

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 6,169 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, 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

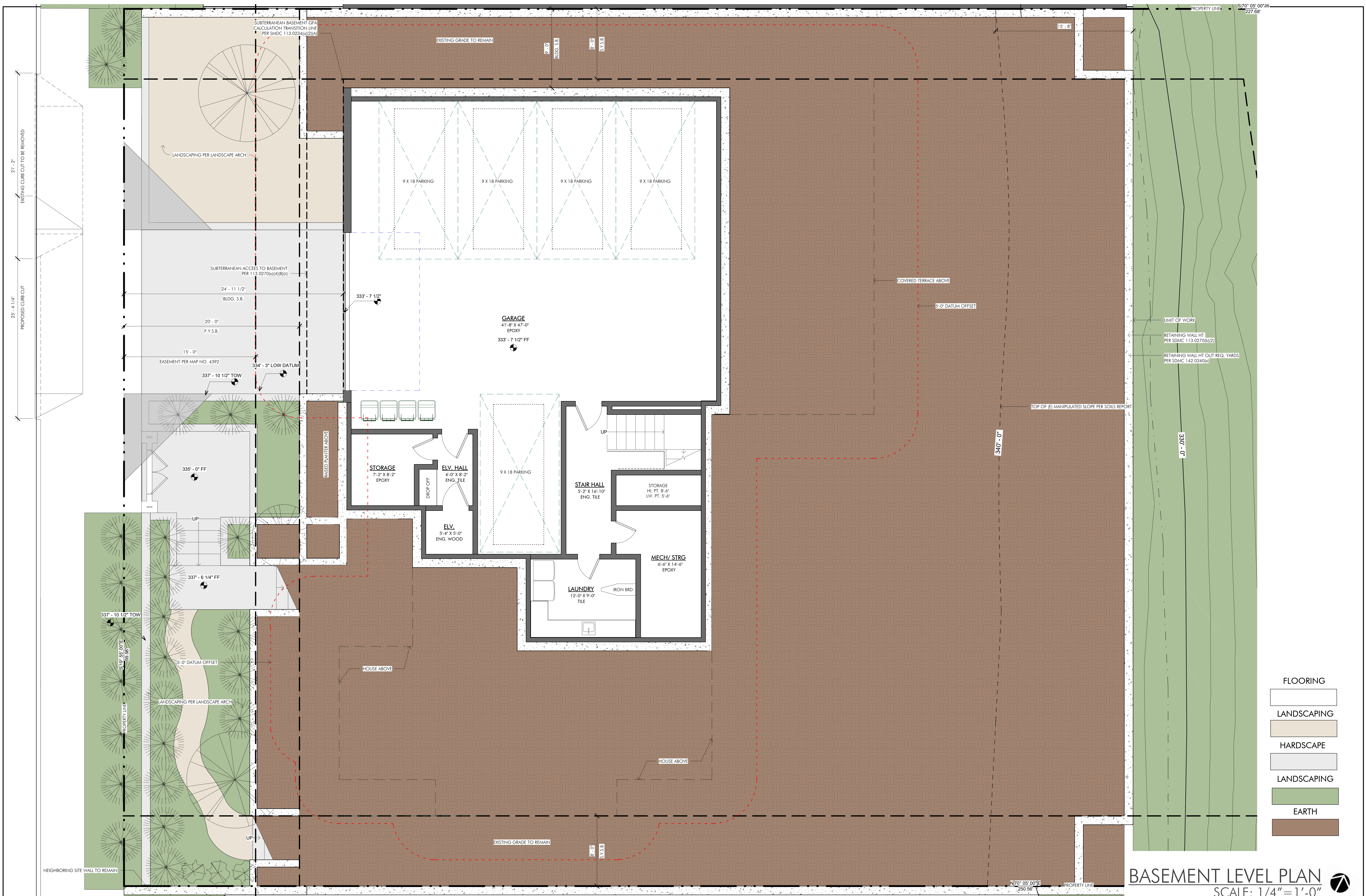


AERIAL VIEW
SCALE: 1"=50'-0"



