

**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-1102311_____
- Address and APN(s): 8151 Calle Del Cierro, La Jolla, CA 92037 / APN: 346-344-02-00

- Project contact name, phone, e-mail: Audrey Ruland, (619) 798-4623, aruland@rulanddesigngroup.com_____
- Project description: Construction of a new attached 2-car garage with an Accessory Dwelling Unit (ADU) above.

- 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: 20,100 SF _____
 - existing structure square footage and FAR (if applicable): 3,563 SF < 9,045 SF FAR
 - proposed square footage and FAR: 1,203 SF / Grand Total = 4,777 SF < 9,045 SF FAR
 - existing and proposed setbacks on all sides: 20'-0" Front / 4'-0" Side / 44'-0" Rear _____
 - height if greater than 1-story (above ground): 21'-7" _____

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:

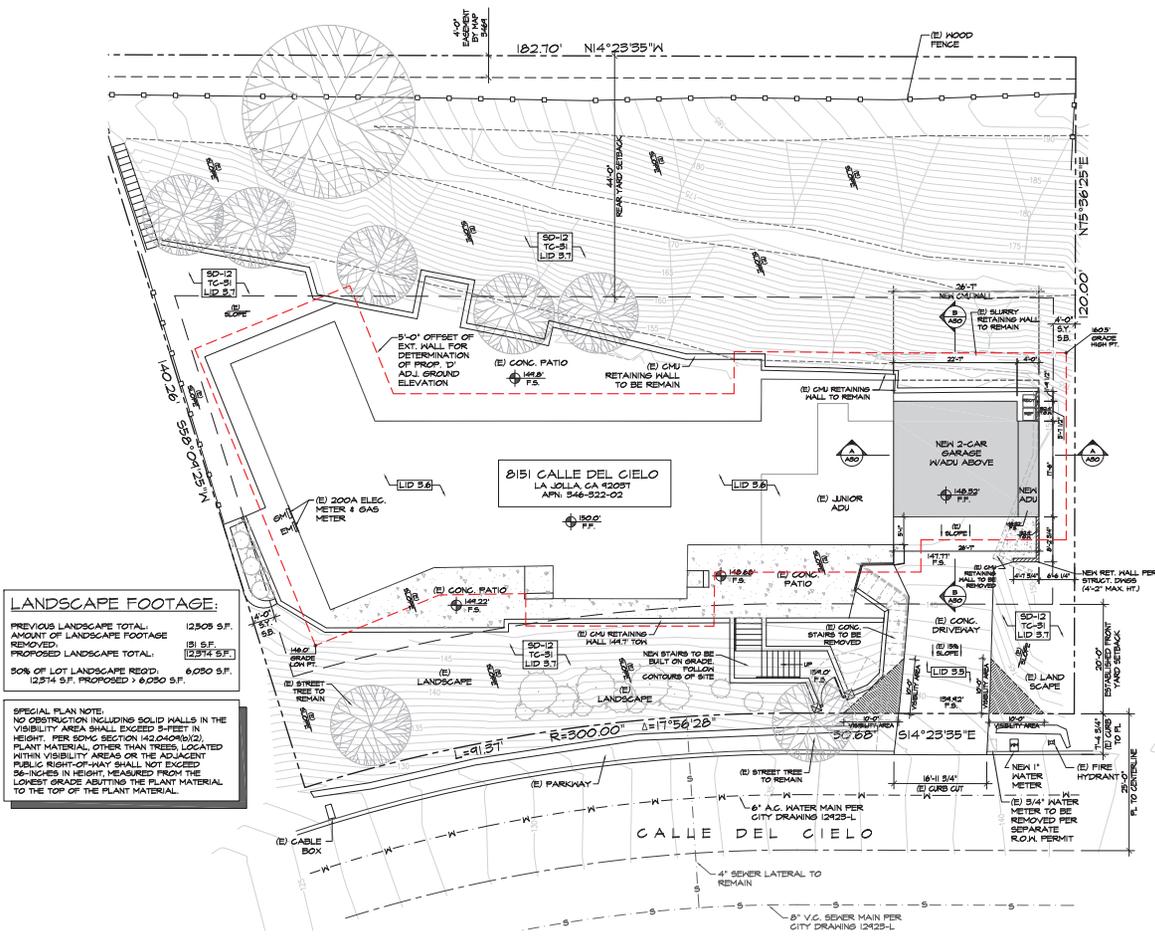
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information 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



LANDSCAPE FOOTAGE:

PREVIOUS LANDSCAPE TOTAL: 12,809 S.F.
 AMOUNT OF LANDSCAPE FOOTAGE REMOVED: 151 S.F.
 PROPOSED LANDSCAPE TOTAL: 12,658 S.F.
 50% OF LOT LANDSCAPE REQ'D: 6,050 S.F.
 12,514 S.F. PROPOSED > 6,050 S.F.

SPECIAL PLAN NOTE:
 NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 5'-FEET IN HEIGHT. PER SDMG SECTION 402 (ADJACENT) PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 56-INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

LID & SITE DESIGN NOTES:

SITE DESIGN AND SOURCE CONTROL BMPs HAVE BEEN SHOWN ON THIS SITE PLAN. ADDITIONAL BMPs ARE AS FOLLOWS:

- SITE DESIGN BMPs ARE DESIGNED TO MAINTAIN PRE-DEVELOPED RUNOFF CHARACTERISTICS. THE LISTED CONCEPTS WERE APPLIED TO THIS PROJECT IN THE FOLLOWING MANNER:
1. MINIMIZE IMPERVIOUS FOOTPRINT BY DESIGNING NEW STRUCTURES IN MULTIPLE STOREYS. LANDSCAPE AREAS HAVE BEEN ADDED TO MAXIMIZE INFILTRATION.
 2. MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREA BY ALLOWING THE ROOF RUNOFF TO FLOW OVER PERVIOUS SURFACES. ROOF DRAINS WILL DRAIN TO LANDSCAPED AREAS.

BMP LEGEND

PERMANENT BMPs:	
SD-12	IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS (EXISTING)
TC-21	TREATMENT CONTROL - VEGETATED BUFFER STRIP (EXISTING)
LOW IMPACT DEVELOPMENT BMPs:	
LID 33	L.I.D. DRIVEWAY DESIGN (EXISTING)
LID 36	L.I.D. BUILDING DESIGN (EXISTING)
LID 37	L.I.D. LANDSCAPING DESIGN (EXISTING)

- FIRE NOTES:**
1. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW & EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 12" MINIMUM NUMBER SIZE. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE SEEN FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO C.D.C. SECTION 501.2.
 2. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL. AT EACH STAIRWAY, ALL STORAGE & CONSTRUCTION SUPPLIES IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED & WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER C.F.C. SECTION 501.1.
 3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL CONFORM TO C.F.C. CHAPTER 55. WELDING, CUTTING & OTHER HOT WORK SHALL BE IN CONFORMANCE WITH C.F.C. CHAPTER 55.
 4. OPEN FLAMES, FIRE & BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO & C.F.C. SECTION 508.

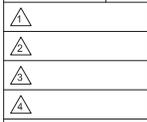
- SPECIAL PLAN NOTES:**
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 50'-0" ABOVE GRADE (SDMG. SEC. 51.0444 & 51.02.0505).
 2. THE SCOPE OF WORK DOES NOT INCLUDE ANY PROPOSED REPLACEMENT OR REMOVAL OF ANY PART OF THE EXISTING SIDEWALK.
 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION (GRADING REGULATIONS) OF THE MUNICIPLE CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 4. THE PROPOSED IMPROVEMENT SHALL NOT ALTER OR CHANGE THE EXISTING SITE DRAIN PATTERN.

- SITE NOTES:**
1. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
 2. SITE AND BUILDING MEASUREMENTS ARE ESTIMATES. CONTRACTOR OR SURVEYOR TO FIELD VERIFY ALL SITE MEASUREMENTS.

SITE LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	AREA OF ADU CONVERSION

PROPOSED SITE PLAN
 SCALE: 3/32" = 1'-0"



SECURE BOUNDING AREA

HIGH FIRE SEVERTY ZONE NOTES:

THE ADDITION OF THE NEW GARAGE AND ACCESSORY DWELLING UNIT ABOVE SHALL SATISFY AND PROVIDE THE FOLLOWING:

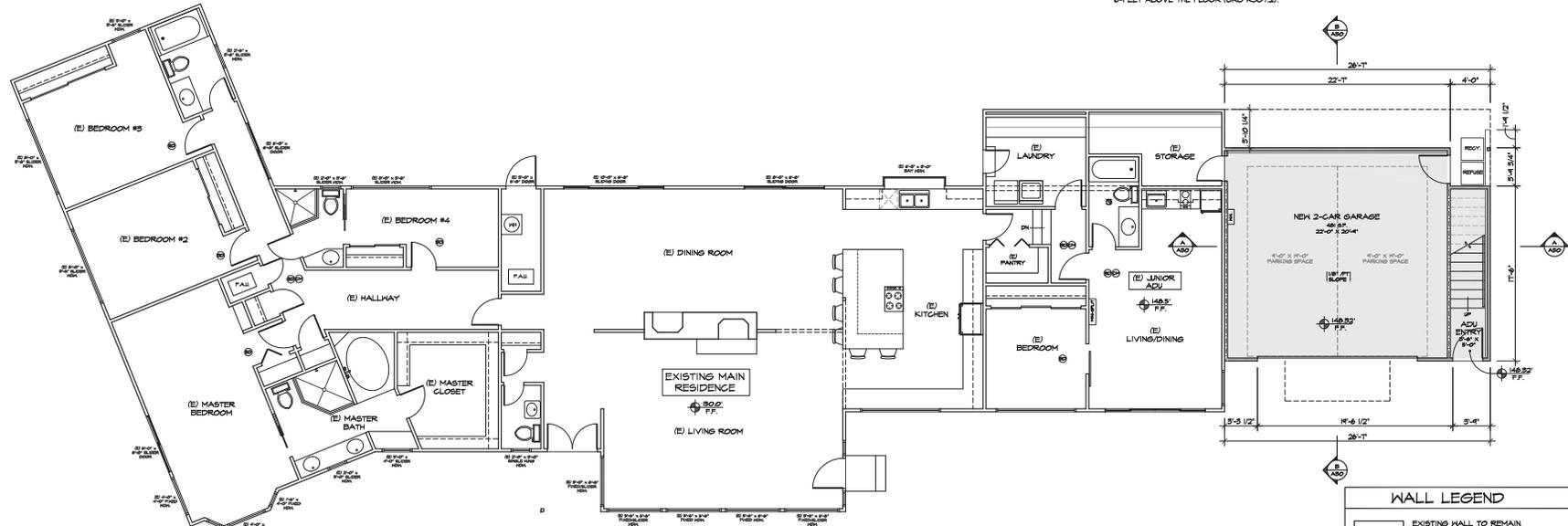
1. USE OF GLASS IN ROOF WITH FIRE STOPS AT ALL OPENINGS.
2. SKYLIGHTS TEMPERED (IF APPLICABLE).
3. SPARK ARRESTOR FOR NEW CHIMNEYS (IF APPLICABLE).
4. ROOF ATTIC VENTS PROHIBITED IN LOCATIONS WHERE DEBRIS ARE MOST LIKELY TO ACCUMULATE INCLUDING EAVES AND OVERHANG AREAS.
5. PROTECTED AREAS.
6. WINDOWS SHALL BE DUAL GLAZED/SINGLE TEMPERED. VINYL WINDOWS MUST HAVE WELDED CORNERS, METAL REINFORCEMENT AND MEET WINDOW INDUSTRY STANDARDS.
7. GUTTERS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF DEBRIS.
8. NON-COMBUSTIBLE EXTERIOR DOORS OR SOLID HOOD AT LEAST 1 5/8" THICK.
9. ATTACHMENTS AND PROJECTIONS SUCH AS PATIOS, FENCES AND PATIO COVERS MUST BE IGNITION RESISTANT.
10. FOUNDATION VENTS ARE PROHIBITED TO BE IN LOCATIONS WHERE DEBRIS ARE MOST LIKELY TO ACCUMULATE.
11. UNDERFLOOR AREAS MUST BE ENCLOSED AS REQUIRED FOR EXTERIOR WALLS.
12. EXTERIOR WALLS SHALL BE MADE WITH NON-COMBUSTIBLE WALL SURFACES SUCH AS STUCCO, FIBER CEMENT SIDING, MASONRY, COMBUSTIBLE WALL COVERING, SUCH AS WOOD SIDING MUST HAVE UNDERLAYMENT OF 1/2" INCH FIRE RATED SHEATHING BUTTED OR TAPED AND MUDGED.
13. VENT OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH. THE DIMENSION OF THE OPENING SHALL BE A MINIMUM OF 1/8TH INCH AND SHALL NOT EXCEED 1/8" INCH. THE MATERIAL USED SHALL BE CORROSION RESISTANT.
14. GARAGE DOOR FIRE RESISTANT REQUIREMENTS.

