

**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-1139063, SO RESIDENCE
- Address and APN(s): **7872 ESTEREL DRIVE 92037 APN NO: 346-610-03-00**
- Project contact name, phone, e-mail: **Sara Carpenter of Architect Mark D. Lyon Inc. (858) 459-1171 sara@mdla.net**
- Project description: **SDP for addition and remodel of the existing one-story single dwelling unit of 3,524 square feet over basement. Includes addition of 35 square feet to the ground level, addition of 1,636 square feet to the existing basement and a new lower level basement of 1,391 square feet at 7872 Esterel Drive. The 0.46-acre site is in the LJSPD-SF Base Zone within the La Jolla Community Plan Area. Council District 1.**

- 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: **20,388 sq. ft.**
 - existing structure square footage and FAR (if applicable):
3,524 sq.ft. GFA/3,191 sq. ft. FAR
 - proposed square footage and FAR: **6,582 sq.ft. GFA/4,347 sq. ft. FAR**
 - existing and proposed setbacks on all sides:
FRONT: 25'-0" - DEVELOPMENT SETBACK
STREET SIDE YARD: 25'-0" DEVELOPMENT SETBACK
SIDE: 7'-0 3/4"
REAR: 25'-0"
 - height if greater than 1-story (above ground): **21'-8 1/4"**

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:

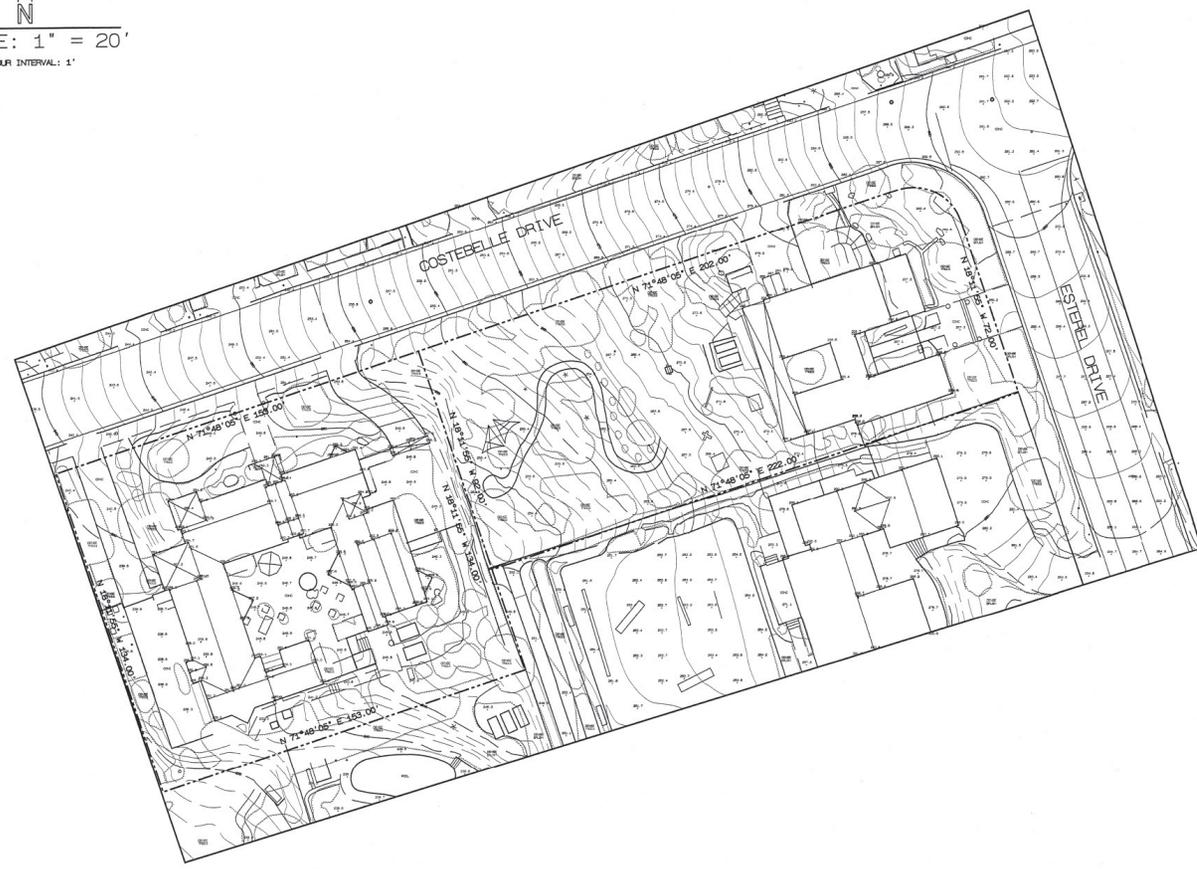
Melissa Garcia, Senior Planner
magarcia@sandiego.gov
 City Planning Department

619-236-6173



SCALE: 1" = 20'

CONTOUR INTERVAL: 1'



CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858)271-9991 EMAIL: CEANDS@AOL.COM

LEGAL DESCRIPTION

LOTS 20 AND 21 OF AZULFE COAST UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4995, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 20, 1962.

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 7872 ESTEBEL DRIVE, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PROPERTIES ARE 340-010-03 AND 04.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.04 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK WELL MONUMENT LOCATED WITHIN THE INTERSECTION OF ESTEBEL DRIVE AND ST. TOPEZ PLACE, ELEVATION 254.46' MEAN SEA LEVEL (N.G.V.D. 1929).

Patrik F. Christensen
PATRIK F. CHRISTENSEN, P.L.S. 7208 06-23-22 Date



AS
ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA, CA 92037 (858) 458-1171 INFO@MDLA.NET



SO
RESIDENCE
7872 ESTEBEL DRIVE
LA JOLLA, CA 92037

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 EMAIL: CEANDS@AOL.COM

Project Address: 7872 ESTEBEL DRIVE, LA JOLLA, CA 92037
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Project Name: 7872 ESTEBEL Original Date: MAY 25, 2022

Sheet Title: TOPOGRAPHIC MAP Sheet 1 of 1 DEP: _____

PREPARED BY:	REVISION 10: _____
NAME: ARCHITECT MARK D. LYON, INC.	REVISION 9: _____
ADDRESS: 410 BIRD ROCK AVE.	REVISION 8: _____
LA JOLLA, CA 92037	REVISION 7: _____
PHONE: (858)458-1171	REVISION 6: _____
BCP: _____	REVISION 5: _____
PROJECT: 1302063/PMT-3375302	REVISION 4: _____
SO RESIDENCE	REVISION 3: _____
DATE: 06-23-2022	REVISION 2: _____
DATE: 06-23-2022	REVISION 1: _____
SHEET TITLE: TOPOGRAPHIC MAP	ORIGINAL DATE: 06-23-2022
EXISTING TOPOGRAPHY	SHEET: 1 OF 1
	DEP: _____

JN 2022-38

REVISION No.	Date

PROJECT NUMBER: PRJ-1194036

SUBMITTAL DATE: 06-23-2022

PHASE: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 2211

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 06-23-2022

SHEET TITLE: EXISTING TOPOGRAPHY

C001

I certify that the information furnished on this drawing is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of California, License No. 13754. I am not providing this drawing as part of a contract for professional engineering services. I am not providing this drawing as part of a contract for professional engineering services. I am not providing this drawing as part of a contract for professional engineering services.