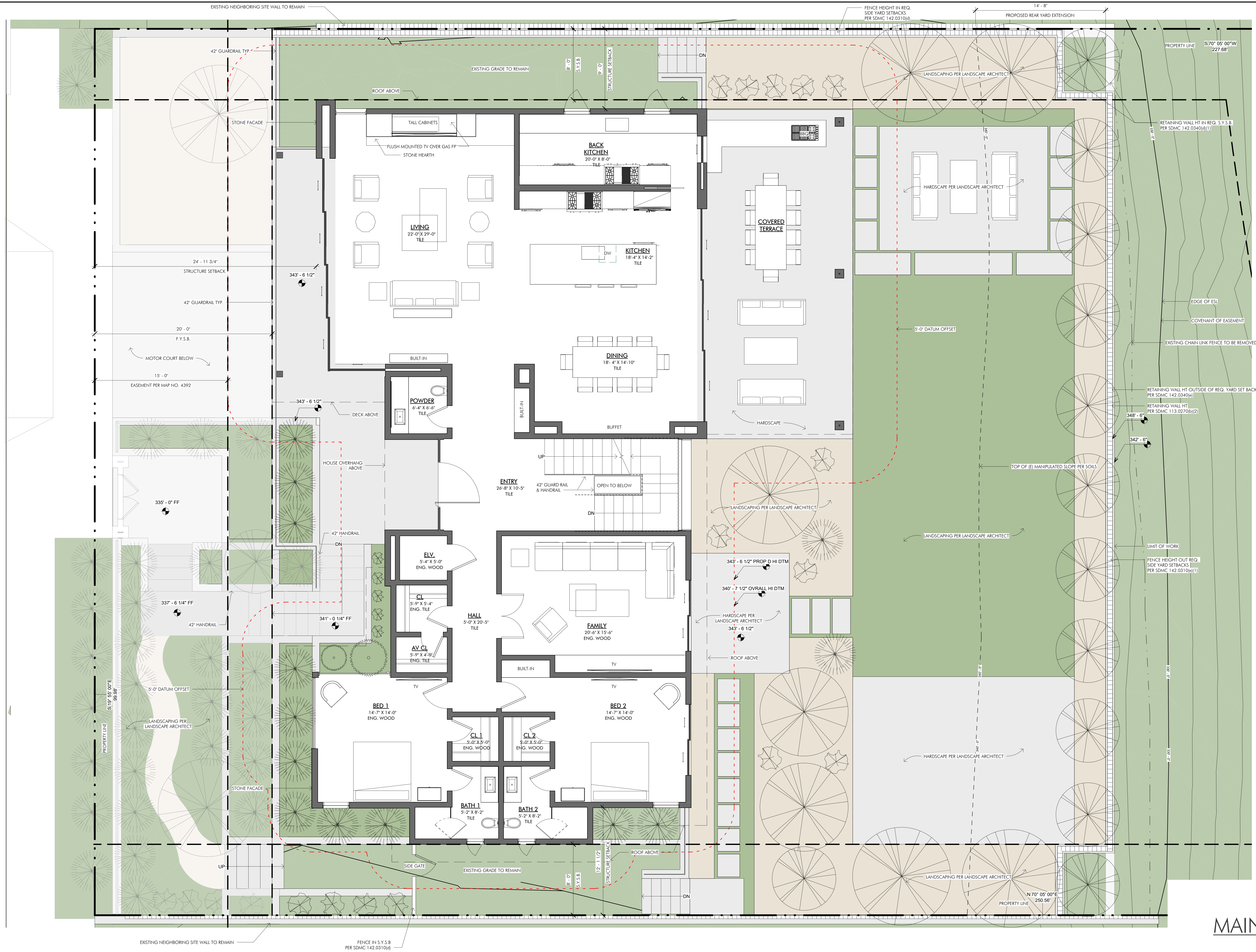
NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037
Date: 11/10/2025