SPECIAL PLAN NOTES:

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 2'-0" ABOVE GRADE (SDMG SEC. 181.0444 & 183.0509).
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.
3. ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 5 FEET FROM A PROPERTY LINE & 5 FEET FROM BUILDING OPENINGS.
4. THE DESIGNER IS NOT RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED PROPS & SCOFFS AS REQUIRED.
5. AN ELECTRONICALLY SIGNED & REGISTERED INSTALLATION CERTIFICATE(S) (CFIR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CFIR WILL HAVE A UNIQUE 20-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CFIR IS REVIEWED & APPROVED.
6. AN ELECTRONICALLY SIGNED & REGISTERED CERTIFICATE OF FIELD VERIFICATION & DIAGNOSTIC TESTING (CFVR) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CFVR WILL HAVE A UNIQUE 20-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CFVR IS REVIEWED & APPROVED.
7. SHOWER COMPARTMENTS & BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R501.2).

GENERAL FIRE-RATING NOTES:

1. THE FLOOR/CEILING ASSEMBLY ABOVE SEPARATING THE TWO DWELLING UNITS SHALL BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN ACCORDANCE WITH SECTION R502.3.
2. THE SUPPORTING WALLS, BEAMS, AND POSTS FOR THE ONE-HOUR FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATINGS IN ACCORDANCE WITH R502.3.1.
3. PENETRATIONS ON THE ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FLOOR/CEILING AND WALL ASSEMBLIES SHALL COMPLY WITH SECTION R502.4.



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X STUD WALL
	NEW 1-HOUR RATED 2X STUD WALL
	LINE OF HALL ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	INTERCONNECTED PER CRC R515.11 & HARD WIRED WITH BATTERY BACKUP PER CRC R515.3
	RECESSED EXHAUST FAN (30 CFM) (EQUIP W/BACK DRAFT DAMPER)
	WINDOW W/TEMPERED GLASS
	DOOR W/TEMPERED GLASS

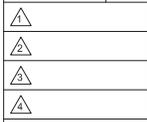
PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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 8151 Calle del Cielo, La Jolla, CA 92037
 PROPOSED FIRST FLOOR PLAN



Author: RDG - RT
 Date: 05-30-25

A11

SECURE BOUNDING AREA

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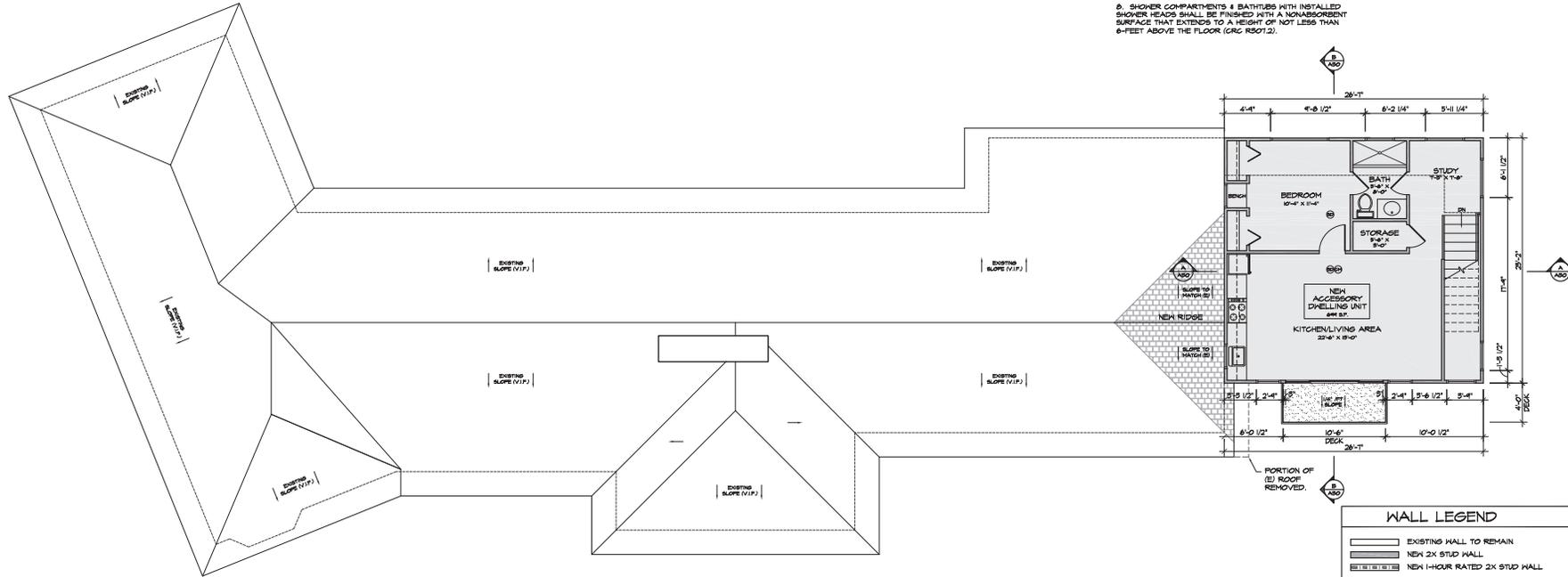
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14. GARAGE DOOR FIRE RESISTANT REQUIREMENTS.

SPECIAL PLAN NOTES:

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 20'-0" ABOVE GRADE (SDMC SEC. 18.0444 & 18.0503).
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLUING DOORS SERVING DWELLING UNITS OR 2-INCH FOR OTHER DOORS.
3. ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 5- FEET FROM A PROPERTY LINE & 5- FEET FROM BUILDING OPENINGS.
4. THE DESIGNER IS NOT RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED PROPS & SOFFITS AS REQUIRED.
5. AN ELECTRONICALLY SIGNED & REGISTERED INSTALLATION CERTIFICATE(S) (CFIR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CFIR WILL HAVE A UNIQUE 20-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CFIR IS REVIEWED & APPROVED.
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GENERAL FIRE-RATING NOTES:

1. THE FLOOR/CEILING ASSEMBLY ABOVE SEPARATING THE TWO DWELLING UNITS SHALL BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN ACCORDANCE WITH SECTION R502.3.
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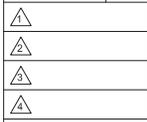
PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



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Author: RDG - RT
 Date: 05-30-25

A12

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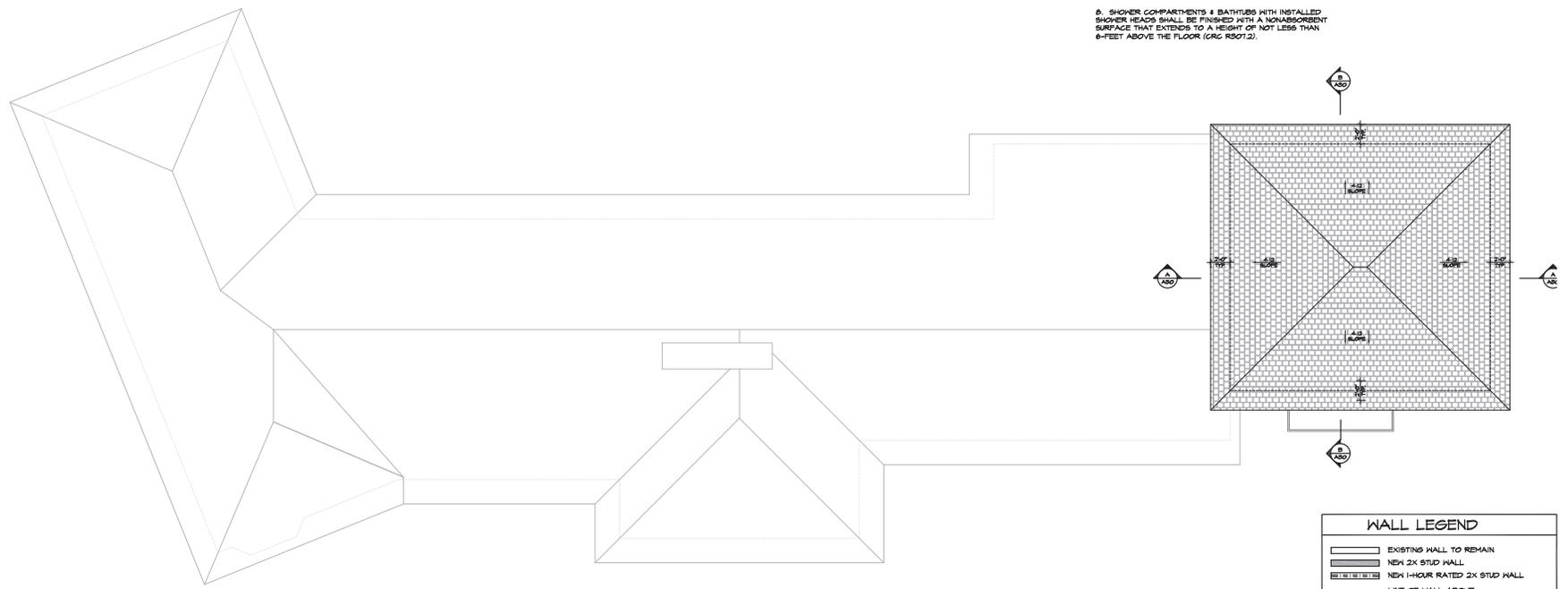
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GENERAL FIRE-RATING NOTES:

1. THE FLOOR/CEILING ASSEMBLY ABOVE SEPARATING THE TWO DWELLING UNITS SHALL BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN ACCORDANCE WITH SECTION R502.3.
2. THE SUPPORTING WALLS, BEAMS, AND POSTS FOR THE ONE-HOUR FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATINGS IN ACCORDANCE WITH R502.3.1.
3. PENETRATIONS ON THE ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION (FLOOR/CEILING AND WALL ASSEMBLIES) SHALL COMPLY WITH SECTION R502.4.



