

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
APPLICANT PROJECT INFORMATION FORM**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

**For Action Items**

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):

PRJ - 1151218    MARCUS RESIDENCE

- Address and APN(s):

8582 SUGARMAN DR. LA JOLLA    APN 346-771-22-00

- Project contact name, phone, e-mail:

COLIN HERNSTAD 619 921 0114    COLIN HERNSTAD @ GMAIL.COM.

- Project description: ADD 1,101 SQ FT ADU OVER GARAGE, ADD 661 SQ FT LIVING SPACE TO SECOND FL, ADD 583 SQ FT TO FIRST FLOOR, DO WHOLE HOUSE REMODEL.

- Please indicate the action you are seeking from the Advisory Board:

- Recommendation that the Project is minor in scope (Process 1)
- Recommendation of approval of a Site Development Permit (SDP)
- Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
- Other: \_\_\_\_\_

- In addition, provide the following:

- o lot size: 10,302 SQ FT
- o existing structure square footage and FAR (if applicable): 2,352 SQ FT FAR 0.23
- o proposed square footage and FAR: 1,101 SQ FT ADU + 1,244 SQ FT LIVING SPACE = 2,345 SQ FT FAR 0.45
- o existing and proposed setbacks on all sides: (E) N(30') S(52') E(10') (W) 10' (N) N(30') S(47') E(8')
- o height if greater than 1-story (above ground): 2 STORY. 22'-6" ABOVE GROUND. W(10')

**For Information Items** *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): \_\_\_\_\_

- Address and APN(s): \_\_\_\_\_

- Project contact name, phone, e-mail: \_\_\_\_\_

- Project description: \_\_\_\_\_

- In addition to the project description, please provide the following:

- o lot size: \_\_\_\_\_
- o existing structure square footage and FAR (if applicable): \_\_\_\_\_
- o proposed square footage and FAR: \_\_\_\_\_
- o existing and proposed setbacks on all sides: \_\_\_\_\_
- o height if greater than 1-story (above ground): \_\_\_\_\_

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): \_\_\_\_\_

Remodel / Addition for:

