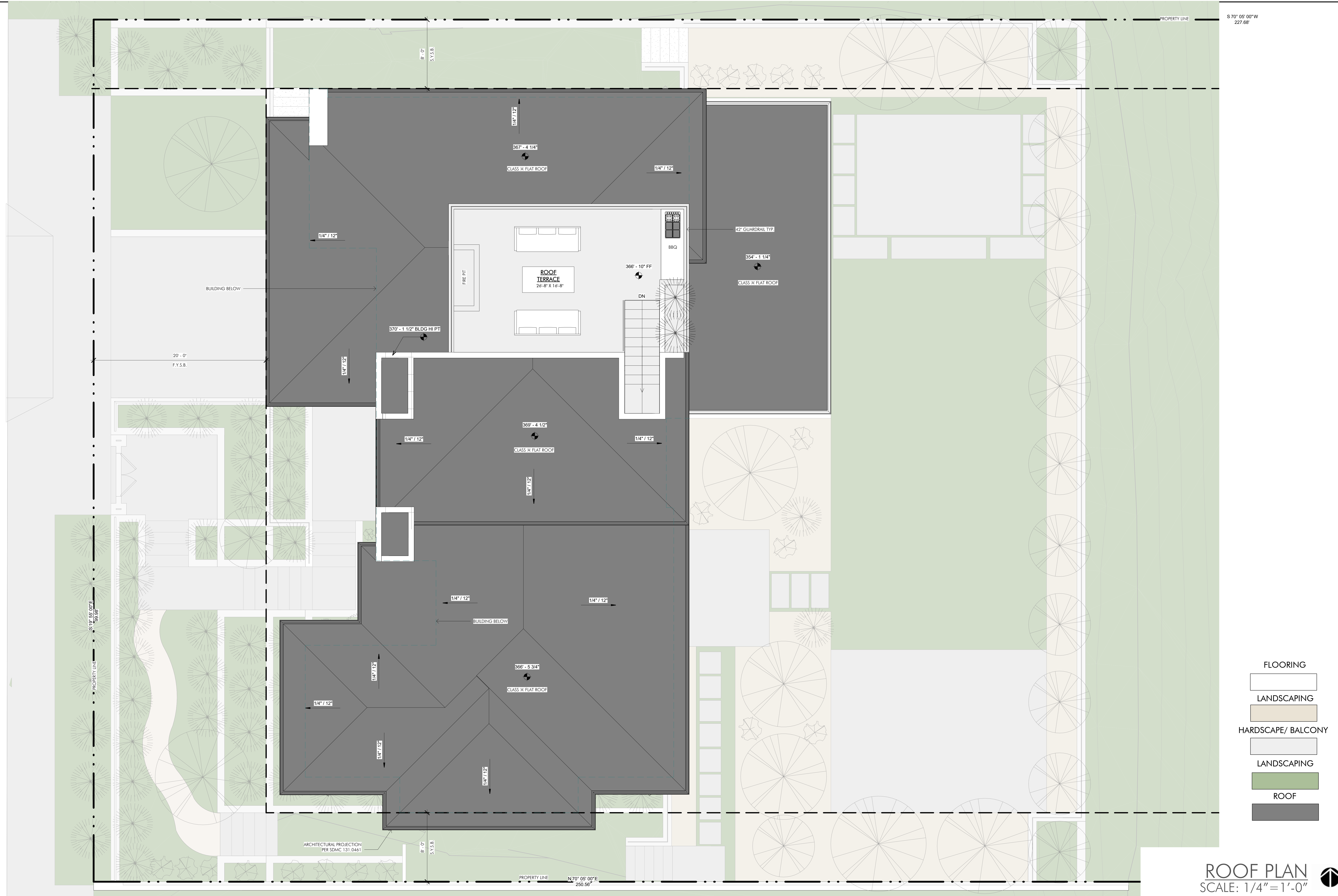
8303 PRESTWICK DRIVE LA JOLLA, CA 92037
Date: 10/06/2025





- FLOORING**
- LANDSCAPING
 - HARDSCAPE
 - LANDSCAPING

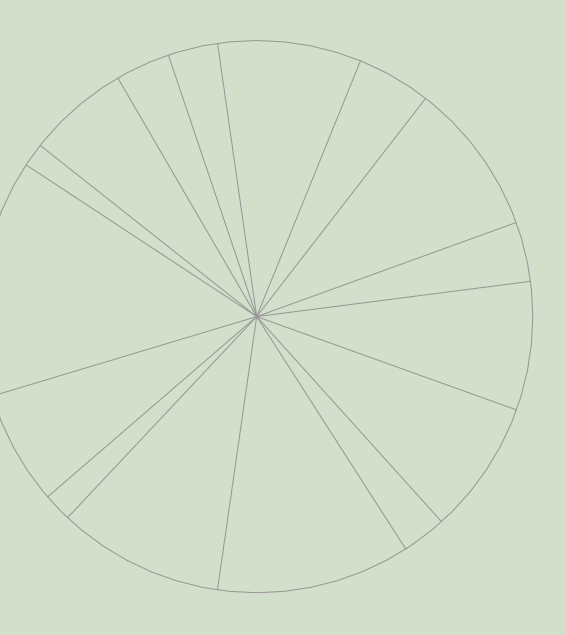
MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



S 70° 05' 00" W
227.68'

PROPERTY LINE

8'-0"
S.Y.S.B.



