

CIELO MAR DEVELOPMENT

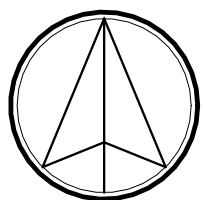


MEET THE TEAM

GRADING & NEIGHBOR OUTREACH



1 300' MAP - AERIAL VIEW
SCALE = 1" = 60'-0"



JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

A3

300' MAP - AERIAL
VIEW

08/14/2024

CIELO MAR DEVELOPMENT

CUT / FILL CALCULATIONS

LOT	CUT	FILL	NET (+EXPORT/ -IMPORT)
1	1,950 cu. yds	850 cu. yds	+1,100 cu. yds
2	1,850 cu. yds	460 cu. yds	+1,390 cu. yds
3	4,860 cu. yds	1,150 cu. yds	+3,710 cu. yds
4	280 cu. yds	2,520 cu. yds	-2,240 cu. yds
5	600 cu. yds	2,525 cu. yds	-1,925 cu. yds
6	565 cu. yds	1,005 cu. yds	-440 cu. yds
ROAD	200 cu. yds	1,250 cu. yds	-1,050 cu. yds
TOTALS	10,305 cu. yds	9,760 cu. yds	+545 cu. yds

CIELO MAR DEVELOPMENT

EXTENDED NEIGHBOR & COMMUNITY OUTREACH

2023

10/2/2023: Met with Volkers and Bob Blanchard at Volkers Home; with Ross and Scott

2024

7/1/2024: Met at Volkers with Scott Sinnett

7/8/2024: Met with Lynn and Phil at Lynn's House

7/10/2024: Zoom meeting with Volkers and Bob Blanchard

7/17/2024: La Jolla Shores Planned District Advisory Board Meeting

7/18/2024: La Jolla Shores Permit Review Committee Meeting

8/7/2024: Met with Volkers and Bob Blanchard at W&F

8/19/2024: Met at Leibowitz Residence with Neighbors of Calle Frescota

8/21/2024: La Jolla Shores Planned District Advisory Board Meeting

8/29/2024: La Jolla Shores Permit Review Committee Meeting

9/24/2024: Zoom Call with Neighbors of Calle Frescota and Civil Engineer (RCE)

9/26/2024: Met with Bernie Segal and Phil at W&F

11/4/2024: Lot 3 (Allos) met with Lynn Schenk and Bernie Segal

11/21/2024: La Jolla Shores Permit Review Committee Meeting

2025

01/09/2025: La Jolla Community Planning Meeting

3/11/2025: Met with Lynn and Robin at W&F

04/16/2025: La Jolla Shores Planned District Advisory Board Meeting

5/23/2025: Lot 3 (Allos) met with the Volkers and Bob Blanchard

7/3/2025: Lot 3 (Allos) met with Lynn Schenk

8/7/2025: Lot 3 (Allos) coordinated with Lynn Schenk regarding Fire Mitigation on Site

11/24/2025: Met with Volkers at W&F

Not including additional extensive phone calls, emails and correspondence with neighbors.

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EXTENDED NEIGHBOR & COMMUNITY OUTREACH

Conducted over **14 hours** of thorough **community planning meetings**.

Engaged in more than **20 additional hours** of direct discussions with **neighbors**.

Held individual meetings and made phone calls to adjacent neighbors and attorneys to ensure clear communication.

The city has issued **three notifications**, with **two** initiated at the **applicant's** request.

An **additional mailing** was carried out at the client's expense to further inform the community.

Successfully garnered **8+ letters of support** from neighbors, demonstrating strong community backing.

CIELO MAR DEVELOPMENT

EXTENDED NEIGHBOR & COMMUNITY OUTREACH

To emphasize, the reason for engaging in this dialogue is not that the project falls short of the City's standards in any way; we are doing this solely to seek harmony between neighbors.



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DESIGN CONCESSIONS TO BENEFIT SURROUNDING NEIGHBORS

Lowered ridge of Lot 3, 24" resulting in less impact (bulk & scale) to adjacent neighbor.

Reduced window sizes on Lot 3 resulting in greater privacy.

Removed pickleball courts resulting in less noise to neighbors.

Stucco walls around HVAC equipment resulting in better sound attenuation.

