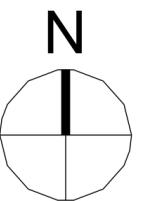




## **Feder Residence**

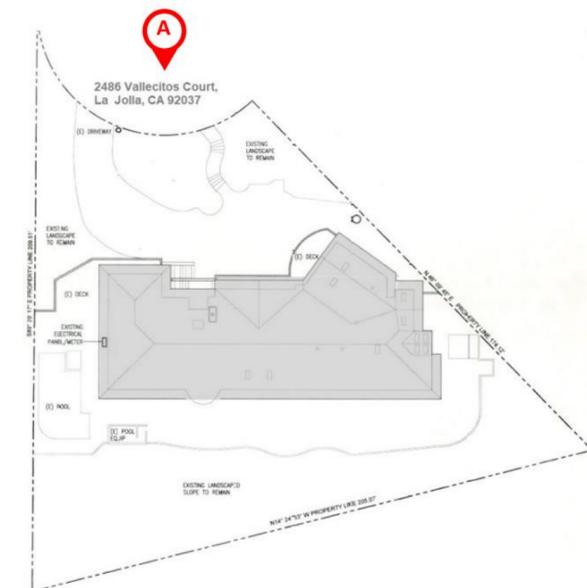
**2486 Vallecitos Ct, La Jolla CA, 92037**

**Thursday, March 5<sup>th</sup> 2026**

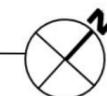




A-Front Elevation (West)



Key Map



# 2486 Vallecitos Ct

300' Radius Survey

## 300' Radius FAR and Setbacks

Reference #	Parcel Number	Address	Lot Size	GFA	FAR	FYSB	SYSB	SYSB	RYSB
1	346-262-02-00	2532 Calle del Oro	22278	3490	0.16	29	8	6	111
2	346-262-03-00	2542 Calle del Oro	22812	3989	0.17	35	6	4	107
3	346-262-09-00	2552 Calle del Oro	41627	9945	0.24	28	29	16	96
4	346-332-01-00	2572 Calle del Oro	18560	4244	0.23	15	7	9	60
5	346-332-02-00	2586 Calle del Oro	18595	2511	0.14	17	47	9	16
6	346-261-01-00	2521 Calle del Oro	20183	8452	0.42	18	5	7	107
7	346-261-02-00	2533 Calle del Oro	20326	3528	0.17	16	4	9	97
8	346-261-03-00	2543 Calle del Oro	21167	4425	0.21	18	9	11	87
9	346-261-04-00	2553 Calle del Oro	21221	4556	0.21	16	7	4	106
10	346-331-01-00	2563 Calle del Oro	20361	5002	0.25	18	7	7	100
11	346-331-02-00	2575 Calle del Oro	20209	2416	0.12	16	10	15	80
12	346-331-03-00	2585 Calle del Oro	21494	7807	0.36	29	6	9	11
13	346-331-04-00	2595 Calle del Oro	20710	4369	0.21	15	5	7	98
14	346-331-05-00	2605 Calle del Oro	21727	6580	0.30	21	8	6	132
15	346-431-01-00	2621 Calle del Oro	19601	9721	0.50	23	5	5	44
16	346-322-03-00	8131 Calle del Cielo	19155	3664	0.19	6	5	8	47
17	346-322-02-00	8151 Calle del Cielo	19270	3173	0.16	13	7	31	42
18	346-322-01-00	8171 Calle del Cielo	20320	2220	0.11	20	9	23	7
19	346-250-06-00	2466 Vallecitos Ct	20037	3637	0.18	27	39	5	4
Image N/A	346-250-08-00	8303 La Jolla Shores Dr	26136	3304	0.13	5	48	11	62
20	346-250-05-00	2446 Vallecitos Ct	20020	5399	0.27	7	13	0	7
21	346-250-03-00	2406 Vallecitos	20908	4600	0.22	26	16	5	57
22	346-240-17-00	2350 Vallecitos	19602	5160	0.26	20	10	0	106
23	346-300-07-00	2351 Vallecitos	20735	2664	0.13	18	7	10	16
24	346-310-05-00	2476 Avenida de la Playa	36108	4523	0.13	43	6	13	35
25	346-321-01-00	2411 Vallecitos	19250	2872	0.15	16	13	3	50
26	346-321-02-00	2431 Vallecitos Ct	19505	3650	0.19	3	22	8	38
27	346-321-03-00	8152 Calle del Cielo	21645	4608	0.21	16	51	18	8
28	346-321-04-00	2496 Avenida de la Playa	20482	3600	0.18	21	26	14	0
29	346-310-11-00	2466 Avenida de la Playa	20439	3745	0.18	47	0	10	66
	346-250-07-00	(E) 2486 Vallecitos Ct	22341	4905	0.22	42	6	28	26
		Averages	21833	4605	0.45*	20.8	14.2	10.3	58.8
	346-250-07-00	(P) 2486 Vallecitos Ct	22341	9981	0.446	26	6	28	10



\*Max FAR Allowed per SDMC 131.0446(a)(1), Table 131-04J

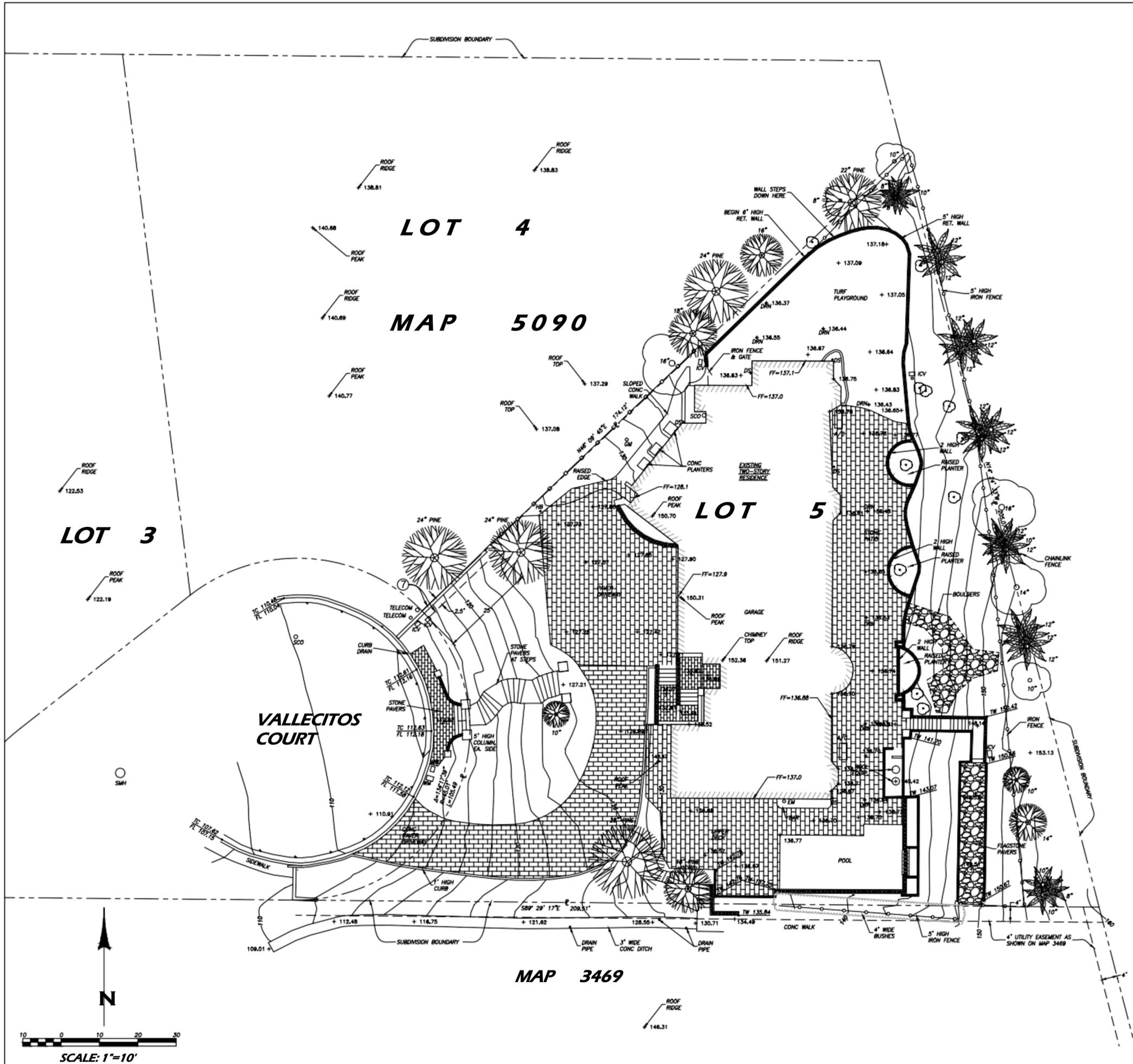
# 2486 Vallecitos Ct

Bulk and Scale



## Vallecitos Ct. Neighbors

1. 2446 Vallecitos Ct.
2. 2466 Vallecitos Ct
3. 2486 Vallecitos Ct. (PROPOSED)
4. 8171 Calle Del Cielo



**LEGEND**

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		
STREET CENTERLINE		
CONTOUR		
LOT LINE (OFFSITE)		
EDGE OF PAVING		
EXISTING SPOT ELEVATION		100.00 + 100.00
BUILDING FOOTPRINT		
IRON FENCE		
WOOD FENCE		
CHAIN LINK FENCE		
FREE STANDING WALL		
RETAINING WALL		
TREE; PLANT; PALM		

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	FLD BK	FIELD BOOK
A.C.	ASBESTOS CEMENT	H	HIGH
BLK	BLOCK	HB	HOSE BIBB
BRK	BRICK	ICV	IRRIGATION CONTROL VALVE
BW	GRADE AT BOTTOM OF WALL	L.P.	LOW PRESSURE
C	CENTER LINE	PLTR	PLANTER
C/2	CONC	PVMT	PAVEMENT
C.O.	CLEANOUT	SCD	SEWER CLEANOUT
EL	ELECTRIC	SMH	SEWER MANHOLE
EM	ELECTRIC METER	TEL	TELEPHONE
ELEV	ELEVATION	TW	GRADE AT TOP OF WALL
FF	FINISH FLOOR	TYP	TYPICAL
F.L.	FLOW LINE	WM	WATER METER
		WV	WATER VALVE

**NOTES**

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

**EASEMENTS**

THE TITLE REPORT USED FOR THIS TOPOGRAPHIC SURVEY IS THE PRELIMINARY REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 989-30061026-LD1, DATED JANUARY 28, 2021.

PLOTTED EASEMENTS ARE INDICATED WITH A CIRCLE SYMBOL.

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM ARE AS FOLLOWS:

5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDING NO: 207627, OF OFFICIAL RECORDS, RECORDED DECEMBER 5, 1962, AS RECORDING NO: 207627, OF OFFICIAL RECORDS. THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE THE HEREIN DESCRIBED LAND BY AN INSTRUMENT RECORDED DECEMBER 30, 1993 AS RECORDING NO: 1993-087048, OF OFFICIAL RECORDS, AND RECORDED DECEMBER 30, 1993 AS RECORDING NO: 1993-087048, OF OFFICIAL RECORDS, AND RECORDED JULY 23, 2009 AS RECORDING NO: 2009-0409250, OF OFFICIAL RECORDS.
7. EASEMENT(S) GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 1, 1963 AS RECORDING NO: 54931, OF OFFICIAL RECORDS.
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS", RECORDED NOVEMBER 22, 1991 AS RECORDING NO. 1991-0605259, OF OFFICIAL RECORDS. (REFERS TO INSTALLATION OF SIDEWALKS IN 1991.)
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT", EXECUTED BY THE CITY OF SAN DIEGO AND BRADFORD F. WASHBURN AND MARGOT M. WASHBURN, RECORDED DECEMBER 8, 1991, AS RECORDING NO: 1991-0628903, OF OFFICIAL RECORDS. (REFERS TO THE INSTALLATION OF STAMPED CONCRETE DRIVEWAY, TREES, ROCKS, AND IRRIGATION IN 1991.)

OTHER EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

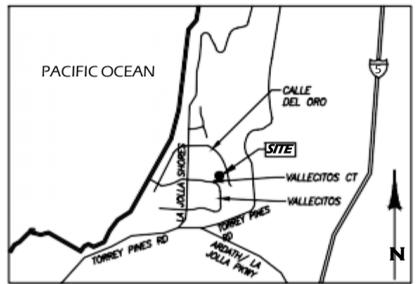
**LEGAL DESCRIPTION**

LOT 5 OF LYONS TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5090, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1962.

APN: 346-250-07-00

**BENCHMARK**

NORTHEAST BRASS PIN, VALLECITOS & VALLECITOS COURT.  
ELEV = 104.991 ; DATUM: NAD83; CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.



**VICINITY MAP**  
THOMAS BROS. MAP 1227-H4  
NO SCALE

**COFFEY ENGINEERING, INC.**  
1400 BROADWAY AVENUE, SUITE 200, SAN DIEGO, CA 92101 PH: (619) 594-1111 FAX: (619) 594-1111



6/17/21  
J.S.C.