# MARCUS RESIDENCE

8582 Sugarman Dr.  
La Jolla, CA 92037

# PROJECT

## LOCATION

### 8582 Sugarman Dr, La Jolla CA 92037



NEIGHBORHOOD

8591 SUGARMAN DR



8115 SUGARMAN DR



8551 SUGARMAN DR



8534 SUGARMAN DR



8625 KILBOURN DR



8630 KILBOURN DR



3115 BREMERTON PL



CNR SUGARMAN DR - LA JOLLA SCENIC DR N



8519 SUGARMAN DR

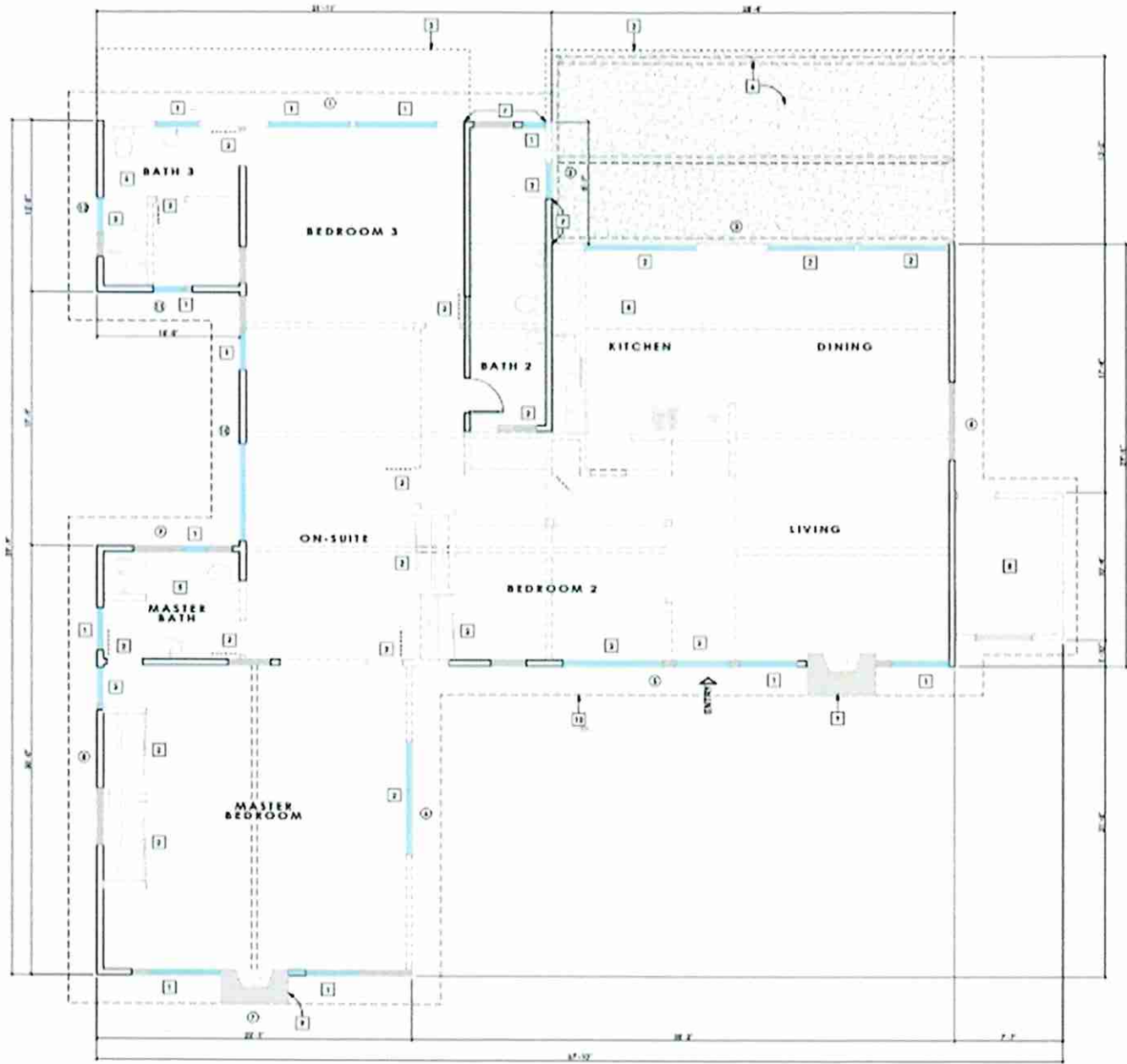






# PROPOSED ADDITION

DEMOLITION



(E) FLOOR PLAN

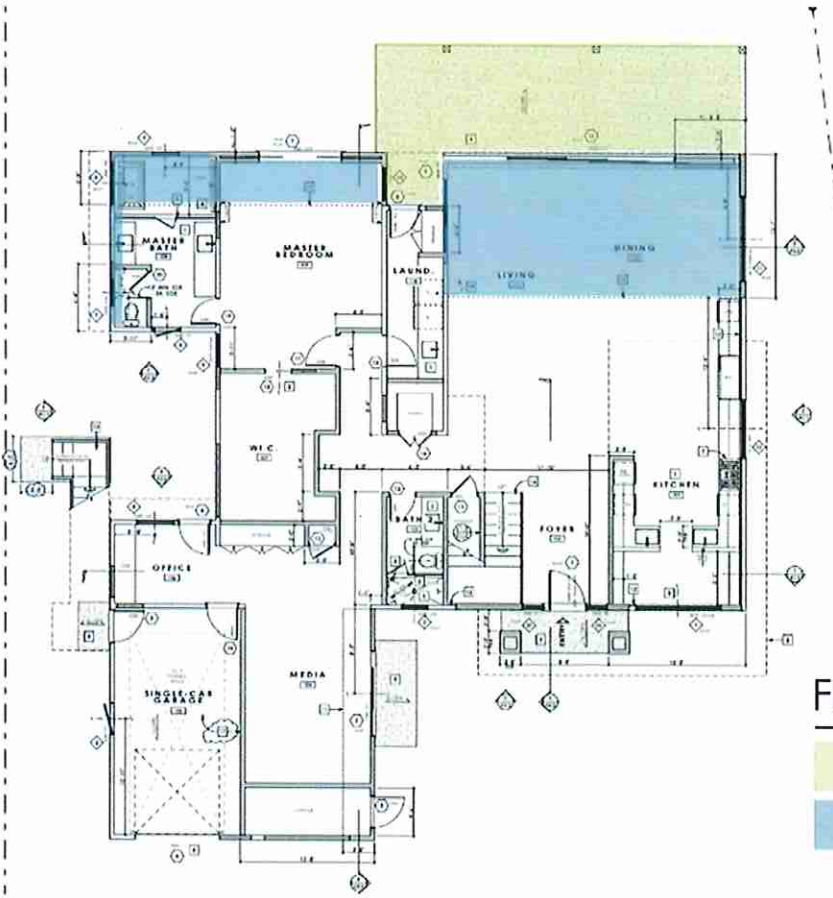
(DEMOLITION PLAN)