Stucco wall at south PL of Lot 3 resulting in privacy and sound attention to adjacent neighbor.

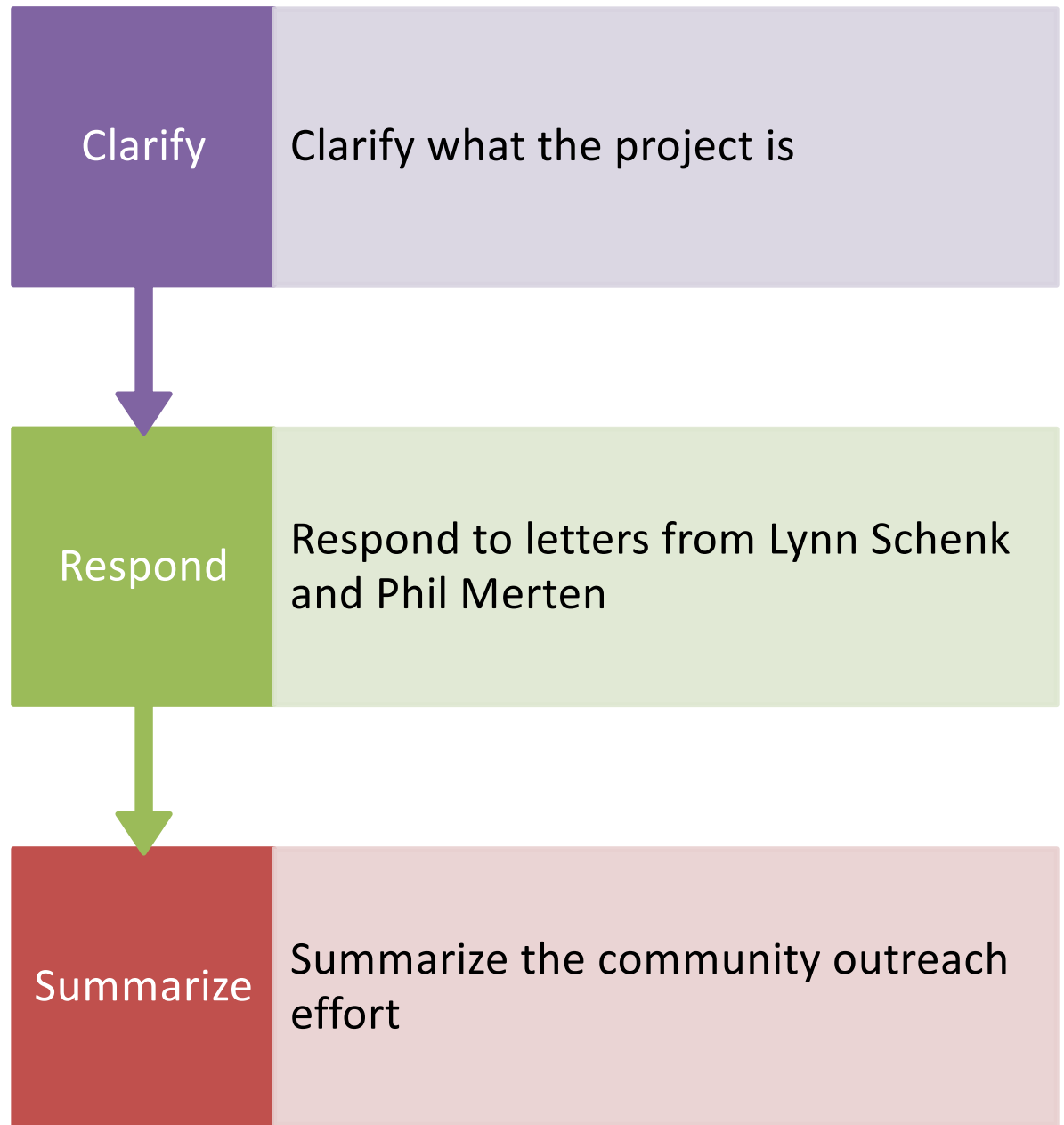
Fence location in SE corner of Lot 3 to remain resulting in continued encroachment use for adjacent neighbor.

CIELO MAR DEVELOPMENT

GET TO KNOW YOUR NEIGHBOR!