SO RESIDENCE
 7872 ESTEREL DRIVE
 LA JOLLA, CA 92037

REVISION No.	Date

SUBMITTAL DATE: 06.23.2025

PERMITS: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 2211

REVIEWED BY: MDL

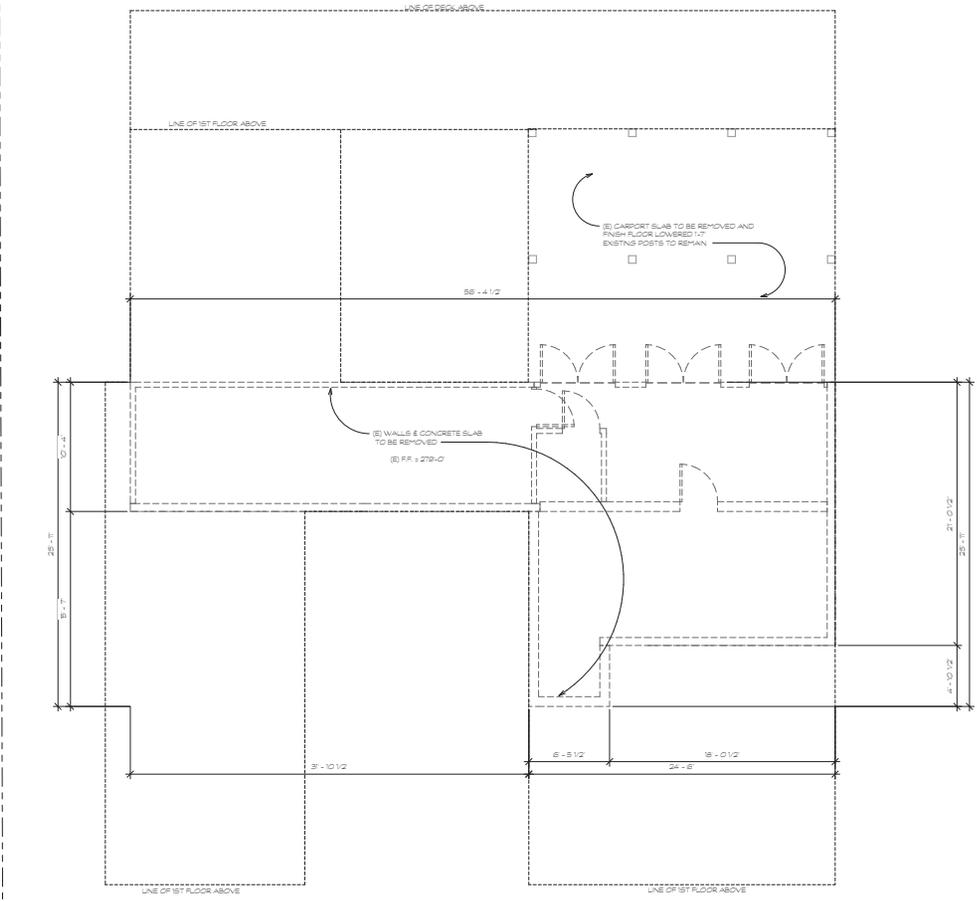
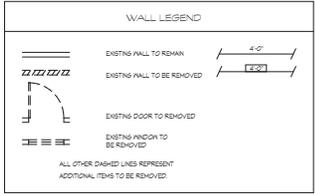
DRAWN BY: SEC

DATE: 06.23.2025

SHEET TITLE: FIRST FLOOR AS-BUILT & DEMO PLAN

AD101

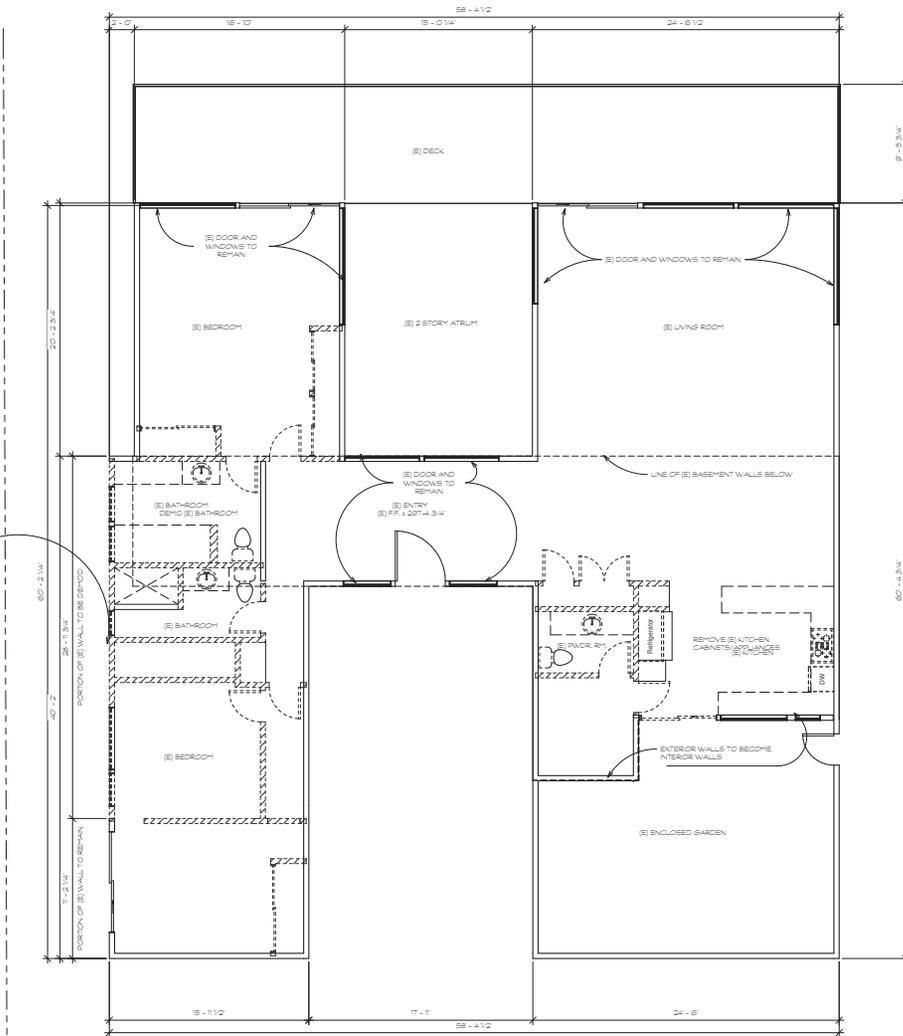
- DEMOLITION NOTES**
- CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
 - CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
 - CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
 - REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
 - REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT. FINALS TO BE REMOVED.
 - REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION U.O.R.
 - REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION U.O.R.
 - REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION U.O.R.
 - REMOVE ALL EXISTING PARTINGS AS INDICATED AND PREP OPENINGS TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS.
 - REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
 - ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.