1/4" = 1'-0"



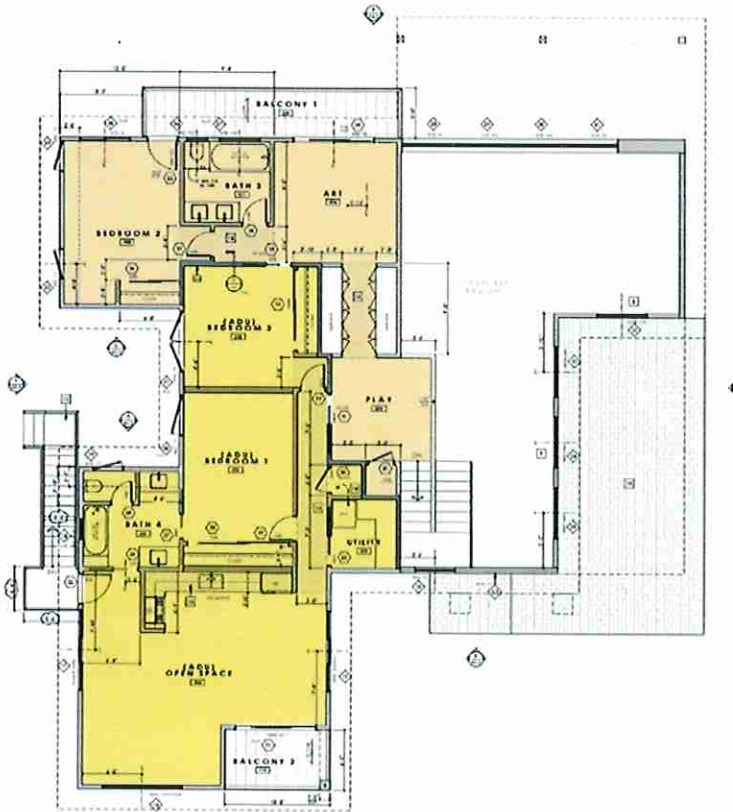
# PROPOSED ADDITION

## FLOOR PLANS



FIRST FLOOR PLAN PROPOSED

- FLAT WORK
- NEW SLAB



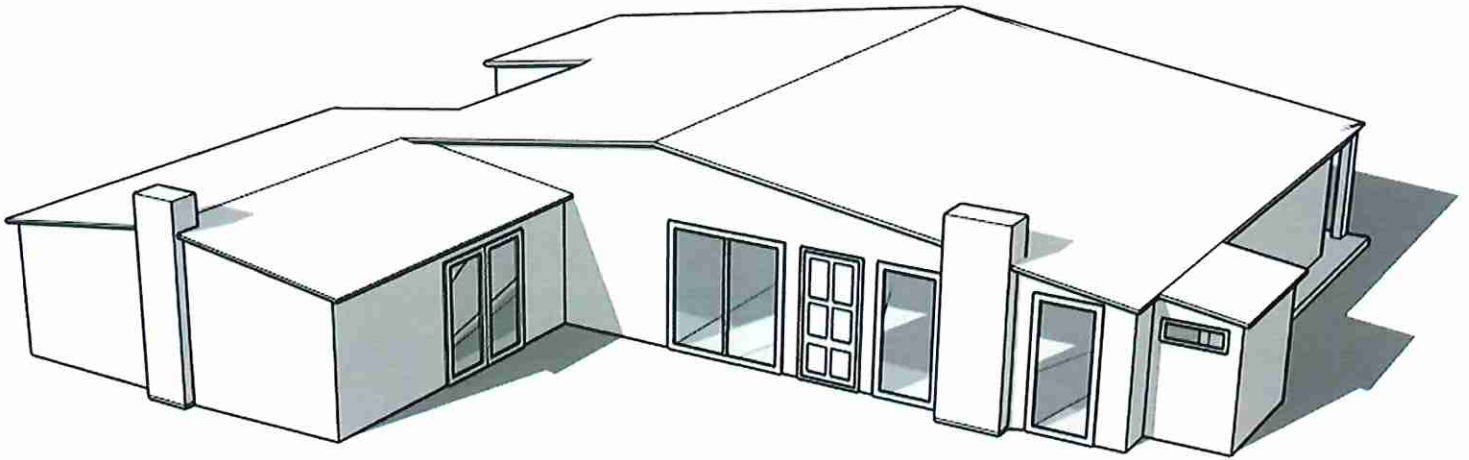
SECOND FLOOR PLAN PROPOSED