BUILDING BELOW

20'-0"
F.Y.S.B.

1/4" / 12"
367' - 4 1/4"
CLASS 'A' FLAT ROOF

1/4" / 12"

42" GUARDRAIL TYP.

354' - 1 1/4"
CLASS 'A' FLAT ROOF

366" - 10" FF

DN

370' - 1 1/2" BLDG HI PT

1/4" / 12"

1/4" / 12"
369' - 4 1/2"
CLASS 'A' FLAT ROOF

1/4" / 12"

1/4" / 12"

1/4" / 12"

1/4" / 12"
366' - 5 3/4"
CLASS 'A' FLAT ROOF

1/4" / 12"

1/4" / 12"

1/4" / 12"

ARCHITECTURAL PROJECTION
PER SDMC 131.0461

8'-0"
S.Y.S.B.

PROPERTY LINE
N 70° 05' 00" E
250.56'

FLOORING



LANDSCAPING



HARDSCAPE/ BALCONY



LANDSCAPING



ROOF



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





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

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



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

NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037

Date: 10/06/2025

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

NARLA RESIDENCE

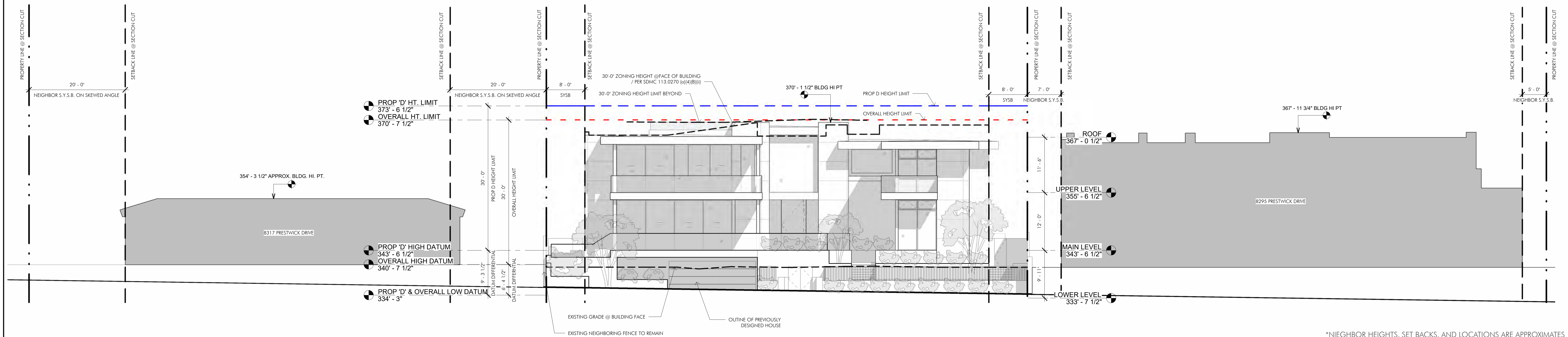
8303 PRESTWICK DRIVE LA JOLLA, CA 92037

Date: 10/06/2025

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



*NIEGHBOR HEIGHTS, SET BACKS, AND LOCATIONS ARE APPROXIMATES

WEST STREET ELEVATION: HEIGHT COMPARISSON
SCALE: 1/8" = 1'-0"