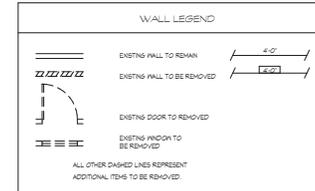
FIRST FLOOR AS-BUILT & DEMO PLAN
 1/4" = 1'-0"

PREPARED BY:	REVISION 10: _____
NAME: ARCHITECT MARK D. LYON, INC.	REVISION 9: _____
ADDRESS: 410 BIRD ROCK AVE., LA JOLLA, CA 92037	REVISION 8: _____
PHONE: (858) 458-1171	REVISION 7: _____
BCP: (858) 458-1171	REVISION 6: _____
PROJECT: SO RESIDENCE - 7872 ESTEREL DRIVE	REVISION 5: _____
DATE: 06/23/2025	REVISION 4: _____
ORIGINAL DATE: 06/23/2025	REVISION 3: _____
SHEET: 9 OF 18	REVISION 2: _____
DEPT: _____	REVISION 1: 02/23/2020

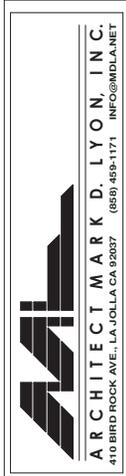
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- DEMOLITION NOTES**
1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, BASED FLOORS AND SLABS.
 2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
 3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
 4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
 5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
 6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION U.O.A.
 7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION U.O.A.
 8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION U.O.A.
 9. REMOVE ALL EXISTING FINISHES AS INDICATED AND PREP OPENINGS TO RECEIVE NEW FINISH. VERIFY ALL ROUGH-OPENING DIMENSIONS.
 10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
 11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. UNLESS SPECIFIED OTHERWISE BY OWNER.



PREPARED BY: ARCHITECT MARK D. LYON, INC.
 NAME: ARCHITECT MARK D. LYON, INC.
 ADDRESS: 410 BIRD ROCK AVE., LA JOLLA, CA 92037
 PHONE: (619) 454-1111
 FAX: (619) 454-1111
 PROJECT NO.: 13-0063/PMT-3375302
 SHEET NO.: 11 OF 13
 DATE: 06/23/2025



**SO
RESIDENCE**
 7872 ESTEREL DRIVE
 LA JOLLA, CA 92037

REVISIONS	No.	Date

SUBMITTAL DATE:	06/23/2025
BASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	2211
DESIGNED BY:	MDL
DRAWN BY:	SEC
DATE:	06/23/2025

SHEET TITLE:
 MAIN FLOOR AS-BUILT &
 DEMO PLAN

AD102

MAIN FLOOR AS-BUILT & DEMO PLAN

1/4" = 1'-0"

ARCHITECT MARK D. LYON, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. THE COMPANY DOES NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, SEXUAL ORIENTATION, OR MARITAL STATUS. THE COMPANY IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER.



REVISION	No.	Date

SUBMITTAL DATE: 06.23.2025

BASE: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 2211

DESIGNED BY: MDL

DRAWN BY: SEC

DATE: 06.23.2025

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

WALL LEGEND

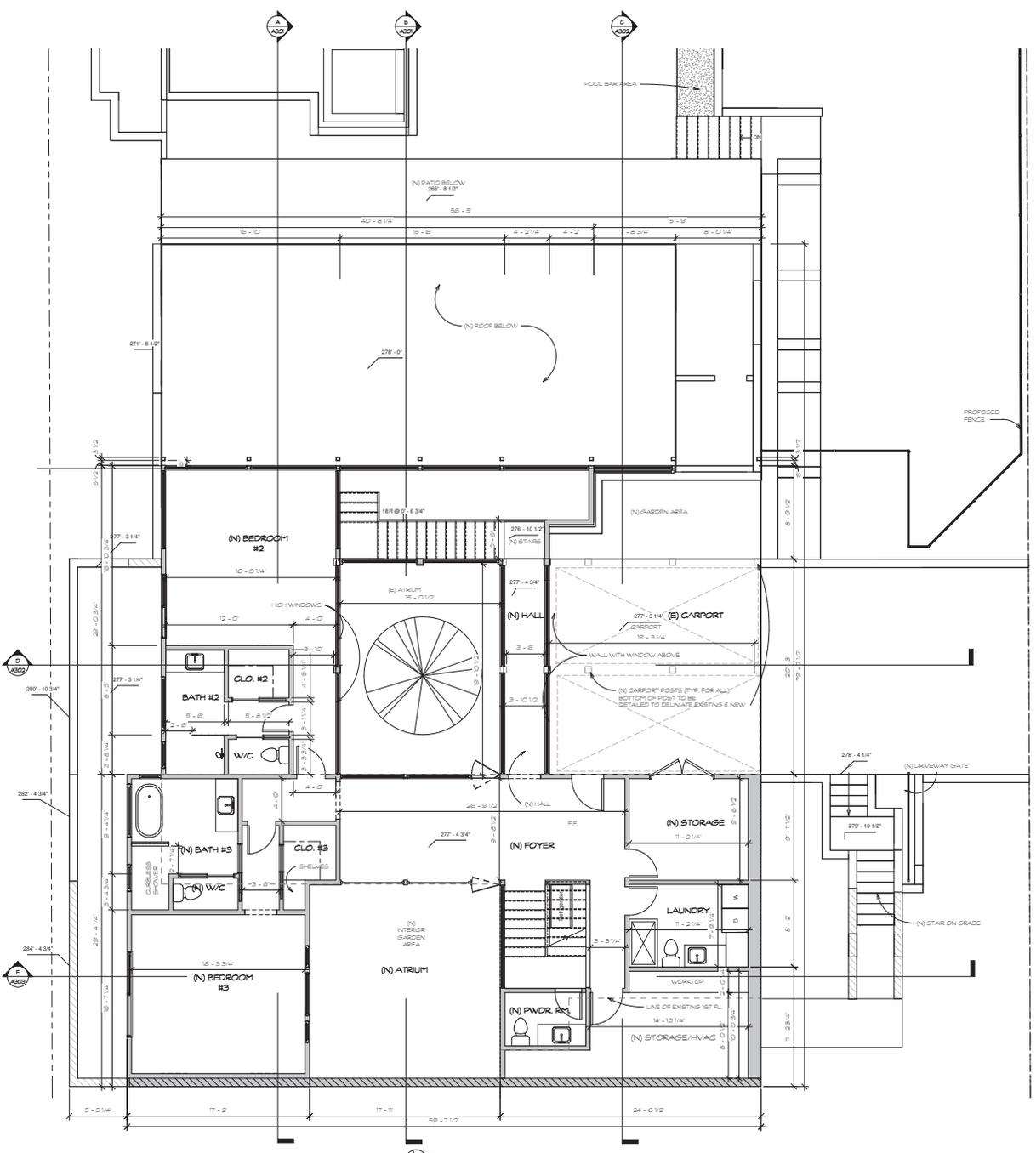
	EXISTING WALL TO REMAIN
	NEW G.C. WALL
	FURRED WALL - EXISTING 2ND EXTERIOR WALL STUDS RETAINED w/ 2ND STUDS
	NEW WALL - 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS 2ND CONSTRUCTION INTERIOR PARTITIONS 2ND CONSTRUCTION UNLESS OTHERWISE NOTED
	NEW CMU WALL
	INTERIOR PARTITIONS 2ND CONSTRUCTION NBR DOOR INSTALLED w/ FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	NBR POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	EXTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE

SEE SFP-1 FOR INSULATION SPECIFICATIONS.