- UPPER FLOOR TO PRIMARY RESIDENCE
- ADU

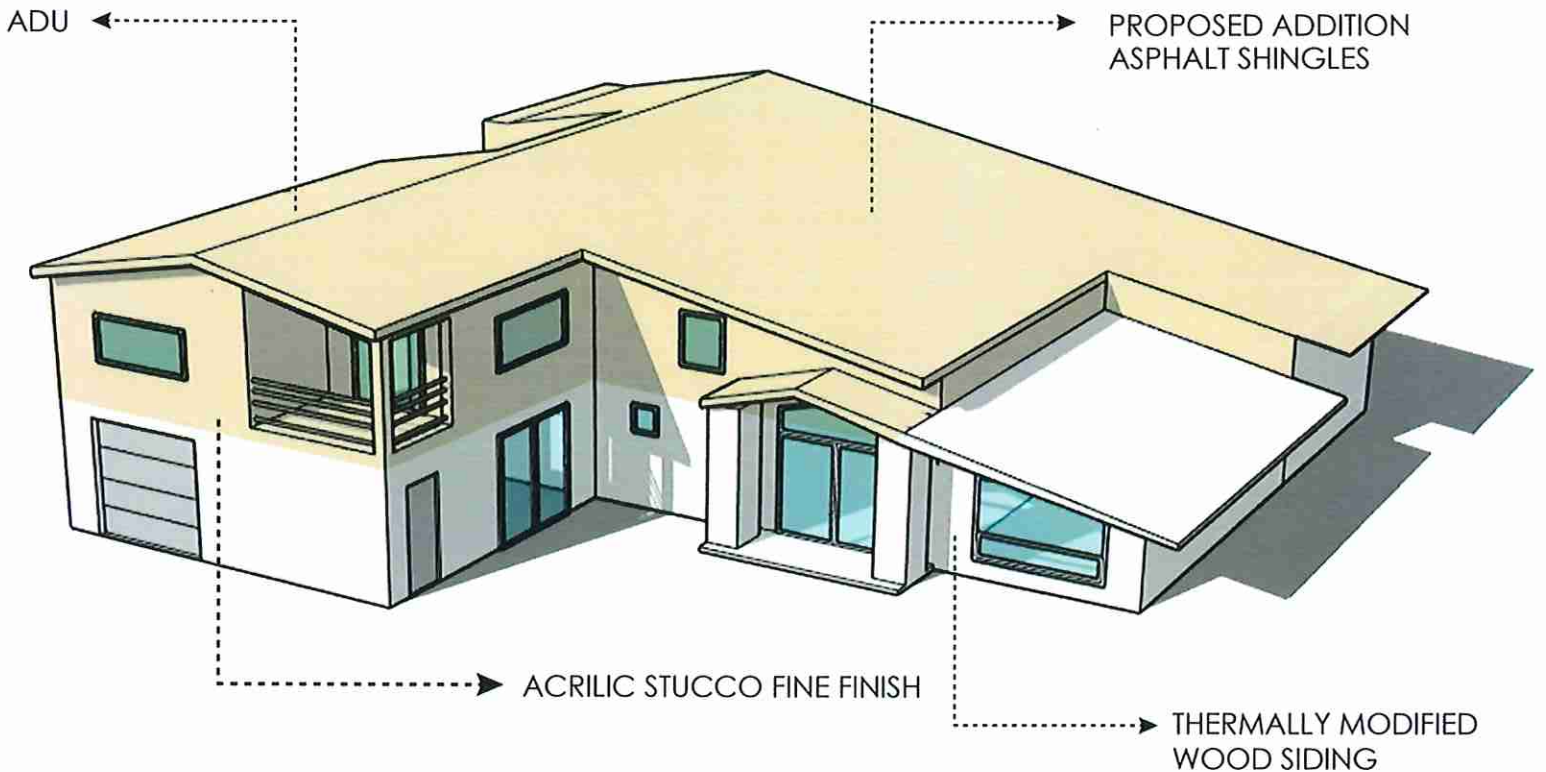


# PROPOSED ADDITION

3D



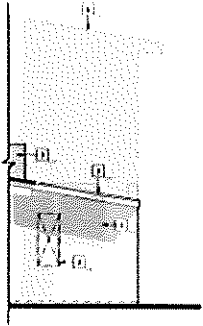
EXISTING



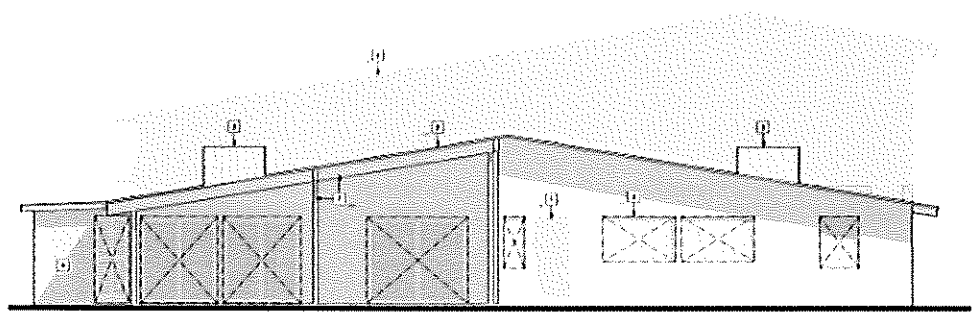
PROPOSED