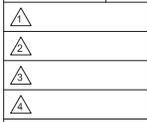
WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X STUD WALL
	NEW 1-HOUR RATED 2X STUD WALL
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR INTERCONNECTED PER CRC R518.11 & HARD WIRED WITH BATTERY BACKUP PER CRC R518.5
	RECESSED EXHAUST FAN (30 CFM) (EQUIP W/BACK DRAFT DAMPER)
	WINDOW W/TEMPERED GLASS
	DOOR W/TEMPERED GLASS

PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



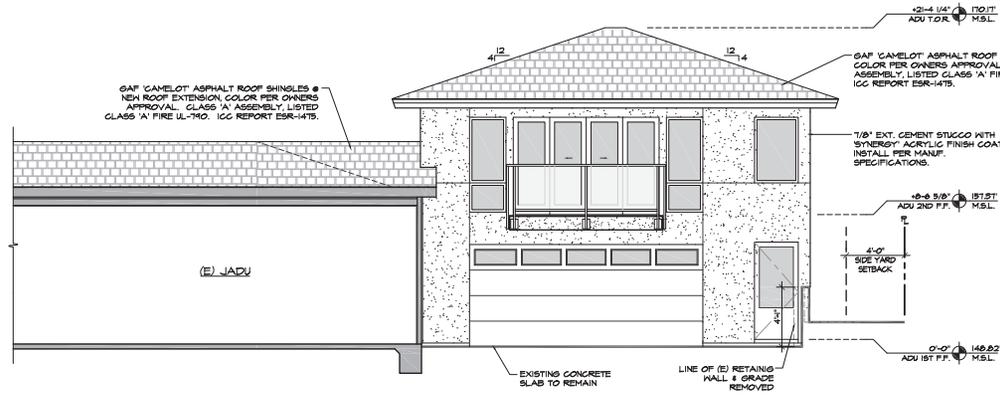
LASKA - Garage & Accessory Dwelling Unit
8151 Calle del Cielo, La Jolla, CA 92037

PROPOSED ROOF PLAN

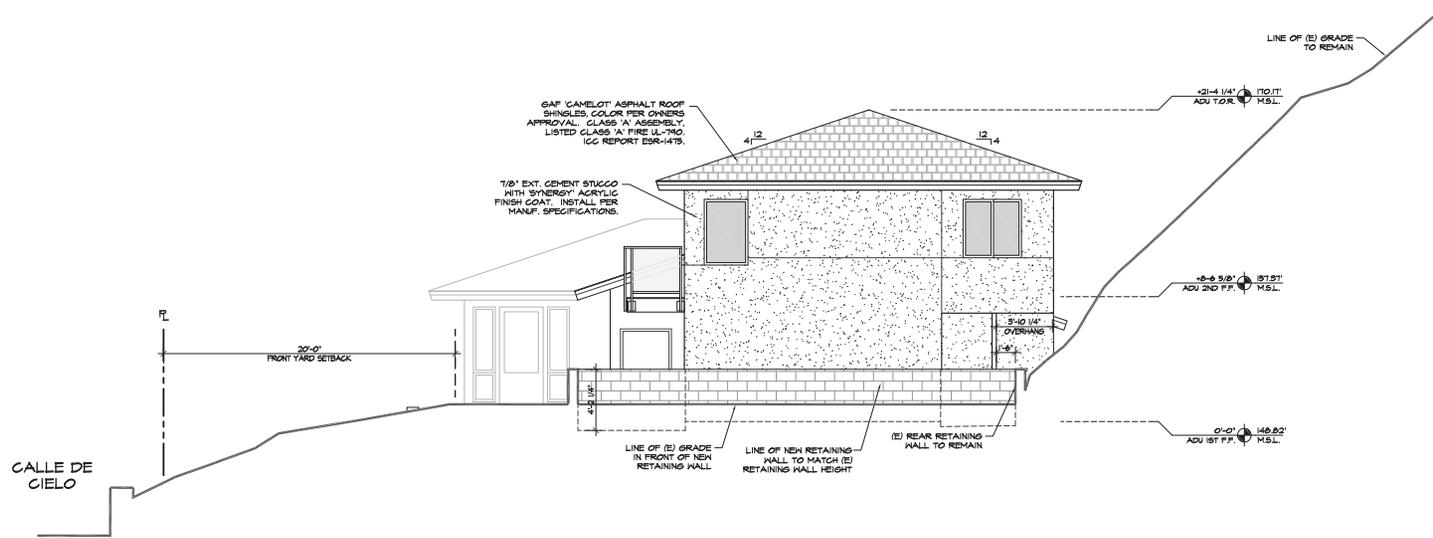


Author: RDG - RT
Date: 05-30-25

A13



WEST ELEVATION (FRONT)



SOUTH ELEVATION (SIDE)

PROPOSED BUILDING ELEVATIONS

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

HIGH FIRE SEVERITY ZONE NOTES:

- THE ADDITION OF THE NEW GARAGE AND ACCESSORY DWELLING UNIT ABOVE SHALL SATISFY AND PROVIDE THE FOLLOWING:
1. USE OF CLASS 'A' ROOF WITH FIRE STOPS AT ALL OPENINGS.
 2. SKYLIGHTS TEMPERED (IF APPLICABLE).
 3. SPARK ARRESTOR FOR NEW CHIMNEYS (IF APPLICABLE).
 4. ROOF ATTIC VENTS PROHIBITED IN LOCATIONS WHERE EMBERS ARE MOST LIKELY TO ACCUMULATE INCLUDING EAVES AND OVERHANG AREAS.
 5. PROTECTED AREAS.
 6. WINDOWS SHALL BE DUAL GLAZED/SINGLE TEMPERED. VINYL WINDOWS MUST HAVE WELDED CORNERS, METAL REINFORCED AND MEET WINDOW INDUSTRY STANDARDS.
 7. GUTTERS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF DEBRIS.
 8. NON-COMBUSTIBLE EXTERIOR DOORS OR SOLID WOOD AT LEAST 1 5/8" THICK.
 9. ATTACHMENTS AND PROJECTIONS SUCH AS PATIOS, FENCES AND PATIO COVERS MUST BE IGNITION RESISTANT. FOUNDATION VENTS ARE PROHIBITED TO BE IN LOCATIONS WHERE EMBERS ARE MOST LIKELY TO ACCUMULATE.
 10. UNDERLOOR AREAS MUST BE ENCLOSED AS REQUIRED FOR EXTERIOR WALLS.
 11. EXTERIOR WALLS SHALL BE MADE WITH NON-COMBUSTIBLE WALL SURFACES SUCH AS STUCCO, FIBER CEMENT SIDING, & MASONRY. COMBUSTIBLE WALL COVERINGS, SUCH AS WOOD SIDING MUST HAVE UNDERLAYMENT OF 1/2" HIGH FIRE RATED SHEATHING BUTTED OR TAPPED AND MAPPED.
 12. VENT OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH. THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/8TH INCH AND SHALL NOT EXCEED 1/8" INCH. THE MATERIAL USED SHALL BE CORROSION RESISTANT.
 13. GARAGE DOOR FIRE RESISTANT REQUIREMENTS.

SPECIAL PLAN NOTES:

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 50'-0" ABOVE GRADE (SDMG SEC. 151.0444 & 151.0505).
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 275-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 42-INCH FOR OTHER DOORS.
3. ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 5'-FEET FROM A PROPERTY LINE & 5'-FEET FROM BUILDING OPENINGS.
4. THE DESIGNER IS NOT RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.
5. EXTEND DUCT WORK TO HEAT ROOM ADDITIONS & NEAR CONDITIONED AREAS.

ELEVATION NOTES:

- CONTRACTOR TO VERIFY ROOF PITCH AND MATCH EXISTING ROOF PITCH WHEN ORDERING TRUSSES U.O.N.
- PAPER-FACED INSULATION IS PROHIBITED IN ATTICS OR OTHER VENTILATED AREAS.
- EXTERIOR SHEATHING:**
 5/8" PLYWOOD CD OR CG GRADE W/BD @6" O.C. EN. & BN @6" O.C.
 OR
 1/2" P.I. @2"
 UNLESS OTHERWISE NOTED ALL NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE ON SHEET S-2 OF THESE PLANS.
- USE PLATE WASHERS A MIN. OF 3/8"x3/8"x2 1/2" ON EA. BOLT. WASHER MAY NOT BE SLOTTED MORE THAN A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIA. AND SLOT LENGTH NOT TO EXCEED 1-3/4".
- ALL HOLDINGS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- VENTS:**
 MUST BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH.
- EXTERIOR DOORS:**
 MUST BE APPROV'D NON-COMBUSTIBLE OR SOLID CORE NOT LESS THAN 1-5/8" THICK OR 20-MIN FIRE RATED.
- WINDOWS:**
 TO BE MILGARD, EAGLE OR APPROV'D EQ. SHALL BE TEMPERED GLASS OR MULTI-LAYERED HAVING A FIRE PROTECTION RATING OF MIN. 20 MINUTES. GLAZING FRAMES OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.
- FLOOR SHEATHING:**
 5/8" PLYWOOD CD OR CG GRADE STRUCT I OR II W/BD @6" O.C. EN. & BN @6" O.C. OR 1/2" P.I. @2" UNLESS OTHERWISE NOTED. ALL NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE ON SHEET S-2 OF THESE PLANS.