PREPARED BY: ARCHITECT MARK D. LYON, INC.
 NAME: ARCHITECT MARK D. LYON, INC.
 ADDRESS: 410 BIRD ROCK AVE., LA JOLLA, CA 92037
 PHONE: (858) 458-1171
 SCD: PCL-1320263/PMT-3375302
 SO RESIDENCE I
 7872 ESTEREL DRIVE
 LA JOLLA, CA 92037
 SHEET TITLE: PROPOSED FIRST FLOOR PLAN

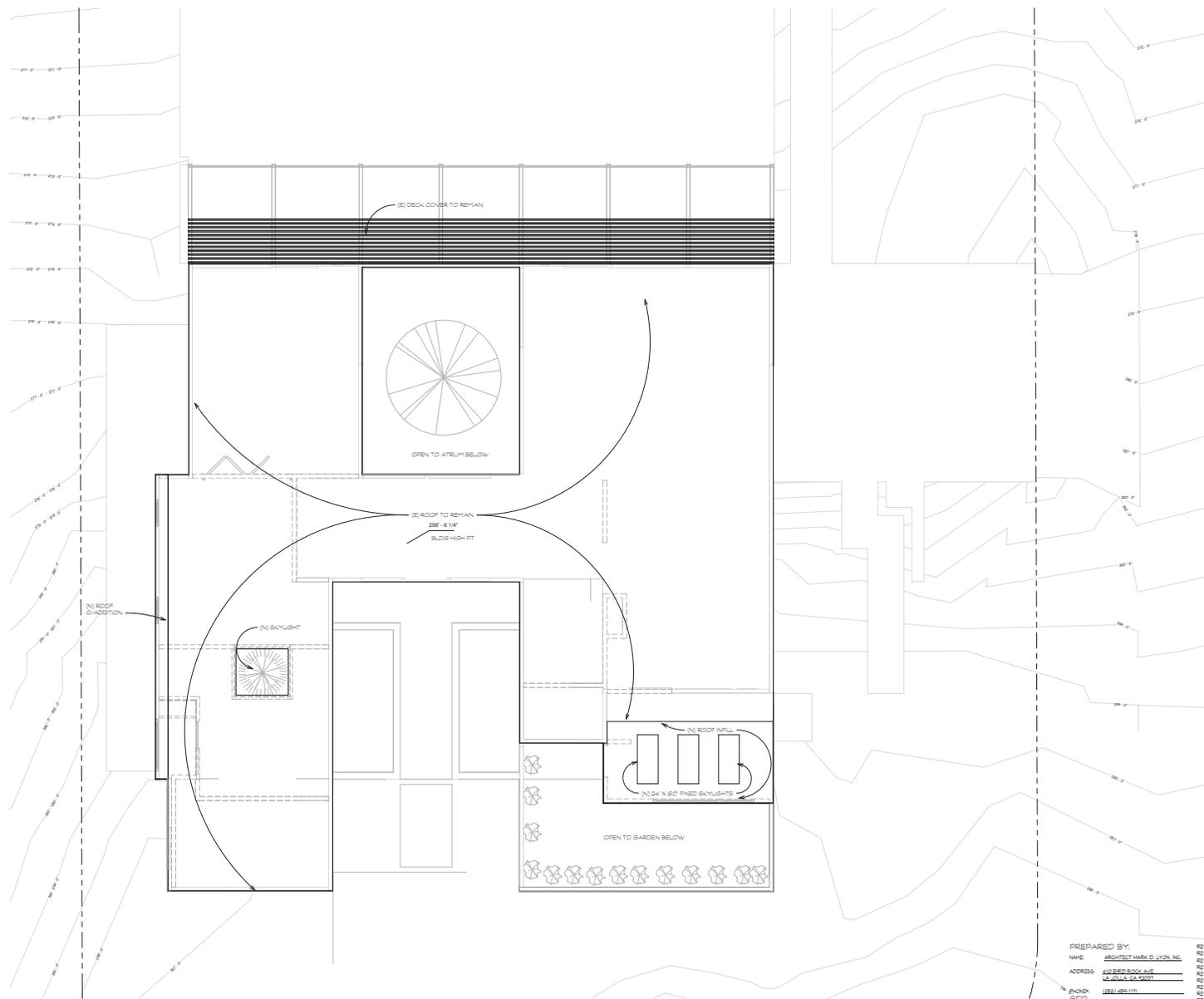
REVISION 10	_____
REVISION 9	_____
REVISION 8	_____
REVISION 7	_____
REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	02.23.2020

ORIGINAL DATE: 06.23.2025
 SHEET: 8 OF 18
 DEPT: _____



PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

ARCHITECT MARK D. LYON, INC. 410 BIRD ROCK AVE., LA JOLLA, CA 92037 (858) 458-1171 INFO@MDLI.NET



(E) TOP OF ROOF
 1/4" = 1'-0"



PREPARED BY:	REVISION NO. _____
NAME: ARCHITECT MARK D. LYON, INC.	REVISION 1 _____
ADDRESS: 410 BIRD ROCK AVE.	REVISION 2 _____
LA JOLLA, CA 92037	REVISION 3 _____
PHONE: (858) 458-1171	REVISION 4 _____
CELL: (619) 200-6939 / F/M/T - 337-5302	REVISION 5 _____
WWW.MDLA.COM	REVISION 6 _____
DATE: 06/23/2025	REVISION 7 _____
ORIGINAL DATE: 06/20/2024	REVISION 8 _____
SHEET: 1 OF 10	REVISION 9 _____
DEPT: _____	REVISION 10 _____