**FederResidence**  
2486VallecitosCourt  
LaJolla, CA 92037

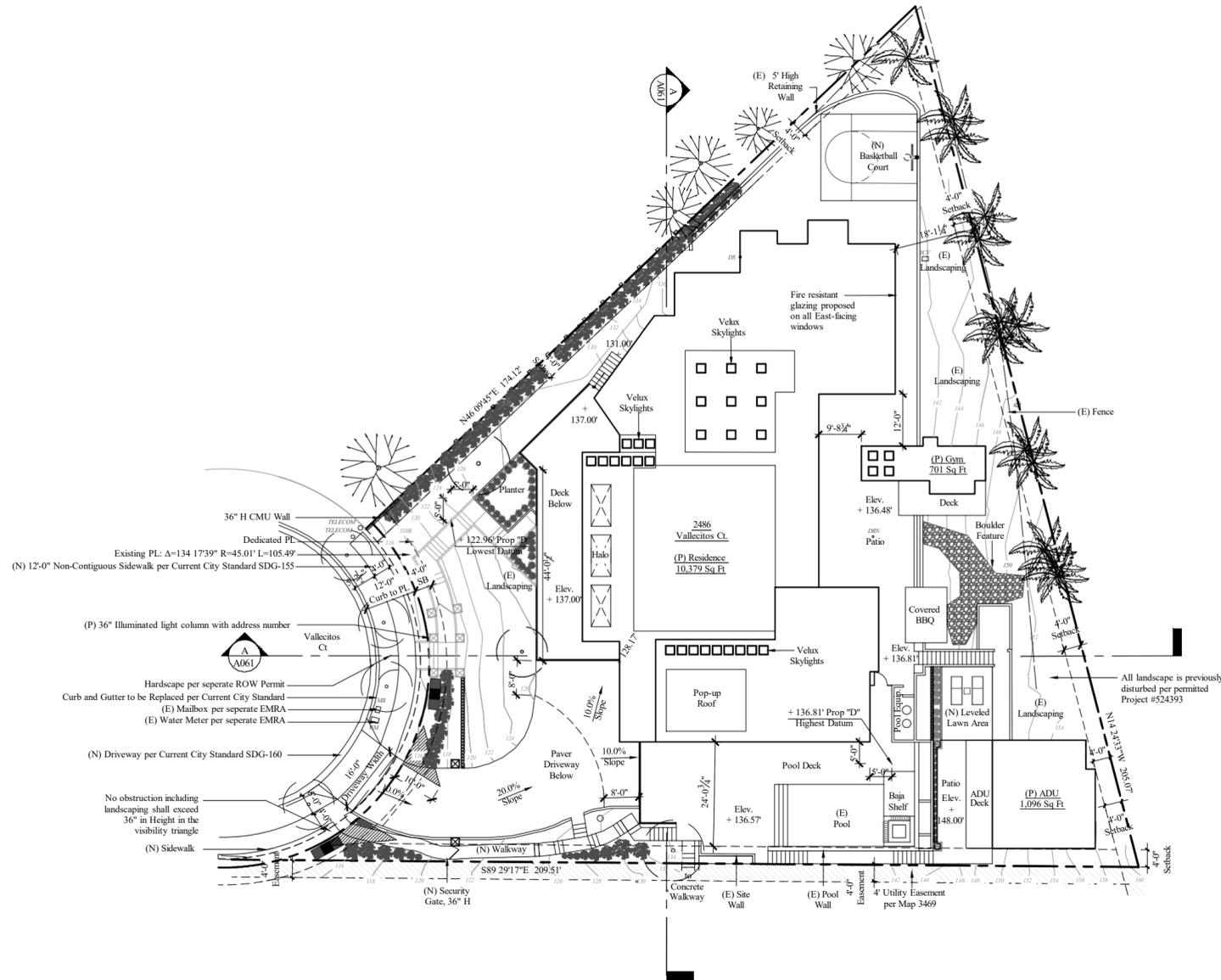
DATE OF SURVEY: 5/28/2021 SURVEY CREW CHIEF: L. MANTON

**TOPOGRAPHIC SURVEY**

DRAWN BY:	EM/GC
CHECKED BY:	JC
ORIGINAL:	6/17/21
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
Topographic Survey	
SCALE: 1"=10'	
C.O.	
SHT	1 of 1 SHTS

S:\Projects\2025\Projects\2025-603 Feder Residence\2025-603 SITE PLAN.dwg Job: 12/20/25-947m

# PROPOSED SITE PLAN



FAR TABLE				
	SDU	ADU	Gym	Total
Basement	1,415 S.F.*	0	0	1,415 S.F.
First Floor	5,312 S.F.	523 S.F.	68 S.F.	5,380 S.F.
Second Floor	1,457 S.F.	573 S.F.	368 S.F.	1,825 S.F.
Third Floor	0	0	265 S.F.	265 S.F.
Total GFA	8,184 S.F.	1,096 S.F.	701 S.F.	9,981 S.F.
Total Lot Area				22,341 S.F.
FAR				0.446

\* 2,195 S.F. of area exempt from FAR calculations per SDMC 113.0234(a)(2)(B)

- ### GENERAL SITE NOTES
- The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
  - This is an interior tenant improvement plan only, only new or relocation of non-bearing walls are involved. Minor alterations to existing electrical, water, phone and other existing utilities to the tenant space are proposed.
  - Before commencing any site foundation or slab cutting or excavation the contractor shall verify locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate utility type.
  - All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
  - The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
  - Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
  - Coordinate with other tenants the temporary shut-off of any site utilities, including but not limited to electrical service, gas service, water service, sewer service, telephone service, cable or other data links with are connected to the building.
  - Locate refuse bin at approved on-site location. Contractor shall dispose of all site refuse at city-approved locations.
  - Provide building address numbers, visible and legible from street or road fronting the property.
  - Verify the level and plumb of existing floors, walls, ceilings and other items, which will not be changed, so that any attached structure, walls, ceiling or other components can be installed level and plumb.
  - No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
  - All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
  - Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.
  - Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.
  - All public improvements and dedications must be up to current city standards prior to the issuance of any building permit as required per SDMC 142.0610(a).
  - The project is located in the ASBS Watershed.
  - Prior to issuing any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared by the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

### TOTAL DISTURBANCE AREA

New building footprint	2,429 S.F.
New hardscape/concrete areas	3,286 S.F.
New landscape areas	2,219.0 S.F.
Removal of existing building footprint	0 S.F.
Removal of existing concrete	0 S.F.
Removal of existing landscape areas	2,016 S.F.
Total disturbance area	2,016 S.F.

### NEW/REPLACED IMPERVIOUS AREA

a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas, etc.)	12,353 S.F.
b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.)	2,016 S.F.
c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced)	505 S.F.
Total new & replaced impervious area:	2,521 S.F.

NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, pool, pool decks, etc.

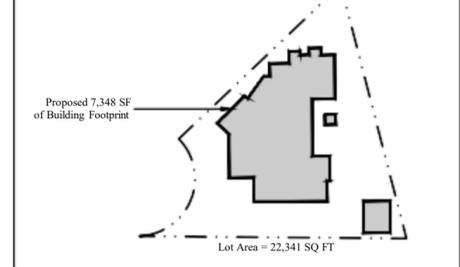
### EARTHWORK QUANTITIES

Cut quantities (Outside of Footprint):	44 CYD
Fill quantities (Outside of Footprint):	35 CYD
Import/export (Outside of Footprint):	Ex. 9 CYD
Max cut depth (Outside of Footprint):	4'-10" FT
Max fill depth (Outside of Footprint):	4'-2" FT
Amount of Dirt (Below Footprint):	142 CYD
Max cut depth (Below Footprint):	7'-2" FT

NOTES:  
1. The project proposes to export 151 cubic yards of material from this site. All export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material, all such activities require a separate conditional use permit.

### Lot Coverage

Lot Area = 22,341 SF  
Max. Lot Coverage = 60% (13,404.6 SF) Per SDMC 1510.0304(d)  
Proposed Lot Coverage = **32.8% (7,348 SF)**



**Marengo Morton Architects**  
7724 Girard Ave.  
Second Floor  
La Jolla, CA 92037  
Tel. (858) 459-3769  
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Michael Morton AIA  
Claude Anthony Marengo Desa



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**Feder Residence**  
 2486 Vallecitos Ct  
 La Jolla, CA 92037

REVISIONS	PROJECT START
03/03/2025	
PHASE	COASTAL
PROJECT NO.	2025-03
REVIEWED BY	CAM
DRAWN BY	CP
DATE	02/17/26

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SHEET TITLE  
**PROPOSED SITE PLAN**  
**A010**



## PROJECT DATA

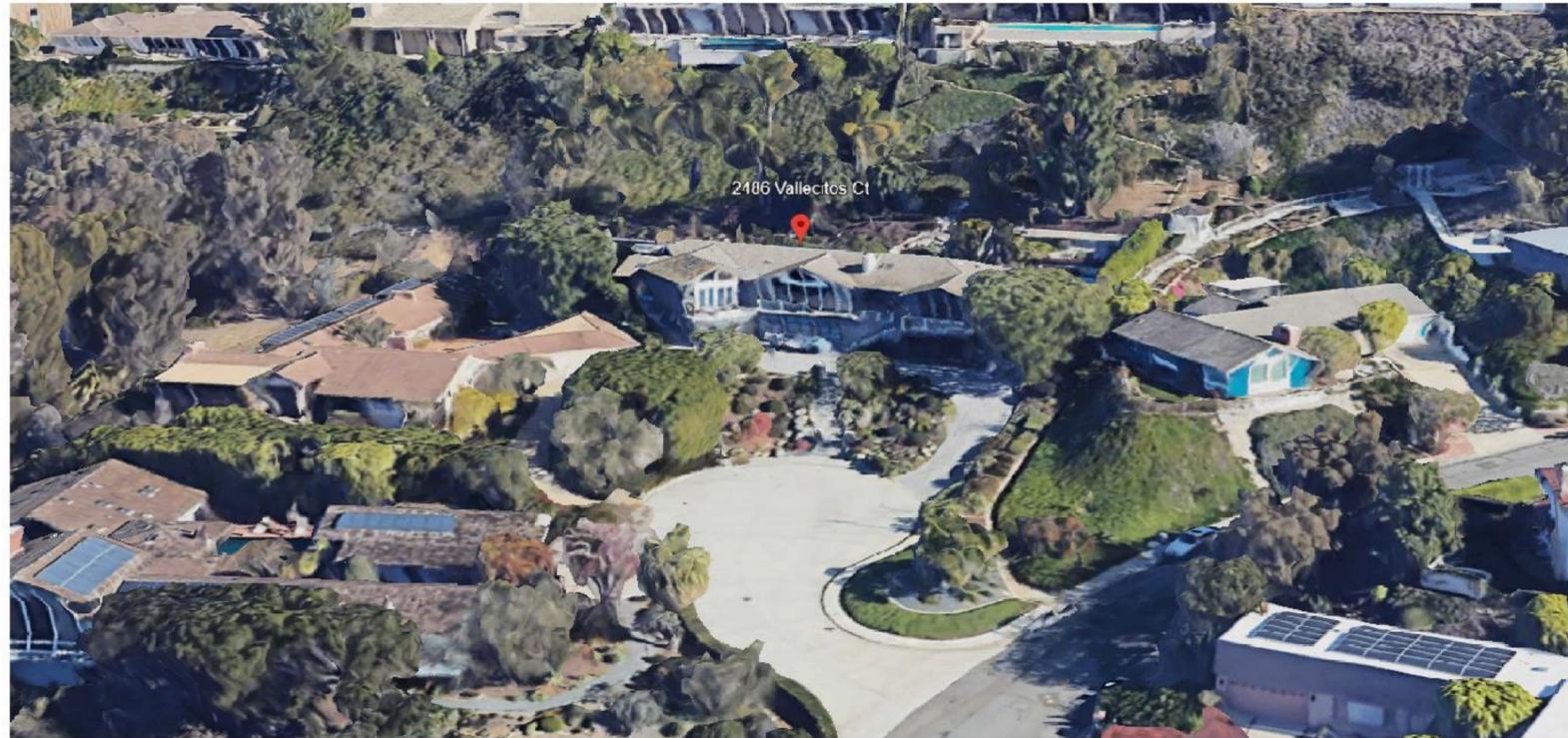
**2486 Vallecitos Ct**

Project Data

PROJECT INFORMATION					
PROJECT ADDRESS:	2486 Vallecitos Ct La Jolla, CA 92037				
ASSESSORS PARCEL NUMBER:	346-250-0700				
LEGAL DESCRIPTION:	Lot 5 of Lyons Terrace, Map 5090, City of San Diego				
YEAR BUILT	1965				
BUILDING CODE:	CALIFORNIA RESIDENTIAL CODE (CRC), 2022 EDITION & ASSOCIATED AMENDMENTS IN SDMC. CALIFORNIA BLDG. CODE (CBC) BASED ON 2022 IBC. NATIONAL ELECTRICAL CODE (NEC), 2022 EDITION NATIONAL MECHANICAL CODE (CMC), 2022 EDITION CALIFORNIA PLUMBING CODE (CPC), 2022 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CBC, 2022 CMC AND 2022 SPC AND THE 2022 CEC.				
OCCUPANCY TYPE:	R-3				
NUMBER OF DWELLINGS:	1				
CONSTRUCTION TYPE:	V				
NUMBER OF STORIES:	2				
LOT AREA:	22,341 SQ FT				
ZONING INFORMATION					
ZONE:	LJSPD-SF				
OVERLAY ZONES:	Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone				
GEO HAZARD ZONE:	26				
SETBACKS					
	ALLOWED	PROPOSED	DIFFERENCE		
FRONT (STREET FRONTAGE):	N/A	26'-4 1/2"		*2,195 SF Exempt from FAR per SDMC 113.0234 (a)(2)(B)	
INTERIOR SIDE:	N/A	27'-10 3/4"			
INTERIOR SIDE:	N/A	6'-2 1/2"			
REAR:	N/A	9'-8 3/8"			
BUILDING HEIGHT LIMITATIONS:	30'-0"	29'-9"			
Max. FLOOR AREA RATIO (F.A.R.):	0.45	0.45			
PARKING SPACES:	10	7	3		
BUILDING AREAS					
	EXISTING	PROPOSED	TOTAL SDU	(N) Acc. Bldg.	(N) ADU
BASEMENT	1,123.90 SF	2,486.1 SF	<b>3,610 SF*</b>		
FIRST FLOOR	4,433.47 SF	878.53 SF	<b>5,312 SF</b>	68 SF	523 SF
SECOND FLOOR		1,457 SF	<b>1,457 SF</b>	368 SF	573 SF
THIRD FLOOR				265 SF	
TOTAL AREA:	5,557.37 SF	4,821.63 SF	<b>10,379 SF</b>	701 SF	1,096 SF
TOTAL GFA: 9,981	(4,905)	(3,279)	<b>(8,184)</b>	(701)	(1,096)
ROOF DECK AREA			1,122 SF		
LANDSCAPE REQUIRED: 30%	(6,702 SF)				
LANDSCAPE PROVIDED: 33.0%	(7,373 SF)				
MAXIMUM LOT COVERAGE: 60%	(13,405 SF)				
PROPOSED LOT COVERAGE: 32.8%	(7,348 SF)				
LOT AREA: 22,341 SQ FT					
PROPOSED F.A.R.: 0.45	(9,981 SF)				
ALLOWABLE F.A.R.: 0.45	(10,053 SF)				
EXISTING IMPERVIOUS AREA	12,408 SF				
PROPOSED IMPERVIOUS AREA	14,874 SF				