..Ruland Design Group.
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 San Diego, CA 92104
 www.rulanddesigngroup.com
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PROPOSED BUILDING ELEVATIONS

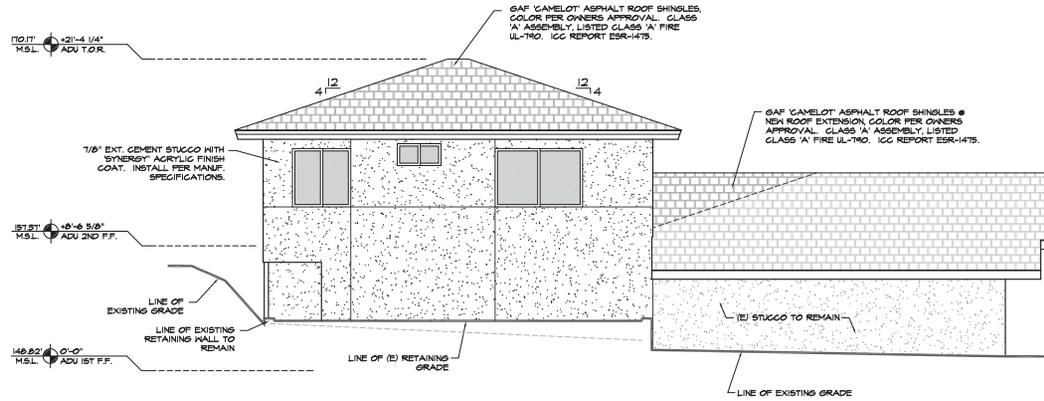


Author: RDG - RT

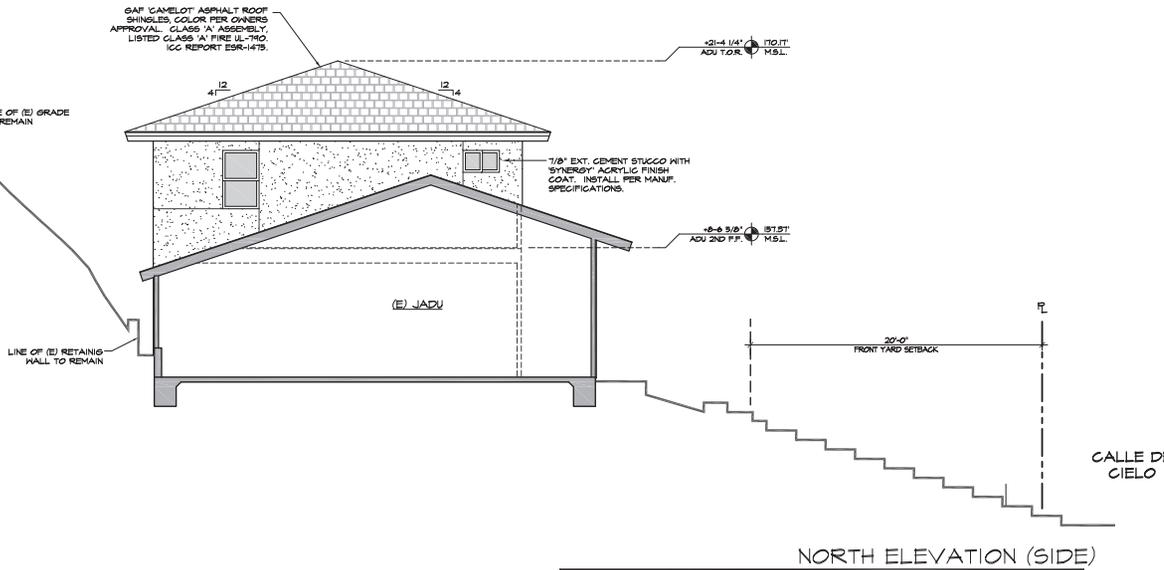
Date: 05-30-25

A20

SECURE BOUNDING AREA



EAST ELEVATION (FRONT)



NORTH ELEVATION (SIDE)

PROPOSED BUILDING ELEVATIONS

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

HIGH FIRE SEVERITY ZONE NOTES:

- THE ADDITION OF THE NEW GARAGE AND ACCESSORY DWELLING UNIT ABOVE SHALL SATISFY AND PROVIDE THE FOLLOWING:
1. USE OF CLASS 'A' ROOF WITH FIRE STOPS AT ALL OPENINGS.
 2. SKYLIGHTS TEMPERED (IF APPLICABLE).
 3. SPARK ARRESTOR FOR NEW CHIMNEYS (IF APPLICABLE).
 4. ROOF ATTIC VENTS PROHIBITED IN LOCATIONS WHERE DEBRIS ARE MOST LIKELY TO ACCUMULATE INCLUDING EAVES AND OVERHANG AREAS.
 5. PROTECTED AREAS.
 6. WINDOWS SHALL BE DUAL GLAZED/SINGLE TEMPERED. VINYL WINDOWS MUST HAVE HELDED CORNERS, METAL REINFORCEMENT AND MEET WINDOW INDUSTRY STANDARDS.
 7. GUTTERS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF DEBRIS.
 8. NON-COMBUSTIBLE EXTERIOR DOORS OR SOLID WOOD AT LEAST 1 5/8" THICK.
 9. ATTACHMENTS AND PROJECTIONS SUCH AS PATIOS, FENCES AND PATIO COVERS MUST BE IGNITION RESISTANT.
 10. FOUNDATION VENTS ARE PROHIBITED TO BE IN LOCATIONS WHERE DEBRIS ARE MOST LIKELY TO ACCUMULATE.
 11. INTERLOOR AREAS MUST BE ENCLOSED AS REQUIRED FOR EXTERIOR WALLS.
 12. EXTERIOR WALLS SHALL BE MADE WITH NON-COMBUSTIBLE WALL SURFACES SUCH AS STUCCO, FIBER CEMENT SIDING, & MASONRY. COMBUSTIBLE WALL COVERINGS, SUCH AS WOOD SIDING MUST HAVE UNDERLAYMENT OF 1/2" HIGH FIRE RATED SHEATHING BUTTED OR TAPED AND MUDDED.
 13. VENT OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH. THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/8TH INCH AND SHALL NOT EXCEED 1/8" INCH. THE MATERIAL USED SHALL BE CORROSION RESISTANT.
 14. GARAGE DOOR FIRE RESISTANT REQUIREMENTS.

SPECIAL PLAN NOTES:

1. THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, FIRE ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 50'-0" ABOVE GRADE (SDMG SEC. 19.04444 & 19.02.0505).
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 275-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 63-INCH FOR OTHER DOORS.
3. ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 5'-FEET FROM A PROPERTY LINE & 5'-FEET FROM BUILDING OPENINGS.
4. THE DESIGNER IS NOT RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.
5. EXTEND DUCT WORK TO HEAT ROOM ADDITIONS & NEAR CONDITIONED AREAS.

ELEVATION NOTES:

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- PAPER-FACED INSULATION IS PROHIBITED IN ATTICS OR OTHER VENTILATED AREAS.
- EXTERIOR SHEATHING:
 5/8" PLYWOOD CD OR CG GRADE W/6d #6 @ 12" O.C. & 1" X 4" @ 12" O.C.
 F.N. P.1 & P.2
 UNLESS OTHERWISE NOTED ALL NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE ON SHEET S-2 OF THESE PLANS
- USE PLATE WASHERS A MIN. OF 3"X3"X0.0225" ON EA. BOLT. WASHER MAY NOT BE SLOTTED MORE THAN A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIA. AND SLOT LENGTH NOT TO EXCEED 1-3/4".
- ALL HOLDINGS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- VENTS:
 MUST BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH
- EXTERIOR DOORS:
 MUST BE APPROV'D NON-COMBUSTIBLE OR SOLID CORE NOT LESS THAN 1-5/8" THICK OR 20-MIN FIRE RATED.
- WINDOWS:
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- FLOOR SHEATHING:
 5/8" PLYWOOD CD OR CG GRADE STRUCT I OR II W/6d #6 @ 12" O.C. & 1" X 4" @ 12" O.C. F.N. P.1 & P.2 UNLESS OTHERWISE NOTED. ALL NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE ON SHEET S-2 OF THESE PLANS.



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PROPOSED BUILDING ELEVATIONS

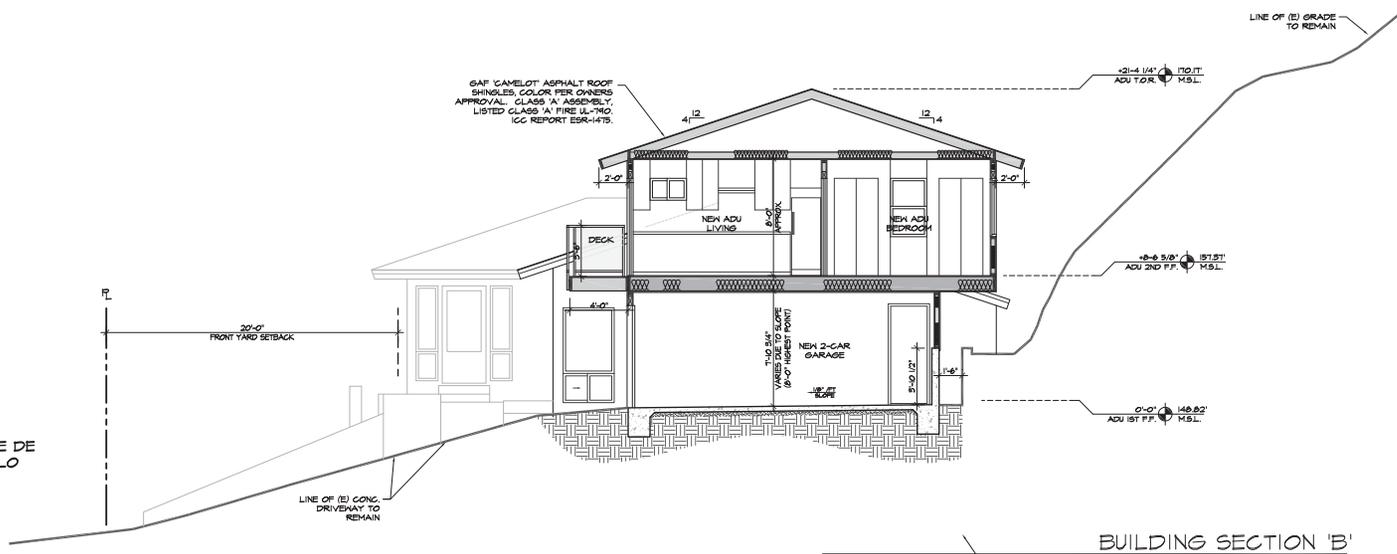


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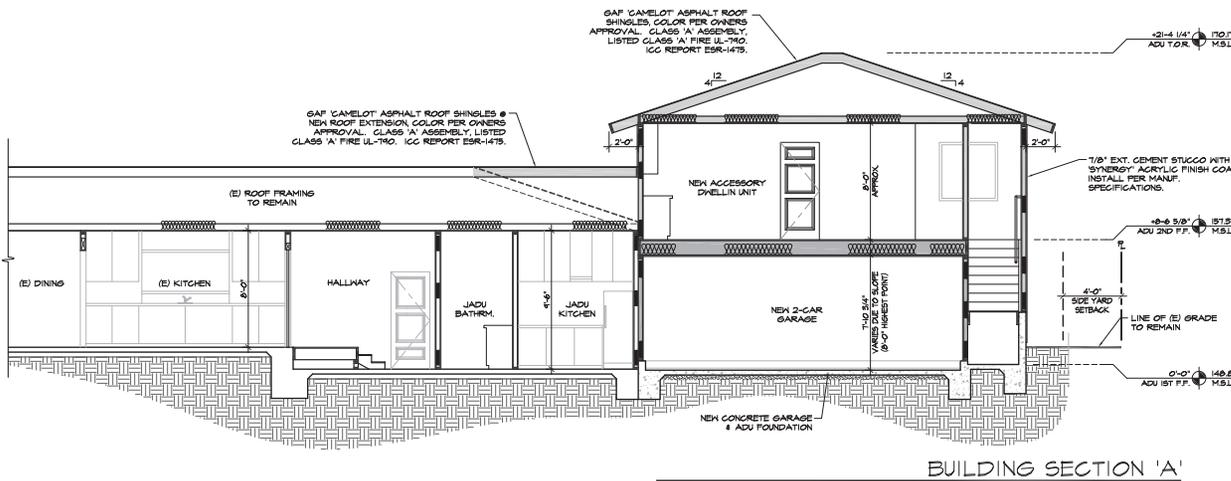
A21