ARCHITECT MARK D. LYON, INC.
 410 BIRD ROCK AVE., LA JOLLA, CA 92037 (858) 458-1171 INFO@MDLA.NET



SO RESIDENCE
 1072 ESTEREL DRIVE
 LA JOLLA, CA 92037

REVISION No.	Date

PERMITS: **PRJ-1194036**

SUBMITTAL DATE: **06/23/2025**

PHASE: **SITE DEVELOPMENT PERMIT**

PROJECT NUMBER: **2211**

REVIEWED BY: **Checker**

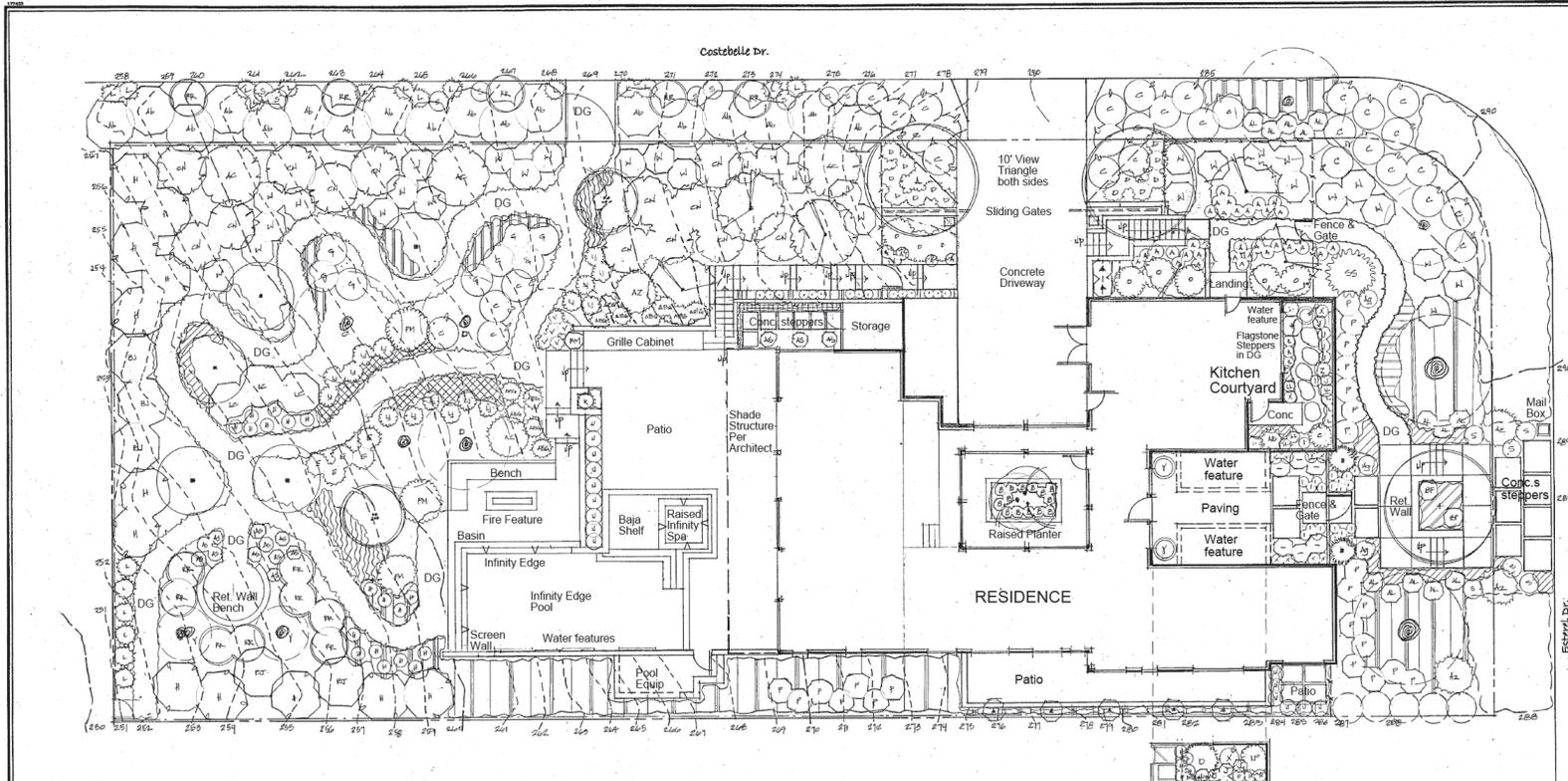
DRAWN BY: **SEC**

DATE: **06/23/2025**

SHEET TITLE: **ROOF PLAN**

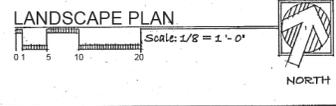
A105

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AREA OF SITE 20,388 SQ. FT.
 AREA OF IMPERVIOUS/NON LANDSCAPED AREA 8,852 SQ. FT.
 AREA OF LANDSCAPED AREA 11,532 SQ. FT.
 PERCENTAGE OF LOT LANDSCAPED 11,532 SQ. FT./20,388 SQ. FT. = 56% = 57% LANDSCAPED AREA

1st Floor Interior Courtyard



SO RESIDENCE
 7872 Estrel Drive
 La Jolla, CA 92037

WICHMANN
 LANDSCAPE ARCHITECTURE
 450 VA. DR. NORTH, SUITE 200, SAN DIEGO, CA 92108-4976
 619.594.9999

Date: 5.23.25
 Drawn By: JAB
 Project: 2211

Sheet
L-1
 Of TWO

REVISION	No.	Date

PRJ NUMBER: **PRJ-194036**
 SUBMITTAL DATE: **06.23.2025**

PHASE	PROJECT NUMBER	REVIEWED BY	DRAWN BY	DATE
SITE DEVELOPMENT PERMIT	2211	MDL	SEC	06.23.2025

SHEET TITLE:
LANDSCAPE PLAN

L-1

ARCHITECT MARK D. LYON, INC.
 410 BIRD ROCK AVE., LA JOLLA, CA 92037 (619) 458-1171 INFO@MDLI.NET



SO RESIDENCE
 7872 ESTREL DRIVE
 LA JOLLA, CA 92037

450 VA. DR. NORTH, SUITE 200, SAN DIEGO, CA 92108-4976 (619) 594-9999

So Residence
 7872 Esterel Drive
 LA JOLLA, CA 92037

07/28/2025

ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R	SETBACKS			
					FRONT	STREET SIDE	SIDE	REAR
7872 Esterel Drive (E)	20,338	3/3	3,524	0.21	25'	25'	8'	127'
7872 Esterel Drive (P)	20,338	4/5.5	4,347	0.21	25'	25'	7'	102'
7834 Esterel Drive	21,681	5/4.5	3,171	0.15	25'	25'	26'	130'
7846 Esterel Drive	20,037	3/2	3,500	0.17	30'	-	6'/8'	110'
7858 Esterel Drive	20,901	4/4	3,400	0.16	40'	-	14'/12'	110'
7857 Esterel Drive	20,037	4/3	2,600	0.13	25'	-	15'/20'	
7843 Esterel Drive	22,216	4/3	4,900	0.22	30'	-	30'/10'	90'
7829 Esterel Drive	23,087	3/3	3,500	0.15	60'	-	35'/8'	40'
2660 St. Tropez	20,901	4/4	4,400	0.21	35'		15'/6'	50'
2640 St. Tropez	21,344	3/3	2,800	0.13	32'		7'/40'	10'
2620 St. Tropez	22,216	2/2	2,100	0.09	27'		10'/20'	90'
2663 St. Tropez	22,216	5/6	4,700	0.21	22'		10'/35'	10'
7893 Caminito El Rosario	Condo Complex	3/3.5	2,433		-	-	-	-
7887 Caminito El Rosario	Condo Complex	3/2	1,980		-	-	-	-
7881 Caminito El Rosario	Condo Complex	3/2	2,089		-	-	-	-
7875 Caminito El Rosario	Condo Complex	3/2	1,980		-	-	-	-
7869 Caminito El Rosario	Condo Complex	3/2	1,980		-	-	-	-
7863 Caminito El Rosario	Condo Complex	3/2	1,980		-	-	-	-
7857 Caminito El Rosario	Condo Complex	3/2	1,980		-	-	-	-
7851 Caminito El Rosario	Condo Complex	3/2	2,089		-	-	-	-