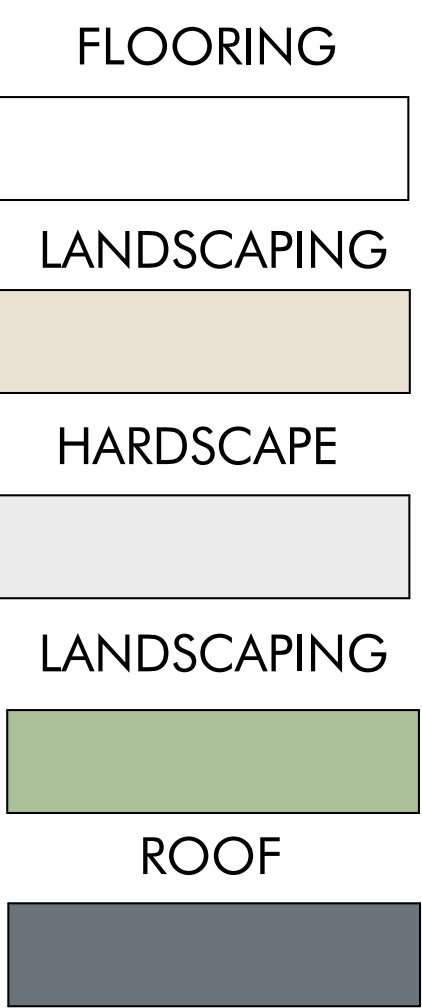
- FLOORING**
- LANDSCAPING**
- HARDSCAPE**
- LANDSCAPING**
- EARTH**

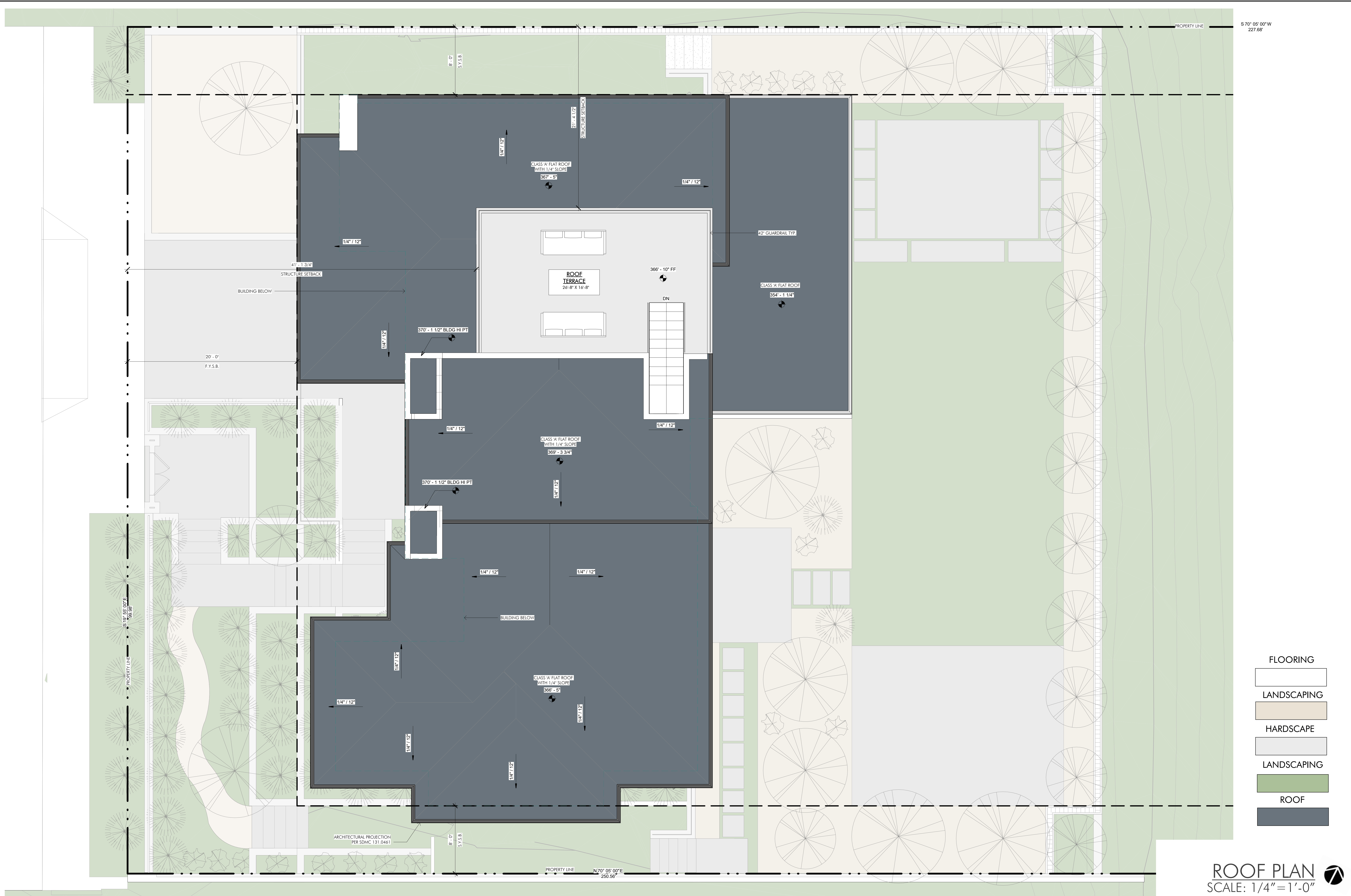
BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



- FLOORING
- LANDSCAPING
- HARDSCAPE
- LANDSCAPING

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





NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037
Date: 11/10/2025



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



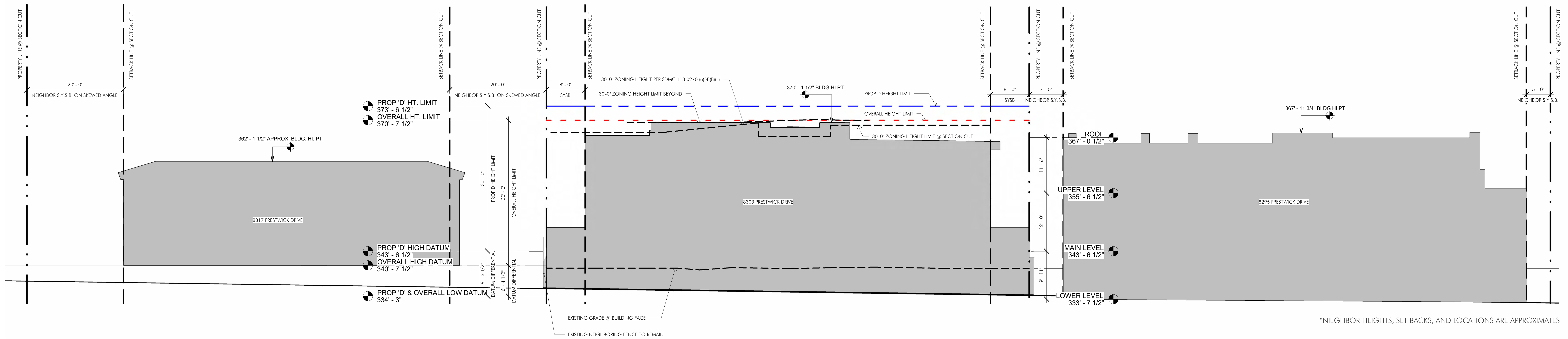
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