Purpose of Presentation



Project Overview

Six single family homes in
La Jolla Shores

Conventional residential
use: homes, yards,
patios, single pool

Designed to meet
Municipal Code and
Coastal Act standards

Lynn Schenk Letter – Core Issue

Objections focus on normal family activity, not code violations

Complaints about children playing in a pool and using the lawn

Describes ordinary lawn and patio as a "sports field" or recreation center

Single family zoning anticipates yards, pools, and outdoor play

Schenk Letter – Law and Fairness

Legal question: does the project meet objective standards, including Noise Ordinance

Project is designed to comply with City noise limits at the property line

Her property includes a private tennis court next to the site

Allowing one neighbor to veto lawful family use would set a poor precedent

Phil Merten Letter – Overview

Two detailed rebuttal letters from Aannestad Andelin & Corn in the record

Many claims are factually incorrect or misread the plans

Other points confuse ministerial plan check with your discretionary role

Commission should rely on staff review and counsel responses

Merten – Grading and Walls

Grading: focuses on gross cut and ignores fill and compaction

Net export is modest and within EIR and addendum analysis

Walls and heights: misapplies how the Municipal Code measures height

Minor discrepancies will be resolved at grading and building permit

Merten – CEQA and Weight

Attempts to reopen CEQA already addressed by certified EIR and addendum

Review covers six lot subdivision, grading, and future single family homes

No new significant impact identified that would trigger additional CEQA

Given un rebutted technical responses, his letter should not carry weight

Extraordinary Community Outreach

Two years of outreach, far beyond what is typical for six lots

Multiple small group meetings in neighbors' homes

Direct meetings and calls with Lynn Schenk and her representatives

Multiple public meetings; community planning group recommended approval

CIELO MAR DEVELOPMENT



WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S
LA JOLLA, CA 92037
P: 858-224-2486
info@willandfotsch.com

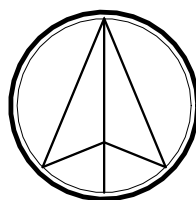
W·F
ARCHITECTS



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1 300' MAP - AERIAL VIEW
SCALE = 1" = 60'-0"



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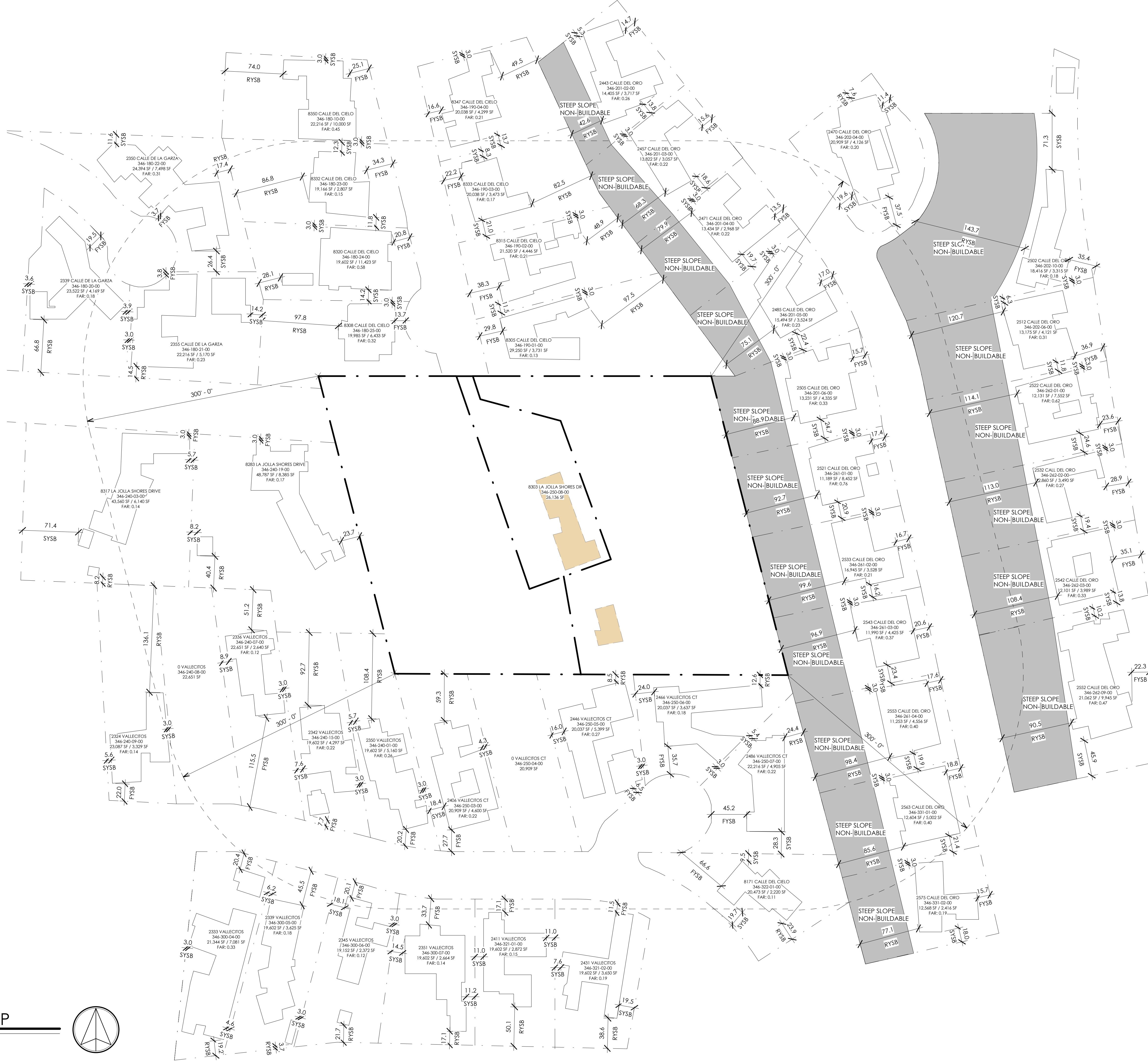
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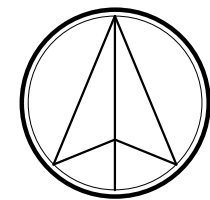
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03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL

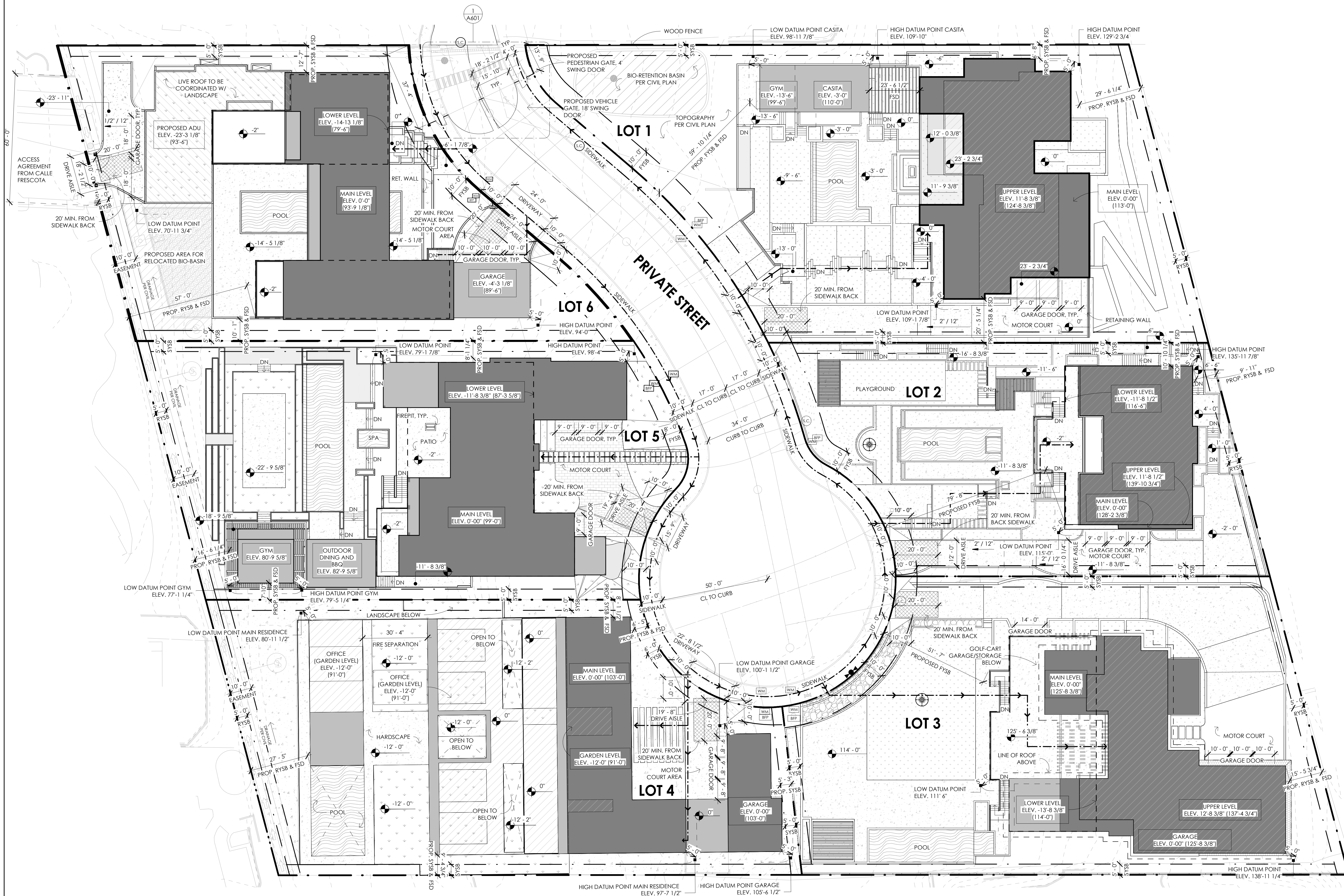
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