



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 15, 2026 REPORT NO. HO-26-024

HEARING DATE: April 22, 2026

SUBJECT: 8204 La Jolla Shores Drive, Process Three Decision

PROJECT NUMBER: [PRJ-1126220](#)

OWNER/APPLICANT: Christopher T. Long and Tania W. Hanna Living Trust, Owners / Island Architects, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve the demolition of an existing one-story, 3,214-square-foot single-dwelling unit with attached garage and the construction of a new two-story, 3,525-square-foot single-dwelling unit with attached garage on a 0.14-acre site at 8204 La Jolla Shores Drive within the La Jolla Community Plan?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981; and
2. ADOPT Mitigated Negative Declaration No. 1126220 and the Mitigation, Monitoring, and Reporting Program.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project results in no change in the number of dwelling units on the site.

Community Planning Group Recommendations: On June 18, 2025, the La Jolla Shores Planned District Advisory Board moved to recommend denial of the project due to bulk and scale, the six-foot property wall on-site, the lack of step back on the second floor to the north and not being in character with the neighborhood. The motion failed 3-2-0 (Attachment 6).

On August 7, 2025, the La Jolla Community Planning Association voted 11-3-2 to approve the project without conditions (Attachment 7).

Environmental Review: An Environmental Initial Study was prepared, which determined that the project could have a significant environmental effect on Cultural Resources (Archaeology) and Tribal Cultural Resources. Therefore, a Mitigated Negative Declaration and a Mitigation, Monitoring, and Reporting Program (Attachment 8) have been prepared to mitigate potentially significant environmental effects.

BACKGROUND

The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF Zone (La Jolla Shores Planned District - Single Dwelling Unit), the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and a Parking Standards Transit Priority Area within the La Jolla Community Plan (Community Plan, Attachments 1-3). The project site is developed and surrounded by residential development. The project site does not contain any sensitive biological resources, nor is it adjacent to, or within, the City's Multi-Habitat Planning Area (MHPA).

The existing structure is more than 45 years old, requiring staff to evaluate the proposal for historic significance, per San Diego Municipal Code (SDMC) Section [143.0212](#). Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual.

DISCUSSION

The project proposes demolition of an existing one-story, 3,214-square-foot single-dwelling unit with attached garage, and the construction of a new two-story, 3,525-square-foot single-dwelling unit with attached garage and associated site improvements (Attachment 10 – Project Plans). The project complies with the development standards of the LJSPD-SF Zone, including a building height (28.6 feet) which does not exceed the 30-foot height limit, floor area ratio (.58) that does not exceed the maximum (.58) allowed, and lot coverage of 30 percent, which does not exceed the maximum allowed (60 percent). No deviations or variances are required.

Based on a neighborhood survey prepared for the site, staff has determined that the project is in general conformity with the surrounding residential neighborhood in terms of number of stories and structural setbacks, per SDMC Section [1510.0304\(b\)\(4\)](#). The building elements are adequately distributed, with the second story set back from the first story below along the front and side facades. The architectural form and massing do not adversely impact the neighborhood character and provide for a complementary transition with the surrounding neighborhood.

The Community Plan designates the site as low-density residential (5-9 dwelling units per acre), and the development of a single dwelling unit on-site is consistent with the prescribed density. The Residential Element of the Community Plan also recommends that to maintain and enhance the existing neighborhood character and ambiance, the project shall address bulk and scale as viewed from the public right-of-way. The project complies with this recommendation by developing a single dwelling unit with articulation incorporated within its architectural design. The single dwelling unit includes natural building materials such as stucco, wood, tile, and brick and design elements such as

material changes, window openings, balconies, roof projections and geometric configurations along each floor on all elevations to address bulk and scale.

The Community Plan does not identify public views or coastal access from the project site. The site is adjacent to a designated intermittent or partial vista along Vallecitos, as specified in the Community Plan (p. 44-45). However, the premises has no ocean view due to the layout of the adjacent road and the shielding provided by adjacent structures.

Additionally, the project will comply with the City's drainage regulations and standards and will be required to address stormwater and runoff by implementing stormwater construction best management practices (BMPs). The project permit also contains specific requirements to ensure compliance with the Land Development Code regulations, including those adopted to protect public health, safety, and welfare. The permit includes requirements that address stormwater and runoff, landscaping and maintenance, public improvements, private water and sewer facilities, and lighting and parking.

Required Actions

A Process 2 Coastal Development Permit is required for projects that propose to demolish more than 50% or more of the exterior walls of the structure, per SDMC Section [126.0707\(a\)](#).

A Process 3 Site Development Permit is required for projects located within the La Jolla Shores Planned District, per SDMC Section [1510.0201](#).

The discretionary actions have been consolidated pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer, and the decision is appealable to the Planning Commission.

Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends approval of this item.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981, and adopt Mitigated Negative Declaration No. 1126220 and Mitigation, Monitoring, and Reporting Program, with modifications.
2. Deny Coastal Development Permit No. PMT-3327890, Site Development Permit No. PMT-3327981, and Mitigated Negative Declaration No. 1126220 and Mitigation, Monitoring, and Reporting Program, if the findings required to approve the project cannot be affirmed.

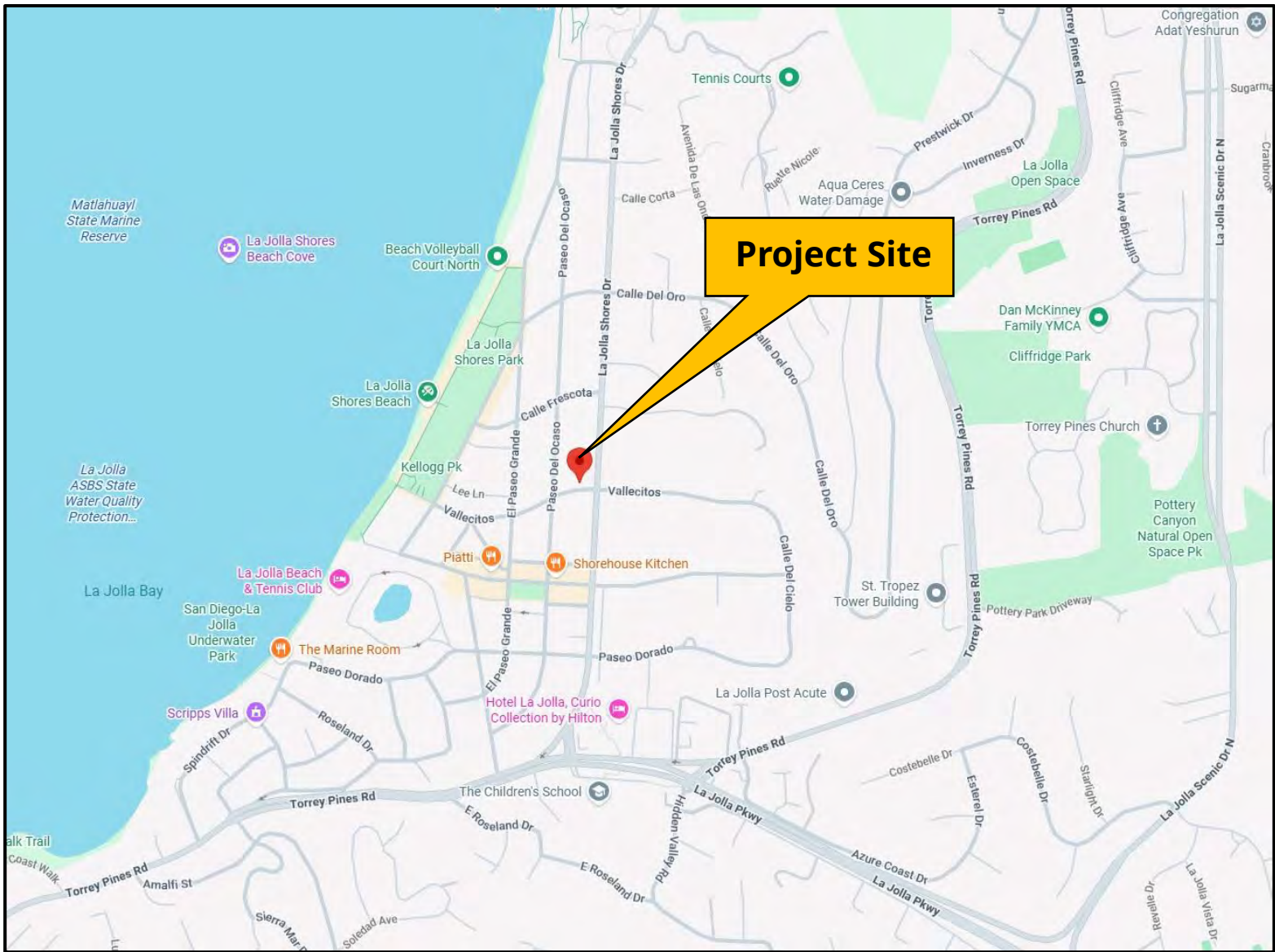
Respectfully submitted,



Xavier Del Valle, Development Project Manager

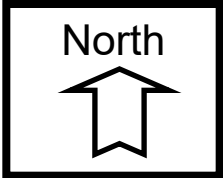
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. La Jolla Shores Planned District Advisory Group Recommendation
7. La Jolla Community Planning Association Recommendation
8. Mitigated Negative Declaration and Resolution
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

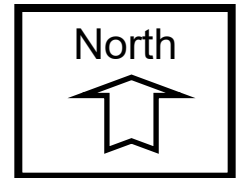
8204 La Jolla Shores Drive
PRJ-1126220: 8204 La Jolla Shores Drive

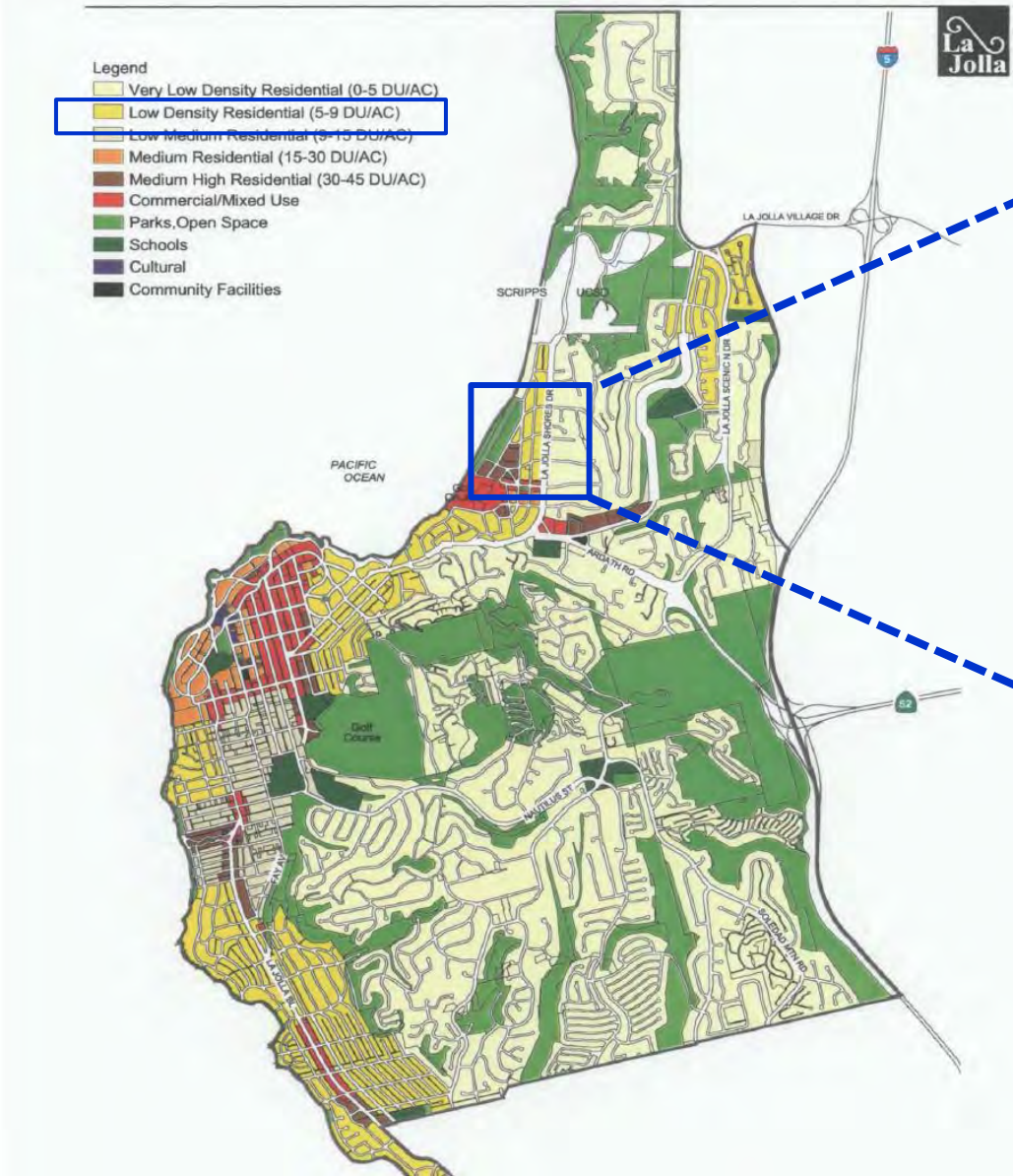




Aerial Photograph

8204 La Jolla Shores Drive
PRJ-1126220: 8204 La Jolla Shores Drive



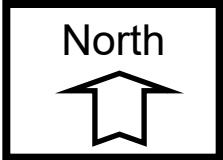


Project Site



Land Use Map

8204 La Jolla Shores Drive
 PRJ-1126220: 8204 La Jolla Shores Drive



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3327890
SITE DEVELOPMENT PERMIT NO. PMT-3327981
PRJ-1126220: 8204 LA JOLLA SHORES DRIVE (MMRP)

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. CHRISTOPHER T. LONG AND TANIA W. HANNA, TRUSTEES OF THE CHRISTOPHER T. LONG AND TANIA W. HANNA LIVING TRUST DATED OCTOBER 2, 2002, as tenants in common, Owners/Permittees, submitted an application to the City of San Diego for Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 8204 La Jolla Shores Drive project (Project).

B. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF Zone (La Jolla Shores Planned District - Single Family), the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and a Parking Standards Transit Priority Area within the La Jolla Community Plan. The project site is legally described as Lot 12 in Block 15 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926.