PERSPECTIVE 1



PERSPECTIVE 2

PERSPECTIVE RENDERINGS

NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037
Date: 10/06/2025

Address	APN	Lot Size (SF)	Bldg. Square Footage (SF)	F.A.R.	Front Setback	Rear Setback	Side Setback	Side Setback
8303 Prestwick Dr.	346-212-03-00	23,776 SF	6,182 SF	26%	20'-0"	100'-0"	8'-0"	8'-0"
8257 Prestwick Dr	346-263-02-00	20,090 SF	3,202 SF	16%	15'-6"	128'-6"	6'-0"	13'-6"
8258 Prestwick Dr	346-262-08-00	22,651 SF	3,056 SF	13%	13'-0"	116'-0"	9'-6"	10'-0"
8268 Prestwick Dr	346-211-08-00	20,037 SF	4,616 SF	23%	13'-0"	145'-6"	7'-9"	9'-3"
8271 Prestwick Dr	346-263-01-00	20,037 SF	2,769 SF	14%	18'-0"	128'-0"	8'-0"	15'-0"
8283 Prestwick Dr	346-212-01-00	25,265 SF	5,128 SF	15%	16'-9"	132'-0"	7'-6"	10'-0"
8294 Prestwick Dr	346-211-07-00	20,037 SF	4,230 SF	21%	40'-3"	135'-6"	6'-0"	7'-6"
8295 Prestwick Dr	346-212-02-00	26,571 SF	6,058 SF	13%	30'-0"	97'-0"	5'-0"	7'-0"
8302 Prestwick Dr	346-211-06-00	23,086 SF	4,992 SF	22%	29'-0"	115'-0"	8'-0"	8'-0"
8316 Prestwick Dr	346-211-05-00	24,829 SF	1,961 SF	8%	15'-0"	110'-0"	7'-6"	7'-6"
8317 Prestwick Dr	346-212-04-00	18,295 SF	1,961 SF	11%	22'-6"	150'-0"	20'-0"	20'-0"
8330 Prestwick Dr	346-211-04-00	24,829 SF	4,056 SF	16%	46'-0"	112'-0"	7'-6"	17'-6"
8335 Prestwick Dr	346-212-05-00	21,344 SF	2,306 SF	11%	23'-0"	153'-0"	10'-9"	20'-3"
8344 Prestwick Dr	346-211-03-00	25,264 SF	6,275 SF	25%	14'-3"	97'-0"	6'-6"	6'-6"
8357 Prestwick Dr	346-212-06-00	20,037 SF	5,562 SF	28%	12'-0"	101'-0"	11'-6"	11'-6"
8360 Prestwick Dr	346-212-06-00	22,651 SF	4,375 SF	19%	16'-0"	76'-6"	3'-0"	8'-6"
8373 Prestwick Dr	346-212-07-00	20,473 SF	3,654 SF	18%	35'-0"	84'-6"	11'-6"	40'-6"
2502 Calle Del Oro	346-202-10-00	23,522 SF	6,500 SF	28%	7'-8"	115'-6"	5'-0"	11'-6"
2512 Calle Del Oro	346-202-06-00	24,393 SF	6,142 SF	25%	35'-0"	128'-0"	4'-9"	6'-3"
2522 Calle Del Oro	346-262-01-00	24,393 SF	5,238 SF	21%	31'-6"	126'-3"	5'-0"	5'-0"
Averages:	...	22,579 SF	4,413 SF	19%	22'-6"	118'-9"	118'-11"	12'-3"



PROPOSED RESIDENCES
SIMILAR RESIDENCES

NEIGHBORHOOD SURVEY

PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION		ALLOWED	PROPOSED		STATUS
HEIGHT					
HIGHEST POINT	30'-0"	29'-6"		COMPLIES	
SETBACKS					
	ALLOWED	PROPOSED	DISTANCE TO BLDG.	COMPLIES	
FRONT YARD	N/A	20'-0"	20'-0"	COMPLIES	
INTERIOR SIDE YARDS	N/A	8'-0" & 8'-0"	8'-0" & 9'-0"	COMPLIES	
REAR YARD	N/A	100'-0"	160'-0"	COMPLIES	
LOT AREA					
BUILDING FOOTPRINT	60% MAX	3,560 SF	15%	COMPLIES	
LANDSCAPE COVERAGE	30% MIN	15,927 SF	67%	COMPLIES	
HARDSCAPE COVERAGE	N/A	4,289 SF	18%	COMPLIES	
SQUARE FOOTAGE					
FAR	10,115 SF- .45 FAR (ALWBL)	6,182 SF - .26 FAR (PROPOSED)		COMPLIES	
BASEMENT (GFA)	N/A	0 SF (GFA)	2,374 SF (NON GFA)	COMPLIES	
MAIN LEVEL (GFA)	N/A	3,140 SF (GFA)	802 SF (NON GFA)	COMPLIES	
UPPER LEVEL (GFA)	N/A	3,042 SF (GFA)	360 SF (NON GFA)	COMPLIES	
ROOF DECK (GFA)	N/A	0 SF (GFA)	435 SF (NON GFA)	COMPLIES	
TOTAL GROSS FLOOR AREA	N/A	6,182 SF (GFA)	3,971 SF (NON GFA)	COMPLIES	

BUILDING DATA



MATERIAL BOARD

NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037
Date: 10/06/2025

August 25, 2025

VIA EMAIL: smiller@islandarch.com

Spencer Miller
Island Architects
7626 Herschel Ave
San Diego, Ca 92037

Subject: PRJ-1109965 – 8303 Prestwick-3rd Assessment Letter
Internal Order No. 24009818; La Jolla Community Plan Area

Dear Spencer:

The Development Services Department has completed the 3rd review of the project referenced above, and described as:

Site Development Permit for two-story addition of 3,644 square feet to an existing one-story single dwelling unit consisting of 2,578 square feet of a new second floor, 765 square feet of new third floor, 45 square feet addition on first floor, 382 square feet to extend the two-car garage and 2,232 square feet remodel of the existing single dwelling unit located at 8303 Prestwick Drive. The 1.04-acre site is in the LJSPD-SF Base Zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. **REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:

- **Required approvals DSD-Planning Review:**

The project will require a Site Development Permit (SDP) per Section §126.0502 (a) 1.

Required findings DSD-Planning Review:

Findings for the Site Development Permit shall be required according to the Land Development Code, Sections §126.0505. Please submit your draft findings with the next submittal.

II. SIGNIFICANT PROJECT ISSUES: There are several comments that have been identified as necessary to move the project forward. I have highlighted some of the key issues and the documents required for your review. For your convenience, I have attached an excel file (Project File Check List) for your response to the reviewer's comments. Please view the attached "Project Issues Report 81707" (**Enclosure 1**) for details and the contact information for the reviewers.