SECURE BOUNDING AREA

CALLE DE CIELO



BUILDING SECTION 'B'



BUILDING SECTION 'A'

PROPOSED BUILDING SECTIONS

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

HIGH FIRE SEVERITY ZONE NOTES:

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 4. ROOF ATTIC VENTS PROHIBITED IN LOCATIONS WHERE EMBERS ARE MOST LIKELY TO ACCUMULATE INCLUDING EAVES AND OVERHAND AREAS.
 5. PROTECTED AREAS.
 6. WINDOWS SHALL BE DUAL GLAZED SINGLE TEMPERED VINYL WINDOWS MUST HAVE WELDED CORNERS, METAL REINFORCEMENT AND MEET WINDOW INDUSTRY STANDARDS.
 7. GUTTERS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF DEBRIS.
 8. NON-COMBUSTIBLE EXTERIOR DOORS OR SOLID WOOD AT LEAST 1.5" THICK.
 9. ATTACHMENTS AND PROJECTIONS SUCH AS PATIOS, FENCES AND PATIO COVERS MUST BE IGNITION RESISTANT.
 10. FOUNDATION VENTS ARE PROHIBITED TO BE IN LOCATIONS WHERE EMBERS ARE MOST LIKELY TO ACCUMULATE.
 11. UNDERFLOOR AREAS MUST BE ENCLOSED AS REQUIRED FOR EXTERIOR WALLS.
 12. EXTERIOR WALLS SHALL BE MADE WITH NON-COMBUSTIBLE WALL SURFACES SUCH AS STUCCO, FIBER CEMENT SIDING, & MASONRY. COMBUSTIBLE WALL COVERINGS SUCH AS WOOD SIDING MUST HAVE UNDERLAYMENT OF 1/2" HIGH FIRE RATED SHEATHING BUTTED OR TAPPED AND MORTISED.
 13. VENT OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH. THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/8" INCH AND SHALL NOT EXCEED 1/8" INCH. THE MATERIAL USED SHALL BE CORROSION RESISTANT.
 14. GARAGE DOOR FIRE RESISTANT REQUIREMENTS.

SPECIAL PLAN NOTES:

1. THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 50'-0" ABOVE GRADE (SDMG SEC. 151.0444 & 152.0209).
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.
3. ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 5'-FEET FROM A PROPERTY LINE & 5'-FEET FROM BUILDING OPENINGS.
4. THE DESIGNER IS NOT RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.
5. EXTEND DUCT WORK TO HEAT ROOM ADDITIONS & NEW CONDITIONED AREAS.



8151 CALLE DEL CIELO - LASKA RESIDENCE

LA JOLLA SHORES NEIGHBORHOOD SURVEY

LOT NUMBER	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	SIDE SETBACK	LOT SIZE	GROSS S.F.	F.A.R.
1 - 8151 Calle Del Cielo	13.0	44.0	4.0	6.0	21,344	6,048	0.28
2 - 8131 Calle Del Cielo	11.0	24.0	5.0	5.0	20,888	4,164	0.20
3 - 8111 Calle Del Cielo	14.0	16.0	5.0	5.0	21,155	2,950	0.14
4 - 2496 Avenida De La Playa	12.0	4.0	4.0	12.0	20,755	3,566	0.17
5 - 2476 Avenida De La Playa	24.0	8.0	5.0	8.0	34,848	5,123	0.15
6 - 8152 Calle Del Cielo	13.0	15.0	5.0	8.0	20,909	5,133	0.25
7 - 2431 Vallecitos	12.0	16.0	4.0	5.0	20,038	4,175	0.21
8 - 2411 Vallecitros	16.0	16.0	4.0	4.0	20,038	3,397	0.17
9 - 2466 Avenida De La Playa	24.0	28.0	4.0	4.0	21,780	3,617	0.17
10 - Tennis Court	0.0	0.0	0.0	0.0	0	0	0.00
11 - 2446 Vallecitos Ct.	9.0	7.0	5.0	5.0	22,216	5,694	0.26
12 - 2466 Vallecitos Ct.	12.0	8.0	6.0	5.0	20,473	4,162	0.20
13 - 8151 Calle Del Cielo	18.0	10.0	4.0	6.0	21,344	3,281	0.15
14 - 8171 Calle Del Cielo	12.0	18.0	5.0	12.0	23,958	2,745	0.11
15 - 2543 Calle Del Oro	10.0	28.0	4.0	4.0	20,038	4,950	0.25
16 - 2553 Calle Del Oro	10.0	28.0	4.0	4.0	20,038	5,081	0.25
17 - 2563 Calle Del Oro	10.0	26.0	4.0	3.0	20,038	5,527	0.28
18 - 2575 Calle Del Oro	12.0	28.0	4.0	4.0	20,038	3,421	0.17
19 - 2585 Calle Del Oro	12.0	30.0	4.0	4.0	20,473	3,592	0.18
20 - 2595 Calle Del Oro	10.0	36.0	4.0	4.0	20,473	4,894	0.24
21 - 2605 Calle Del Oro	10.0	32.0	4.0	4.0	20,730	7,105	0.34
22 - 2621 Calle Del Oro	10.0	28.0	3.0	3.0	19,602	10,263	0.52
23 - 2631 Calle Del Oro	10.0	20.0	4.0	4.0	20,038	5,729	0.29
24 - 2586 Calle Del Oro	8.0	28.0	4.0	12.0	20,473	3,436	0.17
25 - 2572 Calle Del Oro	6.0	24.0	4.0	3.0	20,038	4,769	0.24
26 - 2552 Calle Del Oro	6.0	32.0	4.0	4.0	42,253	10,470	0.25
	304.0	554.0	107.0	138.0	553,978		5.63
Averages:	12.16	22.16	4.28	5.52	22,159	5,137	0.234

August 22, 2025

VIA EMAIL: rebecca@rulanddesigngroup.com

Rebecca Baker
Ruland Design Group
3245 University Avenue 1-180
San Diego, CA 92104

Subject: 8151 Calle Del Cielo Assessment Letter; PRJ-1102311,
Internal Order No. 24009677;

Dear Rebecca Baker:

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

Project Scope

Site Development Permit (SDP) for the construction of a two-story residential dwelling unit with a 552 square-foot attached two-car garage with a 662 square-foot accessory dwelling unit (ADU) above, and 120 linear feet of retaining walls around the perimeter of the new attached garage. The project site is located at 8151 Calle Del Cielo (0.46-acre parcel) in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, Coastal (non-appealable) Overlay zone, and Coastal Height Limit Overlay zone of the La Jolla Community Plan and Local Coastal Program.

A Process 3, Site Development Permit (SDP) will be required in accordance with [SDMC Section §1510.0201\(d\)](#) of the La Jolla Shores Planned District Ordinance.

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 with a project decision. Additional supporting materials and technical information are necessary for continued project review, see the comments from the assigned reviewers.

Required Findings:

Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision

or recommend approval of your project to a decision maker, certain findings must be documented. See [SDMC 126.0505](#) for permit findings. Please provide a draft of the findings in your resubmittal.

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 \$10,972.58 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, your project requires a minimum required balance of \$8,000.00. 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.

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,

Martin R. Mendez
Development Project Manager
Phone: 619-446-5647
Email: mrmendez@sandiego.gov
Supervisor: Travis Cleveland

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: File
Lisa Kriedeman, Chair of the La Jolla Community Planning Association (via email)
Melissa Garcia, Community Planner, Planning Department (via email)



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

Project Address 8151 Calle Del Cielo
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact Rebecca Baker
rebecca@rulanddesigngroup.com

Instructions

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

Other

Community Planning Group

Martin Mendez
MRMendez@sandiego.gov
(619) 446-5309

[Comment 00108 | Page | Open]

- The applicant has identified that on February 20, 2025 the project was presented to the LA JOLLA SHORES PERMIT REVIEW COMMITTEE, LA JOLLA COMMUNITY PLANNING ASSOCIATION and obtained a vote of 6-0-1 without conditions or recommendations. Meeting minutes were submitted but form IB-620 has not been submitted to Development Services. Please submit form IB-620 with your next submittal. Contact the La Jolla Community Planning Association for a copy of the form.
- A recommendation from the La Jolla Shores Planned District Ordinance Advisory Board is still pending.
- To schedule your project for review by the La Jolla Shores Planned District Ordinance Advisory Board please contact Melissa Garcia, Senior Planner, MAGarcia@sandiego.gov or see the following website for contact information: <https://www.sandiego.gov/planning/community-plans/la-jolla/pdoab>

DSD-Engineering Review

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

[Comment 00001 | Page | Closed]

1. Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required.



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

2. Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.
3. A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
 - https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf

[Comment 00002 | Page | Closed]

On the Site Plan, show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required.

[Comment 00003 | Page | Closed]

Please revise the earthwork quantities to provide maximum of depth of cut or fill for the outside building footprint (in feet).

Follow up, please provide the maximum depth of cut or fill for the outside building footprint. (You provided the under building footprint)

[Comment 00004 | Page | Closed]

Please revise the site plan to show the drainage pattern for the entire site. Please show how the stormwater runoff convey to public storm drain system.

[Comment 00005 | Page | Closed]

An Encroachment Maintenance Removal Agreement (EMRA) will be required. It will be condition of approval for the stair, railing, block walls, landscape and irrigation in the ROW.

[Comment 00006 | Page | Closed]

Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on Calle Del Cielo. 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 00058 | Page | Closed]

Please revise the proposed Site plan, sheet A00, to screen back the existing wood fence. Why did the fence encroach into the adjacent property? If it's not a shared fence, then it should be removed.