# Feder Residence

2486 Vallecitos Ct, La Jolla, CA 92037



**Marengo Morton Architects**  
 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
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 Michael Morton AIA  
 Claude Anthony Marengo DESA



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Feder Residence  
 2486 Vallecitos Ct  
 La Jolla, CA 92037

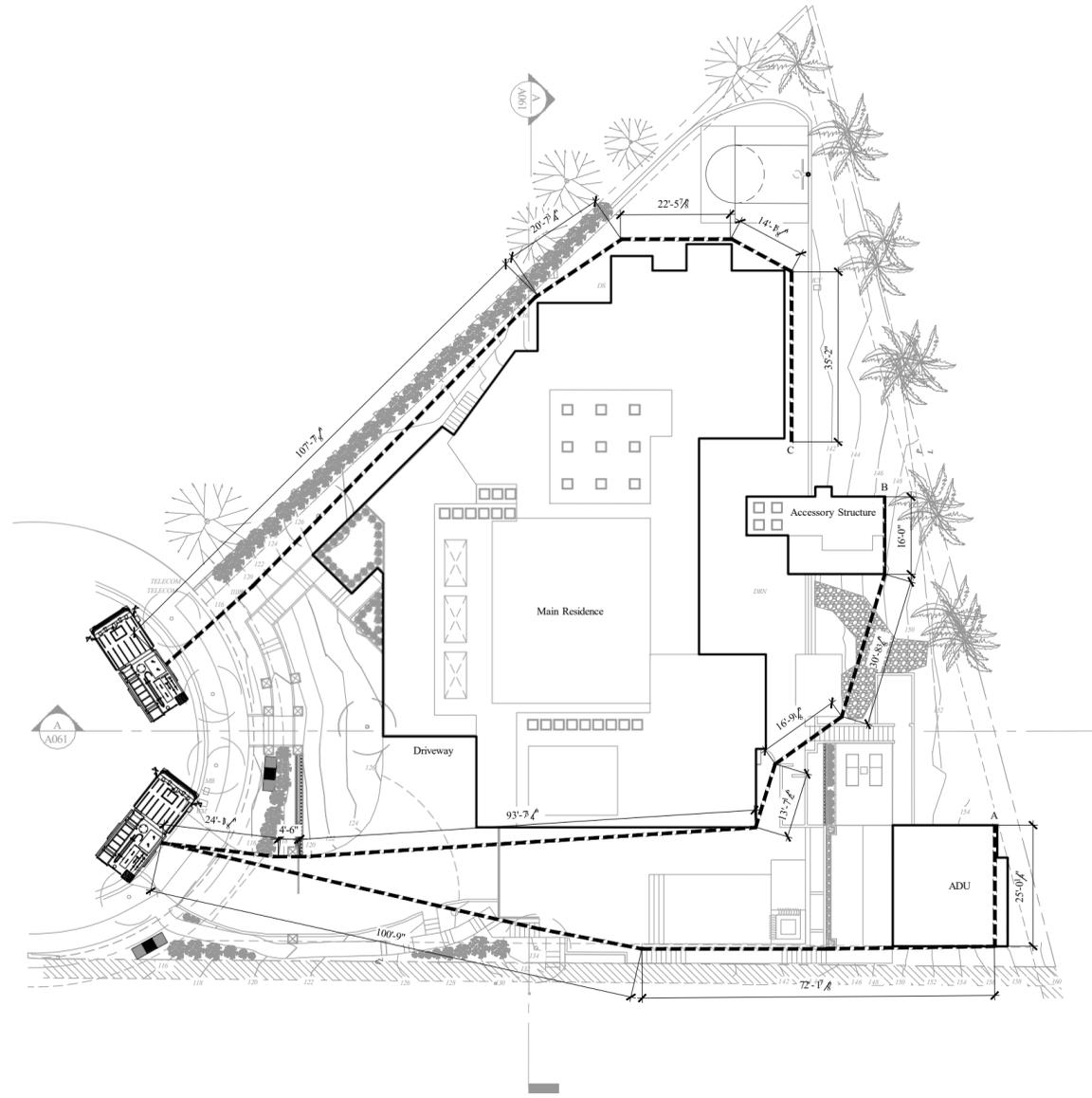
REVISIONS	PROJECT START
03/03/2025	
△	
△	
△	
PHASE	COASTAL
PROJECT NO.	2025-03
REVIEWED BY	CAM
DRAWN BY	CP
DATE	02/24/26

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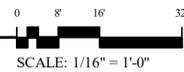
SHEET TITLE  
**TS01**

SHEET INDEX	PROJECT TEAM	SCOPE OF WORK	PROJECT DATA																																																																																
<p><b>ARCHITECTURAL :</b></p> <p>TS01 Title Sheets</p> <p>Survey</p> <p>A010 Site Plan</p> <p>A011 Drainage Plan</p> <p>A012 Conceptual Grading Plan</p> <p>A013 Fire Plan</p> <p>A020 Basement Demo</p> <p>A021 First Floor Demo</p> <p>A022 Basement Floor Plan</p> <p>A023 First Floor Plan</p> <p>A024 Second Floor Plan</p> <p>A025 Acc. Bldg. Upper Floor Plan</p> <p>A040 Roof Plan</p> <p>A050 Elevations</p> <p>A051 Elevations</p> <p>A052 Elevations - Acc. Bldg.</p> <p>A053 Elevations - ADU</p> <p>A060 Section A</p> <p>A061 Section B</p> <p>A062 Sections C&amp;D</p> <p>L01 Landscape Plan</p> <p>L02 Landscape Diagram</p> <p>L03 Water Use Diagram</p>	<p><b>OWNER'S</b>                      Dan &amp; Jaime Feder                      2486 Vallecitos Ct.                      La Jolla, CA 92037</p> <p><b>ARCHITECT</b>                      Marengo Morton Architects                      7724 Girard Avenue, Second Floor                      La Jolla, CA 92037                      Telephone: (858) 459-3769                      Fax: (858) 459-3768                      Contact: Claude Anthony Marengo                      CAMarengo@m2a.io                      Cell: (619) 417-1111</p> <p><b>SURVEY</b>                      Coffey, Engineering, Inc.                      9666 Businesspark Avenue, Suite 210,                      San Diego CA., 92131                      Office: (858) 831-0111                      Fax: (858) 831-0179                      Contact: Michael Kinnear                      michael@coffeyengineering.com</p> <p><b>GEOTECHNICAL ENGINEER</b>                      Christian Wheeler Engineering                      3980 Home Avenue,                      San Diego CA., 92105                      Office: (619) 550-1700                      Fax: (619) 550-1701                      Contact: David Russell                      drussell@christianwheeler.com</p>	<p><b>PROJECT SCOPE</b>                      Proposed remodel to an existing 2 story, 4,905 SF, 5 bed, 4 bath residence resulting in a 2 story, 6,769 SF, 6 bed, 6.5 bath residence over a 3,610 SF basement, with 2,195 SF exempt from FAR per SDMC 113.0234(a)(2)(B). Also proposed is a 701 SF accessory gym structure and a new 2 story, 1,096 SF ADU.</p> <p>The project is located in the La Jolla Community Plan. We are requesting a Coastal Development Permit and a Process 3 Site Development Permit. The project is located on a 22,341 SF lot within the LJSPD-SF Zone.</p>	<p><b>PROJECT INFORMATION</b>                      PROJECT ADDRESS: 2486 Vallecitos Ct La Jolla, CA 92037</p> <p>ASSESSORS PARCEL NUMBER: 346-250-0700</p> <p>LEGAL DESCRIPTION:                      Lot 5 of Lyons Terrace, Map 5090, City of San Diego</p> <p>YEAR BUILT: 1965</p> <p>BUILDING CODE:                      CALIFORNIA RESIDENTIAL CODE (CRC), 2022 EDITION &amp; ASSOCIATED AMENDMENTS IN SDMC.                      CALIFORNIA BLDG. CODE (CBC) BASED ON 2022 IBC.                      NATIONAL ELECTRICAL CODE (NEC), 2022 EDITION                      NATIONAL MECHANICAL CODE (CMC), 2022 EDITION                      CALIFORNIA PLUMBING CODE (CPC), 2022 EDITION                      SAN DIEGO COUNTY MUNICIPAL CODE (SDC),                      PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CBC, 2022 CMC AND 2022 SPC AND THE 2022 CEC.</p> <p>OCCUPANCY TYPE: R-3</p> <p>NUMBER OF DWELLINGS: 1</p> <p>CONSTRUCTION TYPE: V</p> <p>NUMBER OF STORIES: 2</p> <p>LOT AREA: 22,341 SQ FT</p> <p>ZONING INFORMATION                      ZONE: LJSPD-SF                      OVERLAY ZONES: Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone</p> <p>GEO HAZARD ZONE: 36</p> <table border="1"> <tr> <th>SETBACKS</th> <th>ALLOWED</th> <th>PROPOSED</th> <th>DIFFERENCE</th> <th>#2,195 SF</th> </tr> <tr> <td>FRONT (STREET FRONTAGE):</td> <td>N/A</td> <td>26'-4 1/2"</td> <td></td> <td>Exempt from</td> </tr> <tr> <td>INTERIOR SIDE:</td> <td>N/A</td> <td>27'-10 1/2"</td> <td></td> <td>FAR per</td> </tr> <tr> <td>INTERIOR SIDE:</td> <td>N/A</td> <td>6'-2 1/2"</td> <td></td> <td>SDMC</td> </tr> <tr> <td>REAR:</td> <td>N/A</td> <td>9'-8 1/2"</td> <td></td> <td>113.0234</td> </tr> <tr> <td>BUILDING HEIGHT LIMITATIONS:</td> <td>30'-0"</td> <td>39'-9"</td> <td></td> <td>(a)(2)(B)</td> </tr> <tr> <td>Max. FLOOR AREA RATIO (F.A.R.):</td> <td>0.45</td> <td>0.45</td> <td></td> <td></td> </tr> <tr> <td>PARKING SPACES:</td> <td>10</td> <td>7</td> <td>3</td> <td></td> </tr> </table> <table border="1"> <tr> <th>BUILDING AREAS:</th> <th>EXISTING</th> <th>PROPOSED</th> <th>TOTAL SDU (N) Acc. 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		<p><b>VICINITY MAP</b></p>																																																																																	

S:\Projects\2025\Project\2025-03 Feder Residence\2486 Vallecitos Ct\Agency\1-Coronal\Package\3d\Submittal\DWG and PDF\Submittal\03 FIRE PLAN.dwg Feb 12, 2025 5:49pm



PROPOSED FIRE ACCESS PLAN



FIRE NOTES

- A. Building address numbers, visible & legible from the street, shall be provide per FHPS Policy P-06-6 (UFC 901.4.4).
- B. An approved vehicle strobe detector system, with Knox Keyswitch override, satisfactory to the Fire Marshal, shall be provided on all vehicle main entry and emergency entry points to the project(s) per FHPS Policy K-00-2 (UFC 902.4).
- C. Fire alarm system required for R1 occupancy.
- D. All required hose pulls are shown to reach all portions of the EXTERIOR of the buildings per policy A-14-1. Hose pull is measured from the fire apparatus (engine) when the fire engine is in a fire access road/lane. Hose pull can be measured from multiple locations within the access road/lane. The pulls must connect or overlap to show complete coverage. For sprinklered buildings, the maximum hose pull is 200 ft. For non sprinklered buildings, the maximum hose pull is 150'. Change in vertical elevation must also be accounted for.
- E. All existing and/or proposed fire hydrants within 600' of the project site and a 300' radius overlay shall be shown to encompass all portions of all structures as part of submitted project. SD Ordinance 17927.
- F. The locations of an approved "knock" key box are shown on the FAP and follow the San Diego Fire Department FPB policy K-15-2

HOSE PULLS

HOSE PULL A	197.93 FT
HOSE PULL B	199.14 FT
HOSE PULL C	200.00 FT

Proposed sprinklered buildings Max. hose pull distance is 200 ft.



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 Michael Morton AIA  
 Claude Anthony Marengo DESA



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**Feder Residence**  
 2486 Vallecitos Ct  
 La Jolla, CA 92037

REVISIONS	PROJECT START
03/03/2025	
△	
△	
△	
PHASE	COASTAL
PROJECT NO.	2025-03
REVIEWED BY	CAM
DRAWN BY	CP
DATE	01/27/25

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SHEET TITLE  
**PROPOSED FIRE PLAN**  
**A013**

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### DRAINAGE PLAN LEGEND

- Storm Water Collecting And Exiting Circuit Direction, 4" Pvc Subterranean Drain Pipe  
Drainage Flow Pattern, 2% Slope Min @ Impermeable Surfaces
- Area Drain location
- ▣ Contech - stormfilter catch basin - 2 cartridge
- ▬ Linear drain

### STORM DRAINAGE NOTES

1. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer
2. The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel
3. All storm water to be collected from all hardscape areas and to be directed to adjacent landscape locations.
4. Catch basin to collect any remaining storm water and clean it out before overflowing back for proper use of water on site.