C. On April 22, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981, pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981.

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]

I. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is located approximately 0.3 miles east of the Pacific Ocean in an established residential neighborhood within the La Jolla Community Plan area (Community Plan). The Community Plan does not identify public views or coastal access from the project site. The site is adjacent to a designated intermittent or partial vista along Vallecitos, as specified in the Community Plan (p. 44-45). However, the premises has no ocean view due to the layout of the adjacent road and the shielding provided by adjacent structures.

The project complies with the community goals regarding public view preservation and enhancement since the project complies with the development standards of the La Jolla Shores Plan District Single Family Zone, including building height (28.6 feet) which does not exceed the 30-foot height limit, floor area ratio (.58) that does not exceed the maximum (.58) allowed, and lot coverage of 30 percent that does not exceed the maximum allowed (60 percent). There are no deviations or variances required.

Staff has also determined that the project is in general conformity with the surrounding residential neighborhood regarding the number of stories and structural setbacks, per SDMC Section 1510.0304(b)(4). Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site is developed and surrounded by residential development. The project site does not contain any sensitive biological resources, nor is it adjacent to, or within, the City's Multi-Habitat Planning Area (MHPA). Staff has also completed an Initial Environmental Study, which determined that the project could have a significant environmental effect in the areas of Cultural Resources (Archaeology) and Tribal Cultural Resources. As a result, a Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program has been prepared in order for the project to avoid or mitigate the potentially significant environmental effects. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The existing structure is more than 45 years old, requiring staff to evaluate the proposal for historic significance, per SDMC Section 143.0212. Staff has determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual.

The project complies with the development standards of the LJSPD-SF Zone, including a building height (28.6 feet) which does not exceed the 30-foot height limit, floor area ratio (.58) that does not exceed the maximum (.58) allowed, and lot coverage of 30 percent, which does not exceed the maximum allowed (60 percent). No deviations or variances are required.

Based on a neighborhood survey prepared for the site, staff has determined that the project is in general conformity with the surrounding residential neighborhood in terms of number of stories and structural setbacks, per SDMC Section 1510.0304(b)(4). The building elements are adequately distributed with the second story set back from the first story below along the front and side facades. The architectural form and massing do not adversely impact the neighborhood character and provide for a complementary transition with the surrounding neighborhood.

The Community Plan designates the site as low-density residential (5-9 dwelling units per acre), and the development of a single dwelling unit on-site is consistent with the prescribed density. The Residential Element of the Community Plan also recommends that to maintain and enhance the existing neighborhood character and ambiance, the project shall address bulk and scale as viewed from the public right-of-way. The project complies with this recommendation by developing a single dwelling unit with articulation incorporated within its architectural design. The single dwelling unit includes natural building materials such as stucco, wood, tile, and brick and design elements such as material changes, window openings, balconies, roof

projections and geometric configurations along each floor on all elevations to address bulk and scale.

There is no public view or coastal access from the project site, as identified in the Community Plan. The project site is adjacent to a designated intermittent or partial vista along Vallecitos, as specified in the Community Plan (p. 44-45). However, the premises has no view of the ocean due to the layout of the adjacent road and shielding of adjacent structures. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is not located between the nearest public road and the sea or the shoreline of any body of water. Therefore, this finding is not required.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

- a. The proposed development will not adversely affect the applicable land use plan.**

Please see Finding A.1.c above, which is herein incorporated by reference. The proposed development will not adversely affect the applicable land use plan.

- b. The proposed development will not be detrimental to the public health, safety and welfare.**

The project site is developed and surrounded by residential development. The project site is located within the Geologic Hazard Category 52 which is categorized as low risk with gently sloping to steep terrain and favorable geologic structure. The project will comply with the City's drainage regulations and standards and will be required to address storm water and run off by implementing storm water construction best management practices (BMPs).

Additionally, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. The permit includes requirements that address storm water and runoff, landscaping and maintenance, public improvements, private water and sewer facilities, and lighting and parking.

Staff has also completed an Initial Environmental Study which determined that the project could have a significant environmental effect in the areas of Cultural

Resources (Archaeology) and Tribal Cultural Resources. As a result, a Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program has been prepared in order for the project to avoid or mitigate the potentially significant environmental effects. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Please see Finding A.1.c above, which is herein incorporated by reference. The proposed development will comply with the regulations of the Land Development Code.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981 are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981, a copy of which is attached to and made a part of this Resolution by this reference.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on April 22, 2026

IO#: 24010057

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010057

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3327890
SITE DEVELOPMENT PERMIT NO. PMT-3327981
PRJ-1126220: 8204 LA JOLLA SHORES DRIVE
HEARING OFFICER

This Coastal Development Permit No. PMT-3327890 and Site Development Permit No. PMT-3327981 is granted by the Hearing Officer of the City of San Diego to CHRISTOPHER T. LONG AND TANIA W. HANNA, TRUSTEES OF THE CHRISTOPHER T. LONG AND TANIA W. HANNA LIVING TRUST DATED OCTOBER 2, 2002, as tenants in common, Owners/Permittees, pursuant to San Diego Municipal Code (SDMC) Sections 126.0702 and 126.0502. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF Zone (La Jolla Shores Planned District - Single Family), the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, and a Parking Standards Transit Priority Area within the La Jolla Community Plan. The project site is legally described as: Lot 12 in Block 15 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/ Permittees to demolish an existing single dwelling unit and construct a new two-story, single dwelling unit with attached garage described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated April 22, 2026, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing one-story, 3,214-square-foot single-dwelling unit with attached garage and the construction of a new two-story, 3,525-square-foot single-dwelling unit with attached garage; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 6, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owners/Permittees signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owners/Permittees and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owners/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owners/Permittees shall secure all necessary building permits. The Owners/Permittees is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owners/Permittees of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owners/Permittees shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owners/Permittees shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owners/Permittees regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the **MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)** shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the **MMRP** and outlined in **MITIGATED NEGATIVE DECLARATION NO. PRJ-1126220 (SCH NO. 2025120955)**, shall be noted on the construction plans and specifications under the heading **ENVIRONMENTAL MITIGATION REQUIREMENTS**.

13. The Owners/Permittees shall comply with the **MMRP** as specified in **MITIGATED NEGATIVE DECLARATION NO. PRJ-1126220 (SCH NO. 2025120955)** to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all

conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**CULTURAL RESOURCES (ARCHAEOLOGY)
TRIBAL CULTURAL RESOURCES**

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owners/Permittees shall provide an Irrevocable Offer of Dedication to provide a 12-foot curb-to-property-line distance on Vallecitos as shown on the Exhibit A, to the satisfaction of the City Engineer.
15. Prior to the issuance of any building permits, the Owners/Permittees shall, by permit and bond, assure the closure of the existing driveway on Vallecitos adjacent to the site and provide a City standard curb, gutter, and sidewalk in accordance with Exhibit A, to the satisfaction of the City Engineer.
16. Prior to the issuance of any building permits, the Owners/Permittees shall, by permit and bond, assure the removal of the excess concrete in the parkway along Vallecitos to restore the parkway to City Standard in accordance with Exhibit A, to the satisfaction of the City Engineer.
17. Prior to the issuance of any building permits, the Owners/Permittees shall, by permit and bond, assure the construction of a City standard bollard to protect the existing utilities adjacent to the driveway in accordance with Exhibit A, to the satisfaction of the City Engineer.
18. Prior to the issuance of any building permits, the Owners/Permittees shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the proposed sidewalk underdrains to be installed within the Vallecitos public right-of-way in accordance with Exhibit A, to the satisfaction of the City Engineer.
19. The project proposes no material to be exported from the project site. Any excavated material that is exported shall be transported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2021 edition, and Regional Supplement Amendments adopted by the Regional Standards Committee.
20. The drainage system proposed for this development as shown on the site plan is private and subject to the approval of the City Engineer.
21. Prior to the issuance of any building permits, the Owners/Permittees shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 Grading Regulations of the SDMC, to the satisfaction of the City Engineer.
22. Prior to the issuance of any building permits, the Owners/Permittees 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 Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

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

24. Prior to issuance of any construction permit for structures, the Owners/Permittees shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with the approved Exhibit A, the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

25. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area, as required by the La Jolla Shores Planned District Ordinance.

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

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

PLANNING/DESIGN REQUIREMENTS:

28. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owners/Permittees.

30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

WATER AND SEWER REQUIREMENTS:

31. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of new water service outside of any driveway or drive aisle and the abandonment of any existing unused water service within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
32. Prior to the issuance of any building permits, the Owners/Permittees shall install appropriate private back flow prevention devices (BFPDs) on each water service in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way.
33. Prior to the issuance of any building permits, the Owners/Permittees shall assure construction of the proposed water meter within the public right-of-way for the proposed water service.
34. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
35. No trees or shrubs exceeding three (3) feet in height at maturity shall be installed within ten (10) feet of any sewer facilities and five (5) feet of any water facilities

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 22, 2026, and (Approved Resolution Number).

ATTACHMENT 5

Coastal Development Permit No. PMT-3327890
Site Development Permit No. PMT-3327981
Date of Approval: April 22, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owners/Permittees, by execution hereof, agree to each and every condition of this Permit and promise to perform each and every obligation of Owners/Permittees hereunder.

CHRISTOPHER T. LONG AND TANIA W. HANNA LIVING TRUST DATED OCTOBER 2, 2002

By _____
Christopher T. Long
Trustee

By _____
Tania W. Hanna
Trustee

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, June 18, 2025

Item 1: CALL TO ORDER

Board Member Sherri Lightner called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL

Members Present: Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Phillip Wise.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Matthew Nasrallah, Associate Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Niel, seconded by Board Member Lazerow. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from April 16, 2024.

Motion to approve the minutes with changes by Board Member Lazerow, seconded by Board Member Weissman. Minutes approved 4-0-1.

Item 5: BOARD MEMBER COMMENT

Item 6: STAFF LIAISON COMMENT

Staff liaison Melissa Garcia presented the Board with certificates of recognition from the Mayor and City Council for their service.

Item 7: NON-AGENDA PUBLIC COMMENT

Item 8: PRJ-1133429 – 7910 Via Capri (ACTION ITEM)

Board Motion: The LJSPDAB moved to recommend that the project is Minor in Scope. Motion made by Board Member Neil, seconded by Board Member Lazerow. Motion approved 5-0-0.

Item 9: PRJ-113304 – 7951 Paseo Del Ocaso (ACTION ITEM)

Board Motion: The LJSPDAB moved to recommend the project as presented meets the substantial conformance review requirement. Motion made by Board Member Weissman, seconded by Board Member Lightner. Motion failed 3-2-0.

Item 10: PRJ-1126220 – 8204 La Jolla Shores Drive (ACTION ITEM)

Demolition of existing 3,214 SF single-family residence & garage, and construction of a new 3,520 SF, two-story single-family residence with garage, pool, and related site improvements. The applicant is seeking a recommendation of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Stuart Stielau of Island Architects presented the project.

Public Comment:

An email comment in opposition was received from the adjacent neighbor at 8212 La Jolla Shores Drive with a request that it be included in the record of the meeting. This email was read by Board Member Lightner.

Board Comment included:

- Commends the improvement from the original design presented in March of this year
- Concern that the project does not conform to the neighborhood character due to the 2nd story
- Concern that the setbacks are too narrow
- Concern regarding the 6-foot wall along Vallecitos, which is rated as a local street
- Concern regarding the exterior stairwell

Board Motion: The LJSPDAB moved to recommend denial of the project due to bulk and scale, the 6-ft property wall, lack of step back on the 2nd floor to the North and not being in character with the neighborhood. Motion made by Board Member Lazerow, seconded by Board Member Neil. Motion failed 3-2-0.

Item 11: ADJOURNMENT

Next meeting: July 16, 2025. The meeting concluded at 12:05 p.m.

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>
	Project Name: 8204 La Jolla Shores Drive	Project Number: 1126220
Community: La Jolla		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: August 07, 2025
# of Members Yes 11	# of Members No 3	# of Members Abstain 2
Conditions or Recommendations: none		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: ADRIAN FERAL		
TITLE: SECRETARY		DATE: August 20, 2025

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION NO. 1126220 AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR PRJ-1126220: 8204 LA JOLLA SHORES DRIVE

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. On December 13, 2024, Island Architects submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the demolition of an existing one-story, 3,214 square-foot single dwelling unit and attached and the construction of a new two-story, 3,525 square-foot single dwelling unit and associated site improvements (perimeter privacy wall (fencing), hardscape and landscaping) for the 8204 La Jolla Shores Drive project (Project).

B. The matter was set for a public hearing and heard by the Hearing Officer of the City of San Diego on April 22, 2026. At the hearing, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 1126220 (Declaration) prepared for this Project.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. It is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000, *et seq.*), as amended, and the State CEQA Guidelines (California Code of Regulations Title 14,

Chapter 3, section 15000, *et seq.*), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the Declaration, together with the report and any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

2. The Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, the Declaration is adopted.

3. Pursuant to California Public Resources Code section 21081.6, the Hearing Officer adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment. A copy of the Mitigation Monitoring and Report Program is attached to this Resolution as Exhibit A.

4. The City Clerk or designee is directed to file a Notice of Determination in accordance with CEQA with the San Diego County Clerk's Office and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the Project.

APPROVED: Xavier Del Valle

By _____
Development Project Manager

XXX:xxx

MONTH/DAY/YEAR

Or. Dept: DSD

DRAFT

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

**COASTAL DEVELOPMENT PERMIT NO. PMT-3327890 AND SITE DEVELOPMENT
PERMIT NO. PMT-3327981;**

PRJ- 1126220/ SCH NO. 2025120955

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies, at a minimum, the department responsible for monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and the completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. All mitigation measures contained in Mitigated Negative Declaration No. 1126220 / SCH No. 2025120955 shall be made conditions of COASTAL DEVELOPMENT PERMIT NO. PMT-3327890 AND SITE DEVELOPMENT PERMIT NO. PMT-3327981 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve construction documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego (City) website:
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY:** The DSD Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent, and the following consultants:

Qualified Archaeologist
Qualified Native American Monitor

Note: If all responsible Permit Holders' representatives and consultants fail to attend, an additional meeting with all parties present will be required.