III. PROJECT ACCOUNT STATUS: Our current accounting system does not provide real-time information regarding account status; however, our records show approximately \$3,678 has been billed to date. We are required to maintain a minimum balance of \$4,000,00 at all times. Based on the processing point, unresolved issues, and level of controversy of your project, it is anticipated that more funds will be required with your resubmittal. Please see the attached invoice.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

IV. TIMELINE: Upon your review of the attached Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

V. RESUBMITTALS/NEXT STEPS: COVID-19 Update - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>.

At this time, additional documents and information are required to continue the review process. Please visit [OpenDSD](#) to check both the Project Tracking System (PTS) Completed Reviewer Issues Report and the Submittal Requirements Report for next time documents identified by each review discipline. All required documents requested by all disciplines must be uploaded individually and at the same time. Incomplete submittals will result in additional review cycle. Please note, the names or titles of each documents must match the list provided in order for Accela to accept your submittal.

Environmental Determination/Fee: Currently, the project is pending an environmental determination. For all environmental documents, a California Department of Fish and Wildlife filing fee and/or a County of San Diego document filing fee is required. That amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Those fees would need to be provided to the Project Manager prior to any public hearing or notice of decision on the project.

This link provides information on fees for all environmental documents:

<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>

- VI. COMMUNITY PLANNING GROUP:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Harry Bubbins, chair of the La Jolla Community Planning Group at info@lajollacpa.org to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

- VII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Project Issues Report.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5283 or via e-mail at rogersrw@sandiego.gov

Sincerely,

Will Rogers
Development Project Manager

Enclosures:

1. PRJ-1109965 – 8303 Prestwick (Cycle 3) Issues Report
2. Submittal Requirements Report (By Accela)
3. Project File Check List (Excel spreadsheet for response to comments)

cc: File
Harry Bubbins, chair of the La Jolla Community Planning Group
Melissa Garcia, Senior Planner, Community Planner, Planning Department & Liaison for La Jolla Planned District Ordinance Advisory Board.



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

Project Address 8303 Prestwick Dr
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact ~~LARRY PAPPAS~~
~~LPAPPASARCH@GMAIL.COM~~
~~6198941562~~

Instructions

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

Other

Community Planning Group

Robert Rogers
rogersrw@sandiego.gov

[Comment 00003 | Page | Open]

2nd request. You are encouraged you to contact Harry Bubbins, Chair of the La Jolla Community Planning Group via info@lajollacpa.org to make arrangements to present your project at their next regular meeting.

[Comment 00092 | Page | Open]

3rd request - The applicant is planning to review with the Community Group after this next review.

You are encouraged you to contact Harry Bubbins, Chair of the La Jolla Community Planning Group via info@lajollacpa.org to make arrangements to present your project at their next regular meeting

DSD-Engineering Review

Anwer Iabriheem
Alabriheem@sandiego.gov
619-533-7445

[Comment 00011 | Page | Open]

On the site plan, please show and call out how the site drainage is conveyed to the public conveyance system.



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

[Comment 00062 | Page | Open]

Follow up for comment #11 from previous review cycle: the comment was partially addressed, please explain in words how site drainage is conveyed to the public conveyance system.

[Comment 00063 | Page | Open]

Information comment: based on the provided information, the project will be conditioned to obtain a grading permit.

[Comment 00064 | Page | Open]

Visibility triangle: Please revise the submitted plans to show the visibility triangle. Please add dimensions for the visibility triangles. Please 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. Please refer to San Diego Municipal Code Diagram 113-02SS for more information about measuring visibility area.

[Comment 00093 | Page | Open]

Please provide a cost estimate that shows the total value of the proposed improvements.

[Comment 00094 | Page | Open]

Clarification: the scope of work on sheet T-1 states that "new construction of a new 6270 SF single-family residence on a vacant lot". However, the scope of work on Accela states that "remodel and multi-story addition to an existing SDU". Please clear the confusion between the site plans and the Accela submittal.

[Comment 00095 | Page | Open]

Dedication: Based on the community plan and street classification, Prestwick Drive is 2-lane collector street; therefore, 14 feet minimum parkway with non-contiguous sidewalk is required per current City Standard.

[Comment 00096 | Page | Open]

Site Plans: Show the dimensions of all existing and/or proposed driveways. Show all existing and proposed improvements located within the City's right-of-way (including curb, gutter, sidewalk, curb ramps, etc.). Please revise the submitted site plan and call out the dimensions of the existing and proposed driveways. Please call out the closure of the existing driveway with City Standard curb, gutter, and sidewalk.

[Comment 00097 | Page | Open]

None of the unchecked comments from the second review cycle were addressed. All unchecked items from the previous review are still standing and need to be addressed.

[Comment 00098 | Page | Open]

Information comment: The applicant's responses to the issues are not clear. It has only one response, which states, "Update to be provided after initial CDP review per Civil Engineer."

[Comment 00099 | Page | Open]

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

[Comment 00100 | Page | Open]



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

This completes the Engineering Review of this submittal. Additional conditions may be recommended pending further review of or any redesign of the project.