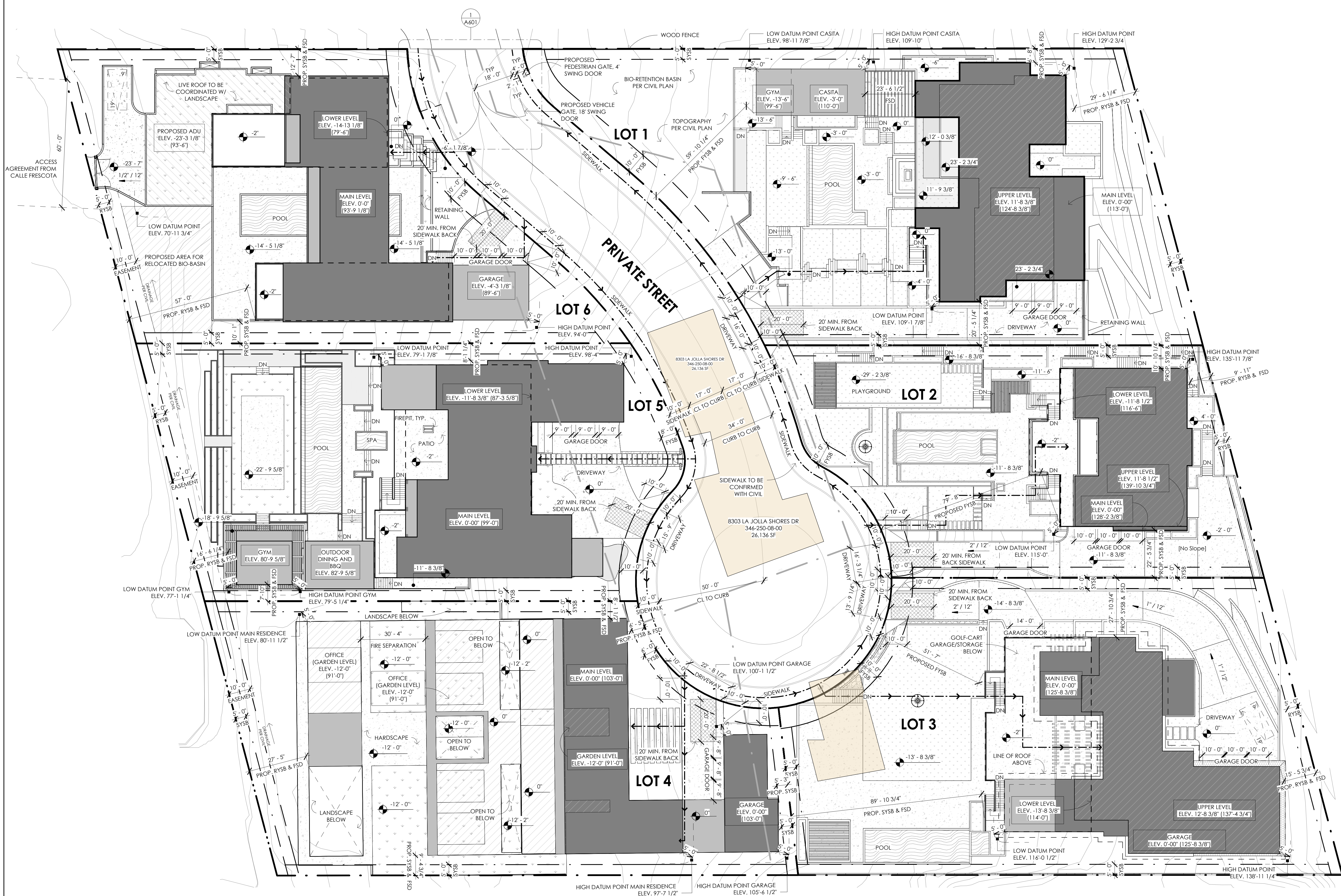
LA JOLLA SHORES
300' RADIUS SITE
PLAN
12/13/2024