[Comment 00085 | Page | Conditional]

Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the pavers, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

[Comment 00086 | Page | Conditional]

1. The project proposes to export 7.26 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

[Comment 00087 | Page | Conditional]



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1. 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.

[Comment 00088 | Page | Conditional]

1. 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 SDMC, into the construction plans or specifications.

[Comment 00089 | Page | Conditional]

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

[Comment 00090 | Page | Conditional]

Development of this project shall comply with all permanent storm water requirements of Municipal Stormwater Permit No.2013-0001, or subsequent order, and the current version of the City of San Diego's Storm water Standards Manual

[Comment 00091 | Page | Conditional]

Development of this project shall comply with all storm water construction requirements of the current version of the City of San Diego's Stormwater Standards Manual

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00008 | Page | Closed]

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 00009 | Page | Closed]

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 00010 | Page | Closed]

Project Scope:



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The project proposes a Coastal Development Permit for the construction of a new 552 square foot (sf) attached two-car garage with a 662 sf accessory dwelling unit above and 120 linear feet of new site retaining walls around the perimeter of the new attached garage located on a site with an existing single-family residence at 8151 Calle Del Cielo. The 0.46-acre site is designated Very Low Density Residential (0 - 5 dwelling units per acre) and zoned LJSPD-SF within the La Jolla Community Plan and Local Coastal Program. Additionally, the project site is within the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (non appealable 2), and the Parking Impact Overlay Zone (Coastal Impact Area).

[Comment 00011 | Page | Closed]

PREVIOUS ENVIRONMENTAL:

A discretionary project was reviewed onsite under PTS Project PTS-363511 Laska Residence in 2015 for a proposed CDP and SDP for a 427-sf first floor addition, a 2,856-sf second floor addition to the existing single-family residence and a 854-sf subterranean garage, with a 313-sf basement. The project was exempt from CEQA pursuant to Section 15303 New Construction or Conversion of Small Structures.

[Comment 00012 | Page | Closed]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC) and La Jolla Shores Planned District Ordinance (LJSPDO). The project proposes a single-family residence and associated improvements on a vacant residentially zoned lot within an existing residential neighborhood. The project site does not appear to be located on any designated scenic vistas or view corridors identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Please defer to LDR-Planning's review for any comments regarding height, setbacks, or community character comments.

[Comment 00013 | Page | Closed]

Biological Resources

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

[Comment 00014 | Page | Closed]

Geologic Conditions

According to the City of San Diego Seismic Safety Study, the project is located on Geologic Hazard Category 26, Slide-Prone Formation, Ardath; unfavorable geologic structure. A Geotechnical report was not received in this submittal. EAS defers to DSD-Geology for Geotechnical Study requirements and geotechnical issues. Please see their comments.

[Comment 00015 | Page | Closed]

Greenhouse Gas Emissions:

A Climate Action Plan Consistency Checklist was submitted. However, a CAP Checklist is not required. This project was deemed complete on November 9, 2023. As such the project is subject to the CAP Consistency Regulations included in Section §143.14 of the City's Municipal Code that became effective in the Coastal zone on June 8, 2023. EAS defers to DSD-Planning for the application of the CAP Consistency Regulations to the proposed project.

[Comment 00016 | Page | Closed]



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Health & Safety:

BMZ:

The project site is in a Brush Management Zone for Brush Management Analysis, EAS will defer to the Landscaping reviewer for analysis/conformance.

[Comment 00017 | Page | Closed]

BUILT ENVIRONMENT:

Although site plans indicate that the residence was constructed in 1980, prior review on the site (PTS-363611 Laska Residence) indicates that the structure was built in 1959. Prior Historic review on the site determined that the property did not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. However, this determination was good for 5 years from the date the determination was made (2/10/15) and has since expired. As such, the project is subject to review for potential historic resources, consistent with Municipal Code requirements. [Plan-Historic will be added to the next review cycle.](#)

[Comment 00018 | Page | Closed]

Paleontological Resources:

According to geologic maps, the project site is underlain with Ardath Shale with a high sensitivity for the discovery of paleontological resources.

Paleontological resources monitoring would be required under San Diego Municipal Code section 142.0151 if project grading would involve over 1,000 cubic yards of grading/excavation in a high resource potential geologic deposit/formation/rock unit to a depth of 10 feet. Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

The site plans indicate the following earthwork: 92 cyds of cut to a maximum cut depth of 12 inches and 0 cyds of fill and export of 92 cyds.

It appears project grading would not exceed paleontological resource monitoring thresholds. EAS has no further comments on this issue area. All pertinent information will be included in the appropriate environmental document.

[Comment 00019 | Page | Closed]

Water Quality

EAS defers to Engineering on storm water issues. Per the Stormwater Applicability Checklist submitted, the project is identified as a Standard Development Project. Please see LDR Engineering comments for more information. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00020 | Page | Closed]

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.



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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.

[[Comment 00080](#) | [Page](#) | [Open](#)]

Geologic Conditions

A Preliminary Geotechnical Report prepared by Christian Wheeler Engineering dated July 3, 2024 was received for this project. EAS defers to DSD-Geology for technical analysis and review of this report. Please see their comments.

[[Comment 00081](#) | [Page](#) | [Closed](#)]

Historical Resources:

ARCHAEOLOGY:

The project site is located within a high sensitivity area on the City of San Diego's Historical Resources Sensitivity map. Qualified Archaeological Staff conducted a CHRIS search and there are no archeological sites mapped within or adjacent to the property. Based on the negative CHRIS search, disturbed nature of the project area, and lack of archeological resources in the general area, potential impacts were determined to be less than significant. No mitigation is required. Staff has no additional comment on this issue area.

[[Comment 00082](#) | [Page](#) | [Closed](#)]

Historical Resources:

BUILT ENVIRONMENT:

Plan-Historic has requested additional information. Please see their comments. Any comments made by Plan-Historic on this issue area must be addressed before EAS can make an environmental determination on the project.

[[Comment 00083](#) | [Page](#) | [Closed](#)]

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.

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

Project Scope:

The project proposes a Site Development Permit (SDP) for the conversion of a 456 square-foot (sf) junior accessory dwelling unit (ADU) to a new 481 square foot (sf) attached two-car garage with a two-story 732 sf ADU located on a site with a 3,107 sf existing single-family residence at 8151 Calle Del Cielo. The 0.46-acre site is designated Very Low Density Residential (0 - 5 dwelling units per acre) and zoned LJSPD-SF within the La Jolla Community Plan and Local Coastal Program. Additionally, the project site is within the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (non appealable 2), and the Parking Impact Overlay Zone (Coastal Impact Area).



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[**Comment 00105** | **Page** | **Open**]

Scope clarification: Square Footage Calculation on Sheet TS1 of the site plans do not seem to match Project Description under Project Data on Sheet TS1. Please confirm.

[**Comment 00106** | **Page** | **Open**]

Other Review Disciplines:

Please address any remaining issues with other review disciplines (DSD-Geology, LDR-Planning). Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

[**Comment 00107** | **Page** | **Open**]

ENVIRONMENTAL DETERMINATION:

It appears the project would qualify to be exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). However, until all issues with other review disciplines are cleared, 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

Michael Jensen
mdjensen@sandiego.gov

[**Comment 00007** | **Page** | **Closed**]

The requested report must be uploaded with the ""Geotechnical Investigation Report"" PDF file option only. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

Submit a geotechnical investigation report that is prepared in accordance with the City's Guidelines for Geotechnical Reports and addresses the site and proposed development plans as required by Information Bulletin 515 and table 515A. For information regarding geotechnical reports, see the City's Guidelines for Geotechnical Reports.

The project is located in Geologic Hazard Category 26 as shown on the City's Seismic Safety Study Geologic Hazard Maps and is characterized by potential slope instability and slide-prone formations with unfavorable geologic structure. Submit a geotechnical investigation report that addresses the site and proposed building plans as required by San Diego Municipal Code §145.1803. For information regarding geotechnical reports, see the City's Guidelines for Geotechnical Reports.

http://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geo_guidelines.pdf

[**Comment 00059** | **Page** | **Open**]



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SUBMITTED REFERENCES (Reviewed):

Site Development Plans, LASKA- New Garage and ADU, 8151 Calle Del Cielo, La Jolla, SD CA 92037
dated October 10, 2023 by Ruland Design Group 9 pages

Report of Preliminary Geotechnical Investigation Proposed Garage and Accessory Dwelling Unit, 8151 Calle Del Cielo, La Jolla, California, CWE 2240098.01, dated July 3, 2024, by Christian Wheeler

[Comment 00060 | Page | Open]

The requested addendum/update letter be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only.

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, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

[Comment 00061 | Page | Open]

The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and addresses the following:

6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[Comment 00062 | 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.

6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[Comment 00063 | Page | Open]

According to the San Diego Seismic Safety Study Geologic Hazard Maps, the site is located in geologic hazard category 26, indicating potential slope instability. The project's geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion. Clarify the factor of safety with respect to surficial slope stability for the subject site.



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6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[[Comment 00064](#) | [Page](#) | [Open](#)]

As stated in the geotechnical report the Ardath Shale is dipping 3 to 5 degrees into slope. Indicate if geologic mapping was performed onsite to confirm bedding and if not provide where this was obtained.

Consider providing updated slope stability analysis of the site where direct observation of geologic structure is not possible and utilize conservative shear strength parameters and geologic conditions. Additional analysis and updated geologic cross-sections may be necessary.

6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[[Comment 00065](#) | [Page](#) | [Open](#)]

Informational Only: Per San Diego Municipal Code (142.0133): Cut and fill slopes less than 8 feet in height shall not exceed a gradient of 66 percent (1-1/2 horizontal feet to 1 vertical foot). Cut and fill slopes greater than 8 feet in height shall not exceed a gradient of 50 percent (2 horizontal feet to 1 vertical foot). Existing non-conforming slopes may remain if the project's geotechnical consultant can demonstrate that they are adequately stable with respect to gross and surficial stability and will not endanger public safety.

6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[[Comment 00066](#) | [Page](#) | [Open](#)]

Provide a statement that geologic structure and or expansive soils (Ardath Shale) will not adversely affect or surcharge the proposed retaining walls. Provide recommendation to mitigation recommendation, if needed.



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6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[Comment 00067 | Page | Open]

The geotechnical investigation report must contain an updated site-specific geologic/geotechnical map that shows the distribution of fill and geologic units, that depicts geologic structure (bedding, joints, structure, etc.), and proposed building construction and grading. Circumscribe the limits of recommended remedial grading on the geologic/geotechnical map.

6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[Comment 00068 | Page | Open]

The referenced geotechnical report indicates the imported clayey soil placed on the pad has a high expansion potential (Expansion Index = 101). Clarify if the geotechnical investigation report has addressed the potential detrimental effect of the on-site expansive soils on the propose structure or provide recommendations to mitigate the effects of expansive soil and provide additional foundation designs if necessary.