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03/03/2025	



PHASE: COASTAL

PROJECT NO. 2025-03

REVIEWED BY: CAM

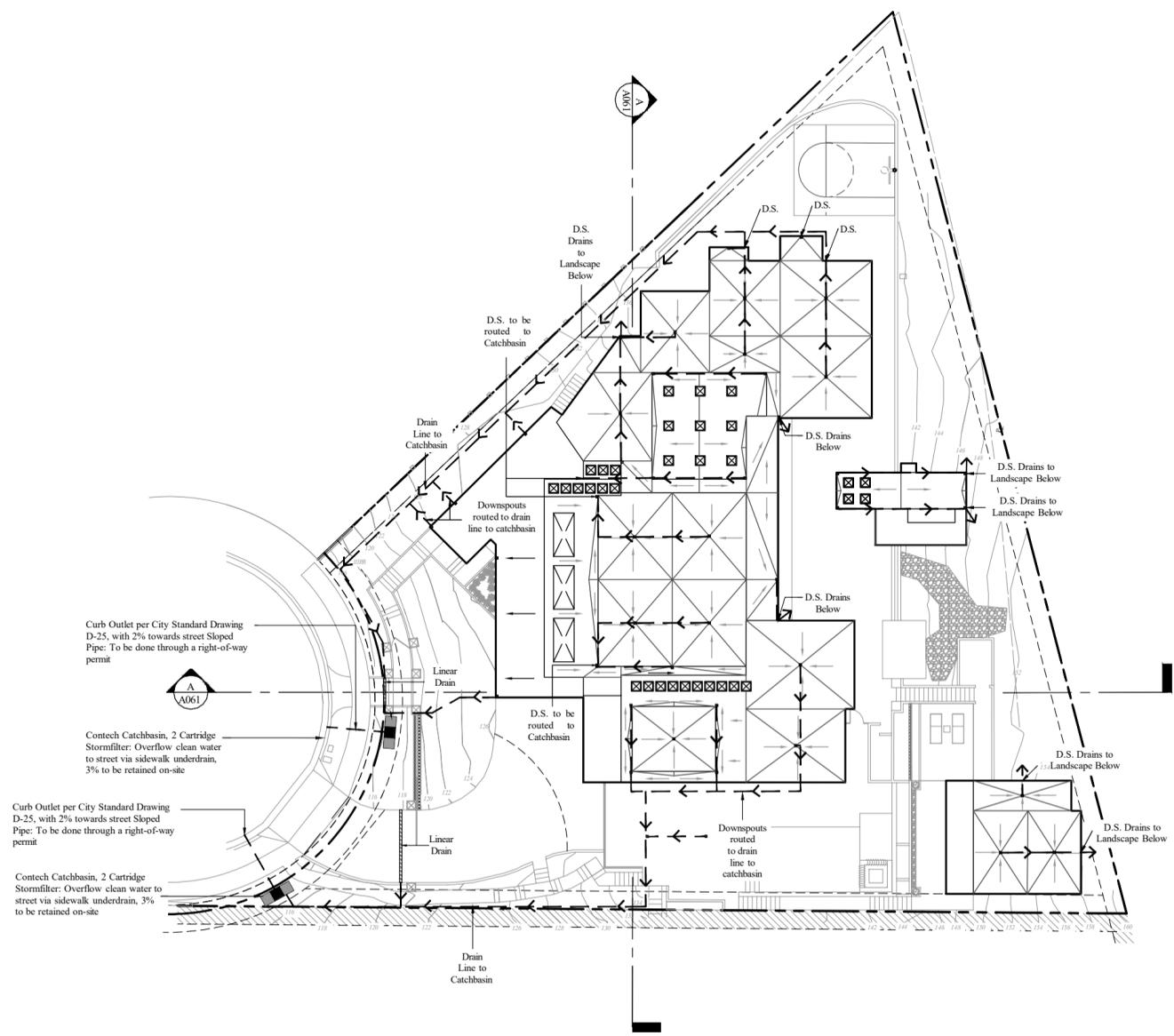
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SHEET TITLE: DRAINAGE PLAN

**A011**



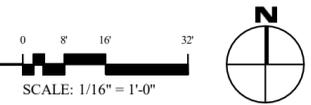
Curb Outlet per City Standard Drawing D-25, with 2% towards street Sloped Pipe: To be done through a right-of-way permit

Contech Catchbasin, 2 Cartridge Stormfilter: Overflow clean water to street via sidewalk underdrain, 3% to be retained on-site

Curb Outlet per City Standard Drawing D-25, with 2% towards street Sloped Pipe: To be done through a right-of-way permit

Contech Catchbasin, 2 Cartridge Stormfilter: Overflow clean water to street via sidewalk underdrain, 3% to be retained on-site

## PROPOSED DRAINAGE PLAN

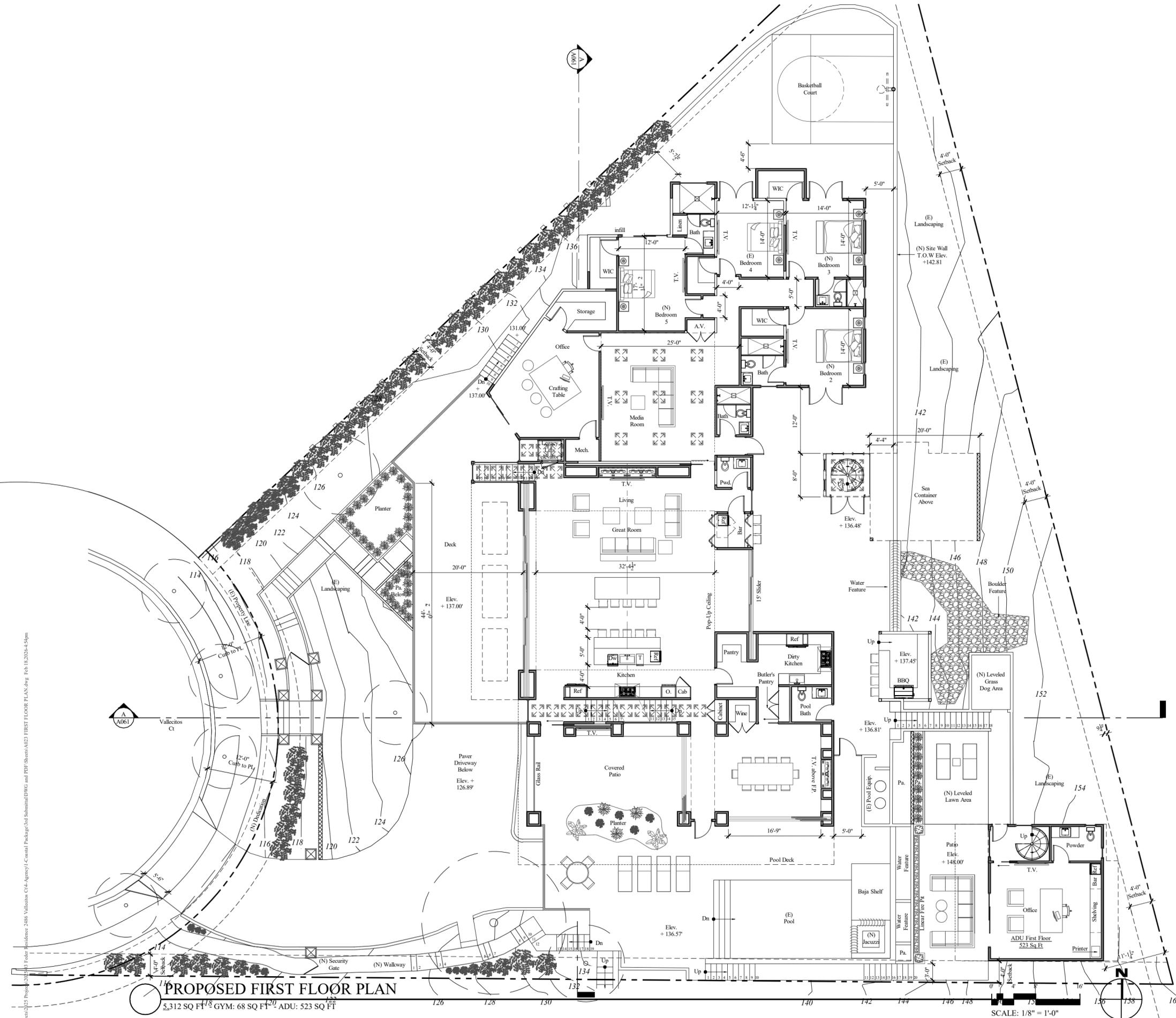












### FLOOR PLAN NOTES

- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
R-13 batt insulation at all accessible interior walls for sound control.  
R-30 batt insulation at ceiling & roof areas.  
R-4.5 insulation wrap on all new hot water piping.  
R-4.5 insulation wrap on all new supply ducts.
- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc)
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above fl. cre #307.2
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33, welding, cutting and other hot work shall be in conformance with cfc chapter 35.
- Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property, where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.1.1 and shall meet the flame propagation performance criteria of the California code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
- S. All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- U. Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)"
- V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
- W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped waterproofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
- X. For recessed windows: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of 1/4" to the outside to assure no water stands on the horizontal surface.
- Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
- Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

### FLOOR PLAN LEGEND

- Existing 2 x 4 interior wall - 1/2" gyp. each side
  - Existing 2 x 4 exterior wall - 5/8" gyp. interior, 3/4" sheathing, 7/8" stucco exterior
  - New 2 x 4 stud interior wall @ 16" o.c. .  
Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
  - New 2 x 4 exterior wall - 5/8" gyp. interior, 3/4" sheathing, 7/8" stucco exterior
  - New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
  - New 8" CMU block wall
  - (I) New doors and door symbol, see schedule on a8.1
  - (A) New window and window symbol, see schedule on a8.1
  - (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
  - floor drain (fd) slope 1/4" per 1'-0"
  - Flush washer and dryer connection per ox box specifications
  - Proposed exterior lighting
  - New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
  - New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
  - Existing structure dimension
  - Proposed structure dimension
- Exterior wall dimensions to face of stud/ftn. Wall. Interior wall dimensions to center line of stud.  
 For additional project information see additional sheets.



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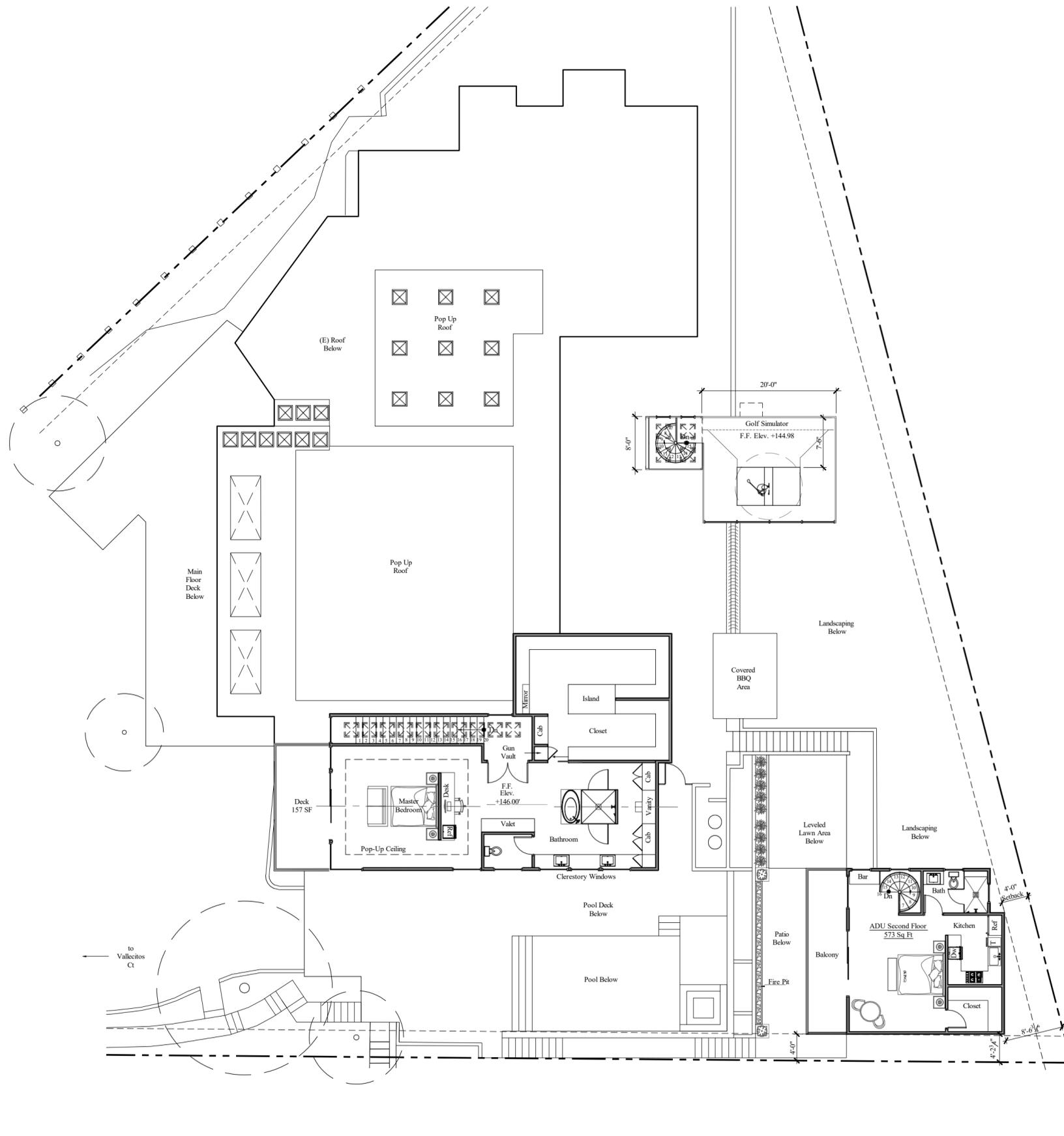
REVISIONS	PROJECT START
03/03/2025	
PHASE: COASTAL	
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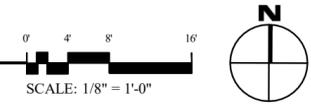
SHEET TITLE  
**FIRST FLOOR PLAN**  
**A023**

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**PROPOSED SECOND FLOOR PLAN**  
 1,457 SQ FT - GYM: 368 SQ FT - ADU: 573 SQ FT



**FLOOR PLAN NOTES**

- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
 R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
 R-13 batt insulation at all accessible interior walls for sound control.  
 R-30 batt insulation at ceiling & roof areas.  
 R-4.5 insulation wrap on all new hot water piping.  
 R-4.5 insulation wrap on all new supply ducts.
- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup, c.b.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc).
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above fl. cre (307.2
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover, hot and water connections allowed.
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1.
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33, welding, cutting and other hot work shall be in conformance with cfc chapter 35.
- Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property, where access is by way of a private road and the building address can not be viewed from the public way, an approved sign or means shall be used to identify the structure. premises identification shall conform to cfc section 501.2.
- R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the California code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
- S. All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- U. Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)
- V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
- W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8" x 12" with seams on the slope side with the outer lap in the direction of the flow of water.
- X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of 1/4" to the outside to assure no water stands on the horizontal surface.
- Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
- Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

**FLOOR PLAN LEGEND**

- Existing 2 x 4 interior wall - 1/2" gyp. each side
- Existing 2 x 4 exterior wall - 1/2" gyp. interior, 1/2" sheathing, 1/2" stucco exterior
- New 2 x 4 stud interior wall @ 16" o.c. .  
 Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
- New 2 x 4 exterior wall - 1/2" gyp. interior, 1/2" sheathing, 1/2" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (D) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope 1/4" per 1'-0"
- Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- Existing structure dimension
- Proposed structure dimension

Exterior wall dimensions to face of stud/dftn. Wall. Interior wall dimensions to center line of stud.  
 For additional project information see additional sheets.