[Comment 00101 | Page | Open]

Please submit a preliminary drainage study to determine the existing and proposed drainage flows and velocities and provide design recommendations on the anticipated storm drain facilities including mitigation measures for any increases in flows and velocities at all discharge points, in accordance with the current City of San Diego Drainage Design Manual.

DSD-Environmental

Marlene Watanabe
mwatanabe@sanidiego.gov

[Comment 00020 | 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 00021 | 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 00081 | Page | Open]

Paleontological Resources:

Grading quantities on the site plans are unclear. The following has been provided amount of cut/fill: 97 cyds, amount of import/export: 0 cyds, max cut depth 4 ft, max fill depth 5 ft.

Please provide separate quantities for cut and fill. Until this information is provided, EAS cannot address this issue area.

[Comment 00112 | Page | Open]

Project Scope (updated):

The project proposes a Site Development Permit (SDP) and a Coastal Development Permit (CDP) for an addition and remodel to an existing 2,503 sf one-story single dwelling unit, resulting in a 6,270 sf two-story residence with a 2,408 sf subterranean basement and garage and a 445 sf roof terrace. The 0.55-acre site is in the La Jolla Shores Planned District, LJSPD-SF Base Zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.



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

[[Comment 00113](#) | [Page](#) | [Open](#)]

Biological Resources

A revised Biological Resources Letter Report for the 8303 Prestwick Drive Project prepared by Merkel& Associates, Inc., dated July 14, 2025 was received. Please see comments made in the biology report and revise and resubmit. Please provide applicant responses to all comments in the Biology Report and also provide a WORD strikeout/underline (SOUL) format document and a clean PDF.

[[Comment 00114](#) | [Page](#) | [Open](#)]

Geologic Conditions

A Site Disturbance Study for the Narla Residence prepared by Christian Wheeler Engineering, dated June 13, 2025 was received. For review of this report and technical analysis, EAS defers to DSD-Geology. Please see their comments.

[[Comment 00115](#) | [Page](#) | [Open](#)]

Paleontological Resources:

As requested previously, please clarify the earthwork. Grading quantities currently on the plans indicate 0 cyds of cut to a max depth of 0 feet, 0 cyds of fill to a max depth of 0 feet and 0 import/export. Please note, for the purposes of the CEQA analysis, CEQA baseline is site conditions at the time the project was deemed complete.

[[Comment 00116](#) | [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.

DSD-Geology

Xiomara Rosenblatt-Dailey
xrosenblatt@sanidiego.gov

[[Comment 00068](#) | [Page](#) | [Open](#)]

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

[[Comment 00102](#) | [Page](#) | [Open](#)]

Please clarify if the slightly unfavorable dip on the descending slope side of the site will impact the proposed building.

[[Comment 00103](#) | [Page](#) | [Open](#)]



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

Please clarify, heavy seepage was observed in boring B-1, was this groundwater factored into the slope stability analysis for gross stability and surficial stability?

[[Comment 00104](#) | [Page](#) | [Open](#)]

Please clarify if additional recommendations are required to prevent issues with the infiltration of surface water flowing towards the slope.

DSD-Landscape Review

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

[[Comment 00105](#) | [Page](#) | [Open](#)]

(Review 8/11/2025) Uploaded Site Development Plans do not appear to address landscape latest comments posted on 3/11/25. Please resubmit addressing all landscape comments and attach a response letter responding to how landscape comments were addressed.

DSD-Planning Review

Alexis Hartley
alhartley@sandiego.gov

[[Comment 00084](#) | [Page](#) | [Open](#)]

Per Engineering comment no. 63 a grading permit is required. Unpermitted grading and demolition of existing Single Dwelling Unit will require a Coastal Development Permit per SDMC 126.0704(a)(4)and(5).

Please add "Coastal Development Permit" to title sheet.

Findings for the Coastal Development Permit shall be required according to the Land Development Code§126.0708(a)

Please provide a response for the required 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;



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(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 a response to findings.

[Comment 00088 | Page | Open]

Please show proposed site stairs on any applicable elevations and sections.

Updated 8/14: Staff is reissuing this comment:

Stairs located within the front yard setback will be subject to fence regulations, please include a diagram showing height of proposed staircase does not exceed the maximum height limit. Please see SDMC Diagram 142-03A for reference.

[Comment 00090 | Page | Open]

If you haven't already done so, please contact Melissa Garcia MAGarcia@san-diego.gov to schedule your project for a presentation to the La Jolla Shores Advisory Board at their next available meeting. This is required per SDMC 1510.0201(d) If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count as part of your next submittal.



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[Comment 00091 | Page | Open]

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Group at info@lajollaCPA.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count as part of your next submittal.

[Comment 00106 | Page | Open]

Continuance of comment 48 - Limits of disturbance as shown in the geotechnical report appear to coincide with toe of slope and existing fence. (approx. 332). Please show the proposed retaining wall adhering to the development footprint limits as shown in geologic cross section A-A. Currently it appears retaining wall is proposed at the 330 topo line, please adjust, or show in a cross section that proposed retaining wall is within area of fill.