Could not get access for pictures

So Residence
 7872 Esterel Drive
 LA JOLLA, CA 92037

07/28/2025

ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R	SETBACKS			
					FRONT	STREET SIDE	SIDE	REAR
2683 Costebelle Dr.	20,473	4/4.5	5,900	0.29	30'	-	15'/20'	20'
2641 Costebelle Dr.	20,037	5/7	5,800	0.29	25'	-	5'/20'	45'
2631 Costebelle Dr.	23,941	5/3	3,500	0.15	20'	-	5'/5'	160'
2707 Costebelle Dr.	20,037	2/3	3,500	0.17	25'	35'	33'	8'
2717 Costebelle Dr.	17,424	4/3.5	4,000	0.23	25'	50'	8'	15'
2733 Costebelle Dr.	20,901	3/2.5	5,500	0.26	25'		15'/15'	135'
2773 Costebelle Dr.	21,780	3/4	2,500	0.11	35'		5'/8'	15'
2624 Costebelle Dr	19,602	3/3.5	4,259	0.22	30'		13'/10'	40'
2634 Costebelle Dr	19,602	3/3.5	3,542	0.18	25'		4'/4'	100'
2644 Costebelle Dr	21,344	4/4	4,100	0.19	20'		7'/4'	140'
2654 Costebelle Dr	20,037	4/3	3,500	0.17	15'		4'/4'	200'
2664 Costebelle Dr	20,037	4/5	4,600	0.23	20'		4'/4'	188'
2674 Costebelle Dr	20,037	4/3	3,000	0.15	20'		4'/4'	120'
2684 Costebelle Dr	20,037	5/6	5,100	0.25	10'		4'/4'	80'
2702 Costebelle Dr	20,908	4/4.5	3,100	0.15	15'		4'/4'	100'
2712 Costebelle Dr	22,651	5/6.5	6,500	0.29	15'		10'/10'	100'

Subject Property

7872 Estereel Dr.



© 2025 Google

7834 Estrel Dr.



7846 Estover Dr.



7857 Estereel Dr.



7857 Esterel Dr



7843 Estrel Dr.



Google

7829 Esterel Dr.



2660 St. Tropez



2640 St. Tropez



2620 St. Tropez



2663 St. Tropez



2683 Costebelle



2641 Costebelle



2631 Costabella

Share



2707
2707 Costebelle



2717 Costebelle



2 733 Costabella



2773 Costebelle



2674 Costebelle



2634 Costabelle



2644 Costebelle



2 Co 54 Costebelle



2664
~~2664~~ Costello



2674 Costebelle



2484 Costebelle



2702 Costebelle



2712 Costebelle





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

Project Address 7872 Esterel Dr
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

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

Site Development Plans PRJ-1139063.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov
619-446-5163

[Comment 00016 | Sheet 5 | Open]

The property located at **7872 Esterel Dr, APN 346-610-0300**, is not an individually designated resource. 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.)

The property was previously reviewed in accordance with SDMC Section 143.0212 under project number **PRJ-1113195**. During that review, it was determined that the property appeared eligible for designation under one or more HRB designation criteria. The scope of work proposed under the prior application was determined consistent with the US Secretary of the Interior's Standards, and the applicant was advised that any future projects submitted would require review by Plan-Historic staff under the 45-year review (SDMC 143.0212).

Based on the prior determination, all modifications and additions must be consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. 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.

The U.S. Secretary of the Interior's Standards can be viewed at the following website:
<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm> (For Reference Only, No Response or Action Required)

[Comment 00017 | Sheet 5 | Open]

The project proposes the following scope of work: **Site Development Permit for addition and remodel of the existing one-story single dwelling unit of 3,524 square feet over basement. Includes addition of 35 square feet to the ground level, addition of 1,636 square feet to the existing basement and a new lower level basement of 1,391 square feet at**



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7872 Esterel Drive. The 0.46-acre site is in the LJSPD-SF Base Zone within the La Jolla Community Plan Area. Council District 1. (Info Only, No Response Required)

[Comment 00018 | Sheet 5 | Open]

INFO ONLY: The treatment to this potentially historical structure was previously reviewed under preliminary review project PRJ-1113195. Heritage Staff approved a conceptual treatment building plan set which called for the expansion of the garage, basement level, first floor, and second floor, including the kitchen area...etc., as consistent with the Secretary of Interior Standards.

Under the current discretionary project, staff is reviewing the property consistent with the prior conceptual design approval.

[Comment 00019 | Sheet A303 | Open]

The application can be approved if the project is revised as follows:

Sheet A303 Site Plan: The front entry hard scape steps and stairs shall be simplified. The preliminary review project did not call for an elaborate entry design with two staircases at the east elevation and patterned hardscape towards the entry.

The existing, and historical, entry design was a simple flat concrete. The new hardscape should not overly complex or ornate.

Therefore, please simplify the entry hardscape to one staircase, and simplify the walkway to a single straight path, in order to be compatible with the original design.

[Comment 00020 | Sheet 4 | Open]

Sheet L1: As a follow up to the previous cycle comment 00019, the entry design shall be simplified.

Additionally, note on the landscape sheet that "Fence & Gate" located at the front entry, east of the water features, shall remain. This refers to the existing, potentially original, metal fence and gate as shown on the current photo survey.

[Comment 00021 | Sheet 4 | Open]

INFO ONLY: The owner shall be advised that, should they apply for historical designation for the property and seek a Mills Act agreement in the future, a standard Mills Act contract condition is that the owner shall allow visibility of the exterior of the structure from the public right-of-way, and that all landscaping and plant materials shall be maintained and pruned to allow visibility of the Historic Site from the public right-of-way.

As such, although Heritage Preservation staff can generally approve proposed new plantings and fences as consistent with the Secretary of Interior Standards, such as those on the north (side) elevation, the owner is hereby advised that it is best practice to ensure any new landscape element should not obstruct the visibility of the existing building "7872 Esterel Dr" in order to avoid interfering or complicating a future Mills Act agreement.

[Comment 00022 | Sheet L-2 | Open]

In the next submittal, please include the previously approved "INTERIOR GARDEN EAST" and "INTERIOR GARDEN SOUTH" conceptual elevation drawings from the preliminary review project PRJ-1113195, so it may be formally included in this discretionary permit set.

Fire-Plan Review



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

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

[Comment 00001 | Sheet A101 | Closed]

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

[Comment 00002 | Sheet A101 | Closed]

Fire has no issues/comments with project relative to fire access and water supply.

Other

Community Planning Group

Ollie Shepherd
OShepherd@sandiego.gov
(619) 446-5412

[Comment 00064 | Page | Open]

December 16, 2025

I encourage you to contact Lisa Kriedeman, Chair of the La Jolla Mesa Planning Group, at LisaK.LJCPA@Outlook.com or info@lajollacpa.org to arrange a presentation of your project at their next regular meeting. This group is officially recognized by the City Council as a representative of the community and as an advisor to the City in actions that would affect the community. I will also notify the Community Planning Group of your request and provide them with copies of all plans and documents that you submit. Additional contact information for Community Planning Groups can be found here: [Community Planning Groups Contact List](#).