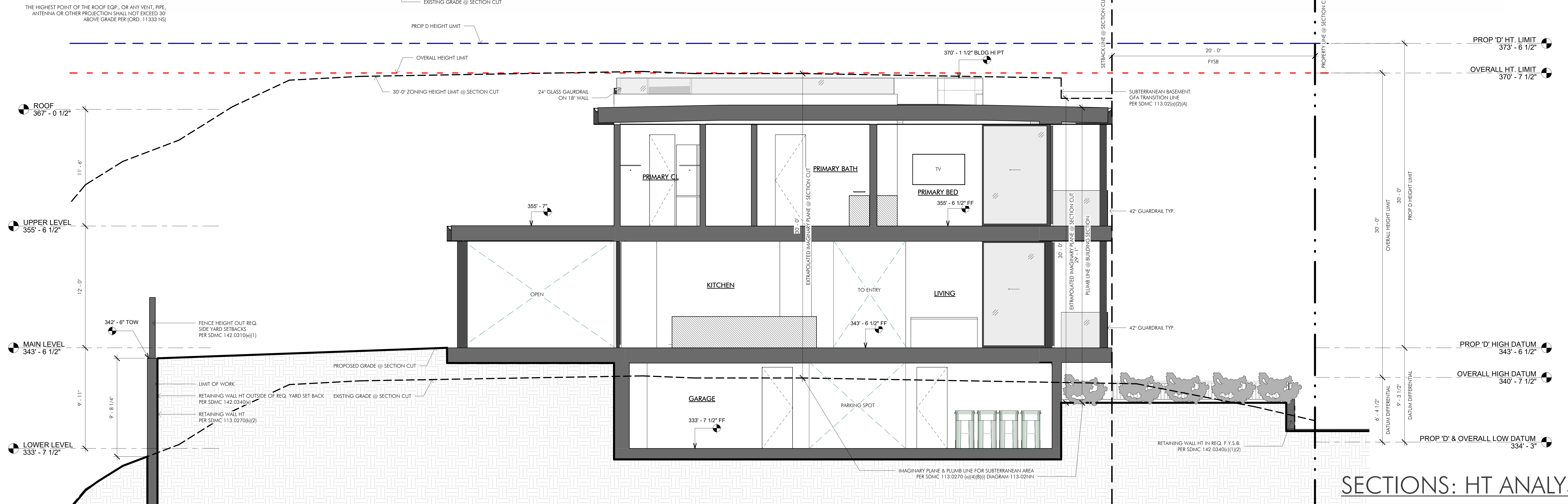
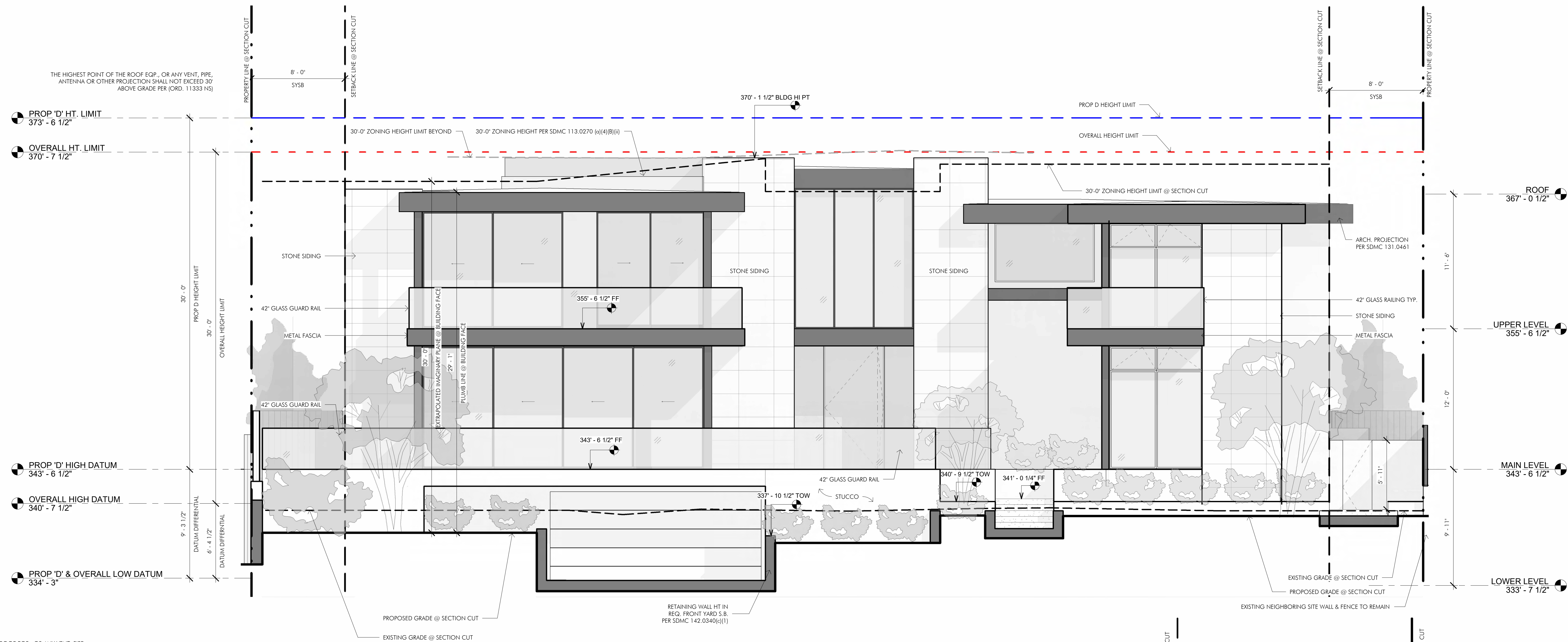
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