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**Feder Residence**  
 2486 Vallejos Ct  
 La Jolla, CA 92037

REVISIONS  
 03/03/2025 PROJECT START

PHASE **FEASIBILITY**

PROJECT NO. **2025-03**

REVIEWED BY **CAM**

DRAWN BY **CP**

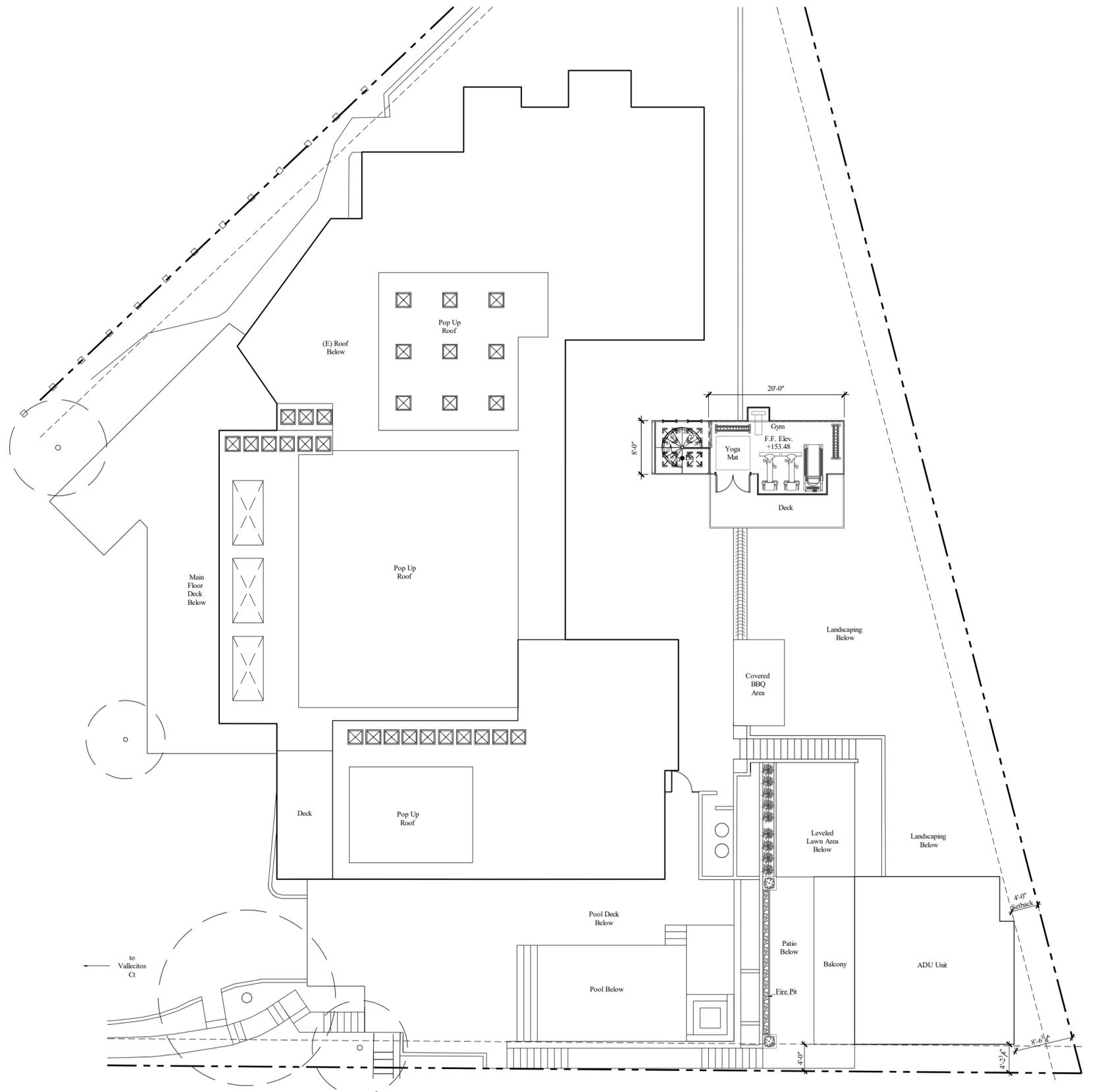
DATE **12/11/25**

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SHEET TITLE **SECOND FLOOR PLAN**

**A024**

S:\Projects\2025\Projects\2025-03 Feder Residence\2486 Vallejos Ct\Agency\1-Central Package\2nd Submission\DWG and PDF\Sheet\A025 UPPER FLOOR PLAN.dwg Dec 11 2025 9:11am



### FLOOR PLAN NOTES

- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on A-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
R-13 batt insulation at all accessible interior walls for sound control.  
R-30 batt insulation at ceiling & roof areas.  
R-4.5 insulation wrap on all new hot water piping.  
R-4.5 insulation wrap on all new supply ducts.
- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc).
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above fl. cre (307.2
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover, hot and water connections allowed.
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
- Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property, where access is by way of a private road and the building address can not be viewed from the public way, an approved sign or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the California code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
- S. All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- U. Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)
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- W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8" x 12" with seams on the slope side with the outer lap in the direction of the flow of water.
- X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of 1/8" to the outside to assure no water stands on the horizontal surface.
- Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
- Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

### FLOOR PLAN LEGEND

- Existing 2 x 4 interior wall - 1/2" gyp. each side
- Existing 2 x 4 exterior wall - 3/8" gyp. interior, 1/2" sheathing, 3/8" stucco exterior
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Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
- New 2 x 4 exterior wall - 3/8" gyp. interior, 1/2" sheathing, 3/8" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- New doors and door symbol, see schedule on A8.1
- New window and window symbol, see schedule on A8.1
- Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope 1/4" per 1'-0"
- Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- Existing structure dimension
- Proposed structure dimension

Exterior wall dimensions to face of stud/f/dtn. Wall. Interior wall dimensions to center line of stud.  
For additional project information see additional sheets.



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**Feder Residence**  
2486 Vallejos Ct  
La Jolla, CA 92037

REVISIONS  
03/03/2025 PROJECT START

PHASE **FEASIBILITY**

PROJECT NO. **2025-03**

REVIEWED BY **CAM**

DRAWN BY **CP**

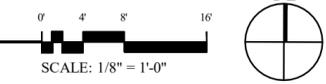
DATE **12/11/25**

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SHEET TITLE **UPPER FLOOR PLAN**

**A025**

**PROPOSED ACC. BUILDING UPPER FLOOR PLAN**  
GYM: 265 SQ FT

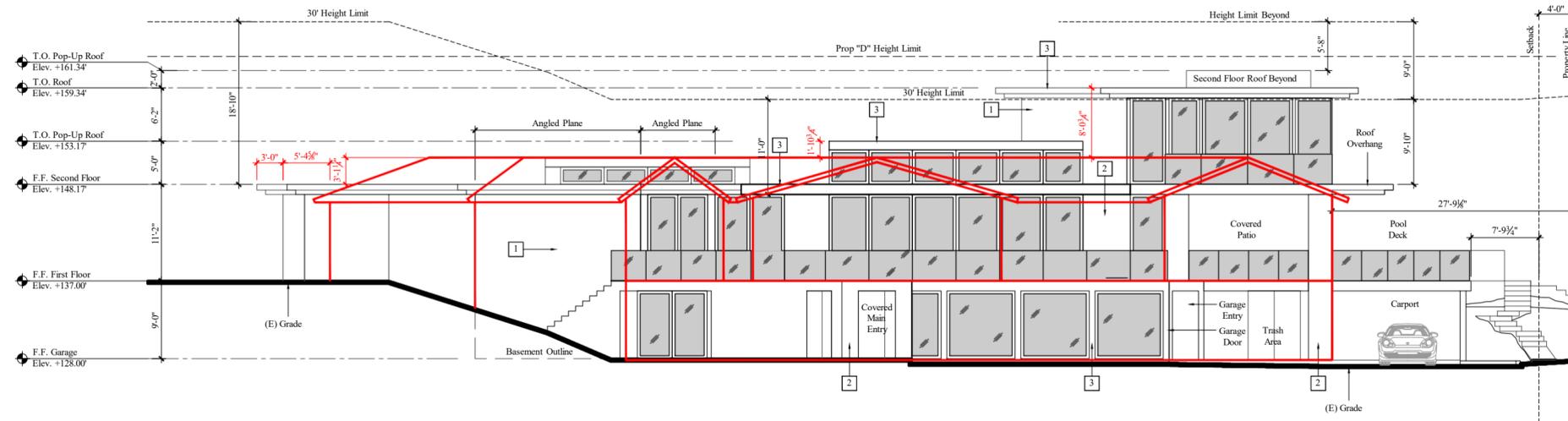


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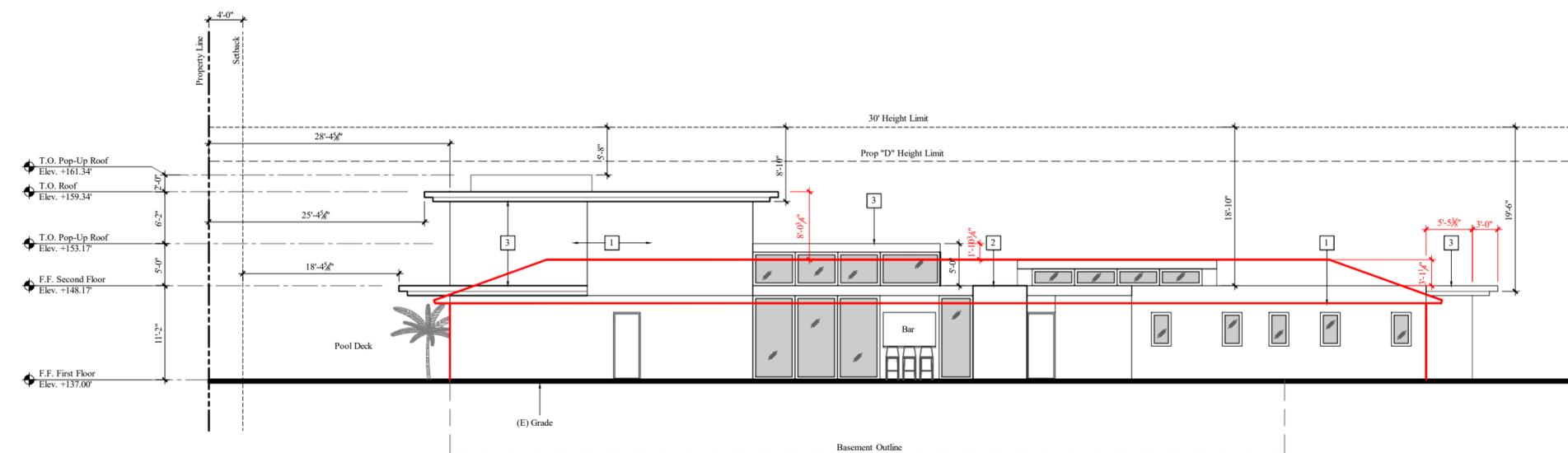
1	Exterior Finish	White Stucco	
2	Exterior Finish	Creme-based Limestone	
3	Architectural roof feature	Anodised aluminum break metal- Dark bronze	

### ELEVATION NOTES

- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility information.
- C. Refer to Sheet A060 and A061 for building sections.
- D. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
- F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.

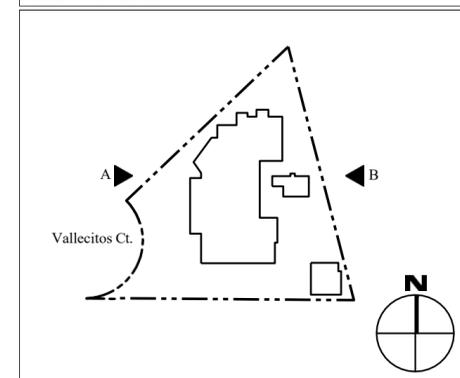


**A** PROPOSED WEST ELEVATION



**B** PROPOSED EAST ELEVATION

### KEY PLAN



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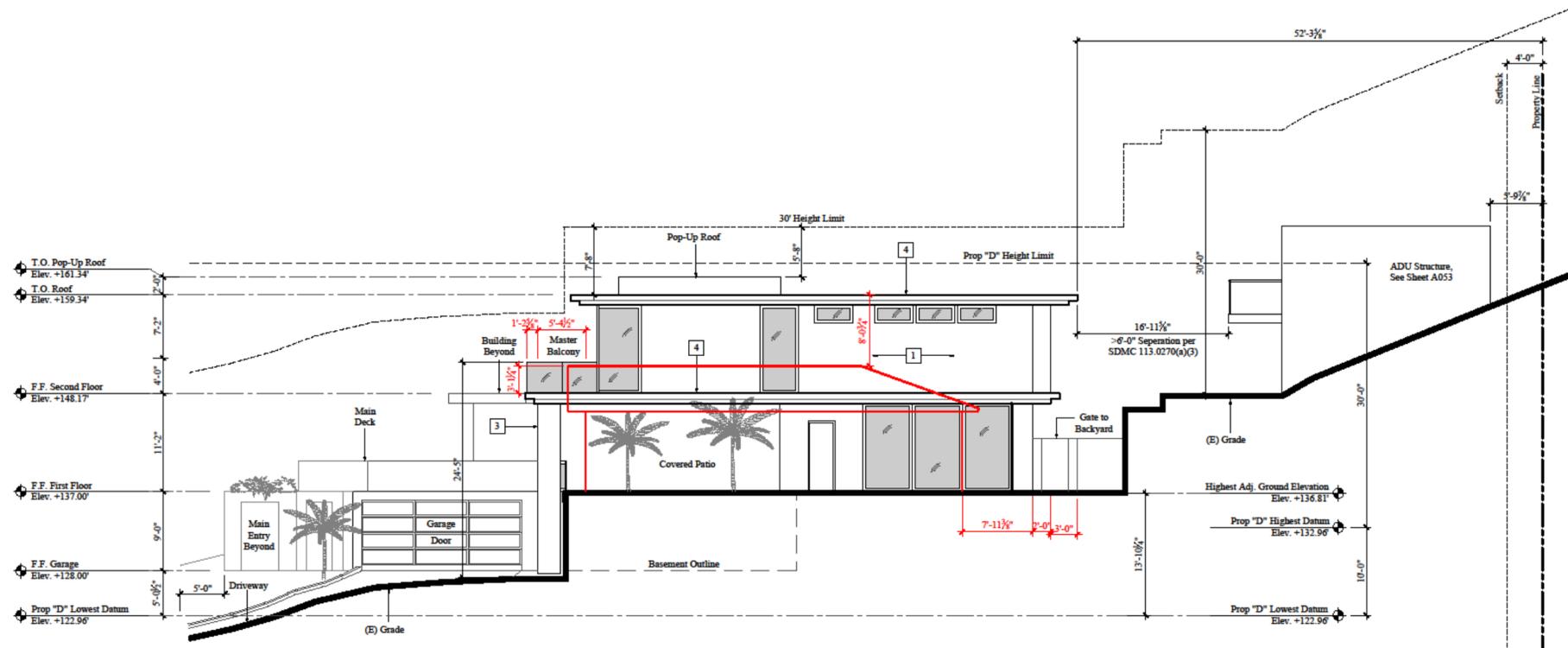
**Feder Residence**  
2486 Vallecitos Ct  
La Jolla, CA 92037

REVISIONS	PROJECT START
03/03/2025	
PHASE	COASTAL
PROJECT NO.	2025-03
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DATE	03/16/26

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SHEET TITLE  
**PROPOSED ELEVATIONS**

**A050**



C PROPOSED SOUTH ELEVATION

MATERIALS LIST		
1	Exterior Finish	White Stucco
2	Exterior Finish	Creme-based Limestone
3	Architectural roof feature	Anodised aluminum break metal- Dark bronze

ELEVATION NOTES	
A.	All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B.	Refer to site plan for site and utility information.
C.	For door and windows see schedules on sheet A080 and A081.
D.	All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
E.	Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
F.	A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.