DSD-Engineering Review

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

[Comment 00023 | Page | Open]

Related Records (information comment): There are two projects associated with the same site/address. These projects are:



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- Single Discipline Preliminary review PRJ-1113195 (closed)
 - CE-0512827 (An active code enforcement case for unpermitted work).

[Comment 00024 | Page | Open]

Notice of violation: Please show and explain how the notice of violation will be addressed.

[Comment 00025 | Page | Open]

Notice of violation: Please provide a copy of the notice of violation for review.

[Comment 00026 | Page | Open]

The Engineering Review Section has reviewed the subject development and has the following comments that need to be addressed. Upon the resubmittal, we will complete our review.

[Comment 00027 | Page | Open]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the new Storm Water Development Regulations (information comment).

[Comment 00028 | Page | Open]

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

[Comment 00029 | Page | Open]

Please note all private improvements within ROW require Encroachments Maintenance and Removal Agreement (EMRA) which is subject to City Engineer approval (information comment).

[Comment 00030 | Page | Open]

(Information comment) CIP Projects: Please check the City's CIP project map viewer using the following link:

<https://www.sandiego.gov/cip/projectinfo>

[Comment 00031 | Page | Open]

If the project has a recorded Encroachments Maintenance and Removal Agreement (EMRA), please submit a copy for review. Please note Encroachments Maintenance and Removal Agreement (EMRA) is subject to City Engineer approval.

[Comment 00032 | Page | Open]

Please note that 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 00033 | Page | Open]

Based on the scope of work and the submitted DS-560, the project appears to be a standard development project. Please submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID)



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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 explaining why the omitted BMPs are not feasible or not applicable.

[Comment 00034 | Page | Open]

A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: <https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>

[Comment 00035 | Page | Open]

Site Plans: Please include the permit type (SDP) and permit number on the title of the site plans.

Permit Type: SDP

Permit Number: PMT-3375302

[Comment 00036 | Page | Open]

On the building sections, please call out the heights of fill and cut.

[Comment 00037 | Page | Open]

Please note that, based on the provided information and the scope of work, the project will be conditioned to obtain a grading permit (information comment).

[Comment 00038 | Page | Open]

Site Plans: please revise the submitted site plans to show the fences.

[Comment 00039 | Page | Open]

Visibility Triangle: Please show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Please refer to San Diego Municipal Code Diagram 113-02SS for more information about measuring visibility area.

[Comment 00040 | Page | Open]

Please note that all driveways must lead to a legal parking space. The existing driveway does not lead to a legal parking space. Please show and clarify how this requirement is met.

[Comment 00041 | Page | Open]

Drainage: Please show and explain in words how site drainage is conveyed to the public conveyance system.

[Comment 00042 | Page | Open]

Drainage: Please add drainage pattern arrows to the submitted site plan and include them in the legends list.

[Comment 00043 | Page | Open]

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

[Comment 00044 | Page | Open]



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

[Comment 00045 | Page | Open]

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

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00046 | Page | Open]

GENERAL:

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

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 00047 | Page | Open]

Project Scope:

The project proposes a Site Development Permit (SDP) for addition and remodel of the existing one-story single dwelling unit of 3,524 square feet (sf) over basement, including an addition of 35 sf to the ground level, addition of 1,636 square feet to the existing basement and a new lower level basement of 1,391 square feet at 7872 Esterel Drive. The project would also include returning the carport to the original footprint and associated site improvements (hardscape, landscaping, fencing, retaining walls, patio, pool and spa). The 0.47-acre site is in the LJSPD-SF Base Zone within the La Jolla Community Plan Area.

[Comment 00048 | Page | Open]

Land Use:

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning.

[Comment 00049 | Page | Open]

Aesthetics/ Visual:



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The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC) and the La Jolla Shores Planned District Ordinance. The project site does not appear to be located within any view corridors identified in the La Jolla Community Plan. Additionally, the project only proposes ground floor and basement additions. Please defer to LDR-Planning's review for any comments regarding views, height, setbacks, or community character comments. EAS will coordinate with LDR-Planning on whether an impact would occur.

[[Comment 00050](#) | [Page](#) | [Open](#)]

Biological Resources

The project site is currently developed with a single-family residence and is surrounded by residential development. 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 00051](#) | [Page](#) | [Open](#)]

Geologic Conditions:

A geotechnical investigation prepared by Geotechnical Exploration Inc., dated December 3, 2024 was received for the project. EAS defers to DSD-Geology for technical analysis and review of this report. Please see their comments.

[[Comment 00052](#) | [Page](#) | [Open](#)]

Health & Safety:

HAZMAT:

It appears the site is not on the Geotracker or EnviroStor clean-up databases according to a search done on these databases on October 14, 2025. EAS has no comments on this issue area.

[[Comment 00053](#) | [Page](#) | [Open](#)]

Historical Resources:

ARCHAEOLOGY:

The project is located on the City's Archaeological Sensitivity Map. Staff is coordinating with qualified staff on archaeological requirements.

Earthwork quantities were not found on the site plans. Upon next submittal, please provide the total amount of grading and/or ground disturbance (import/export, amount of fill, and depth of cut from existing grade including all basement areas and footings etc.) proposed for the project on the project plans including any earthwork required for the pool.

[[Comment 00054](#) | [Page](#) | [Open](#)]

Historical Resources:

BUILT ENVIRONMENT:

The project site contains a residence older than 45 years. EAS defers to Plan-Historic for historicity and historic built environment impacts analysis. Please see their comments.

[[Comment 00055](#) | [Page](#) | [Open](#)]

Hydrology/Drainage



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The proposed site is designated for Flood Zone X, which indicates an area of minimal flood hazard. For technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. Any comments made by DSD-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00056 | Page | Open]

Paleontological Resources:

According to the Geotechnical Investigation, the subsurface exploration revealed that the site is overlain with fill soils (Qaf) from 1.5 to 4.5 feet. Approximately 2.5 feet of residual/weathered formational soils were also encountered and Ardath shale (Ta) underlying the fill soils at depths of approximately 1.5 to 4.5 feet below surface elevations.

Fill soil has no potential for paleontological resources and Ardath shale has high potential for paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations of a high sensitivity rating). 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.

Earthwork quantities were not found on the site plans. Upon next submittal, please provide the total amount of grading and/or ground disturbance (import/export, amount of fill, and depth of cut from existing grade including all basement areas and footings etc.) proposed for the project on the project plans including any earthwork required for the pool.

[Comment 00057 | Page | Open]

Tribal Cultural Resources (AB52):

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Lipay Nation of Santa Isabel, the Jamul Indian Village and San Pasqual Band of Mission Indians for possible consultation on this project, if required.

Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[Comment 00058 | Page | Open]

Water Quality

The stormwater applicability checklist submitted indicates the project is a Standard Development Project. EAS defers to Engineering on storm water issues. Please see DSD-Engineering comments for more information. Any comments made by DSD-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00059 | Page | Open]

ENVIRONMENTAL DETERMINATION:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the



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review progresses regarding any additional potential environmental impacts.

Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

DSD-Geology

Xiomara Rosenblatt-Dailey
xrosenblattd@sandiego.gov

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

Information Only (No response required):

Document Submittal: Please note, the addendum/update letter requested in this review must be uploaded with the "Geotechnical Report Addendum" PDF file option only. Please note, to avoid additional reviews, do not attempt to submit any additional documents using the "Geotechnical Investigation Report" PDF file.

DSD-Geology Recheck: Please address all comments and resubmit plans for recheck. Additional comments may follow once all review comments are addressed and resubmitted for review.

To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the issues raised. Note: Specify on what page/sheet each issue was addressed. Comments to be addressed by the Geotechnical Consultant must be provided in a signed and stamped letter.

References Reviewed:

Report of Preliminary Geotechnical Investigation, So Residence Remodel and Addition, San Diego, California, prepared by GEI, dated December 3, 2024 (their project no. 24-14792)

Site Development Plans: So Residence, San Diego, California, prepared by ML Architecture., dated 6/23/25

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

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

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

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

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

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

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

Per the City's Guidelines for Geotechnical Reports, the geotechnical investigation report must contain representative geologic/geotechnical cross-sections that show the existing and proposed grades, distribution of fill and geologic units, geologic structure, the proposed development including the anticipated area of the proposed basement



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excavation, proposed retaining walls, and temporary slopes (as applicable). The cross-sections should be scaled and extend beyond the property lines to show the adjacent structures and City's right of way.

DSD-Landscape Review

Jill Chorak
JChorak@sandiego.gov
(619) 446-5183

[Comment 00008 | Page | Open]

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 | Open]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: jchorak@sandiego.gov or call 619-466-5183.

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[Comment 00010 | Page | Open]

Project Scope: (Process 3) Site Development Permit for addition and remodel of the existing one-story single dwelling unit of 3,524 square feet over a basement. Includes addition of 35 square feet to the ground level, addition of 1,636 square feet to the existing basement and a new lower-level basement of 1,391 square feet at 7872 EstereI Drive. The 0.47-acre site is in the LJSPD-SF Base Zone within the La Jolla Community Plan Area. Council District 1.

[Comment 00011 | Page | Open]

Brush Management (Information Only): This project site appears to be surrounded by development and more than 100-ft from steep slopes and native/naturalized vegetation.

[Comment 00012 | Page | Open]

Landscape Plans: Staff appreciates the applicant providing landscape plans with this submittal.

[Comment 00013 | Page | Open]

Landscape Requirements: Per the La Jolla Shores Planned District Ordinance, SDMC 1510.0301(h)(1), In a Single-Family Zone, all landscaped area shall be not less than 30% of the total parcel area. All landscape and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.

[Comment 00014 | Page | Open]

Landscape Regulations (LJSPDO)(Information Only): All of the property not used or occupied by structures, unplanted recreation areas, walks, and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30% of the total parcel area. All landscape and irrigation shall be developed in



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conformance with the Landscape Guidelines of the Land Development Manual. Mechanical equipment enclosures and walkways do not count towards this requirement.

[Comment 00015 | Page | Open]

Landscape Area Diagram [§ 1510.0304(h)] - La Jolla Shores Planned District: Please provide a landscape area diagram which quantifies the site's landscape areas. Distinguish between planting and hardscape areas and provide square footages of each area.

DSD-Planning Review

Grace Bean
GBean@sandiego.gov
619-557-7924

[Comment 00060 | Page | Open]

PROJECT INFORMATION

The project is located at 7872 Esterel Drive (APN #346-610-0300) in the LJSPD-SF zone within the La Jolla Community Plan on a 20,338 sf-site.

The project is located within the following overlays: Coastal Height Limit Overlay Zone.

The project is for a remodel and additions to an existing SDU.

[Comment 00061 | Page | Open]

PERMITS / ACTIONS

The proposed project will require the following development permits / discretionary actions:

Site Development Permit (SDP) Process Three for development within the La Jolla Shores Planned District per Section 1510.0201.

[Comment 00062 | Page | Open]

LAND USE PLAN

The project site does not contain an existing or potential public view, and the site is not within a designated public view to be protected as identified in the applicable land use plan per Figure 9 of the La Jolla Community Plan (page 36).

A primary goal of the Residential Land Use Element of the LJCP is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (page 67).

The LJCP contains development recommendations to promote good design and harmony in the visual relationships and transitions between new and older structures.

Policy 2c of the Community Character Recommendations encourages transitions in bulk and scale between new and older structures, by promoting visual relief through the use of off-setting planes, building articulation, etc.



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The proposed development will preserve existing streetscape themes and allow for a harmonious visual relationship to exist between new and older structures.

As such, the proposed development will not adversely affect the applicable land use plan in accordance with Section 1510.0201.

[[Comment 00063](#) | [Page](#) | [Open](#)]

ZONING REGULATIONS

Plumb line is the structure height measured from all points on top of a structure to existing grade or proposed grade, **whichever is lower**, directly below each point, except as described in Section 113.0270(a)(4). This measurement is taken vertically through the structure at each point where structure height is being measured, as shown in Diagram 113-2KK.

In order for Planning staff to determine conformance with Plumb Line Structure Height per Section 113.0270(a)(2)(A), please provide the following:

- On all elevation & section drawings, clearly identify and delineate grade directly abutting the proposed structure as either existing or proposed. If existing grade is to remain, please identify as such.
- On all elevation & section drawings, provide a 30-foot parallel projection of the lower of existing or proposed grade, per Diagram 113-02JJ. This imaginary plane will represent the maximum permitted Plumb Line Structure Height.

Azure Coast 1 Property Owner Committee
Architectural Plans Review

Current Date: April 3, 2025

Property Owner: John and Grace So

Address: 7872 Esterel Dr. La Jolla

Plans File Name: 2-21-25 So Plans.pdf

Submission Date: 2-23-25

Status: Approved X Not Approved

Comments:

The Azure Coast Unit No.1 Property Owners Committee has had an opportunity to review the attached architectural plans for the renovation of your property at 7872 Esterel Drive. You erected story poles on 8-28-23 and met with next door neighbor Amy and Dale (7858 Esterel) to determine the maximum height of your addition that would not impact their north west ocean views. The story pole report is attached. You have also consulted with your neighbor directly across Costebelle (Nissi and Ajit Varki) to determine that your proposed addition is not in their view of Mt. Soledad. You have presented and discussed your project with this committee on January 9, 2025. You submitted revised plans on February 23-2025, which lower the height of the addition by 3 inches lower than the maximum height as determined by the story poles erected on 8-28-23..

We have determined that the proposed renovations and additions to your property as modified on February 21, 2025, meet the provisions of the Azure Coast Unit No.1 Declaration of Restrictions, as amended July 2020. Based upon this review, the committee approves said proposed and reviewed architectural plans for the property at 7872 Esterel Drive.

The 2025 AC1 Property Owners Committee:

Amy Hulina
Christine Wichard
Eddie DeVall
Louise Marino
Pat Vellinga