SECTIONS: HT ANALYSIS



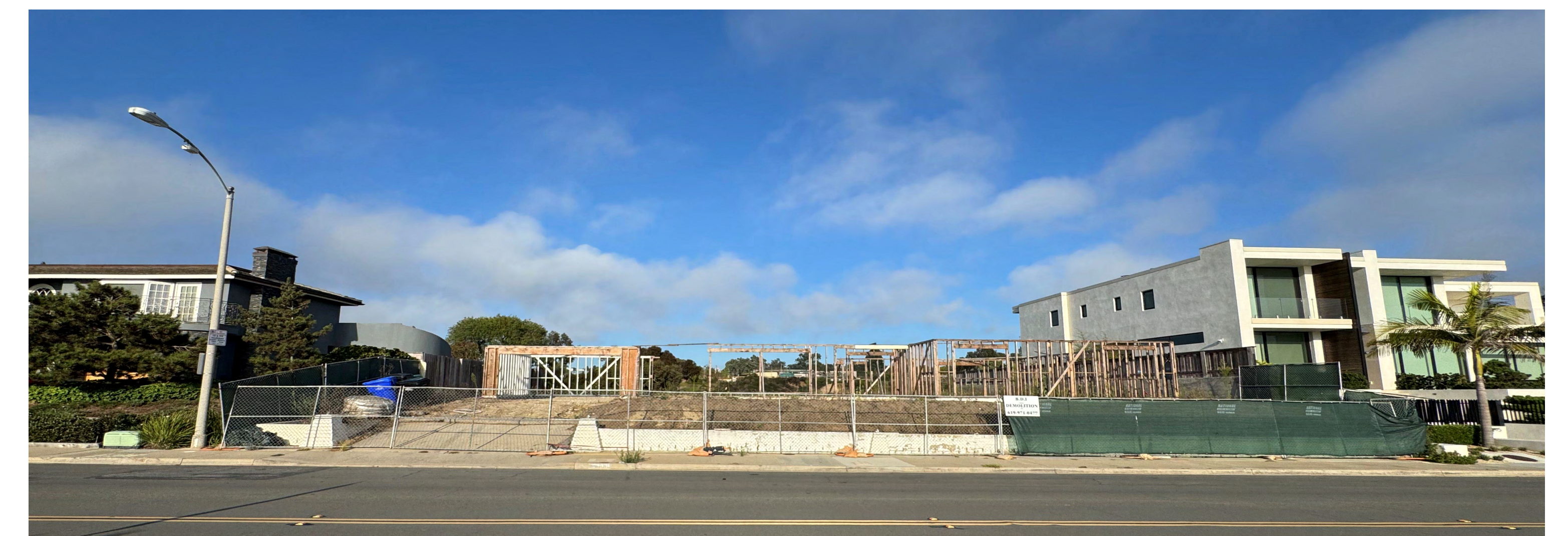
PERSPECTIVE 1 PROPOSED RESIDENCE



PERSPECTIVE 1 EXISTING RESIDENCE



PERSPECTIVE 2 PROPOSED RESIDENCE



PERSPECTIVE 2 EXISTING RESIDENCE

PERSPECTIVE RENDERINGS

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	6,169 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	8,185 SF	32%	19'-0"	111'-10"	5'-5"	20'-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	24,319 SF	6,590 SF	27%	15'-0"	8'-0"	7'-6"	5'-0"
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:	...	22,554 SF	4,393 SF	20%	22'-6"	118'-9"	8'-0"	12'-3"



PROPOSED RESIDENCE
SIMILAR RESIDENCES
CDP APPROVED 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"	25'-0"	COMPLIES	
INTERIOR SIDE YARDS	N/A	8'-0" & 8'-0"	8'-0" & 9'-0" & 12'-2"	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 (ALLOW)	6,169 SF - .26 FAR (PROPOSED)		COMPLIES	
BASEMENT (GFA)	N/A	N/A	2,374 SF (NON GFA)	COMPLIES	
MAIN LEVEL (GFA)	N/A	3,136 SF (GFA)	N/A	COMPLIES	
UPPER LEVEL (GFA)	N/A	3,033 SF (GFA)	N/A	COMPLIES	
ROOF DECK (GFA)	N/A	N/A	N/A	COMPLIES	
TOTAL GROSS FLOOR AREA	N/A	6,169 SF (GFA)	2,374 SF (NON GFA)	COMPLIES	