6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

[Comment 00069 | Page | Open]

The project's geotechnical consultant must review the current development plans and details to verify that their recommendations have been adequately implemented. Please indicate if additional analysis and/ or recommendations are required.



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6/30/2025

This comment remains applicable. Please have the geotechnical consultant respond to DSD-Geology Comments.

DSD-Historic

Megan Walker
mewalker@sandiego.gov

[Comment 00092 | Page | Closed]

- The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)
- Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required)

DSD-Landscape Review

Tamara Rosza
trosza@sandiego.gov

[Comment 00073 | Page | Closed]

Response to Comment #39: Partial response. Thank you for providing a Brush Management Plan. Now that more information about the existing irrigation and site have been provided, staff can assist in determining Zone limits.

-Please revise Zone One Area to include all irrigated/hardscaped areas. This includes all areas between the house and the rear fence.

-Revise Zone Two to include the area between the rear fence and the rear property line.

[Comment 00075 | Page | Closed]

Response to Comment #45: Please provide a line item for proposed Alternative Compliance measures directly on the Brush Management Plans. See also Fire review comment #50.

[Comment 00076 | Page | Closed]



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Response to Comments #33, 34: Partial response. Thank you for providing street trees. From written response, " 'There are no existing sidewalks along Calle Del Cielo to provide the CAP Street Tree Shade requirement documentation so no Street Shading Compliance Diagram is needed for this project.'

While staff acknowledges the Throughway area fronting the subject property is unpaved, according to the Street Design Manual a Throughway area is an area designed for pedestrian travel. The gravel path fronting the subject site within the ROW is a Throughway area.

-Please provide shading diagram and table. It appears the existing/proposed street trees will be able to meet the CAP shading requirements.

[Comment 00093 | Page | Conditional]

Landscape Conditions :

Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

[Comment 00094 | Page | Conditional]

Landscape Condition:

Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

[Comment 00095 | Page | Conditional]

Landscape Condition:

The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

[Comment 00096 | Page | Conditional]

Landscape Condition:

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

[Comment 00097 | Page | Conditional]

Brush Management Program:

The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program



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shown on Exhibit "A" on file in the Development Services Department.

[Comment 00098 | Page | Conditional]

The Brush Management Program shall be based on the standard Zone widths, taking the existing conditions into account, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 45-ft. to 56-ft. in width with a corresponding Zone Two of 7-ft. to 9-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

[Comment 00099 | Page | Conditional]

Brush Management Program:

Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

[Comment 00100 | Page | Conditional]

Brush Management Program:

Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

[Comment 00101 | Page | Conditional]

Brush Management Program:

Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

[Comment 00102 | Page | Conditional]

Brush Management Program:

The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

DSD-Planning Review

Adrian Rusit
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619-236-5507

[Comment 00078 | Page | Open]



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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 to the City. Please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

Reissuing comment 6/30/25

[Comment 00084 | Page | Closed]

For Information Only

The proposed project will not require a process two CDP. The proposed ADU is a process one CDP and will be processed ministerially. Therefore, the proposed project will not require a CDP for discretionary review.

[Comment 00103 | Page | Closed]

For Info Only

The proposed project site is located within the La Jolla Shores Planned District and proposes the addition of a two car garage and ADU above. The total addition is 1,213 sf (garage-481 sf + ADU- 732 sf). The proposed project proposes an increase in floor area greater than 10% (garage) and is therefore subject to a process three Site Development Permit, per §1510.0201(d).

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

[Comment 00053 | Page | Closed]

Project Information

1. The proposed project is located within: Base Zone LJSPD-SF, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, and the La Jolla Community Plan. [Info Only – No Response Required]
2. The proposed project scope includes: new attached garage, new ADU (above new garage), new retaining walls, at an existing SDU and JADU (to remain). [Info Only – No Response Required]

[Comment 00054 | Page | Closed]

Permits & Findings

3. Pursuant to SDMC 1510.0201, additions within the La Jolla Shores Planned District shall require a Site Development Permit (SDP). Pursuant to SDMC 1510.0201(d), the SDP shall be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three. Please add a SDP to the “Proposed Discretionary Permit” portion of the Project Data.
4. Pursuant to SDMC 126.0704, the proposal shall not require a Coastal Development Permit (CDP). Please remove the CDP from the “Proposed Discretionary Permit” portion of the Project Data.
5. Please provide a written response addressing each of the required findings found in 126.0505(a).

[Comment 00055 | Page | Closed]

Development

6. Per Building & Zoning Plat Map 250-1692, there is a 20' established front setback. Please label this as “established setback” on the site plan.
7. On the neighborhood survey site plan, please illustrate and label the 300 foot radius circle from the subject property.



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8. Per 142.0340(d)(1), "Two retaining walls with a maximum height of 6 feet each are permitted in the required side and rear yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall. See Diagram 142-03H." Please revise the proposed retaining walls to comply.
9. CAP checklist: Please revise the scope to include an SDP and remove the CDP.
10. Character: pursuant to SDMC 1510.0301(c), the labeled materials on the elevations appear to fit in with the character of the neighborhood. [Info Only – No Response Required].
11. Density: the proposed density appears to be in general conformity with the surrounding area (Pursuant to SDMC 1510.0304(a)). [Information Only - No Response Required]
12. Lot Coverage: Pursuant to SDMC 1510.0304(d), the maximum lot coverage is 60 percent. Please label this on the project data chart.
13. Landscaping: Pursuant to SDMC 1510.0304(h)(1), at least 30% of the lot shall be landscaped. Please label this on the project data chart.

[Comment 00056 | Page | Closed]

Community Plan

14. 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 single dwelling unit and one JADU (to remain) with the addition of one new ADU on one lot totaling approximately 20,100sf (~0.46 ac) in lot area. The project results in a density of approximately 2 dwelling units per acre. The project implements the prescribed density. [Information Only - No Response Required]
15. 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 per Figure 16. The proposed project includes a single dwelling unit and does not conflict with this policy.
16. The site is not identified as a public vantage point. (Figure 9, pg. 35-36). [Info Only – No Response Required]
17. 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.
18. 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." Please provide a written response addressing how the proposal meets this goal.
19. 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 providing off setting planes between the new garage and existing main structure.
20. 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. Please provide a response addressing how the proposal steps back at the additional stories.
21. 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 to the City.

Fire-Plan Review

Willard Larson
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[Comment 00079 | Page | Closed]

Fire has confirmed project will meet CBC 7A and FPB Policy B-18-1 for reduced defensible space. Fire has no further comments.

Site Development Plans PRJ-1102311.pdf

Community Planning Group

Martin Mendez
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(619) 446-5309

[Comment 00057 | Sheet TS1 | Conditional]

The proposed project is located within the La Jolla Community Planning Area and the La Jolla Shores Planned District.

- The La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board are the officially recognized community groups for the area to provide project recommendations to the City.
 - To schedule your project for review by the La Jolla Community Planning Association, please contact Harry Bubbins, Chair, at info@lajollacpa.org or see the following website for current contact information: <https://www.sandiego.gov/planning/community-plans/cpg/contacts>.
 - To schedule your project for review by the La Jolla Shores Planned District Ordinance Advisory Board please contact Melissa Garcia, Senior Planner, MAGarcia@sandiego.gov or see the following website for contact information: <https://www.sandiego.gov/planning/community-plans/la-jolla/pdoab>

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" provides additional information about the advisory role of the Community Planning Groups and is available at:

<https://www.sandiego.gov/sites/default/files/dsdib620.pdf>

Council Policy 600-24 provides guidance to the Community Planning Groups and is available at:

https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended but not required part of the project review process. You may contact the Chair of the La Jolla Community Planning Board and the Chair of the La Jolla Shores Planned District Ordinance Advisory Board to schedule your project for a presentation before their groups at their next available meeting.

Community Planning Group contact information is available at:

<https://www.sandiego.gov/planning/community/contacts>

Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count for your project.



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DSD-Historic

Megan Walker
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[Comment 00070 | Sheet TS1 | Closed]

- The property located at **8151 Calle Del Cielo**, APN **346-322-0200**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required)
- During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:
<http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf>
(Informational Only; No Response or Action Required)
- More information regarding this review process can be found in Information Bulletin 580:
http://www.sandiego.gov/development-services/pdf/industry/info_bulletin/ib580.pdf
(Informational Only; No Response or Action Required)
- If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required)
- If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...)
- (...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required)
- Staff has reviewed the photos, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

[Comment 00071 | Sheet TS1 | Closed]

- Staff cannot make a determination with the information provided. Please provide the following documents:
- A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. You can request a copy of this document online by using the Authorization Form and instructions provided in the link below:
<https://www.sdarcc.gov/content/dam/arcc/assessor/forms/real-property-assessment/AuthRelRecds.pdf>

[Comment 00072 | Sheet TS1 | Closed]

- Please resubmit the required documents to the Development Services Department website for routing and review. Should you have any questions regarding these comments, please contact the "Reviewer" listed in bold



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at the top of this cycle issues report.

DSD-Landscape Review

Tamara Rosza
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[Comment 00021 | Sheet A00 | Closed]

Project Scope: Project is a Coastal Development Permit for proposed new attached 2-story structure containing a garage with 1 ADU on top, as well as new retaining walls to a site with an existing JADU and single-family residence within the Citywide LJSPD-SF Zone. Site is constrained by the Coastal Overlay Zone (N-APP-2), Very High Fire Hazard Severity Zone Overlay within the La Jolla Community Plan Area. -Information only.

[Comment 00022 | Sheet A00 | Closed]

Landscape Applicability – La Jolla Shores Planned District [1510.0304(h)]: Per the LJSPD Development requirements, project is required to submit Landscape Plans/Irrigation Plans as well as demonstrate a minimum of 30% of the total parcel area as landscaped. -Information only.

[Comment 00023 | Sheet A00 | Closed]

ADU and Climate Action Plan Consistency Regulations Applicability [141.0302(b)(2)(F) and 143.1405(a)]: Proposal brings the total number of ADUs on the premises to a total of two or more, therefore the project is subject to the landscape requirements for new ADUs per the Separately Regulated Use Regulations for ADUs. The project is also subject to the landscape requirements of the Climate Action Plan Consistency Regulations. - Information only.

[Comment 00024 | Sheet A00 | Closed]

Brush Management Applicability [142.0402]: The site is constrained by the Brush Management Overlay / Very High Fire Hazard Severity Zone with structures proposed within 100-ft of native/naturalized vegetation, therefore a formalized brush management plan is required per 142.0412.
– Information only. See below for applicable correction issues.

[Comment 00025 | Sheet A00 | Closed]

LJSPD Development requirements, Landscape Plans/Irrigation Requirements: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape. Provide Landscape Plans that identify the planted areas and hardscape areas. Provide Irrigation extents if there is an existing system. Note that the Plans need to conform to the City's Landscape Standards.