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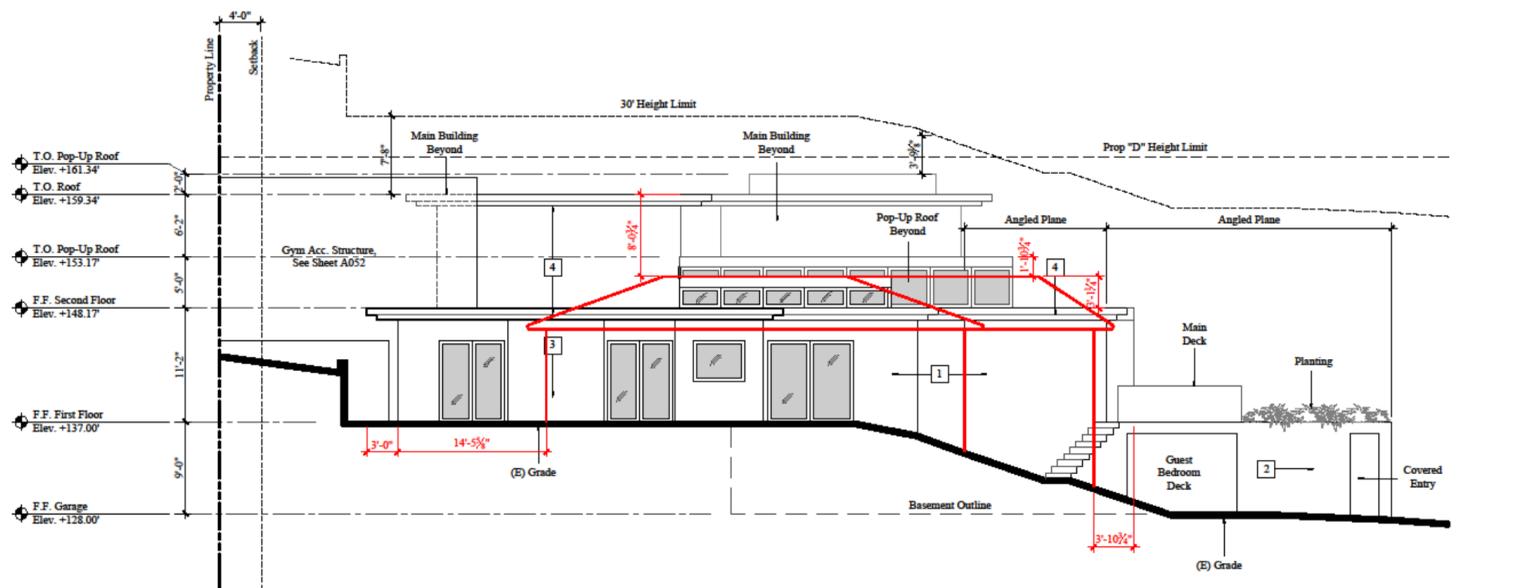
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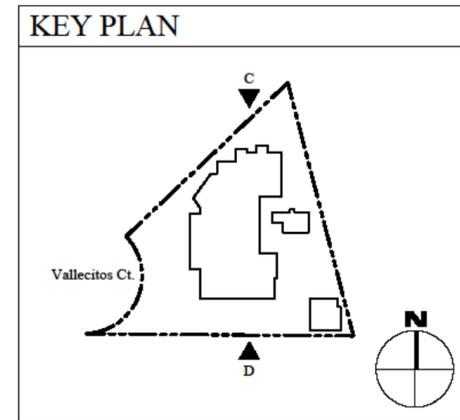
REVISIONS	PROJECT START
03/03/2025	
PHASE	COASTAL
PROJECT NO.	2025-03
REVIEWED BY	CAM
DRAWN BY	CP
DATE	03/16/26

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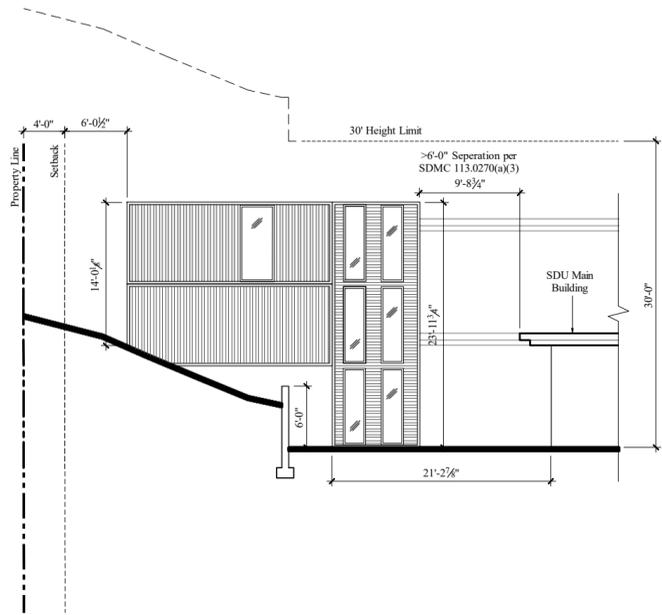
SHEET TITLE  
PROPOSED ELEVATIONS  
**A051**



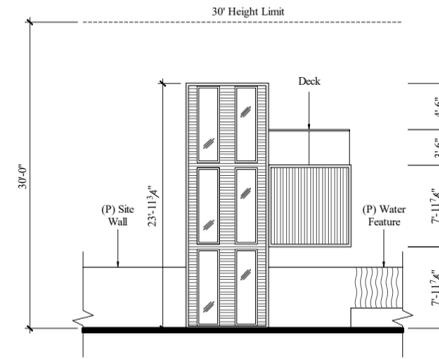
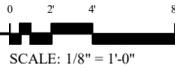
D PROPOSED NORTH ELEVATION



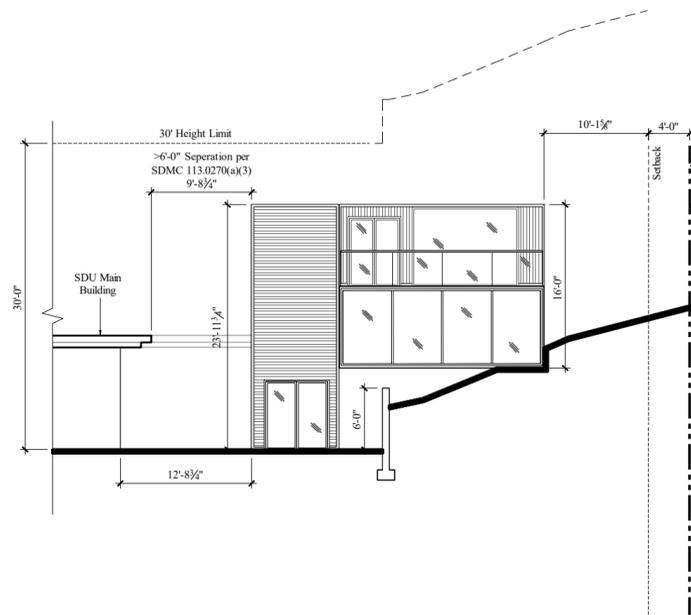
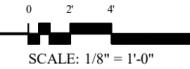
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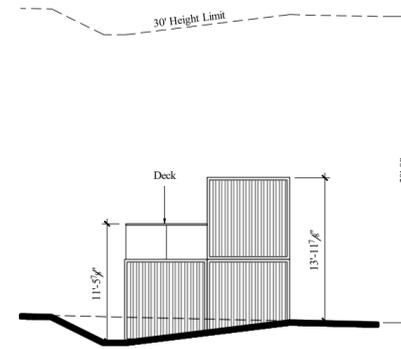
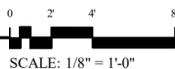
**E** ACC. BLDG. NORTH ELEVATION



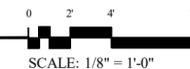
**F** ACC. BLDG. WEST ELEVATION



**G** ACC. BLDG. SOUTH ELEVATION



**H** ACC. BLDG. EAST ELEVATION



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REVISIONS  
 03/03/2025 PROJECT START



PHASE  
 COASTAL

PROJECT NO. 2025-03

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DATE 03/16/26

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SHEET TITLE  
 PROPOSED ELEVATIONS

**A052**





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PHASE **FEASIBILITY**

PROJECT NO. 2025-03

REVIEWED BY CAM

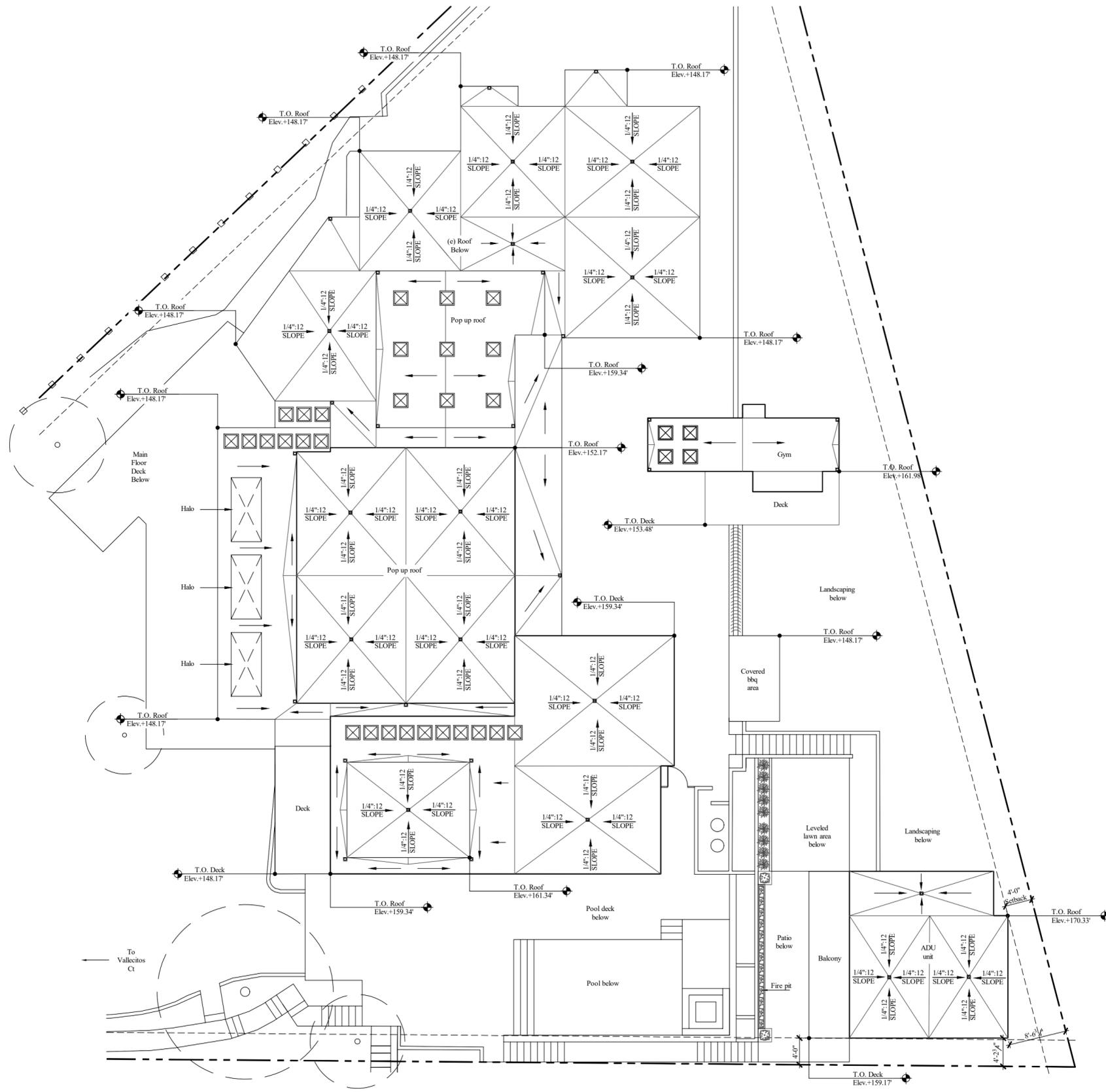
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DATE 12/11/25

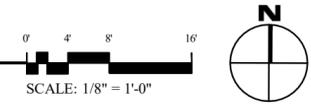
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SHEET TITLE **ROOF PLAN**

**A040**



**PROPOSED ROOF PLAN**



S:\Project\2025\Projects\2025-03 Feder Residence\2486 Vallecitos Ct\Agency\1-Central Package\1-Consul Package\2d\Submittal\DWG and PDF\Sheet\A040 ROOF PLAN.dwg Doc 11.2025.01.1am