CONTACT INFORMATION:

- a) **The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division and can be reached at (858) 627-3200**
- b) **For Clarification of ENVIRONMENTAL REQUIREMENTS, contact call RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This Project, PRJ-1126220 and /or Environmental Document 1126220 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and the location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, monitoring times, methodology, etc.)

Note: The Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans, notes, or changes due to field

conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency.

None Applicable

- 4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery: When deemed necessary by the DSD Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to the Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
Archaeology	Monitoring Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring,

monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources

- Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

Refer to the mitigation measures outlined under Historical Resources (Archaeology).



Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

Development Permit: Coastal Development Permit/ Site Development Permit

Subdivision Approval: _____

Policy Approval: _____

Project Title: 8204 La Jolla Shores Dr **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:
8204 La Jolla Shores Dr, La Jolla, CA, 92037 / 346-232-13-00

Specify Form of Ownership/Legal Status (please check):

Individual Partnership Corporation Limited Liability -or- General - What State? CA

Corporate Identification No.: _____ Trust - Date of Trust: 18 SEP 2020

City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent

(Per SDMC 5112.0102)

- Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency
- City of San Diego/Asset Management Department*

Name of Individual: Christopher Long + Tania Hanna

On behalf of:

Street Address: 8204 La Jolla Shore Drive

City: La Jolla

State: CA

Zip: 92037

Phone Number: (858) 291-1926

Email: sstielau@islandarch.com

Signature: C. Long, T. Hanna

Date: 10/31/24

Additional pages attached: Yes No

**(Signature within this section not required for City of San Diego/Asset Management Department)*

Applicant Check if Same as Property Owner/Authorized Agent

(Per SDMC 5112.0102)

- Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency

Name of Individual: Island Architects/ Stuart Stielau

On behalf of: Tania Hanna and Christopher Long

Street Address:

City:

State: CA

Zip:

Phone Number: (858) 291-1926

Email: sstielau@islandarch.com

Signature:

Date:

Additional pages attached: Yes No

Other Financially Interested Persons Check if N/A

- Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State: CA

Zip:

Phone Number: (858) 291-1926

Email:

Signature:

Date:

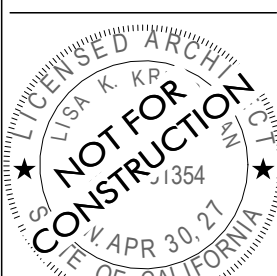
Additional pages attached: Yes No

Visit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

8204 LA JOLLA SHORES DR CDP/SDP SET

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMANN, R.A.
1000 W. BROADWAY, SUITE 100
LA JOLLA, CA 92037
TEL: 619-459-9291 FAX: 619-459-9351



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JOB #:
DRAWN BY: Author
PROJ. MGR.: Checker
DATE: ISSUE:
REVISIONS
DESCRIPTION DATE

8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037
T1
TITLE SHEET CDP
04/22/26

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST
CDP/SDP FOR:

DEMOLITION OF EXISTING 3,214 SF SINGLE FAMILY RESIDENCE & GARAGE, AND CONSTRUCTION OF A NEW 3,525 SF (GFA), TWO-STORY SINGLE FAMILY RESIDENCE WITH GARAGE, POOL, AND RELATED SITE IMPROVEMENTS.

2. STREET ADDRESS
8204 LA JOLLA SHORES DR., LA JOLLA, CA 92037
(Check one) N S E W
Between _____ and _____

3. SITE AREA
Total Site Area (gross): _____ Ac. _____ 6,079 SQ. FT. Sq. Ft.
Net Site Area _____ Ac. _____ Sq. Ft.
(Net site area includes required streets and public dedications)

4. COVERAGE DATA
Total Building Area (ground floor): _____ Ac. _____ 1,808 SQ. FT.
Total Landscape/Open Space Area: _____ Ac. _____ 1,981 SQ. FT.
Total Hardscape/Paved Area: _____ Ac. _____ 2,290 SQ. FT.
Allowed Floor Area Ratio (FAR) .58 Allowable Gross Floor Area (GFA) 3,525 Sq. Ft.
Proposed Floor Area Ratio (FAR) .58 Proposed Gross Floor Area (GFA) 3,525 Sq. Ft.

5. DENSITY (Residential)
Maximum no. dwelling units allowed per zone: _____
Number of existing units to remain on site: _____
Number of proposed dwelling units on site: _____
Total number of units provided on the site: _____

6. YARD/SETBACK
Street Yard: Required _____ N/A Ft. Proposed _____ 14' Ft.
Street Side Yard: Required _____ N/A Ft. Proposed _____ 2' Ft.
Interior Yard(s): Required _____ N/A Ft. Proposed _____ 4' Ft.
Rear Yard: Required _____ N/A Ft. Proposed _____ 4' Ft.
City Approved Setback from Coastal Sea Cliff/ Bluff Face
Setback from MAIN HOUSE Required _____ Ft. Proposed _____ Ft.

7. PARKING
Parking Criteria: Residential
(Check one) Commercial
 Industrial
 Mixed Use
 Other _____
Total number of spaces required by zone _____ 2
Total number of spaces provided on-site _____ 2
Commercial Development:
One space per _____ Sq. Ft. GFA = _____ spaces

SCOPE OF WORK

DEMOLITION OF EXISTING 3,214 SF SINGLE FAMILY RESIDENCE & GARAGE, AND CONSTRUCTION OF A NEW 3,525 SF (GFA), TWO-STORY SINGLE FAMILY RESIDENCE WITH GARAGE, POOL, AND RELATED SITE IMPROVEMENTS.

PROJECT INFORMATION

OWNER/FINACIALLY RESPONSIBLE PARTY TANIA HANNA & CHRISTOPHER LONG
GROSS SITE AREA 6,079 SQ. FT.
NEEDED APPROVAL(S) CDP, PRJ-1126220

SITE ADDRESS 8204 LA JOLLA SHORES DR., LA JOLLA, CA 92037
PARKING REQUIREMENTS 2
PROCESS LEVEL 3
TYPE OF CONSTRUCTION V-B

A.P.N. 346-232-13-00
YEAR BUILT 1947
OCCUPANCY R-3

ZONE LUSD-SF
BUILDING HEIGHT 28'-6"
LEGAL DESCRIPTION LOT 12 IN BLOCK 15 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926. ASSESSORS PARCEL NUMBER: 346-232-13-00

LOT COVERAGE
MAX ALLOWED - 60 PERCENT
PROPOSED - 30 PERCENT
NUMBER OF STORIES 2 STORIES

DRAWING INDEX

02 COASTAL DEVELOPMENT PERMIT SHEET LIST

DWG#	DRAWING TITLE
T1	TITLE SHEET CDP
T4	FORMS
CIVIL	
C0	TOPOGRAPHIC MAP
G001	CIVIL - NOTES
G002	CIVIL - NOTES
G003	CIVIL - PRELIMINARY GRADING PLAN
G004	CIVIL - SECTIONS & DETAILS
LANDSCAPE	
L1.0	LANDSCAPE - CONCEPT PLAN
L2.0	LANDSCAPE - HYDROZONE PLAN
ARCHITECTURAL	
A1.1	SITE PLAN
A1.1b	LANDSCAPE DIAGRAM
A1.3	AREA CALCULATIONS
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS - MATERIAL BOARD
A5.1	BUILDING SECTIONS

PLAN ANALYSIS

APPLICABLE CODES
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA FIRE CODE

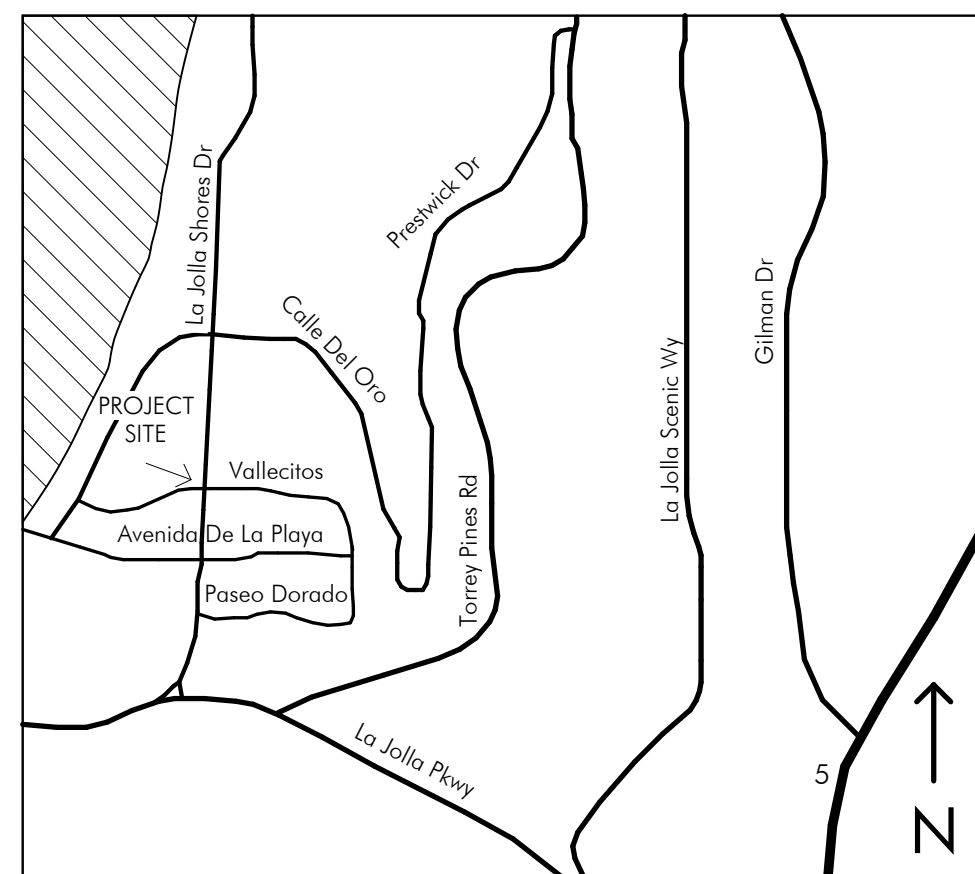
THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2021 IBC, 2021 UPC, 2021 UMC, 2020 NEC, 2021 IFC AND IEBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



SYMBOLS AND LEGEND

ELEVATION MARKER
1 Ref: DIRECTION OF VIEW
1 Ref: DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
1 Ref: SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER
1 SIM: DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
1 SIM: SHEET THAT DETAIL APPEARS ON

SECTION MARKER
1 SIM: DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
1 SIM: DIRECTION OF CUT
1 SIM: SHEET THAT SECTION APPEARS ON

WINDOW TYPE INDICATOR
11: WINDOW TYPE NUMBER

DOOR TYPE INDICATOR
101: DOOR TYPE NUMBER

MATCH LINE/DATUM POINT
: DATUM POINT

OTHER
GLASS
PLYWOOD
CONV. WOOD BEG. BKG. BETWEEN MEMBERS
GRAVEL OR AGGREGATE BASE COURSE (ABC)
INSULATION (BATT OR BLANKET)
INSULATION (RIGID)
METAL
PLASTER OR GYPSUM BOARD (GYP)
PLASTER
TILE (GLAZED, UNGLAZED OR PAVED)

WALLS
EXISTING WALL TO REMAIN
2 X 6 STUD WALL U.O.
CONCRETE
STEEL STUD WALLS

REVISION INDICATOR
REVISION NUMBER
REVISION

LOW INCOME HOUSING

NUMBER OF LOW INCOME HOUSING UNITS ON SITE IN THE PREVIOUS 5 YEARS = 0

PARCEL INFORMATION

Base Zone: LUSD-SF
Planned District (if Applicable): LA JOLLA SHORES

Overlays (check all that apply):
 Coastal Height Limit
 Coastal (City)
 Parking Impact P10Z-Beach/Coastal
 Affordable Housing Parking Demand
 PSPA
 USASA Archaeological Study Area
 Transit Area
 Paleontological Sensitivity Area

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?
 Yes No Sensitive Biologic Resources
 Yes No Steep Hillsides
 Yes No Sensitive Coastal Bluffs
 Yes No 100-Year Floodplain
 Yes No Coastal Beaches

Historic District: Yes No (If Yes) Name: _____
Designated Historic Yes No

Geologic Hazard Categories: .52 Earthquake Fault Buffer? Yes No

Airports:
FAA Part 77 Notification Area: Yes No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

PROPOSED DEVELOPMENT RATIOS

BUILDING FOOTPRINT	1,808 SQ. FT.	30 %
LANDSCAPE RATIO	1,981 SQ. FT.	32 %
HARDSCAPE RATIO	2,290 SQ. FT.	38 %
LOT TOTAL:	6,079 SQ. FT.	100%

FAR CALCULATIONS

FAR CALCULATIONS		
ALLOWABLE FAR	3,525 SF	.58
PROPOSED FAR	3,525 SF	.58

AREA CALCULATIONS		
MAIN LEVEL	SQUARE FOOTAGE	COUNTABLE TO GFA
HABITABLE	1,369 SF	1,369 SF
NON-HABITABLE (GARAGE)	430 SF	430 SF
UNENCLOSED (CABANA)	693 SF	0 SF
TOTAL ENCLOSED		1,799 SF
UPPER LEVEL		
HABITABLE	1,726 SF	1,726 SF
UNENCLOSED (N. ROOF)	164 SF	0 SF
UNENCLOSED (S. TERRACE)	842 SF	0 SF
TOTAL ENCLOSED		1,726 SF
OVERALL TOTAL		3,525 SF

CITY STANDARD TITLE BLOCK

Prepared By: Island Architects
Name: Stuart Stielau
Contact: Stuart Stielau
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037
Project Name: 8204 LA JOLLA SHORES DRIVE RESIDENCE
Sheet Title: TITLE SHEET CDP

Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: _____
Revision 04: _____
Revision 03: _____
Revision 02: _____
Revision 01: _____
Original Date: _____
Sheet: 1 of 19
DEP#:

ABBREVIATIONS			
CL	CENTERLINE	DN	DOWN
Ø	DIAMETER OR ROUND	D.O.	DOOR OPENING
EX	EXISTING	DR	DOOR
EXISTG	EXISTING	DS	DOWNSPOUT
ABV.	ABOVE	DW	DISH WASHER
ACOUS.	ACOUSTICAL	DWGS	DRAWINGS
A.D.	AREA DRAIN	DWR	DRAWER
ADJ.	ADJUSTABLE	E.	EACH
A F F	AROV/ FINISH FLOOR	E.A.	EXPANSION JOINT
A.F.G.	ADJACENT FINISH GRADE	E.L.	ELEVATION
AGGR.	AGGREGATE	ELEC	ELECTRICAL
AL	ALUMINUM	ENCL.	ENCLOSED
ALUM.	ALUMINUM	EQ.	EQUAL
APPROX.	APPROXIMATE	EQUIP.	EQUIPMENT
ARCH.	ARCHITECT	EXIST.	EXISTING
BD.	BOARD	EXP.	EXPANSION
B.I.	BUILT - IN	EXPO.	EXPOSED
BLDG.	BUILDING	EXT.	EXTERIOR
BLK.	BLOCK	FALU	FORCED AIR UNIT
BLKG.	BLOCKING	F.D.	FLOOR DRAIN
BLT.	BOLT	FDN.	FOUNDATION
BM.	BEAM	F.F.	FINISH FLOOR
ROT.	BOTTOM	F.G.	FINISH GRADE
C.	CONDUIT	F.H.	FIRE HYDRANT
CAB.	CABINET	FIN.	FINISH
CEM.	CEMENT	FIXED	FIXED WINDOW
CER.	CERAMIC	FL.	FLOOR
CLG.	CEILING	FLASH.	FLASHING
CLO.	CLOSET	F.O.C.	FACE OF CONCRETE
CLR.	CLEAR	F.O.F.	FACE OF FINISH
M.U.	CONCRETE MASONRY UNIT	F.O.M.	FACE OF MULLION
CNTR.	COUNTER	F.O.S.	FACE OF STUD
COL.	COLUMN	F.P.	FIREPLACE
CONC.	CONCRETE	FR.	FRAMING
CONN.	CONNECTION	FRF.	FIREPROOF
CONSTR.	CONSTRUCTION	FRWG.	FRAMING
CONT.	CONTINUOUS	FT.	FOOT OR FEET
CSMT.	CASEMENT WINDOW	FTG.	FOOTING
CTR.	CENTER	FURR.	FURRING
CTS.K.	COUNTERSUNK	FUT.	FUTURE
D.	DRYER	G.	GAS
DBL.	DOUBLE	GA.	GALVE
DEPT.	DEPTH	GALV.	GALVANIZED
DET.	DETAIL	G.B.	GRAB BAR
DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL
DIM.	DIMENSION	GFCI	GROUND FAULT CURRENT INTERRUPTER
GL.	GLASS	GND.	GROUND
O.D.	OUTSIDE DIAMETER	GR.	GRADE
GND.	GROUND	GYP.	GYPSUM
GR.	GRADE	GYP. BD.	GYPSUM BOARD
O.H.C.	OVERHEAD CABINET	H.B.	HOSE BIB
OPNG.	OPENING	HDR.	HEADER
OPP.	OPPOSITE	HDWD.	HARDWOOD
PL.	PROPERTY LINE OR PLATE	HDWE.	HARDWARE
PL/SH	POLE AND SHELF	H.M.	HOLLOW METAL
PL. LAM.	PLASTIC LAMINATE	HORIZ.	HORIZONTAL
PLSTR.	PLASTER	HR.	HOUR
PLEX.	PLEXIGLASS	HT.	HEIGHT
PLNTR.	PLANTER	HTNTR.	HEATING VENTILATING AIR CONDITIONING
PLUMB.	PLUMBING	HORZ.	HORIZONTAL
PLYWD.	PLYWOOD	INSUL.	INSULATION
PNL.	PANEL	INT.	INTERIOR
PNTRY.	PANTRY	INT.	INTERIOR
PR.	PAIR	LN.	LINEN
PRCST.	PRECAST	LAM.	LAMINATE
PREFAB.	PREFABRICATED	LAV.	LAVATORY
PT.	POINT	LT.	LIGHT
PTN.	PARTITION	L.V.	LOW VOLTAGE
FTD.	PAINTED	MAX.	MAXIMUM
R.	RISER	M.C.	MEDICINE CABINET
RAD.	RADIUS	MECH.	MECHANICAL
MEMB.	MEMBRANE	MFG.	MANUFACTURING
R.F.D.	ROOF DRAIN	MFR.	MANUFACTURER
REF.	REFERENCE	MH.	MANHOLE
REFR.	REFRIGERATOR	MIN.	MINIMUM
REV.	REVERSE	MIR.	MIRROR
REINFC.	REINFORCE, REINFORCED	MISC.	MISCELLANEOUS
RGR.	REGISTER	MILL.	MILL
REQ.	REQUIRED	MUL.	MULLION
RES.	RESISTANT	N.	NORTH
RESIL.	RESILIENT	N.I.C.	NOT IN CONTRACT
RM.	ROOM	NO. OR #	NUMBER
R.O.	ROUGH OPENING	NOM.	NOMINAL
R.V.	ROOF VENT	N.T.P.	NOT TO PROCEED
S.	SOUTH	N.T.P.	NOT TO SCALE
S.C.	SOLID CORE	O.	OVER
SCHED.	SCHEDULE	O.A.	OVERALL
S.D.	STORM DRAIN	OBSCURE	OBSCURE
SECT.	SECTION	O.C.	ON CENTER
S.F.	SQUARE FEET	O.D.	OUTSIDE DIAMETER
SH.	SHelf		
SHR.	SHOWER		
SHT.	OFFICE SHEET		
SIM.	SIMILAR		
SKYLT.	SKYLIGHT		
SLDR.	SLOPE/SLIDER (WINDOW)		
SLDR.	SLIDING GLASS DOOR		
SPEC.	SPECIFICATIONS		
SQ.	SQUARE		
S.S.	STAINLESS STEEL		
S.T.	STONE		
STD.	STANDARD		
STL.	STEEL		
STOR.	STORAGE		
STRUC.T	STRUCTURAL STRUCTURE		
SUSP.	SUSPENDED		
SYM.	SYMMETRICAL		
T.	TREAD		
T.C.	TRASH COMPACTOR		
TEL.	TELEPHONE		
TEMP.	TEMPERED GLASS		
T.O.C.	TONGUE AND GROOVE		
THK.	THICK		
THR.	THRESHOLD		
T.O.C.	TOP OF CURB		
T.P.D.	TOILET PAPER DISPENSER		
T.V.	TELEVISION		
T.W.	TOP OF WALL		
TYP.	TYPICAL		
UNF.	UNFINISHED		
UNG.	UNDERGROUND		
UNLESS NOTED OTHER			
U.N.O.	UNLESS NOTED OTHER		
VERT.	VERTICAL		
V.P.	VAPOR PROOF		
W.	WASHER OR WEST		
W/.	WITH		
W.C.	WATER CLOSET		
WD.	WOOD		
W.H.	WATER HEATER		
W/O.	WITHOUT		
W.P.	WATERPROOF		
WTR.	WATER		

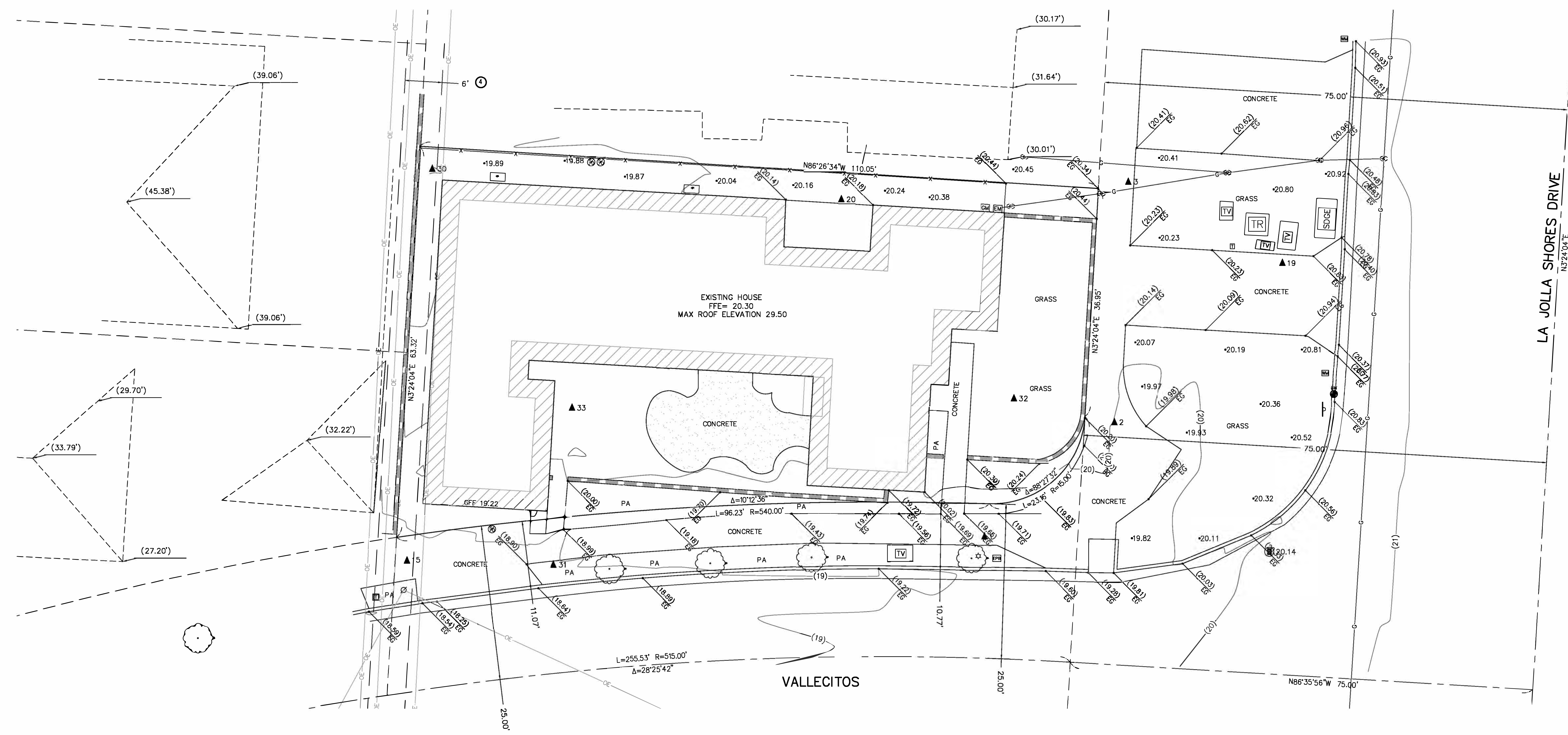
ARCHITECTS		LANDSCAPE ARCHITECT	
TONY CRISAFI, LISA KRIEDEMANN	ISLAND ARCHITECTS	FUERTE ASSOCIATES	LANDSCAPE ARCHITECTURE
7626 HERSCHEL AVENUE	LA JOLLA, CALIFORNIA 92037	PH. (858) 910-3576	CONTACT: MARK FUERTE
PH. (858) 459-9291	FAX (858) 456-0351		
PROJECT ARCHITECT: (858) 869-2841			
CIVIL ENGINEER		SURVEYOR	
PONTEX ENGINEERING	TYE CONSULTING SURVEYING	5502 ALEXANDRINE CT.	OCEANSIDE, CA 92057
PH. (714) 732-8256	PH. (760) 473-2834		CONTACT: GEORGE TYE
CONTACT: LUIS CUETO			
SOILS ENGINEER		STRUCTURAL ENGINEER	
GEOTECHNICAL EXPLORATION INC.	SOLID FORMS ENGINEERING	1225 CAMINO DEL MAR	DEL MAR, CA 92014
7420 TRADE STREET	PH. (858) 549-7222		PH. (858) 376-7734
SAN DIEGO, CA 92121	FAX (858) 549-1604		CONTACT: ARASH FARBOUDMANESH
	CONTACT: LES REED		
ENVIRONMENTAL			
GEOTECHNICAL EXPLORATION INC.	7420 TRADE STREET		
SAN DIEGO, CA 92121	PH. (858) 549-7222		
	FAX (858) 549-1604		
	CONTACT: LES REED		

15/09/2019 14:30:00: 8204 Shores Drive and 68100, 8204 Shores Drive, San Diego, CA 92037

TOPOGRAPHIC SURVEY

LEGEND

- BENCH MARK
- CABLE BOX
- CABLE GROUND
- CABLE MARKER POST
- CABLE PAINT MARK
- CABLE RISER
- CABLE VAULT
- CONTROL POINT
- ELECTRIC METER
- ELECTRIC MARKER POST
- ELECTRIC PULL BOX
- ELECTRIC PAINT MARK
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- ELECTRIC LATTICE TOWER
- ELECTRIC VAULT
- FIRE HYDRANT
- FIRE PIT
- FOUND MONUMENT
- GAS METER
- GAS PAINT MARK
- GAS RISER
- GAS TANK
- GATE
- GROUND LIGHT
- GUY WIRE
- GUY POLE-STUB
- LIGHT POLE
- MAIL BOX
- STREET LIGHT
- SIGN
- SEWER CLEANOUT
- SEWER MANHOLE
- SEWER PAINT MARK
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE MANHOLE
- TELEPHONE BOX
- TELEPHONE PAINT MARK
- TELEPHONE MARKER POST
- TELEPHONE POLE
- TELEPHONE RISER
- TELEPHONE VAULT
- TREE
- TREE STUMP
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL CONTROLLER
- TRAFFIC SIGNAL LOOP WELL
- TRAFFIC CAMERA
- TRAFFIC SIGNAL ELECTRODE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL RISER
- TRAFFIC SIGNAL VAULT
- WATER METER
- WATER PUMP
- PROPERTY LINE
- CENTER LINE
- BUILDING FOOTPRINT
- EX. BLOCK WALL
- CONCRETE PAVEMENT
- SPOT ELEVATION
- TREE/BUSH
- WOOD FENCE
- CHAINLINK FENCE



OWNER:
TANIA HANNA

LEGAL DESCRIPTION
LOT 12 IN BLOCK 16 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.
ASSESSOR'S PARCEL NUMBER: 346-232-13-00

SITE ADDRESS:
8204 LA JOLLA SHORES DRIVE, LA JOLLA, CALIFORNIA

APN
346-232-13-00

LOT AREA
6078.00 SQ FT MORE OR LESS

DATE OF SURVEY
JUNE 20, 2024

BENCH MARK:
CITY OF SAN DIEGO VERTICAL CONTROL MEAN SEA LEVEL LOCATED AT LA JOLLA SHORES DRIVE AND VALLECITOS
LOCATION IS THE NORTHWEST RETURN
ELEVATION = 18.98' NAVD = 20.84

SURVEYORS NOTE:
THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED.