[Comment 00026 | Sheet A00 | Closed]

Landscape Plan: show planting plan for landscape areas. Plantings may be shown in massings. Please give common and botanical names for each tree (if applicable). Please submit planting plans in accordance with the Land Development Manual Project Submittal Requirements Section 4, Items 11.1- 11.5

[Comment 00027 | Sheet A00 | Closed]

Landscape Area Diagram [§ 1510.0304(h)]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas including planting areas, and hardscape areas. Please revise a calculations of the "Landscape Footage" table to include square



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footages of total parcel, planting, and hardscaped areas. Please include percent planting area of total parcel area. Note that turf, block and hardscape areas will not contribute to the landscape requirement.

[Comment 00028 | Sheet A00 | Closed]

Irrigation [1510.0403(h)(3)]: All landscaped material shall be permanently maintained in a growing and healthy condition. If existing irrigation system is to remain, please show extents of system including controller and POC. If new system is to be provided, plans will be required at the ministerial level permit.

[Comment 00029 | Sheet A00 | Closed]

Required ADU Premises Trees [141.0302(b)(2)(F)(i)]: Where construction of an ADU or JADU brings the number of ADUs or JADUs on the premises to a total of two or more per 141.0302(b)(2)(F)(i), two trees shall be provided on the premises for every 5,000 square feet of lot area, with a minimum of one tree per premises. The lot area is 20,100 therefore, the project is required to provide 8 trees on the premises.

[Comment 00030 | Sheet A00 | Closed]

Required Climate Action Plan Premises Trees [143.1405(a)]: Where development results in three or more total dwelling units on all premises in the development, two trees shall be provided on the premises for every 5,000 square feet of lot area, with a minimum of one tree per premises. Please provide 8 trees. Note that trees provided to meet the ADU Onsite Trees may also count towards the requirement for Climate Action Plan Consistency Regulations. On the title page of the Plan Set, please include a table called "Climate Action Plan Consistency Regulations". Provide the square footage of the Lot, the number of trees required on the premises, and the number of trees provided on the premises.

[Comment 00031 | Sheet A00 | Closed]

Existing Trees: Aerial photography shows several existing trees on the premises. In order for existing trees to be counted toward the above requirements provide common and botanical names as well as caliper size.

[Comment 00032 | Sheet A00 | Closed]

Required Street Trees [141.0302(b)(2)(F)(ii)] and [143.1410(a)(1)]: The project is subject to the street tree requirements of the ADU regulations and the Climate Action Plan Regulations. For the parcel at hand, street trees shall be planted within 10-ft of the front property line within the parcel as follows:

- At least 50 percent of the Throughway Zone shall be shaded. In this case, the Throughway Zone is the gravel path at back of curb.
- The shade coverage of a tree shall be determined by the expected canopy at 10-year maturity.
- The true angle of deflection of natural sunlight shall not be considered. Shaded areas shall be assumed to be only those portions of the Throughway directly beneath the shading canopy or drip line.
- The number of street trees provided shall not be less than what is required by the Landscape Regulations in Chapter 14, Article 2, Division 4, which is calculated at the rate of one 24-inch box canopy form tree for every 30 feet of linear street frontage, excluding curb cuts and required clearances for designated bus stops.

[Comment 00033 | Sheet A00 | Closed]

Compliance Diagram for Street Tree Shading: Provide a Landscape Diagram with the following information to demonstrates compliance with the Throughway shading per the Climate Action Plan Consistency Regulations:

1. A landscape plan showing planting scheme for all areas within the Furnishing Zone;



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2. Tree canopies drawn to scale representing the estimated canopy at a ten-year growth period based on species specified;
3. The total area in square feet of the Throughway Zone;
4. The total area in square feet of the shaded area provided by tree canopies over the Throughway Zone.
5. The percent achieved of shaded area to Throughway Zone area.

[Comment 00034 | Sheet A00 | Closed]

Compliance Table for Street Tree Shading: Provide a table summarizing the following:

1. Total throughway area in square feet;
2. Total shaded area achieved by canopies in square feet;
3. Percent achieved of shaded area to Throughway Zone area.
4. The number of trees provided.
5. Common and botanical name of tree(s), container size (24-inch box minimum).

[Comment 00035 | Sheet A00 | Closed]

Street Tree Species: Existing trees may be counted toward this requirement within 10-ft of the front property line. Provide common and botanical names as well as caliper size. Please select new trees from the City's Street Tree Selection Guide based on the site's parkway width size. No palms. Please select from the Street Tree Selection Guide. Refer to the following link for the Street Tree Selection Guide: <https://www.sandiego.gov/sites/default/files/street-tree-selection-guide.pdf>

[Comment 00036 | Sheet A00 | Closed]

Clearly show and label all existing and any proposed utilities to ensure minimum clearances per Table 142-04E are observed between proposed street tree(s) and utilities/improvements. This includes all water and sewer lines.

[Comment 00037 | Sheet A00 | Closed]

Brush Management Plan [Table 142-04A]: Due to proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be requested in accordance with SDMC 142.0412. Zone One shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone Two consists of thinned, native or naturalized non-irrigated vegetation. Please provide a brush management plan with the next submittal. For a preformatted sheet, follow this link: https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

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>

[Comment 00038 | Sheet A00 | Closed]



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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 northern portion of the property. Provide a photo key map that identifies the photos' location.

[Comment 00039 | Sheet A00 | Closed]

Brush Management Zones: Due to variables affecting site, staff requires additional information to assist with laying out brush management Zones. Show existing and proposed landscape (if any), structures, edge of slope, and other improvements in the rear yard area. Show the limits of hardscaped and irrigated areas.

[Comment 00040 | Sheet A00 | Closed]

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:

-Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

-Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

[Comment 00042 | Sheet A00 | Closed]

Structures: Indicate graphically and with notes all structures and hardscape within Zone One. Structures in Zone One shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code.

[Comment 00043 | Sheet A00 | Closed]

Please provide the following note: "Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement."

[Comment 00044 | Sheet A00 | Closed]

Minimum Defensible Space: Per Fire Prevention Bureau Policy FPB-18-1 VI, the minimum defensible space that would be allowed by the Fire Marshall for brush zones is 10 feet from any habitable structure to the edge of Zone One. The 10-ft is measured as if an offset to the limits of Zone One, and no structure or part of structure shall be closer than 10-ft. The proposed ADU may not be placed less than 10-ft from the edge of Zone One. [Info Only]

[Comment 00045 | Sheet A00 | Closed]

Brush Management Alternative Compliance: Development will require alternative compliance measures as mitigation for the reduced brush management zones. Proposed alternative compliance measures will be reviewed and must be approved by Fire-Plan Review. Please document the methods of alternative compliance directly on the Brush



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Management Plan.

[Comment 00046 | Sheet A00 | Closed]

Recheck 1/6/25: Please address.

Non-Title Sheet: Once brush management zones have been determined, please provide staff with a separate non-title sheet indicating Fire Hazard Reduction Zones (combined zone 1 & 2 areas) as part of this review process. This document will ultimately be recorded as part of the Future Final Map associated with the development at hand.

[Comment 00047 | Sheet A00 | Closed]

"Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc."

[Comment 00048 | Sheet A00 | Closed]

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 00074 | Sheet BM2 | Closed]

Table 142-04H: Once Zone One and Two widths have been updated, please fill in the blanks for Zone Widths provided on the Table 142-04H at the top left hand corner of preformatted notes on sheet BM2.

DSD-Planning Review

Adrian Rusit
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[Comment 00077 | Sheet A20 | Open]

The project site is located within the La Jolla Shores Planned District and is subject to general design regulations per §1510.0301(c). Please provide color samples for proposed materials per §1510.0301(c)(2).

Reissuing comment 6/30/25

Please provide proposed colors in order for planning to review for general conformity and community.

Fire-Plan Review

Willard Larson
WTLARSON@SANDIEGO.GOV



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619-533-4464

[Comment 00049 | Sheet A00 | Closed]

Provide a Brush Management Plan per Landscape and Fire requirements as project is located in VHFSZ. Show mitigation applied to structure as a note on the Brush Management Plan. Refer to Landscape comments for information to be provided on Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space prior to Landscape sign-off. See FPB Policy B-18-01 https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf.

[Comment 00050 | Sheet A00 | Closed]

Per FPB Policy B-18-01, additions shall meet CBC Chapter 7A or CRC 337 as Alternative Compliance mitigation due to reduced defensible space. Provide a note on Brush Management Plan and revise other plan sheets as needed stating these requirements are satisfied. See policy language below.

B. Additions and remodels that are exempt from the requirements of Chapter 7A of the CBC and R327 CRC that do not provide the full 100 ft. of defensible space must comply with Chapter 7A CBC/R337 CRC which includes the following as applies: (This pertains to the addition/remodel, not the existing building.)

1. Class A roof with fire stops at all openings.
2. Skylights tempered.
3. Spark Arrestor
4. Roof Attic vents prohibited in locations where embers are most likely to accumulate including eaves and overhang areas.
5. Protected eaves.
6. Windows dual glazed/single temper. Vinyl windows must have welded comers, metal reinforcement & meet window industry standards.
7. Gutters must be designed to prevent accumulation of debris.
8. Non-combustible exterior doors or solid wood at least 1 3/8 thick.
9. Attachments and projections such as patios, fences and patio covers must be ignition resistant.
10. Foundation vents are prohibited to be in locations where embers are most likely to accumulate.
11. Underfloor area must be enclosed as required for exterior walls.
12. Exterior walls shall be made with non-combustible wall surfaces such as stucco, fiber cement siding, & masonry. Combustible wall covering, such as wood siding must have under-layment of 1/2 inch fire rated sheathing butted or taped and mudded.
13. Vent openings shall be fully covered with metal wire mesh. The dimension of the openings shall be a minimum of 1/16th inch and shall not exceed 1/8th inch. The material used shall be corrosion resistant.
14. Garage door fire resistant requirements

[Comment 00051 | Sheet A00 | Closed]

Per FPB Policy B-18-01 and Fire Code Official discretion, a minimum of 10' Zone 1 defensible space is required on site. Provide a minimum 10' defensible space in Zone 1 condition

[Comment 00052 | Sheet A00 | Closed]

Fire reserves the right to provide additional comments based on subsequent submittal revisions. Contact Fire-Plan Reviewer by email with any questions or if clarification is needed for Fire comments listed

Required Submittal

PRJ-1102311



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

Project Address: 8151 Calle Del Cielo, San Diego, CA 92037

Project Type: Discretionary Project

Primary Contact:
rebecca@rulanddesigngroup.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

- | | |
|--------------------------------------------|--------------------------|
| Applicant Response to Issues | DSD-Environmental |
| Applicant Response to Issues | DSD-Planning Review |
| Community Planning Group Recommendation | Community Planning Group |
| Geotechnical Investigation Report Addendum | DSD-Geology |
| Site Development Plans | DSD-Geology |
| Site Development Plans | DSD-Planning Review |