[Comment 00107 | Page | Open]

Maximum retaining wall height outside of side yard setback permitted is 12 feet. Sheet A4.2 is showing a max height of 14 feet 6 inches, Sheet A1.1a is showing a maximum height of 13 feet 2 inches. Please revise.

[Comment 00108 | Page | Open]

Please provide height measurements of the retaining walls proposed within side yard setbacks, Please see SDMC 142.0340(d)(1)

[Comment 00109 | Page | Open]

Section 1 or sheet A4.1, please call out the height of of proposed water feature retaining wall.

[Comment 00111 | Page | Open]

On North elevation (Sheet A4.2), please revise 20 "RYSB" to state "FYSB".

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[Comment 00048 | Page | Open]

Please illustrate and label the "top of slope" and "edge of ESL". Please the label the ESL as "Covenant of Easement" – please see conditions below.

Updated 3/24:

Staff is reissuing comment no. 48. Please call out COE at the 340 topography line. Arial imagery and topographic survey show the predetermined top of slope at 340- proposed wall at approx. 334. Please show proposed wall no



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further than 340.

Updated 8/14: Please call out COE at the 330 topo line

[[Comment 00056](#) | [Page](#) | [Open](#)]

Community Plan

The project site is designated for very low density residential (0-5 dwelling units per acre) (LJCP, Figure 1, pg. 3). The project includes one dwelling unit on one lot totaling approximately 23,958sf (~0.55 ac) in lot area. The project results in a density of approximately 1 dwelling units per acre. The project implements the prescribed density.

La Jolla Community Plan Residential Land Use Polity #1: Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. The community plan identifies the land as Very Low Density Residential (0-5 du/ac) per Figure 16. The proposed project includes one dwelling unit and implements this policy.

1The site is not identified as a public vantage point. (Figure 9, pg. 35-36).

Policy 2a states "Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use." The proposal does not interfere with public vantage points.

One goal of the La Jolla Community Plan 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 addition appears to do this especially by utilizing articulation.

La Jolla Community Plan Residential Recommendation 2c: In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. The proposal adheres to this recommendation by utilizing articulation.

Recommendation 2e. In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. The proposal appears to do this on the front elevation. Can the side facades be stepped back?

Please contact the La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board for a recommendation on your project. Please provide these comments and vote to the City.



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Fire-Plan Review

Nathaniel Boyle
natebu@sandiego.gov
619-533-4481

[Comment 00117 | Page | Open]

(Information only)

Fire review is in compliance with WUI requirements as currently proposed. However, the landscape reviewer has issued a recheck requiring revisions to Zone 1 and Zone 2. Fire review will remain open pending resolution of landscape comments to ensure consistency with defensible space requirements.

Site Development Plans PRJ-1109965.pdf

DSD-Landscape Review

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

[Comment 00038 | Sheet 12 | Open]

[Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits.](#)

[Comment 00039 | Sheet 12 | Open]

Brush Management Zones [§142.0412]: Typical Brush Management Zones consist of a 35-ft Zone 1 and a 65-ft Zone 2; However, for the project at hand non-standard zones apply, Zone 1 shall extend from the rear of the residence to the rear wall/fence, and Zone 2 will extend from the rear wall, fence towered the property line. Please revise brush management zones per this comment.

[Comment 00041 | Sheet 12 | Open]

Structures in Zone 1 – Proposed decks: Please review for structures in brush management zone 1. Structures shall be of noncombustible, one-hour fire-rated, or Type IV heavy timber construction. Please call out this criteria on the plans. **Landscape cannot sign off until Structural review has provided a comment indicating that proposed decks have been reviewed for this requirement. **

[Comment 00072 | Sheet 13 | Open]



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(Repeat comment 39) Please revise BMZ1 dimension to be taken from the structure/building not the paving. If BMZ1 measures 40 feet then BMZ2 should be measures/dimensioned as 57.5 feet from the BMZ1 boundary.

[Comment 00073 | Sheet 13 | Open]

Demo Permit: It appears from GPS mapping that the site has started demolition of SFR, with no permit on file. Landscape will work with Planning and the DPM. (info only)

[Comment 00074 | Sheet 13 | Open]