TITLE INFORMATION:
LAND AND EASEMENT INFORMATION WAS PROVIDED BY LAWYERS TITLE COMPANY FILE NO: 324310262
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN A DOCUMENT:
RESERVED BY: UNION TRUST COMPANY
PURPOSE: PUBLIC UTILITIES, POLES AND CONDUITS
RECORDING DATE: AUGUST 23, 1929
RECORDING NO: BOOK 1871, PAGE 325, OF DEEDS
AFFECTS: SAID LAND

SURVEYORS NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:
TYE CONSULTING SURVEYING
381 ALDAMERINE CT
OCEANSIDE, CALIFORNIA, 92077
PHONE: 760-472-2844

BOUNDARY / TOPOGRAPHIC SURVEY

8204 LA JOLLA SHORES DRIVE
LA JOLLA, CA 92037

PROJECT NO: 8204 LA
SHEET 1 OF 1

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.**
- CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.
- CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED ONLINE TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICE DEPARTMENT WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. THE SUBMITTED INFORMATION SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF DEVELOPMENT SERVICES PRIOR TO PROJECT CLOSE OUT.
- "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- MANHOLES, VAULTS AND PULL BOX COVERS SHALL BE LABELED WITH THE "NAME OF COMPANY" AND HAVE A SLIP RESISTANT LID WITH A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.5.
- CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES—SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
- UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

DECLARATION OF RESPONSIBLE CHARGE

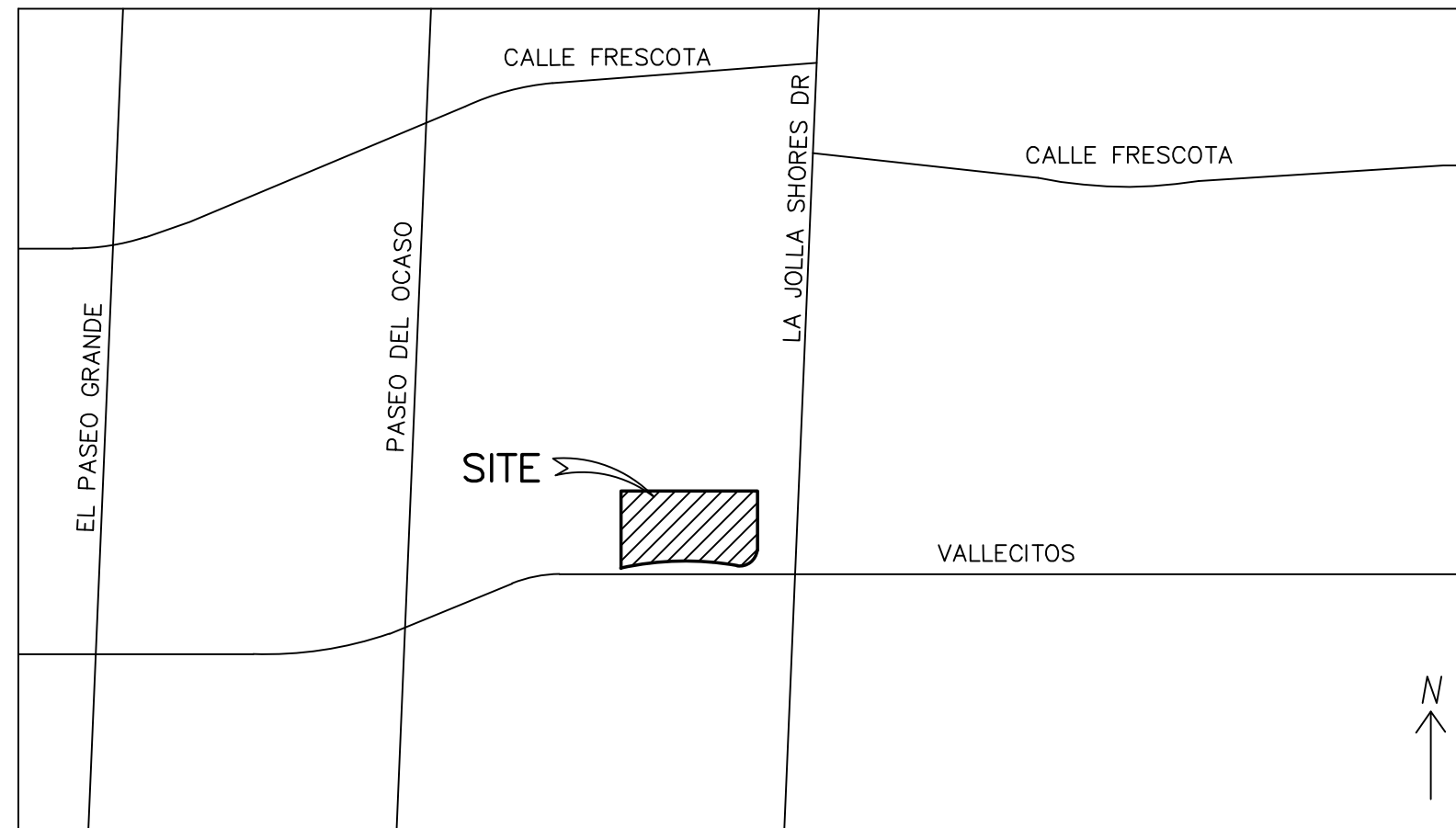
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

R.C.E. NO. C 86681 EXP. 03-31-25 DATE



GRADING PLANS FOR:
8204 LA JOLLA SHORES DR.



VICINITY MAP

NO SCALE

GRADING + GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

REPORT TITLE, PROJECT NAME, PROJECT LOCATION, PREPARED BY (COMPANY NAME), DATED (THEIR COMPANY PROJECT NO.)

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

(SIGNATURE) _____ P.E. OR G.E. _____ DATE _____
ENGINEER'S NAME

(SIGNATURE) _____ P.G. OR C.E.G. _____ DATE _____
GEOLOGIST'S NAME

COMPANY NAME* _____
ADDRESS _____
TELEPHONE NUMBER _____

*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

DISCIPLINE CODE (DC)

- GENERAL G
- CIVIL C
- LANDSCAPE L
- TRAFFIC T

OWNER/APPLICANT

CHRISTOPHER LONG
8204 LA JOLLA SHORES DR.
703-725-4600

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION NA

SITE ADDRESS

8204 LA JOLLA SHORES DR., LA JOLLA, CA 92037

TOPOGRAPHY SOURCE

TYE CONSULTING SURVEYING 5502 ALEXANDRINE CT. OCEANSIDE CALIFORNIA 92057
FIELD SURVEY
JUNE 20, 2024

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL MEAN SEA LEVEL LOCATED AT LA JOLLA SHORES DRIVE AND VALLECITOS
LOCATION IS THE NORTHWEST RETURN
ELEVATION = 18.98' NAVD = 20.84

ASSESSORS PARCEL NUMBER

3462321300

LEGAL DESCRIPTION

LOT 12 IN BLOCK 15 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.
ASSESSOR'S PARCEL NUMBER: 346-232-13-00

GRADING QUANTITIES

GRADED AREA	0.14 [ACRES]	MAX. CUT DEPTH 1 [FT]
CUT QUANTITIES	121 [CYD]	MAX CUT SLOPE RATIO (2:1MAX) NA
FILL QUANTITIES	0 [CYD]	MAX. FILL DEPTH 0 [FT]
IMPORT/EXPORT	0 [CYD]	MAX FILL SLOPE RATIO (2:1MAX) NA

THIS PROJECT PROPOSES TO EXPORT 121 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.

SHEET INDEX

TITLE/NOTES	SHEET 1
NOTES	SHEET 2
GRADING PLAN	SHEET 3
DETAILS	SHEET 4
BMP PLANS	SHEET 5

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-01 WORKS	STANDARD SPECIFICATIONS FOR PUBLIC CONSTRUCTION (GREENBOOK), 2018 EDITION
PWPI010119-02 (WHITEBOOK),	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2018 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI060121-10 CONTROL	CALIFORNIA MANUAL OF UNIFORM TRAFFIC DEVICES REVISION 6(CA MUTCD REV6), 2014 EDITION
PWPI030119-05 TRANSPORTATION	CALIFORNIA DEPARTMENT OF U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-03 FOR EDITION	CITY OF SAN DIEGO STANDARD DRAWINGS PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWPI030119-06 TRANSPORTATION EDITION	CALIFORNIA DEPARTMENT OF U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
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EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE	— PL —
EXISTING CENTERLINE	— CL —
EXISTING WATER LINE	— (W) — (W) —
EXISTING SEWER LINE	— (S) — (S) —
EXISTING CURB & GUTTER	=====

WARNING

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

TITLE SHEET FOR:
8204 LA JOLLA SHORES DR.
LA JOLLA, CA 92037

The City of **SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 4 SHEETS

FOR CITY APPROVAL

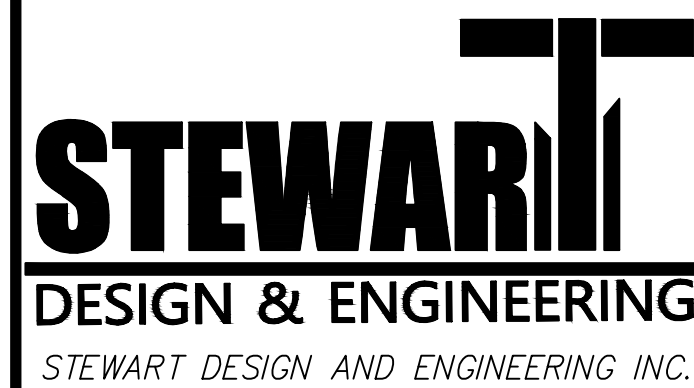
APPROVED: _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	XXX		

AS BUILTS

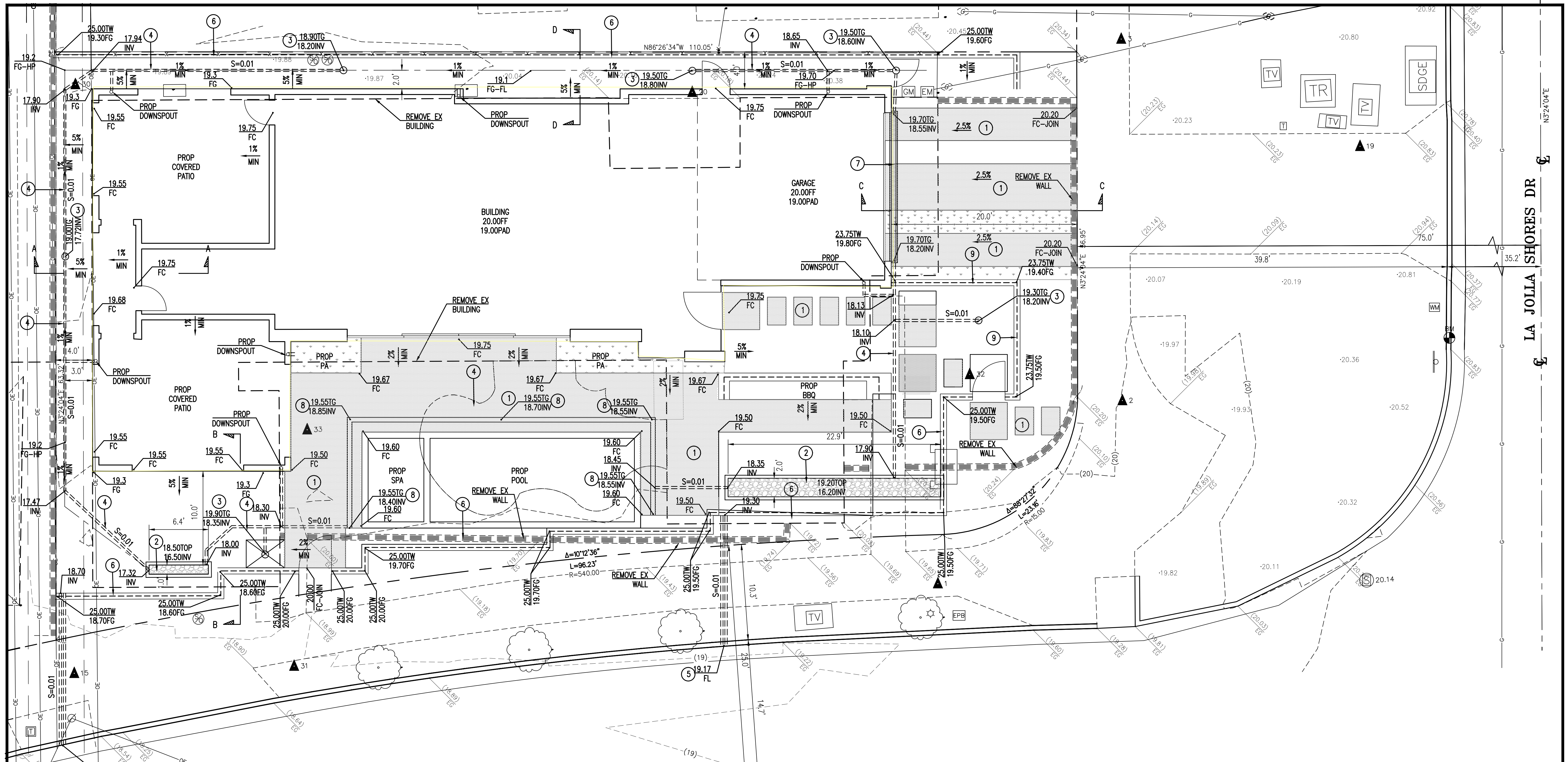
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PMT NO. _____
PRJ NO. _____
XXXX-XXXX NADB3 COORDINATES
XXX-XXXX LAMBERT COORDINATES
DRAWING NO. **G001**
XXXXXX.001.D



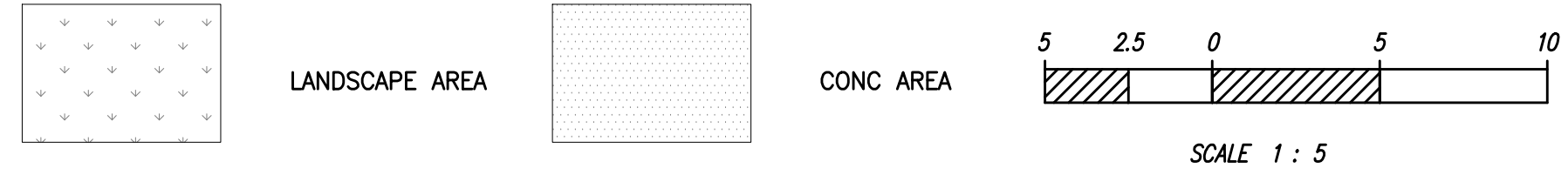
CONSTRUCTION CHANGE

CHANGE	BY	AFFECTED OR ADDED SHEET NUMBERS	APPROVED	DATE	PMT NO.	PRJ NO.