PROPOSED BUILDING DATA



MATERIAL BOARD

NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037
Date: 11/10/2025

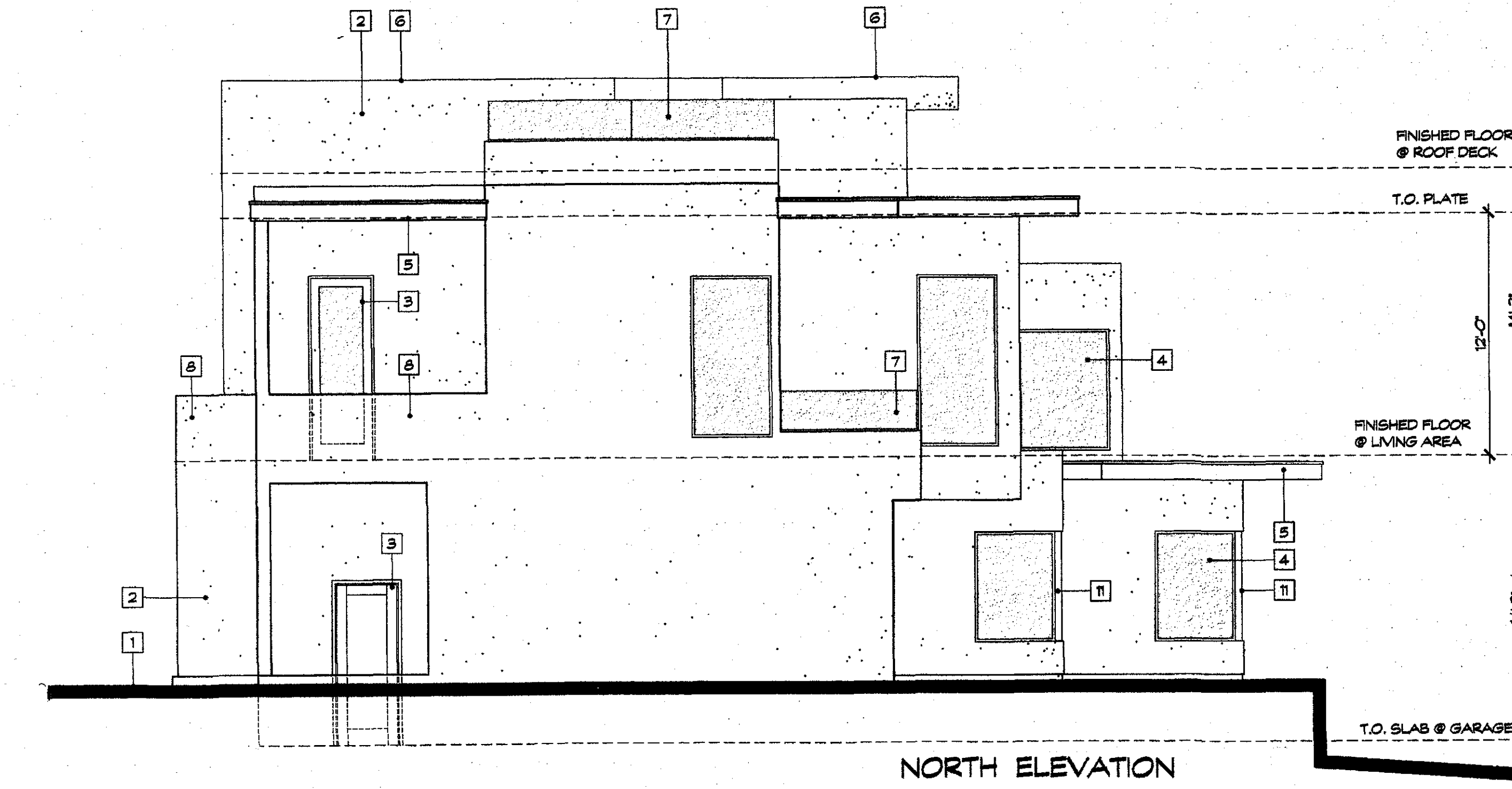
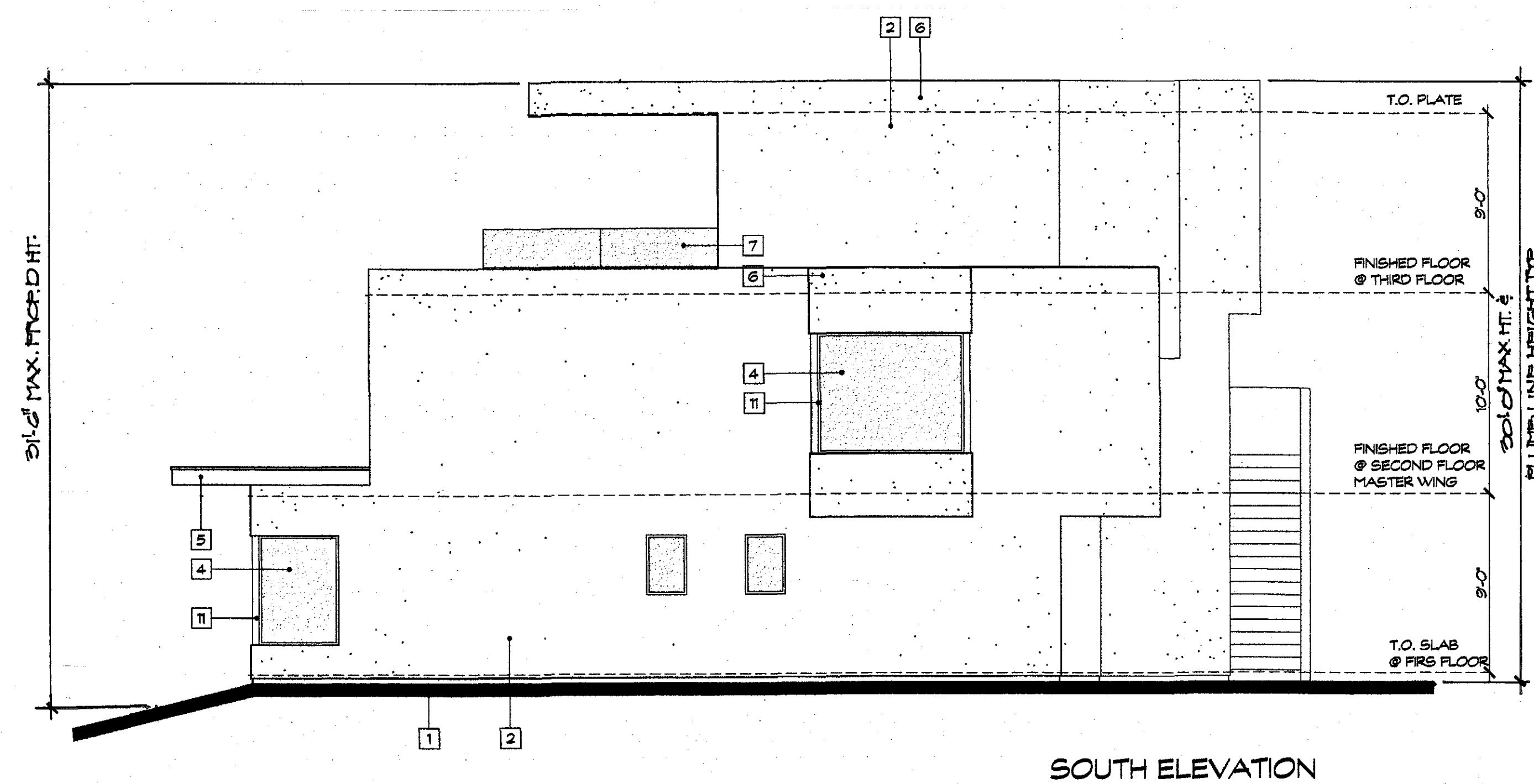
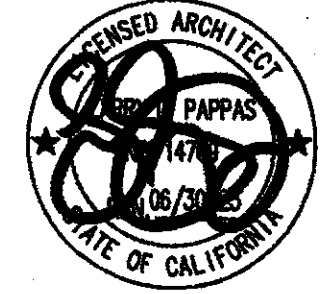
PAGE 16 OF 17