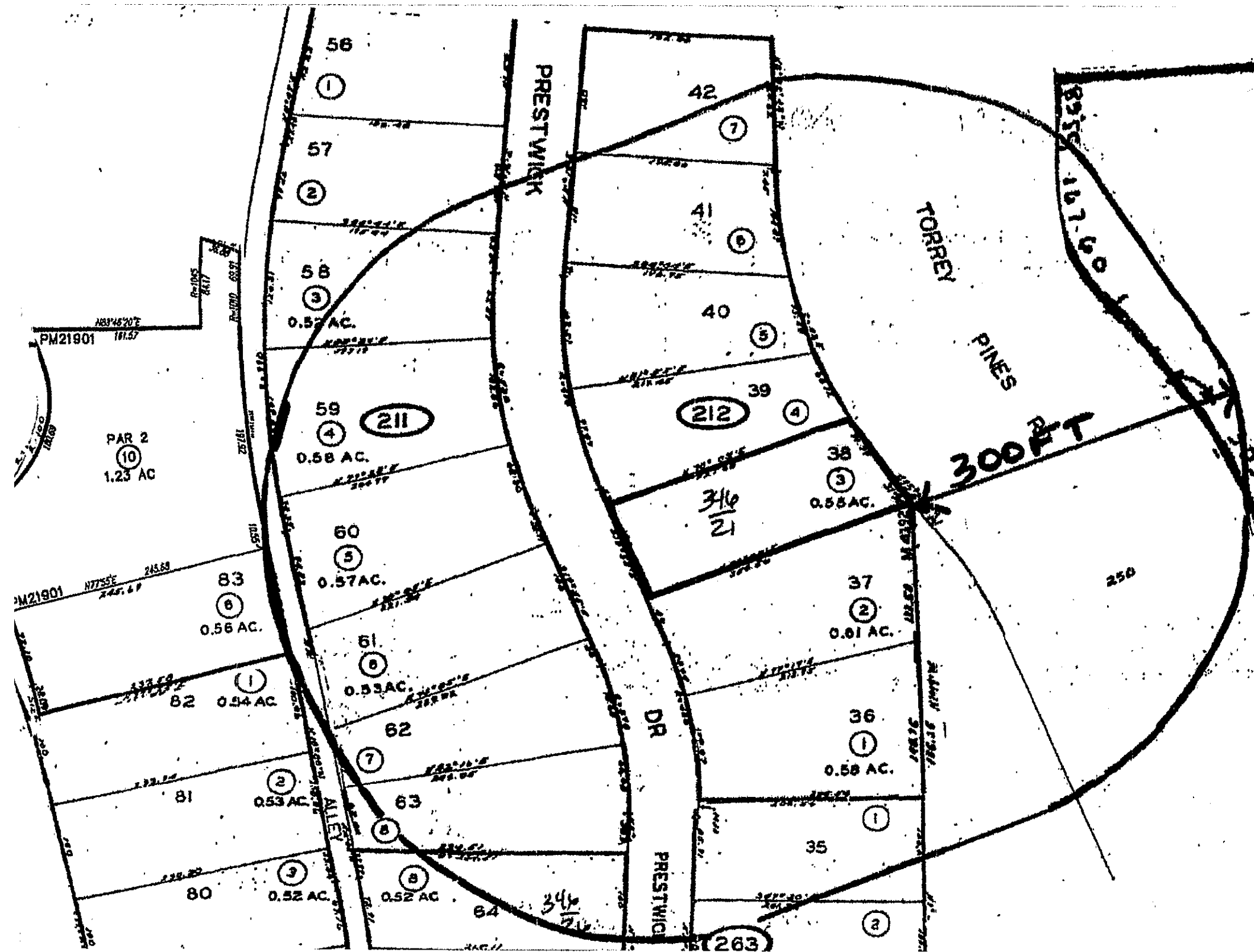
Steep Hillside: It appears per the Planning review and Biology report the site contains steep hill sides. Landscape will work with current planning to determine the limit of development line. Upon determination, this may require the adjustment of BMZ1 and BMZ2 and the location of the proposed retaining wall.

[Comment 00075 | Sheet 13 | Open]

Turf: The landscape plan is proposing turf in the rear yard. Please list the species of turf in the plant legend. If synthetic turf is to be proposed it would need to be calculated as hardscape in the LJSPD landscape area analysis chart on sheet 13 .

[Comment 00077 | Sheet 13 | Open]

Site Photos: Please provide 4-6 legible site photos of the rear yard conditions.