CONSTRUCTION NOTES

- ① INSTALL 5" CONC WITH #3 @ 18 O.C EW
- ② INSTALL OPEN TRENCH DRAIN PER DETAIL SHEET 4
- ③ CONSTRUCT AREA DRAIN PER DETAIL SHEET 4
- ④ INSTALL 3" SDR35 PVC PIPE
- ⑤ INSTALL (2) 3" CURB DRAIN PER SPPWC 150-2 CASE III INLET
- ⑥ INSTALL 6' TALL PERIMETER WALL
- ⑦ INSTALL TRENCH DRAIN PER DETAIL SHEET 4
- ⑧ INSTALL DRAINAGE DEVICE PER ARCH PLANS
- ⑨ INSTALL 4.25' TALL PERIMETER WALL



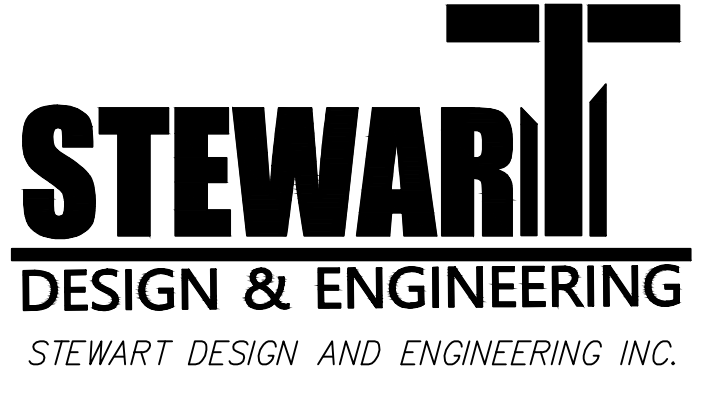
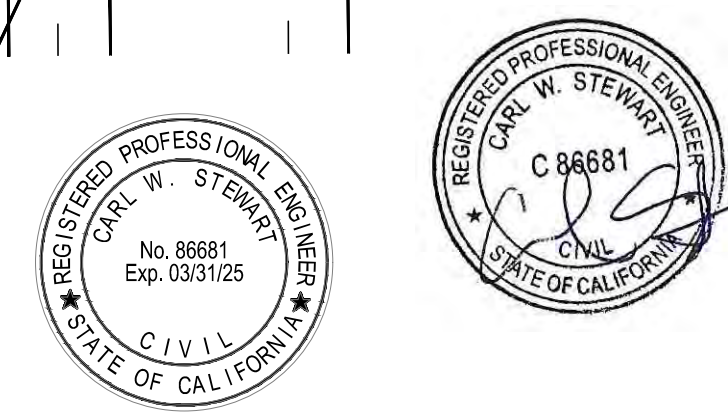
Underground Service Alert
of Southern California
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

NOTICE TO CONTRACTOR

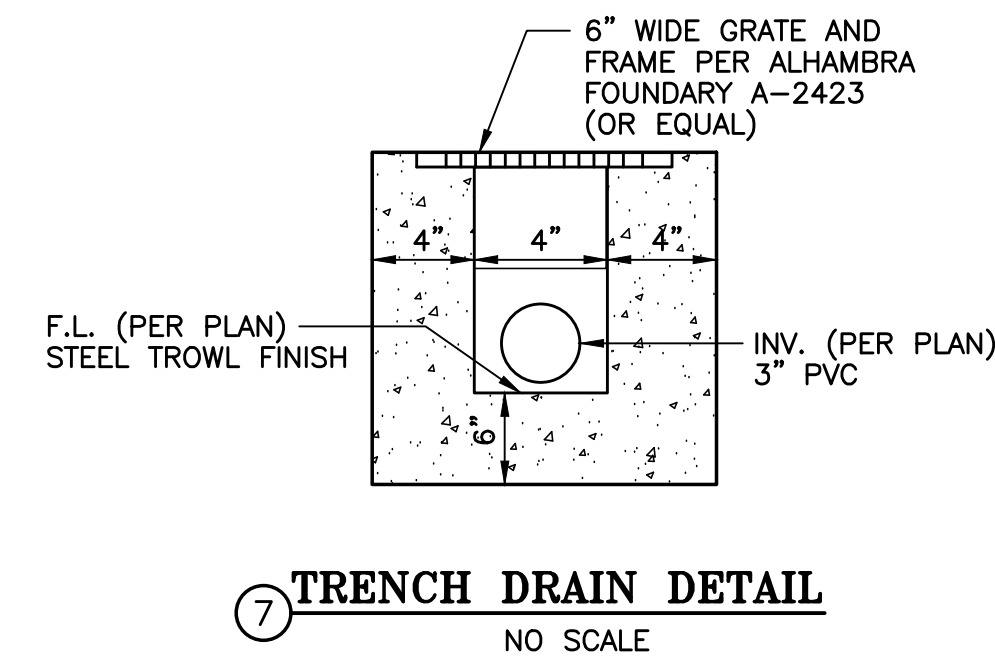
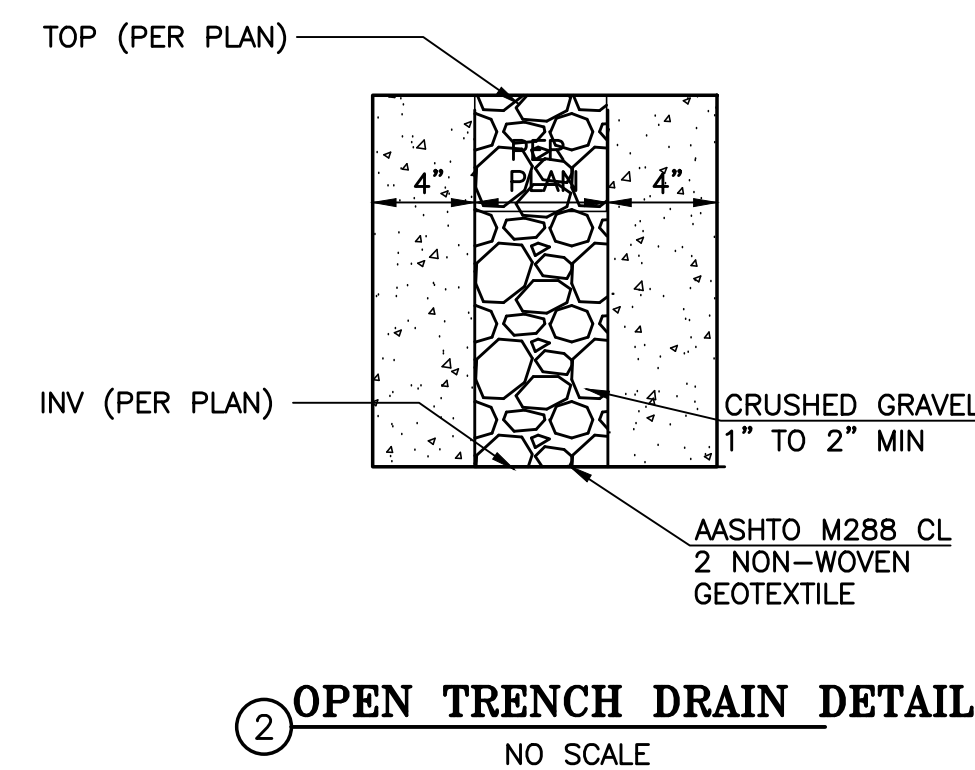
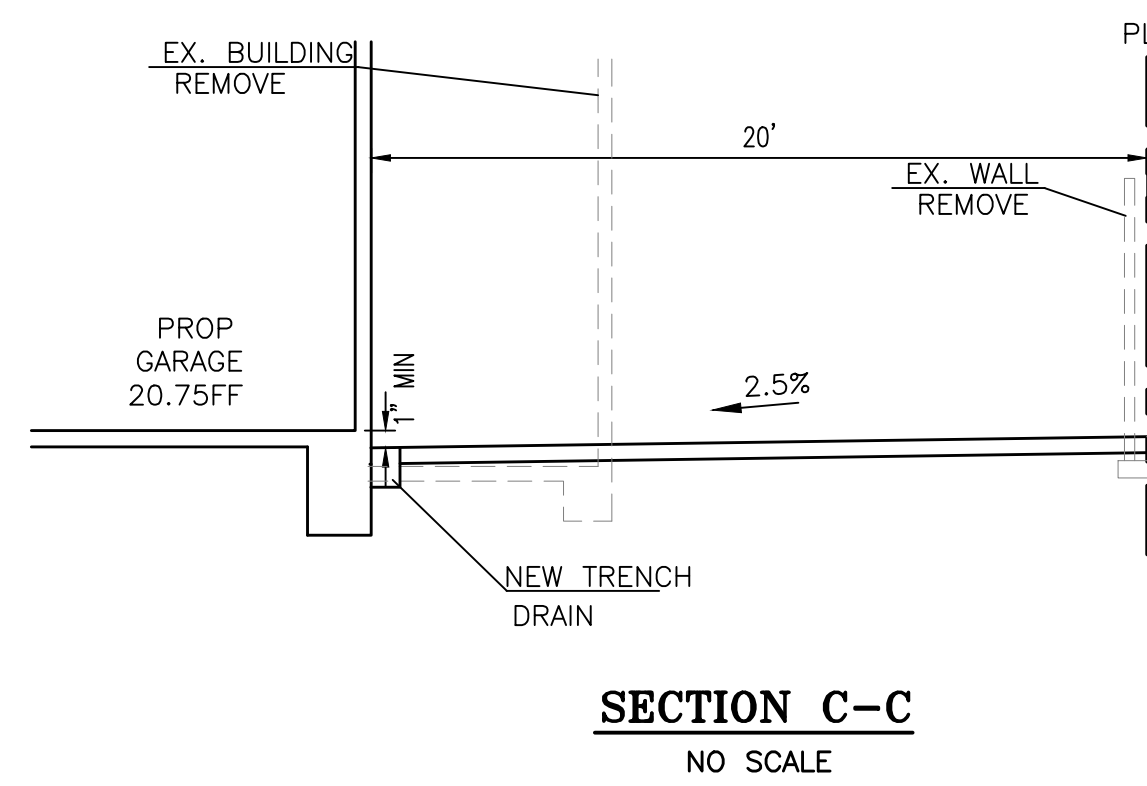
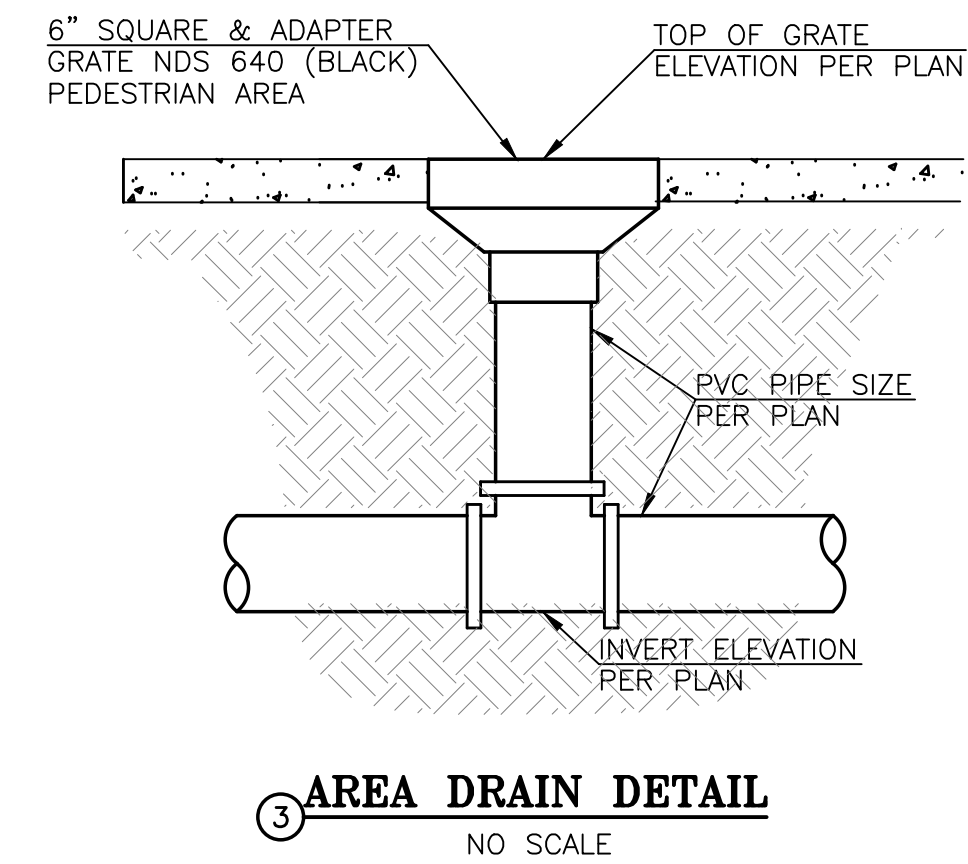
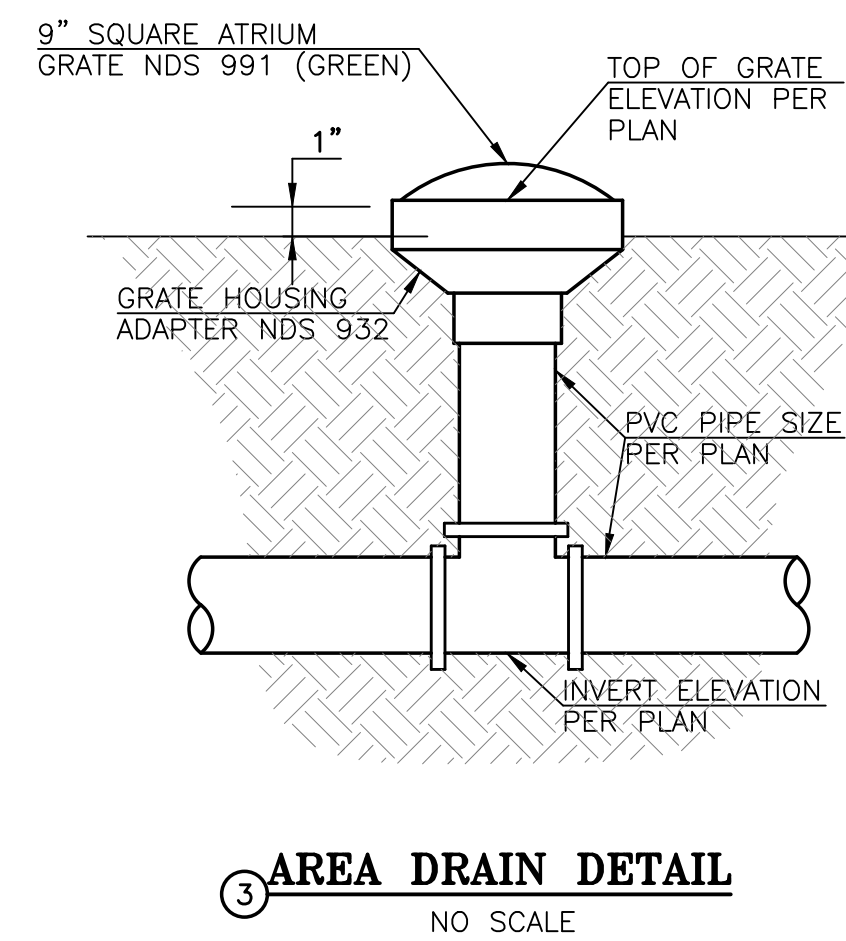
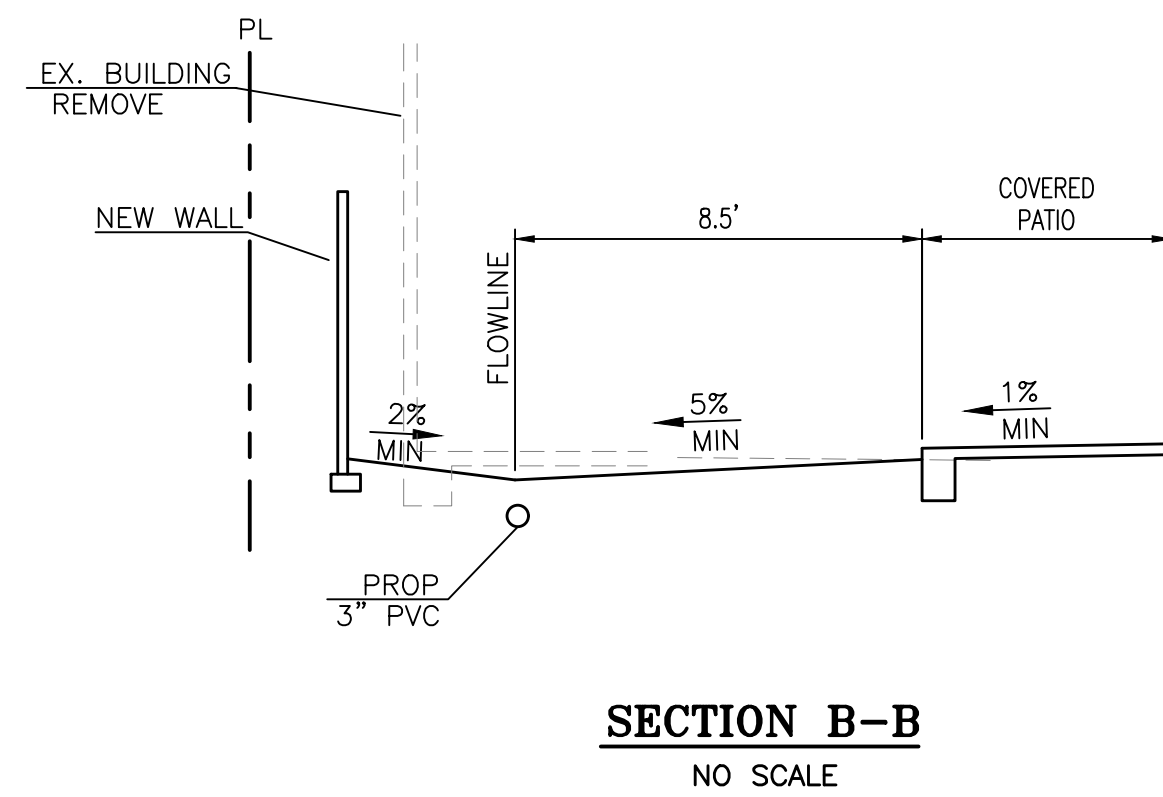
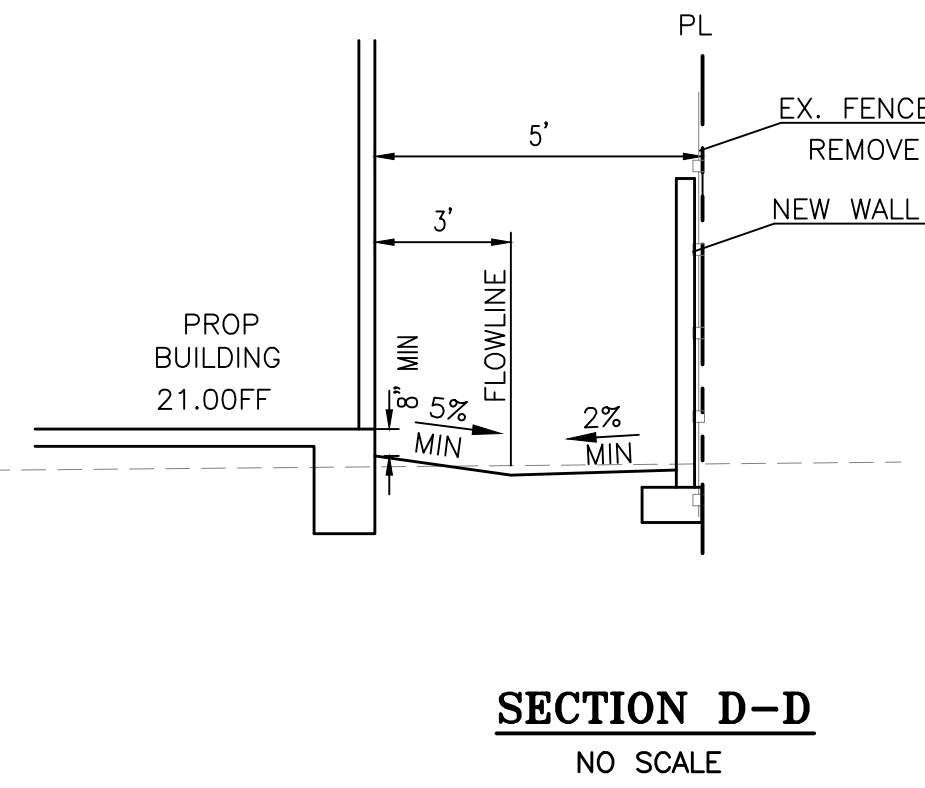
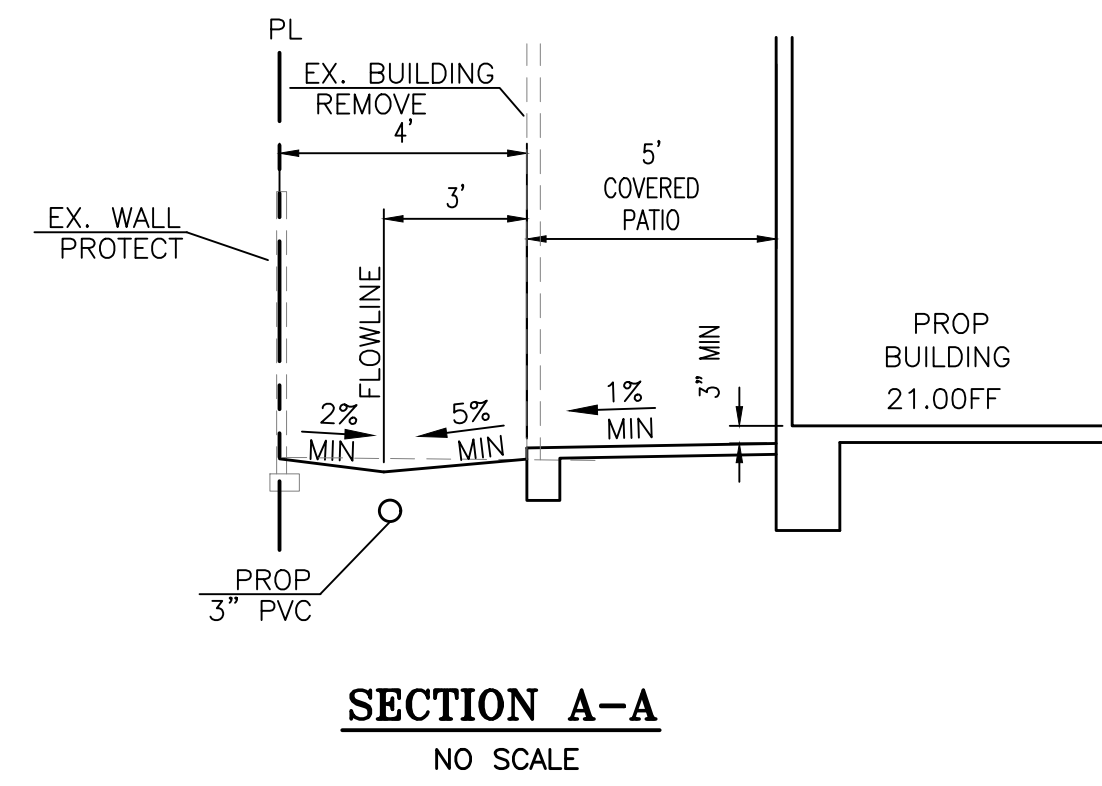
PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY I.D. NUMBER FROM "UNDER-GROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