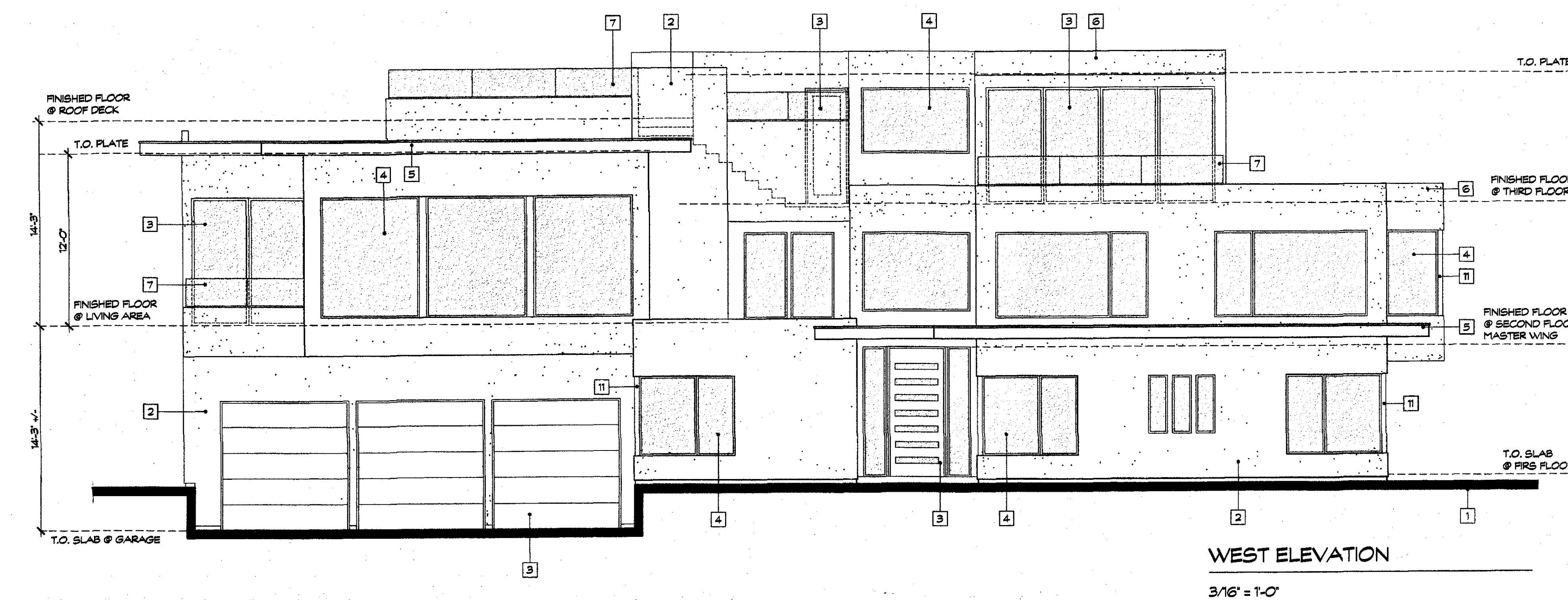
- 1 EXISTING & PROPOSED GRADE
- 2 EXISTING GRADE
- 3 PROPOSED GRADE
- 4 PROPERTY LINE
- 5 7/8" CEMENT PLASTER FINISH
- 6 ALUMINUM CLAD WINDOW
- 7 ALUMINUM SLIDING DOOR
- 8 2'-0" HT. GLASS GUARD ABOVE 1'-6" HT WOOD FRAMED GUARD W/ CEMENT PLASTER FINISH ON BOTH SIDES, 3'-6" TOTAL HT.
- 9 4" WIDE HORIZONTAL WOOD SLATS W/ 1" GAP SEPARATION
- 10 RETAINING WALL
- 11 3'-0" HT METAL GUARD / HANDRAIL

PAPPAS
architecture

304
kalmia street
san diego, california
619.894.1562 92101
lpappasarch@gmail.com



NARLA RESIDENCE
8303 PRESTWICK DRIVE
LA JOLLA, CALIFORNIA 92037



PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION		PREVIOUSLY APPROVED	PROPOSED
HEIGHT			
	HIGHEST POINT	30'-0"	29'-6"
SETBACKS			
	FRONT YARD	15'-0"	20'-0"
	INTERIOR SIDE YARDS	8'-0" & 8'-0"	8'-0" & 8'-0"
	REAR YARD	24'-0"	100'-0"
SQUARE FOOTAGE			
	FAR	6,088 SF - .26 FAR	6,169 SF - .26 FAR
	GARAGE (GFA)	853 SF (GFA)	2,374 SF (NON GFA)
	FIRST LEVEL (GFA)	1,892 SF (GFA)	3,136 SF (GFA)
	SECOND LEVEL (GFA)	2,578 SF (GFA)	3,033 (GFA)
	THIRD LEVEL (GFA)	765 SF (GFA)	NA
	ROOF DECK (GFA)	N/A	NA
	TOTAL GROSS FLOOR AREA	6,088 SF (GFA)	6,169 SF (GFA)

PREVIOUSLY APPROVED DESIGN BUILDING DATA

NARLA RESIDENCE

8303 PRESTWICK DRIVE LA JOLLA, CA 92037

Date: 11/10/2025

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November 6, 2025

VIA EMAIL: smiller@islandarch.com

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

Subject: PRJ-1109965 – 8303 Prestwick-4th 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 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

[Comment 00140 | Page | Open]

3rd 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.

DSD-Engineering Review

Anwer Ibriheem
Albriheem@sandiego.gov
619-533-7445



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

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

Please note all public improvements and dedications must be up to current city standard prior the issuance of any building permit as required per SDMC 142.0610 (a) (information comment).

[[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 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 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 00120](#) | [Page](#) | [Open](#)]

Scope change (information, no action needed): LA JOLLA (Process 3) Site Development Permit and added Coastal Development Permit due to scope change for a NEW two-story 10,279 square feet single dwelling unit consisting of 3,186 square foot first floor with 820 square foot terraces, 3,036 square foot second floor with a 347 square foot terraces and 445 square foot roof terrace. The project includes an 1,876 square foot four-car garage with 345 square foot laundry room 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.