**Marengo  
Morton  
Architects**  
7724 Girard Ave.  
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Tel. (858) 459-3769  
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Michael Morton AIA  
Claude Anthony Marengo DESA



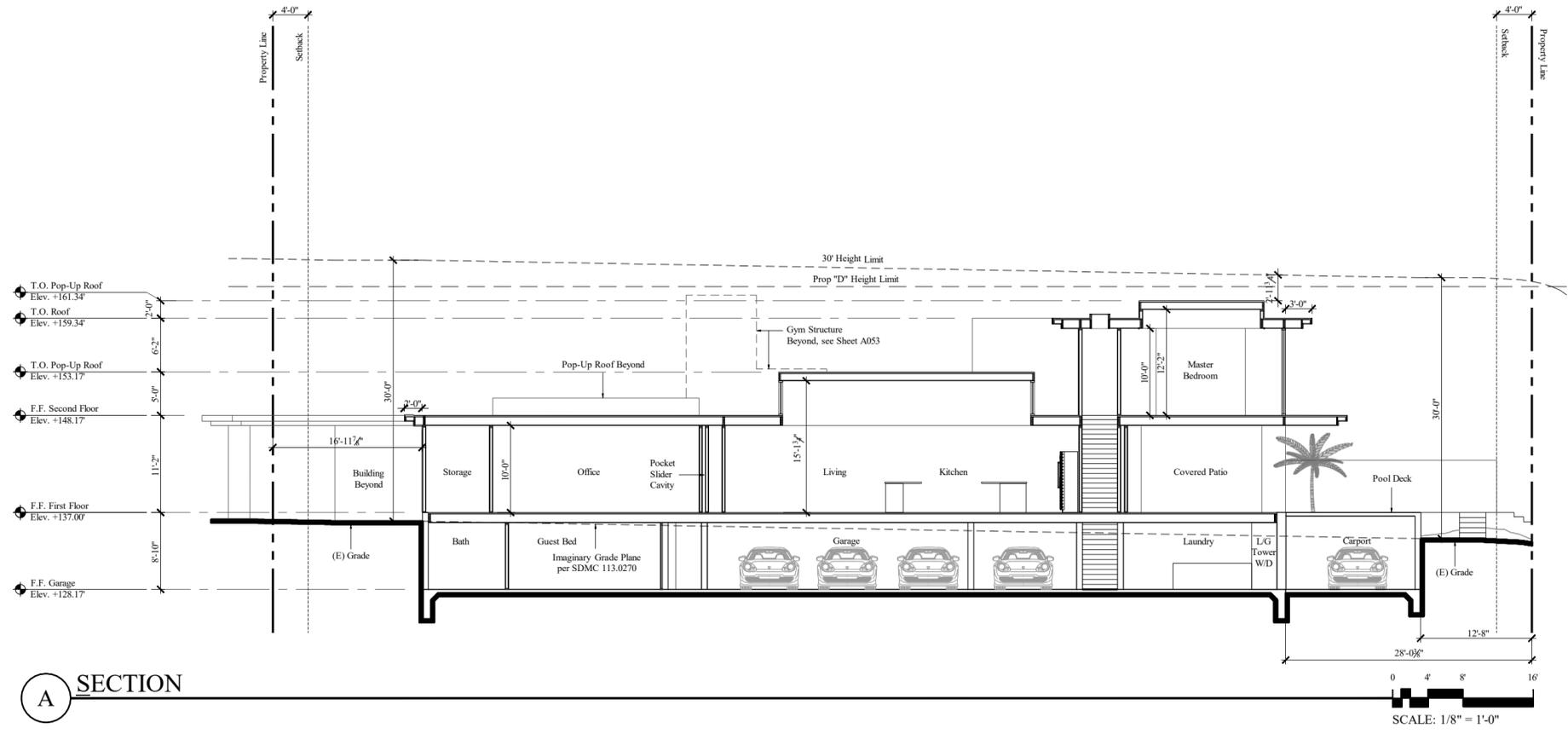
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**Feder Residence**  
2486 Vallecitos Ct  
La Jolla, CA 92037

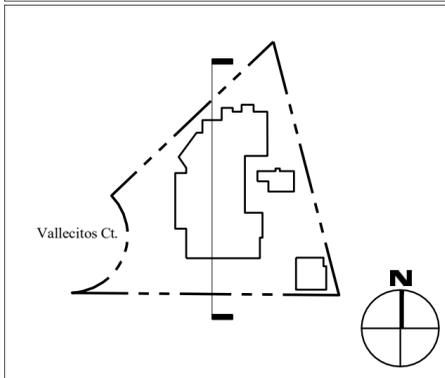
REVISIONS	PROJECT START
03/03/2025	
△	
△	
△	
PHASE	COASTAL
PROJECT NO.	2025-03
REVIEWED BY	CAM
DRAWN BY	CP
DATE	03/16/26

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SHEET TITLE  
**PROPOSED SECTIONS**  
**A060**



**KEY PLAN**







# Marengo Morton Architects

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Second Floor  
La Jolla, CA 92037  
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Michael Morton AIA  
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Feder Residence  
2486 Vallecitos Ct  
La Jolla, CA 92037

REVISIONS  
03/03/2025 PROJECT START



PHASE  
COASTAL

PROJECT NO. 2025-03

REVIEWED BY CAM

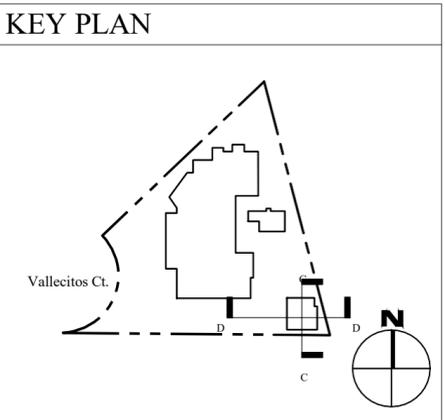
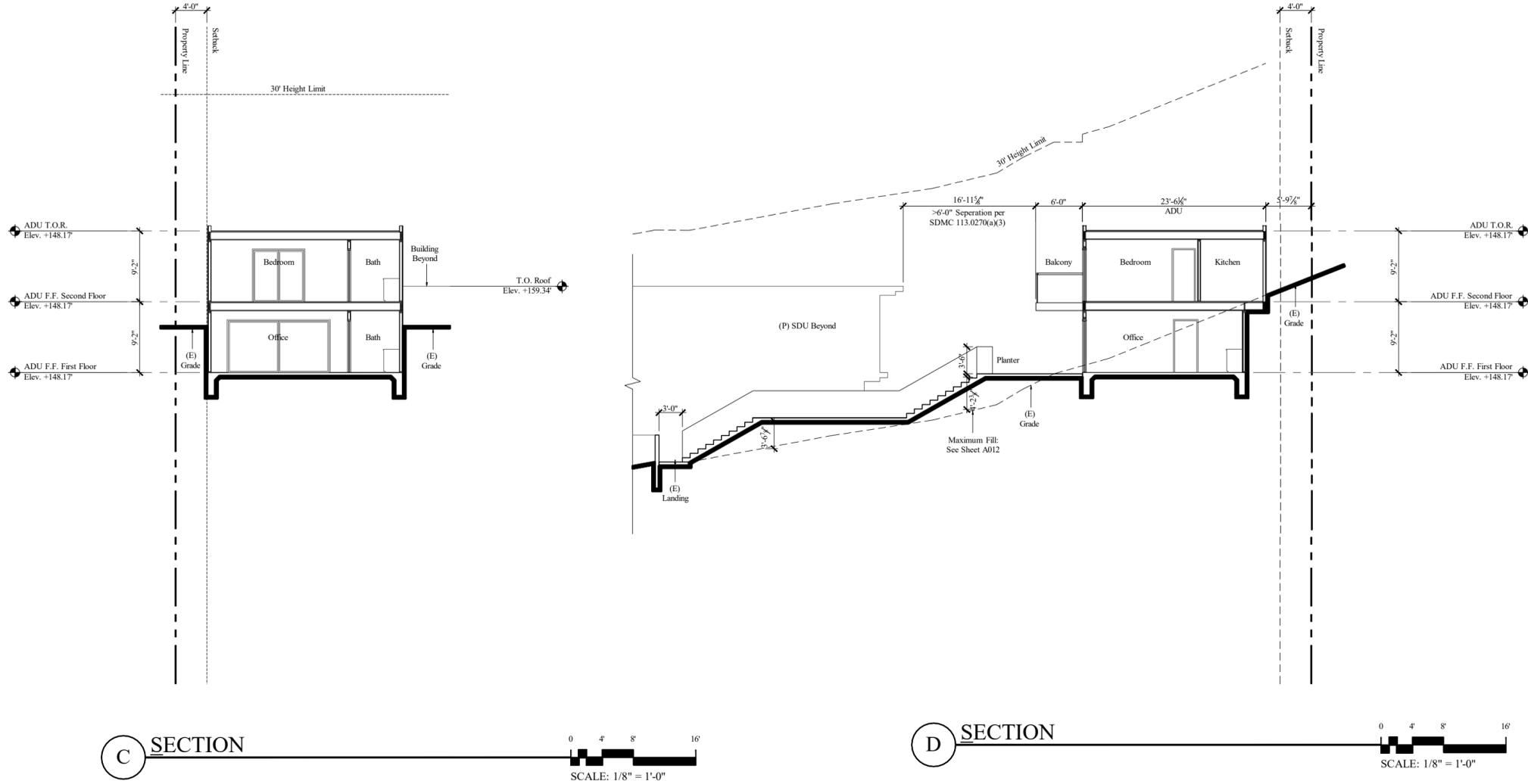
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DATE 03/16/26

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SHEET TITLE  
PROPOSED SECTIONS

# A062



# 2486 Vallecitos Ct

Material Palette



1. White Stucco



2. Crème-based limestone



3. Anodized aluminum break metal – dark bronze

# 2486 Vallecitos Ct

Rendering



**Marengo Morton Architects, Inc.**  
7724 Girard Avenue, Second Floor  
La Jolla, California 92037  
Tel 858-459-3769 • Cell 619-417-1111  
cm@m2a.com • m2a.com

**Project:** Feder Residence

**Address:** 2486 Vallecitos Court,  
La Jolla, CA 92037

**PTS #**

**Date:** 7.07.2025

# 2486 Vallecitos Ct

Rendering



**Marengo Morton Architects, Inc.**  
7724 Girard Avenue, Second Floor  
La Jolla, California 92037  
Tel 858-459-3769 • Cell 619-417-1111  
m2architects@gmail.com

**Project:** Feder Residence

**Address:** 2486 Vallecitos Court,  
La Jolla, CA 92037

**PTS #**

**Date:** 7.07.2025

# 2486 Vallecitos Ct

Rendering



**Marengo Morton Architects, Inc.**  
7724 Girard Avenue, Second Floor  
La Jolla, California 92037  
Tel 858-459-3769 • Cell 619-417-1111  
m2architects@gmail.com

**Project:** Feder Residence

**Address:** 2486 Vallecitos Court,  
La Jolla, CA 92037

**PTS #**

**Date:** 7.07.2025



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

---

**Project Address** 2486 Vallecitos Ct  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

**Instructions**

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

---

Other

**Community Planning Group**

Mark Lopez  
LopezMA@sandiego.gov  
(619) 533-4701

**[ Comment 00001 | Page | Open ]**

The proposed project is located within the La Jolla Community Plan Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact the Chairperson of the La Jolla Community Planning Association at [info@lajollacpa.org](mailto:info@lajollacpa.org) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count via email to the assigned Project Manager. Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at [https://docs.sandiego.gov/councilpolicies/cpd\\_600-24.pdf](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

1/26/2026: Reissuing this comment.

**[ Comment 00085 | Page | Open ]**

Please note that the La Jolla Shores Advisory Board must review this project to determine to provide input if the project is consistent with the requirements of the planned district (SDMC 1510.0201(d)).



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

---

**Project Address** 2486 Vallecitos Ct  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

### Instructions

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

---

Other

### DSD-Engineering Review

Layth Al Ani  
lalani@sandiego.gov  
619-236-7713

#### [ Comment 00028 | Page | Open ]

Please note that the project will require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602 grading permit regulation.

#### [ Comment 00034 | Page | Open ]

Please note that per SDMC 142.05 (9)(C), driveway ramps with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent shall have transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the driveway ramp's abutting slope, as illustrated in Diagram 142-05D.

Follow up: 2nd request.

#### [ Comment 00087 | Page | Open ]

Drainage study: The applicant will be required to add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board under the Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note that if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.

#### [ Comment 00088 | Page | Open ]

Please analyze the tributary area contributing flows to the existing brow ditch and demonstrate that the brow ditch is adequately sized.

#### [ Comment 00089 | Page | Open ]

Sheet A012 calls out a 5 ft fill in certain areas. Please revise the building sections to show the locations of maximum fill depths.



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**[ Comment 00090 | Page | Open ]**

The project proposes a sliding gate at the proposed driveway. Driveways that serve as direct access to off-street parking spaces and that traverse a sidewalk or curb shall be at least 20 feet long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A in Section 142.0520. Please revise to demonstrate the 20 ft from the back of the new location of the non-contiguous sidewalk to the garage door. Alternatively, the applicant must demonstrate that the project will not cause queuing in the public right-of-way. Any gate should remain open during business hours (to be noted on the plans).

**[ Comment 00091 | Page | Open ]**

On sheet A010, the Proposed Site Plan, the visibility triangle must be measured along the new property line after the dedication. Please revise accordingly.

**[ Comment 00092 | Page | Open ]**

On sheet A010, please call out the driveway width.



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

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San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

**Instructions**

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

---

Other

**DSD-Environmental**

Marlene Watanabe  
mwatanabe@sandiego.gov

[ [Comment 00069](#) | [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 00097](#) | [Page](#) | [Open](#) ]

Project Scope (Updated):

The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) the remodel of an existing 2-story, 4,905-square-foot single dwelling unit, to a two-story, 6,769 sf residence over a 3,610 sf basement, a 701 sf gym structure, a new 2-story, 1,096 sf ADU, and associated site improvements located at 2486 Vallecitos Court. The 0.51-acre site is in the La Jolla Shores Planned District Single-Family (LJSPD-SF) Base Zone, Coastal (Non-Appealable-2) Overlay Zone, Coastal Height Limit Overlay Zone, Very High Fire Hazard Severity Zone, Parking Standards Transit Priority Area, within the La Jolla Community Plan Area. Existing Overlays Include LJSPD-SF, Coastal Height Limitation, Coastal Overlay Zone (N-APP 2), Mobility Zone 2, Parking Standards Transit Priority Area and Paleontological



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

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Sensitivity Area: High, Brush Management, and Very High Fire Hazard Severity Zone. The site is designated Residential and Very Low Density (0-5 du/acre) within the La Jolla Community Plan.