TITLE SHEET FOR:
8204 LA JOLLA SHORES DR.
LA JOLLA, CA 92037



DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 5 SHEETS		PMT NO. _____
APPROVED:		PRJ NO. _____
FOR CITY ENGINEER	DATE	
DESCRIPTION	BY	APPROVED
ORIGINAL	XXX	
		DATE
		DATE
		DATE
		DATE
		DATE
AS BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	
		XXXXXX.4.D
		G003



WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1\"/>

TITLE SHEET FOR:
8204 LA JOLLA SHORES DR.
LA JOLLA, CA 92037

		DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 5 SHEETS		PMT NO. _____	
FOR CITY APPROVAL		APPROVED: _____ DATE _____		PRJ NO. _____	
DESCRIPTION	BY	APPROVED	DATE	XXX-XXX NAD83 COORDINATES	
ORIGINAL	XXX			XXX-XXX LAMBERT COORDINATES	
AS BUILT				DRAWING NO.	G004
CONTRACTOR _____ DATE STARTED _____		INSPECTOR _____ DATE COMPLETED _____		XXXXXX.4.D	



Copyright Island Architects 2019

JOB #:
DRAWN BY: 08/19/24
PROJ. MGR.: Checker
DATE: ISSUE:

REVISIONS
DESCRIPTION DATE

8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

A1.1

SITE PLAN

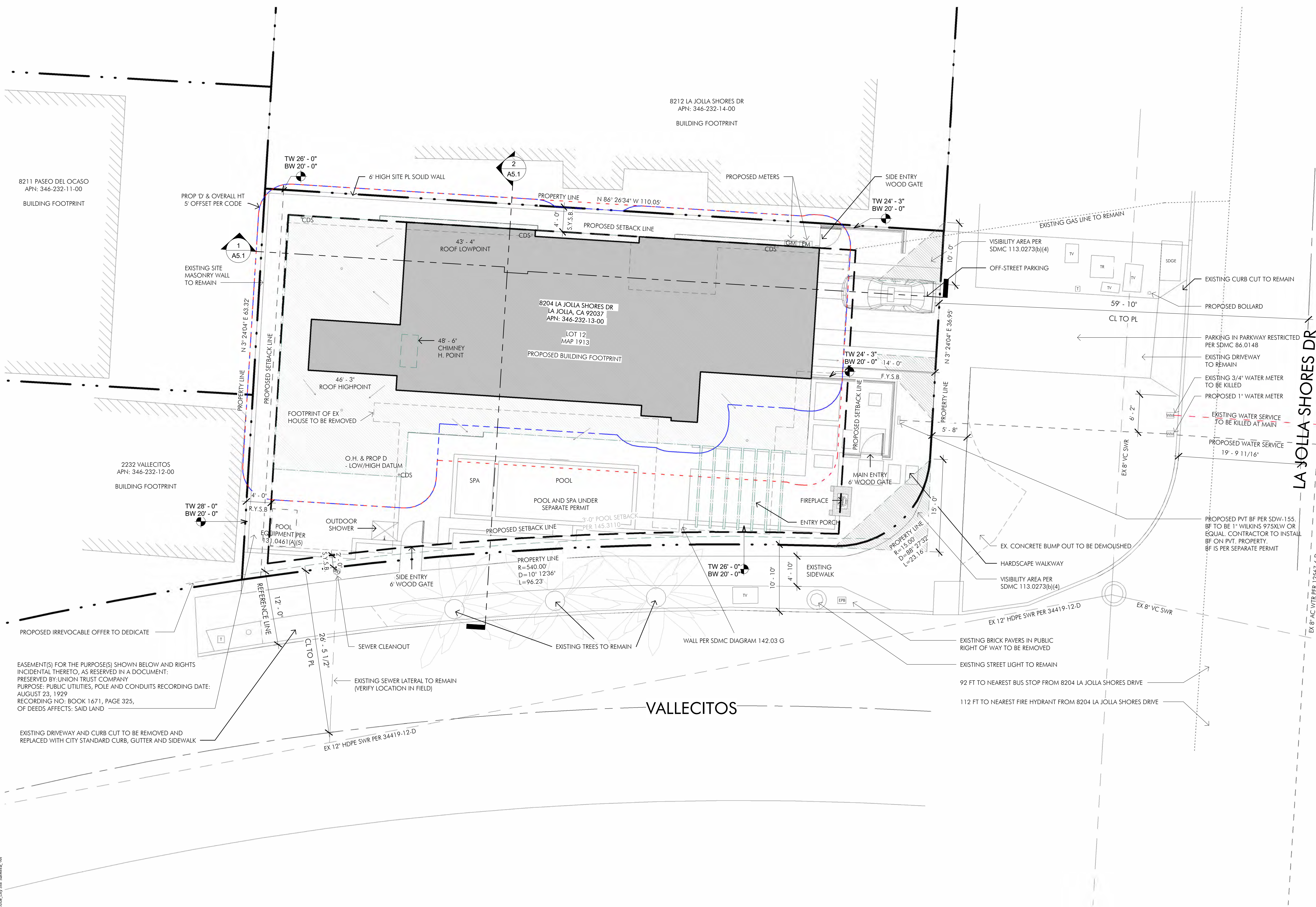
02/24/26

STORM WATER QUALITY NOTES CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO 'STORM WATER STANDARDS MANUAL' MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
- 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
- 3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR'S QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
- 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- 7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE BARGE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- 8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
- 9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED BY THE CONTRACTOR.
- 10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
- 11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
- 12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORSEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- 15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- 16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- 17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL TRANS FAG SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 'STORM WATER MANAGEMENT AND DISCHARGE CONTROL'.
- 18. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- 19. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
- 20. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 21. THIS PROJECT IS LOCATED WITHIN THE ASBS WATERSHED. NO DRY WEATHER RUNOFF IS PERMITTED, PROJECT WILL BE SUBJECT TO INCREASED INSPECTIONS, SATISFACTORY TO THE CITY ENGINEER.