[[Comment 00121](#) | [Page](#) | [Open](#)]

All unchecked items from the previous reviews are still standing and need to be addressed.

[[Comment 00122](#) | [Page](#) | [Open](#)]

Please add the permit number on the cover sheet.

PMT-3273423

[[Comment 00123](#) | [Page](#) | [Open](#)]

Site and Grading Plans: Please ensure that the scope of work and development summary align with each other on both the grading and site plans.

[[Comment 00124](#) | [Page](#) | [Open](#)]

Public improvements: The existing curb and gutter do not meet the current City Standard. Therefore, please call out on the site and grading plans the reconstruction of curb and gutter per the current City Standard along the property frontage on Prestwick Drive.

[[Comment 00125](#) | [Page](#) | [Open](#)]



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

Follow-up for comment #62: Per the applicant's responses to the issues, the runoff will be conveyed to the public conveyance system through a sidewalk underdrain. Please call out the sidewalk underdrain on the site and grading plans, and specify whether it is existing or proposed.

[[Comment 00126](#) | [Page](#) | [Open](#)]

Follow-up for comment #64 from previous review cycle: This comment was partially addressed. The visibility triangle should be drawn from the proposed ROW after the dedication. Therefore, this comment will not be cleared until the dedication issue is addressed.

[[Comment 00127](#) | [Page](#) | [Open](#)]

Per the City of San Diego Records, the project is within the ASBS Watershed (information comment).

[[Comment 00128](#) | [Page](#) | [Open](#)]

ASBS Watershed: Please add a note to the site and grading plans that states, "the project is located in the ASBS watershed".

[[Comment 00129](#) | [Page](#) | [Open](#)]

ASBS Watershed: Please add a note to the site and grading plans that states, "Since the project is located in ASBS watershed no dry weather flows is allowed including over irrigation".

[[Comment 00130](#) | [Page](#) | [Open](#)]

DS-560: Please add the project number on sheet #1 of the DS-560.

[[Comment 00131](#) | [Page](#) | [Open](#)]

DS-560: Please revise part B as the project is located within ASBS Watershed.

[[Comment 00132](#) | [Page](#) | [Open](#)]

DS-560: Please revise the submitted DS-560, as the answers for Part F, #1 and #3, are 'No'.

[[Comment 00133](#) | [Page](#) | [Open](#)]

Drainage Study: Please include a cover sheet in the drainage study. The cover sheet should show the following: site address, APN number, PRJ-number, the civil engineer who prepared the study, civil engineer stamp and license number. Please note that some of this information was already provided in the submitted drainage study.

[[Comment 00134](#) | [Page](#) | [Open](#)]

Drainage study: Please include a table of contents in the drainage study.

[[Comment 00135](#) | [Page](#) | [Open](#)]

Drainage study: Tabulate the C-value for both existing and proposed conditions.

[[Comment 00136](#) | [Page](#) | [Open](#)]

Drainage Study (gutter analysis on Prestwick Drive): Please provide a gutter analysis, including the upstream runoff, that shows the existing conveyance system has the capacity for the proposed increase in the runoff.

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Please note that further comments may arise once the requested documents/information are provided (information comment).

[Comment 00138 | 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 00139 | Page | Open]

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

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.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 00141 | Page | Open]

Project Scope (updated):

The project proposes a Site Development Permit (SDP) and a Coastal Development Permit (CDP) for demolition of a 2,503 sf one-story single dwelling unit and construction of a 6,182 sf two-story residence with a 2,374 sf subterranean basement and garage and a 445 sf roof terrace at 8303 Prestwick Drive. 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.

Please note, for the purposes of the CEQA analysis, CEQA baseline is site conditions at the time the project was deemed complete.

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Biological Resources

A revised Biological Resources Letter Report for the 8303 Prestwick Drive Project prepared by Merkel & Associates, Inc., dated September 23, 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 00145](#) | [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-Landscape Review

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

[[Comment 00119](#) | [Page](#) | [Open](#)]

Biology Report: The uploaded biology report by Merkel & Associates dated 9/23/25 shows incorrect Brush Management zones. BMZ1 shall be taken from the rear footprint of the residence to the rear retaining wall. Please refer to the approved brush management plan in the Site Development plan set.

DSD-Planning Review

Alexis Hartley
alhartley@sandiego.gov

[[Comment 00090](#) | [Page](#) | [Open](#)]

If you haven't already done so, please contact Melissa Garcia MAGarcia@sandiego.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.

[[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



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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 00146 | Page | Open]

Sheets A4.1 and A4.2 West and North elevations-- It appears due to the design change (extended overhang along roofline) the project no longer complies with the maximum 30-foot plumb line height measurement.

Top of structure is called out at 367 and is no longer stepped back from proposed grade.

The top of the wall directly below is called out; however, the proposed grade appears to be lower than the top of the wall shown at 337.

As proposed wall is not retaining grade, proposed grade will be lower than proposed wall.

Please revise proposed height measurements or revise the design to a stepped back roofline design. Call out the proposed grade AMSL below the proposed wall.

Staff would like to note: a stepped-back design will increase conformance with the La Jolla Community Plan design recommendations.

[Comment 00148 | Page | Open]

For clarity on proposed height measurement, please call out proposed grade datum and show plumb line height measurements on all elevations.

Applicant may include additional section cuts at the garage for clarity if desired.

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

[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 Policy #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.



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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.

Site Development Plans PRJ-1109965.pdf

DSD-Landscape Review

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[[Comment 00072](#) | [Sheet 13](#) | [Open](#)]

(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.