[ [Comment 00098](#) | [Page](#) | [Open](#) ]

Geologic Conditions

A geotechnical investigation prepared by Christian Wheeler Engineering, dated November 18, 2025 was received for the project. EAS defers to DSD-Geology for technical analysis and review of this report. Please see their comments.

[ [Comment 00100](#) | [Page](#) | [Open](#) ]

Hydrology/Drainage

A Drainage Study prepared by AP Consulting dated September 19, 2025, revised December 10, 2025 was received. For review of this report and 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 00101](#) | [Page](#) | [Open](#) ]

*ENVIRONMENTAL DETERMINATION:*

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

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



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

---

**Project Address** 2486 Vallecitos Ct  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

**Instructions**

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

---

Other

**DSD-Geology**

Xiomara Rosenblatt-Dailey  
xrosenblatt@sandiego.gov

[ [Comment 00008](#) | [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 Investigation Report Addendum" PDF file option only. Please note, to avoid additional reviews, do not attempt to submit any additional document 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, Proposed Feder Residence, 2486 Vallecitos Court, La Jolla, California, prepared by CWE, dated July 21, 2022 (their project no. 2220120.01)

1/28/26- Report of Preliminary Geotechnical Investigation, Proposed Feder Residence Additions, 2486 Vallecitos Court, La Jolla, California, prepared by CWE, dated November 18, 2025 (their project no. 2250398.01)

Site Development Plans: Feder Residence, 2486 Vallecitos Ct, San Diego, California, prepared by Marengo Morton Architects., dated August 20, 25.

[ [Comment 00009](#) | [Page](#) | [Open](#) ]

The Architect of work must show the limits of grading on the grading plan. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant. This must be delineated on the plans with a call out and or symbol.

[ [Comment 00010](#) | [Page](#) | [Open](#) ]



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

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

**[ Comment 00012 | Page | Open ]**

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

**[ Comment 00013 | Page | Open ]**

The project's geotechnical consultant must clarify if any indication of slope instability in the slope above the proposed ADU was observed.

**[ Comment 00014 | Page | Open ]**

The project's geotechnical consultant must provide representative geologic/ geotechnical cross section at the location of the **new proposed ADU (E-W)**, that shows the existing and proposed grades, eastern slope and the distribution of fill and geologic units. Show the anticipated area of recommended remedial grading, including temporary slopes (if applicable).

Update 1/28/26- Provide a cross section of the ADU (South/east side of property) on slope, extending offsite to show relation to neighboring property.

**[ Comment 00016 | 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. Specifically, will the proposed ADU on the slope east of the main residence destabilize the slope above?

**[ Comment 00093 | Page | Open ]**

Update 1/28/26-

Clarify if the proposed ADU construction allows for adequate set back from the ascending slope per current building code 1808A7.2 or provide an alternate foundation recommendation.

**[ Comment 00094 | Page | Open ]**

Update 1/28/26-

Provide an updated geotechnical map that shows the proposed grading and circumscribes the limits of recommended remedial grading.



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

---

**Project Address** 2486 Vallecitos Ct  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

**Instructions**

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

---

Site Development Plans PRJ-1140750.pdf

**DSD-Landscape Review**

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

**[ Comment 00056 | Sheet A023 | 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 00066 | Sheet A010 | Open ]**

Landscape Area: Proposed and existing landscape areas on sheet L01 and A010 do not match. Please correct and clarify.

---

Other

**DSD-Landscape Review**

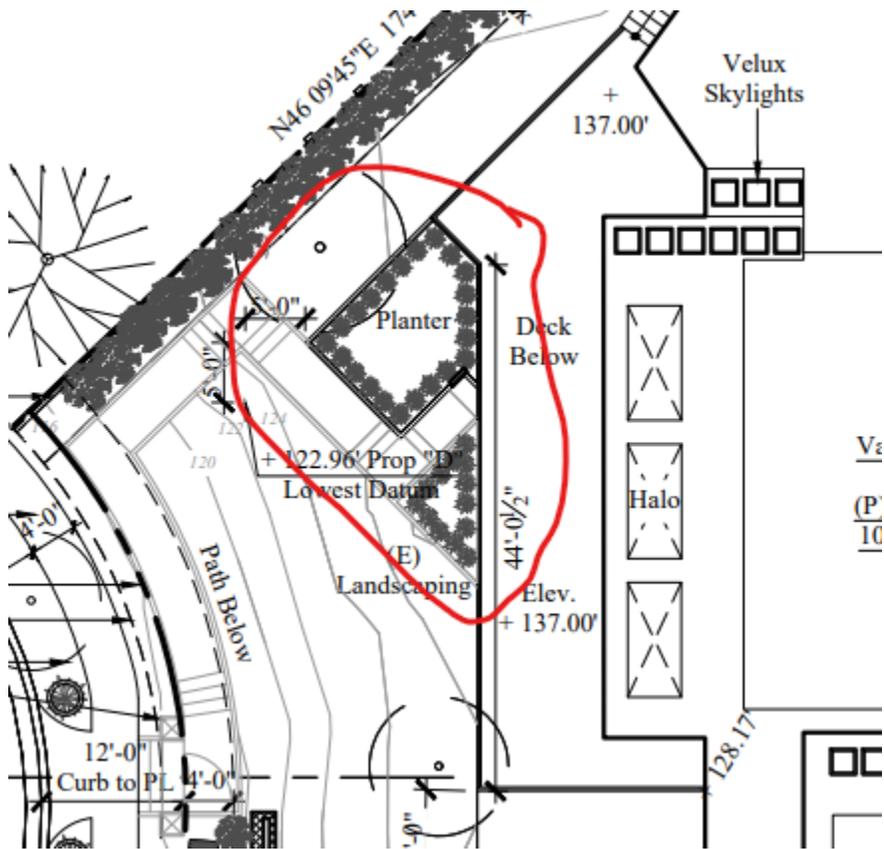
Clare Gamelin  
CGamelin@sandiego.gov  
(619) 446-5228

**[ Comment 00096 | Page | Open ]**

(Repeat Comment 66) Please coordinate final proposed site plan with civil and the landscape plan.



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





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

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**Project Address** 2486 Vallecitos Ct  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

**Instructions**

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

---

Other

**DSD-Planning Review**

Grecia Diaz  
greciad@sandiego.gov

[ [Comment 00043](#) | [Page](#) | [Open](#) ]

**La Jolla Shores Advisory Board**

The La Jolla Shores Advisory Board must review this project to determine to provide input if the project is consistent with the requirements of the planned district (SDMC 1510.0201(d).

Please contact Senior Planner Melissa Garcia of the City Planning Department at (619)236.6173 (magarcia@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

**REQUIRED**

[ [Comment 00044](#) | [Page](#) | [Open](#) ]

**LJCPA**

After the notice of application and first assessment letter has been distributed. The applicant may present the proposed project to the La Jolla Community Planning Association. Please contact Harry Bubbins by email at info@lajollacpa.org

Please provide the minutes and any recommendations.

[ [Comment 00047](#) | [Page](#) | [Open](#) ]

**300 Survey**

Planning staff understands that a table matrix survey of each individual property was submitted. However, please include the data within a radius map to evaluate further general conformity with those within the vicinity compared to the site.

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

*Plumb Height*



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

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Section B – Sheet A061

The applicant presents an imaginary plane per SDMC 113.0270(a)(4)(B)(i). However, it is unclear why the measurement is being taken from the interior of the pool bath. Please provide further clarification on the measurement since this measurement must be taken from the exterior grade of the pool bath where it is exposed to air and light.

**[ Comment 00102 | Page | Open ]**

*Comment 42, Design/Draft Findings*

Please incorporate the types of materials in the findings as described in the DSD - Planning Review Reference Material document.

"Streetscape and neighborhood character. Exterior materials and detailing are compatible with the established La Jolla Shores neighborhood character and include a limited palette of durable materials."

What types of materials? How does it comply with the La Jolla Shores neighborhood character?

"

**[ Comment 00103 | Page | Open ]**

*Comments 43, 44 Community Planning Groups*

Please keep planning staff up to date on the status of the recommendations.

**[ Comment 00104 | Page | Open ]**

*Comment 47, Map Survey*

The request was for a 300-radius map survey detailing the setbacks, as shown in the survey table.

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

*Comment 52, Plumb Line*

Sheet A061 - The Velux skylights appear to exceed the plumb line height by less than an inch. Please redesign or detail how the structure does not exceed the maximum plumb line height measurement.



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

---

**Project Address** 2486 Vallecitos Ct  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** camarengo@m2a.io

**Instructions**

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

---

Site Development Plans PRJ-1140750.pdf

**Fire-Plan Review**

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

**[ Comment 00002 | Sheet A050 | Open ]**

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 00004 | Sheet A010 | Open ]**

COMMENT - All portions of the exterior perimeter of new buildings shall be within 150' (non-sprinklered) or 200' (sprinklered) of a fire access road. Show hose pull on plans as pictured below utilizing an approved path of travel.



February 6, 2025

Claude Anthony Marengo  
Marengo Morton Architects

Email: [camarengo@m2a.io](mailto:camarengo@m2a.io)

Subject: Assessment of Application for 2486 Vallecitos Court; Project No. PRJ-1140750; Internal Order #24010341

Dear Claude,

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

### **Project Summary**

Proposed development/action(s):

- A 9,245-square foot addition and remodel to an existing 2-story, 4,905-square-foot single-dwelling unit, a new detached 2-story, 1,096-square-foot accessory dwelling unit, a new detached 2-story, 701-square-foot gym, and associated site improvements located at 2486 Vallecitos Court. The 0.51-acre site is in the La Jolla Shores Planned District Single-Family (LJSPD-SF) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Very High Fire Hazard Severity Zone, and Parking Standards Transit Priority Area within the La Jolla Community Plan Area.
- A Process 3, Coastal Development Permit, pursuant to San Diego Municipal Code (SDMC) Section [126.0702\(a\)](#) is required for all coastal development of a premises within the Coastal Overlay Zone.
- A Process 3, Site Development Permit, pursuant to San Diego Municipal Code (SDMC) Section [1510.0201\(d\)](#) is required for a major project within the La Jolla Shores Planned District.

### **Significant Project Issues**

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 to a project decision; however, I've identified that the following issues are critical for your project:

**DSD-Fire Plan Review** – All portions of the exterior perimeter of new buildings shall be within 150' (non-sprinklered) or 200' (sprinklered) of a fire access road. Show hose pull on plans as pictured below utilizing an approved path of travel.

Fire crews will have to ladder the proposed building from the west side of the structure which appears to be greater than 30'. Buildings greater than 30' will require fire department access roads that meet CFC Appendix D 105.

**DSD-Geology** – Submit an updated geotechnical addendum or updated letter that specifically addresses the proposed development. The geotechnical consultant must clarify if their conclusions and recommendations remain valid based on proposed site development plans. Furthermore, provide an updated geotechnical map that shows the proposed grading and circumscribes the limits of recommended remedial grading.

Show the limits of grading on the grading plan.

Provide clarification if the proposed ADU construction allows for adequate setback from the ascending slope per current building code 1808A7.2 or provide an alternate foundation recommendation.

**DSD-Engineering Review** – Provide a revised Drainage Study and provide a discussion if the proposed project is required to obtain approval from the Regional Water Quality Control Board under the Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. In addition, provide an analysis for the tributary area contributing flows to the existing brow ditch and demonstrate that the brow ditch is adequately sized.

Revise the building sections to show the locations of maximum fill depths.

The project proposes a sliding gate at the proposed driveway. Driveways that serve as direct access to off-street parking spaces and that traverse a sidewalk or curb shall be at least 20 feet long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A in Section 142.0520. Revise plans to demonstrate the 20 ft from the back of the new location of the non-contiguous sidewalk to the garage door.

**DSD-Planning Review** – Regarding the 300-ft survey, provide data within a radius map to evaluate further general conformity with those within the vicinity compared to the site.

Regarding the Plumb Height Section B – Sheet A061, plans currently presents an imaginary plane per SDMC 113.0270(a)(4)(B)(i). However, it is unclear why the measurement is being taken from the interior of the pool bath. Provide further clarification on the measurement since this measurement must be taken from the exterior grade of the pool bath where it is exposed to air and light.

In the draft findings, incorporate the types of materials in the findings as described in the submitted reference materials. "Streetscape and neighborhood character. Exterior materials and detailing are

compatible with the established La Jolla Shores neighborhood character and include a limited palette of durable materials.”.

**DSD-Environmental** – The environmental determination will be held in abeyance until all review discipline issues have been adequately addressed.

### **Project Timeline**

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 that an environmental document is needed, that document has been prepared.

### **Project Accounting**

Our most recent records show that there is a balance of **\$6,668** 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 pay the attached invoice before resubmitting your project. Project invoices can be paid via the [Accela Citizen Access portal](#) or in person at Development Services. Please notify me when the invoice has been paid, as the system will not alert me.

Please be advised that the [minimum required balance](#) for each approval type (\$8,000) must be maintained throughout the process. If you need to make a payment toward the deposit account, payments can be made in person at 7650 Mission Valley Road 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.**

Please see [Time and Costs Associated with the Discretionary Approval Process](#) for additional information.

### **Next Steps**

**Community Planning Group** - I encourage you to contact the chairperson of the La Jolla Community Planning Association via e-mail at [info@lajollacpa.org](mailto:info@lajollacpa.org) to make arrangements to present 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](#).

**Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays. You may request a 30-minute virtual appointment to go over the

Please refer to the following:

- DSD and Online Permit [Application Help Guide](#).
- DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.

**Note:** SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or **Thursday, May 7, 2026**. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

**Pre-Submittal Meetings** - You may request a 30-minute virtual meeting to go over the materials prior to proceeding with your formal resubmittal. Please contact me to schedule an appointment.

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,



Mark Lopez  
Development Project Manager  
Phone: 619-533-4701  
Email: [LopezMA@sandiego.gov](mailto:LopezMA@sandiego.gov)

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report
3. Site Development Plans (REDLINES)
4. Invoice

cc: File  
Chairperson, La Jolla Community Planning Group