Neighborhood Photo Survey

NARLA RESIDENCE, 8303 Prestwick Dr
Date: 09/29/2025

Address	APN	Lot Size (SF)	Bldg. Square Footage (SF)	F.A.R.	Front Setback	Rear Setback	Side Setback	Side Setback
8303 Prestwick Dr.	346-212-03-00	23,776 SF	6,182 SF	26%	20'-0"	100'-0"	8'-0"	8'-0"
8257 Prestwick Dr	346-263-02-00	20,090 SF	3,202 SF	16%	15'-6"	128'-6"	6'-0"	13'-6"
8258 Prestwick Dr	346-262-08-00	22,651 SF	3,056 SF	13%	13'-0"	116'-0"	9'-6"	10'-0"
8268 Prestwick Dr	346-211-08-00	20,037 SF	4,616 SF	23%	13'-0"	145'-6"	7'-9"	9'-3"
8271 Prestwick Dr	346-263-01-00	20,037 SF	2,769 SF	14%	18'-0"	128'-0"	8'-0"	15'-0"
8283 Prestwick Dr	346-212-01-00	25,265 SF	5,128 SF	15%	16'-9"	132'-0"	7'-6"	10'-0"
8294 Prestwick Dr	346-211-07-00	20,037 SF	4,230 SF	21%	40'-3"	135'-6"	6'-0"	7'-6"
8295 Prestwick Dr	346-212-02-00	26,571 SF	6,058 SF	13%	30'-0"	97'-0"	5'-0"	7'-0"
8302 Prestwick Dr	346-211-06-00	23,086 SF	4,992 SF	22%	29'-0"	115'-0"	8'-0"	8'-0"
8316 Prestwick Dr	346-211-05-00	24,829 SF	1,961 SF	8%	15'-0"	110'-0"	7'-6"	7'-6"
8317 Prestwick Dr	346-212-04-00	18,295 SF	1,961 SF	11%	22'-6"	150'-0"	20'-0"	20'-0"
8330 Prestwick Dr	346-211-04-00	24,829 SF	4,056 SF	16%	46'-0"	112'-0"	7'-6"	17'-6"
8335 Prestwick Dr	346-212-05-00	21,344 SF	2,306 SF	11%	23'-0"	153'-0"	10'-9"	20'-3"
8344 Prestwick Dr	346-211-03-00	25,264 SF	6,275 SF	25%	14'-3"	97'-0"	6'-6"	6'-6"
8357 Prestwick Dr	346-212-06-00	20,037 SF	5,562 SF	28%	12'-0"	101'-0"	11'-6"	11'-6"
8360 Prestwick Dr	346-212-06-00	22,651 SF	4,375 SF	19%	16'-0"	76'-6"	3'-0"	8'-6"
8373 Prestwick Dr	346-212-07-00	20,473 SF	3,654 SF	18%	35'-0"	84'-6"	11'-6"	40'-6"
2502 Calle Del Oro	346-202-10-00	23,522 SF	6,500 SF	28%	7'-8"	115'-6"	5'-0"	11'-6"
2512 Calle Del Oro	346-202-06-00	24,393 SF	6,142 SF	25%	35'-0"	128'-0"	4'-9"	6'-3"
2522 Calle Del Oro	346-262-01-00	24,393 SF	5,238 SF	21%	31'-6"	126'-3"	5'-0"	5'-0"
Averages:	...	22,579 SF	4,413 SF	19%	22'-6"	118'-9"	118'-11"	12'-3"

Neighborhood Photo Survey

NARLA RESIDENCE, 8303 Prestwick Dr
Date: 09/29/2025



GROSS SQUARE FOOTAGE - CURRENTLY VACANT

SETBACKS - CURRENTLY VACANT

FRONT:

REAR:

SIDE(S):

8303 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 3,202 SF

SETBACKS

FRONT: 15'-6"

REAR: 128'-6"

SIDE(S): 6'-0", 13'-6"

8257 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 3,056 SF

SETBACKS

FRONT: 13'-0"

REAR: 116'-0"

SIDE(S): 9'-6", 10'-0"

8258 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 4,616 SF

SETBACKS

FRONT: 13'-0"

REAR: 145'-6"

SIDE(S): 7'-9", 9'-3"

8268 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 2,769 SF

SETBACKS

FRONT: 18'-0"

REAR: 128'-0"

SIDE(S): 8'-0", 15'-0"

8271 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 3,720 SF

SETBACKS

FRONT: 16'-9"

REAR: 132'-0"

SIDE(S): 7'-6", 10'-0"

8283 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 4,230 SF

SETBACKS

FRONT: 40'-3"

REAR: 135'-6"

SIDE(S): 6'-0", 7'-6"

8294 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 6,058 SF

SETBACKS

FRONT: 30'-0"

REAR: 97'-0"

SIDE(S): 7'-0" & 5'-0"

8295 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 4,992 SF

SETBACKS

FRONT: 29'-0"
REAR: 115'-0"
SIDE(S): 8'-0"



GROSS SQUARE FOOTAGE= 1,961 SF

SETBACKS

FRONT: 15'-0"

REAR: 110'-0"

SIDE(S): 7'-6"

8316 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 1,961 SF

SETBACKS

FRONT: 22'-6"
REAR: 150'-0"
SIDE(S): 20'-0"

8317 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 4,056 SF

SETBACKS

FRONT: 46'-0"

REAR: 112'-0"

SIDE(S): 7'-6", 17'-6"

8330 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 2,306 SF

SETBACKS

FRONT: 23'-0"

REAR: 153'-0"

SIDE(S): 10'-9", 20'-3"

8335 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 6,275 SF

SETBACKS

FRONT: 14'-3"

REAR: 97'-0"

SIDE(S): 6'-6"

8344 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 5,562 SF

SETBACKS

FRONT: 12'-0"
REAR: 101'-0"
SIDE(S): 11' 6"

8357 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 4,375 SF

SETBACKS

FRONT: 16'-0"

REAR: 76'-6"

SIDE(S): 3'-0", 8'-6"

8360 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 3,654 SF

SETBACKS

FRONT: 35'-0"

REAR: 84'-6"

SIDE(S): 11'-6", 40'-6"

8373 Prestwick Dr

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE = NOT AVAILABLE

SETBACKS

FRONT: 7'-8"

REAR: 115'-6"

SIDE(S): 5'-0", 11'-6"

2502 Calle Del Oro

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 6,142 SF

SETBACKS

FRONT: 35'-0"

REAR: 128'-0"

SIDE(S): 4'-9", 6'-3"

2512 Calle Del Oro

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025



GROSS SQUARE FOOTAGE= 5,238 SF

SETBACKS

FRONT: 31'-6"
REAR: 126'-3"
SIDE(S): 5'-0"

2522 Calle Del Oro

8303 PRESTWICK NEIGHBORHOOD PHOTO SURVEY
Date: 09/29/2025