SITE NOTES

- 1. THE EXISTING SEWER LATERAL WILL REMAIN. EXISTING WATER SERVICE TO BE KILLED AT MAIN.
- 2. PER FHR'S POLICY P.00.4 (UPC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
- 4. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
- 5. FIRE HYDRANTS, 01 (NEAREST) @ 112'-0" FROM PROPERTY SEE SITE PLAN, 02 @ PASEO DEL OCAÑO AND VALLECITOS, 03 @ EL PASEO GRANDE AND VALLECITOS, 04 @ PASEO DEL OCAÑO AND CALLE FRESCOTA
- 6. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WPCP.
- 7. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- 8. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change
 - ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

SITE PLAN 1/8" = 1'-0"

Line Legend

- Blue dashed line: PROP'D HEIGHT OFFSET
- Red dashed line: OVERALL HEIGHT OFFSET
- Black dashed line: EXISTING STRUCTURE
- Grey shaded area: ROOF ABOVE OUTLINE

Area Legend

- Dark grey rectangle: BUILDING FOOTPRINT (TO FINISHED FACE) 1,808 SQ. FT. 30%
- Light grey rectangle: LANDSCAPE 1,981 SQ. FT. 32%
- White rectangle with border: HARDSCAPE 2,290 SQ. FT. 38%
- LOT TOTAL: 6,079 SQ. FT. 100%

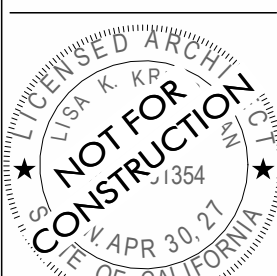
Drainage Legend

- Circle with dot: CDS = Concealed Downspout
 - Circle with vertical line: DS = Downspout
 - Dashed line: Connection to drainage
- *All locations to be reviewed by Contractor.

CITY STANDARD TITLE BLOCK

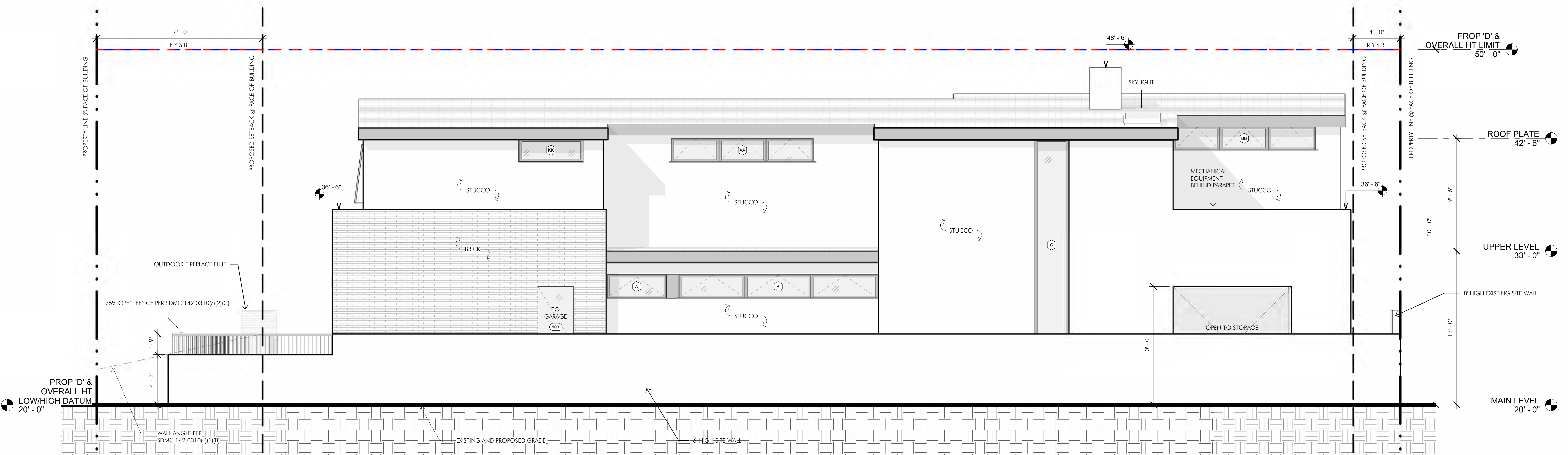
Prepared By: Island Architects
Name: Contact: Stuart Stielau
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037
Project Name: 8204 LA JOLLA SHORES DRIVE RESIDENCE
Sheet Title: SITE PLAN
Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: _____
Revision 04: _____
Revision 03: _____
Revision 02: _____
Revision 01: _____
Original Date: _____
Sheet: 10 of 19
DEP#: _____

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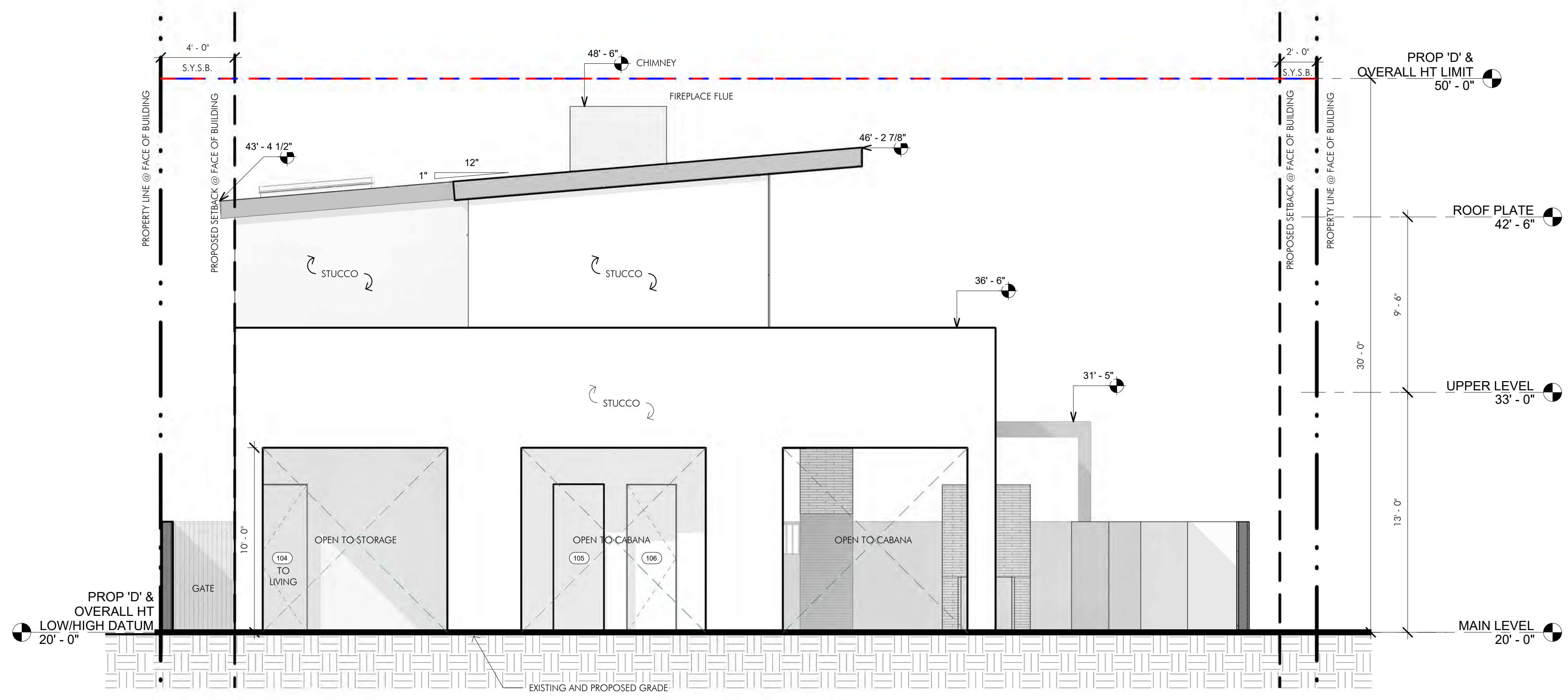


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DATE	ISSUE:	
REVISIONS		
#	DESCRIPTION	DATE



North Elevation 1/4" = 1'-0" 1



West Elevation 1/4" = 1'-0" 2

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: Stuart Stielau	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	8204 La Jolla Shores Drive, La Jolla, CA 92037	Revision 03:	
		Revision 02:	
Project Name:	8204 LA JOLLA SHORES DRIVE RESIDENCE	Revision 01:	
Sheet Title:	EXTERIOR ELEVATIONS	Original Date:	
		Sheet:	17 of 19
		DEP#:	

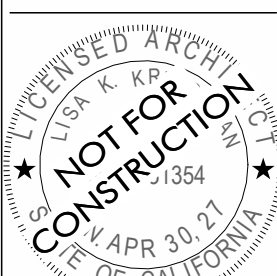
8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

A4.2

EXTERIOR ELEVATIONS

10/08/25

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 DATE: ISSUE:

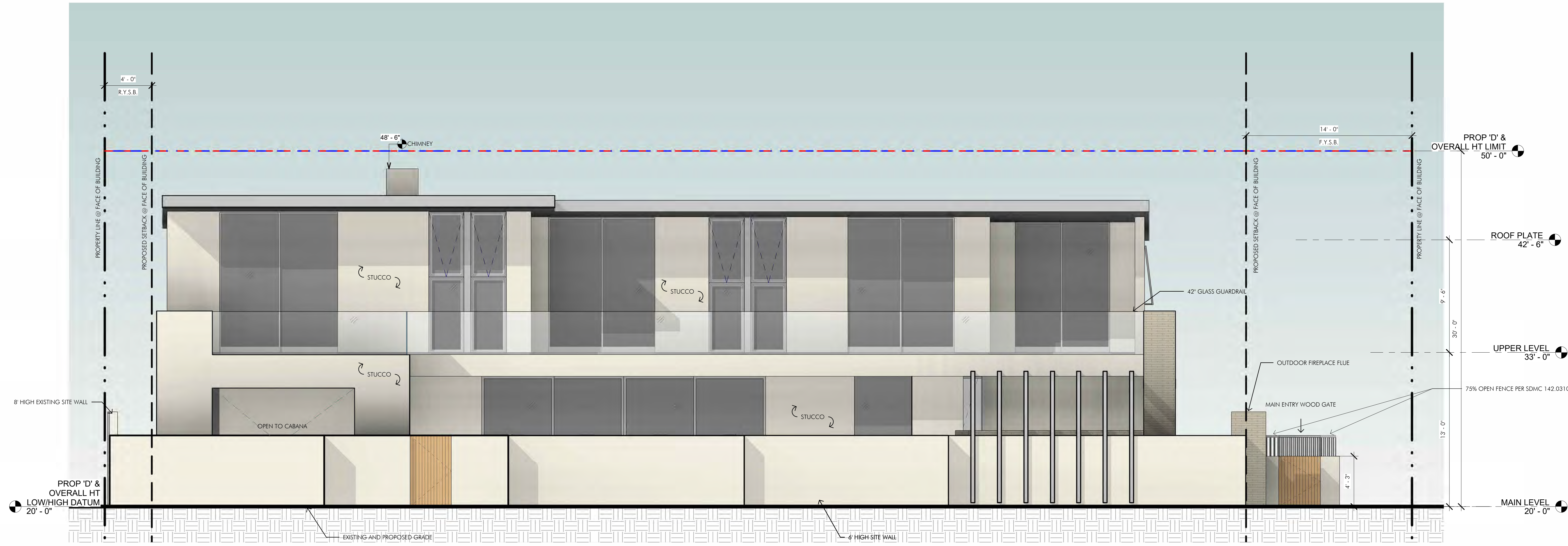
REVISIONS

#	DESCRIPTION	DATE

8204 LA JOLLA SHORES DRIVE RESIDENCE
8204 La Jolla Shores Drive, La Jolla, CA 92037

A4.3

EXTERIOR ELEVATIONS - MATERIAL BOARD
10/08/25



South Elevation - Rendered 1/4" = 1'-0" 1



CITY STANDARD TITLE BLOCK

Prepared By: Island Architects

Contact: Stuart Stielau
7626 Herschel Avenue
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Street Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037

Project Name: 8204 LA JOLLA SHORES DRIVE RESIDENCE

Sheet Title: EXTERIOR ELEVATIONS - MATERIAL BOARD

Revision 08:	_____
Revision 07:	_____
Revision 06:	_____
Revision 05:	_____
Revision 04:	_____
Revision 03:	_____
Revision 02:	_____
Revision 01:	_____
Original Date:	_____

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