1 300' RADIUS MAP
SCALE = 1" = 60'-0"

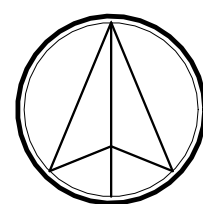






1 OVERALL SITE PLAN

SCALE = 1" = 20'-0"



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W·F
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EARTHWORK QUANTITIES

CUT = 3,065 C.Y. +/- FILL = 1,200 C.Y. +/-

EXPORT = 1,885 C.Y. +/-

EARTHWORK QUANTITIES NOTE:

THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS AND ON A THEORETICAL BASIS ONLY. THEY DO NOT INCLUDE VOLUMES FOR CLEARING/GRUBBING, SHRINKAGE AND/OR SWELLING WHICH CAN/WILL INEVITABLY AFFECT THESE QUANTITIES. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. GRADING CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING THEIR OWN GRADING QUANTITIES.

FOUND MONUMENT LEGEND

- (A) FOUND LEAD & DISC STAMPED "RCE 13571" AS SHOWN ON PARCEL MAP NO. 14620.
- (B) FOUND 1/2" IRON PIPE, TAG ILLEGIBLE, PER MAP NO. 2996.
- (C) FOUND 2" IRON PIPE, RUSTED, NO DISC, PER PARCEL MAP NO. 14620.
- (D) FOUND 1/2" IRON PIPE, RUSTED, NO DISC, PER MAP NO. 2996.
- (E) FOUND HOLE IN CONCRETE, ACCEPTED AS LEAD & DISC STAMPED "LS 2717" PER PLAT "A".

VISIBILITY TRIANGLE NOTE:

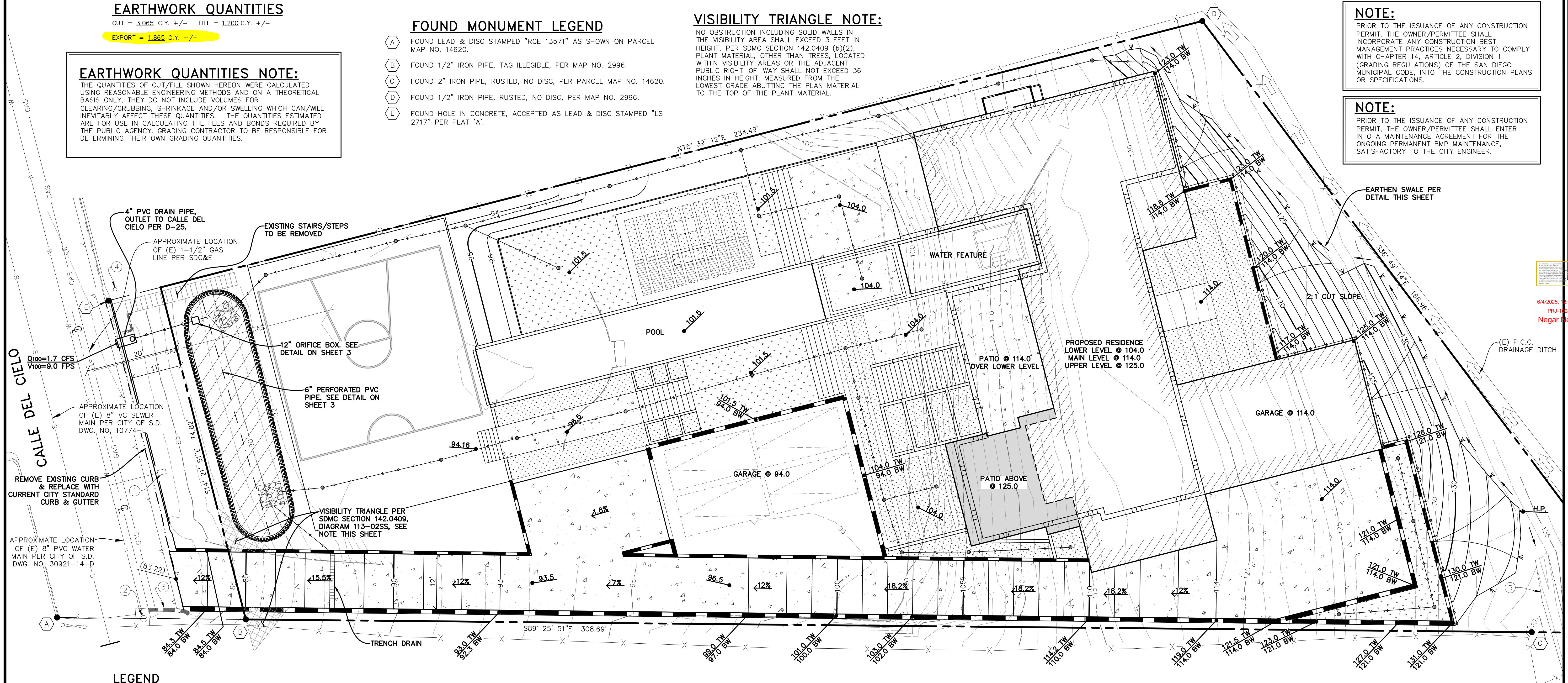
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

NOTE:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.



LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
EXIST. EDGE OF PAVEMENT	---
EXIST. CONTOUR	---
PROP CONTOUR	---
BUILDING	---
BLDG. STEM WALL	---
RETAINING WALL PER SDRSD "C-4"	---
NON-STANDARD DRIVEWAY PER EMRA	---
CONCRETE	---
LAWN AREA	---
DECKING	---
BIO-RETENTION BASIN AREA=775 S.F. SEE DETAIL ON SHEET 3	---
6" AREA DRAIN	---
4" PVC DRAIN PIPE @ 1.0% MIN.	---
5'x5' RIP RAP DISSIPATOR PER D-40	---

EXISTING LEGEND

- ① WATER METER
- ② WATER UTILITY
- ③ KEYSTONE WALL
- ④ TELECOMMUNICATIONS PEDESTAL
- ⑤ CONCRETE SWALE

EASEMENT NOTE:

NO EASEMENTS FOUND ON SITE

EARTHEN SWALE @ CUT SLOPE

NOT TO SCALE

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN

C 39726

DATE: 10/11/22

EXPIRES: 12/31/23



RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

WARNING

0 1/2 1

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

GRADING PLAN FOR: CALLE DEL CIELO

BRIEF LEGAL DESCRIPTION

(LOT 1 OF LA JOLLA SHORES TERRACE, MAP NO. 2996)

DEVELOPMENT SERVICES DEPARTMENT

SHEET 2 OF 4 SHEETS

The City of
SAN DIEGO
FOR CITY APPROVAL

APPROVED:

FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	XXX		
AS BUILTS			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	

PMT NO. _____

PRJ NO. _____

XXXX-XXXX
NAD83 COORDINATES

XXX-XXXX
LAMBERT COORDINATES

DRAWING NO.

G002

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PRELIMINARY — NOT FOR CONSTRUCTION

6/4/2025 3:03:35 PM
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Negar Nekouei