# PROPOSED ADDITION

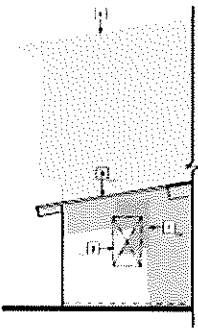
## EXISTING ELEVATIONS



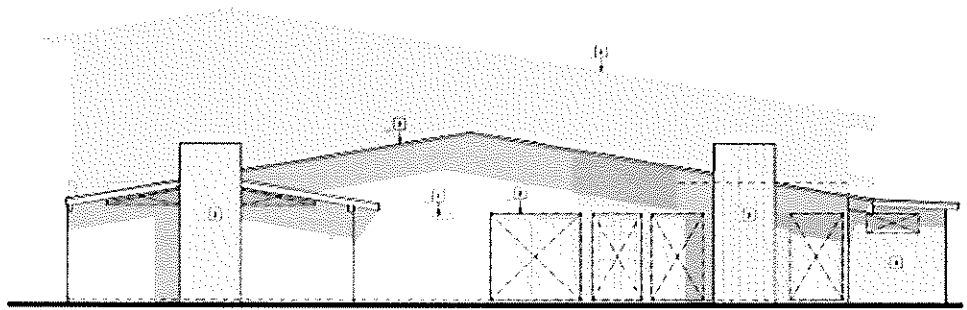
(A) ELEVATION  
OF WEST SIDE



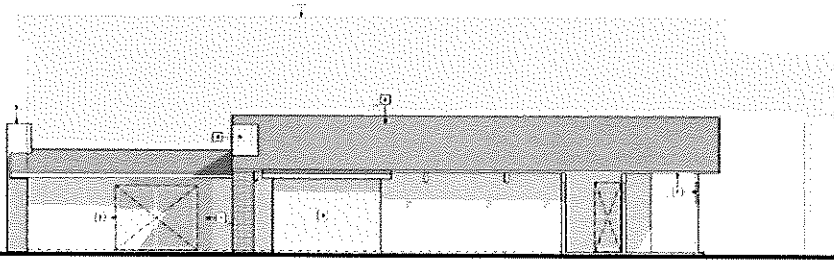
(B) REAR ELEVATION  
OF WEST SIDE



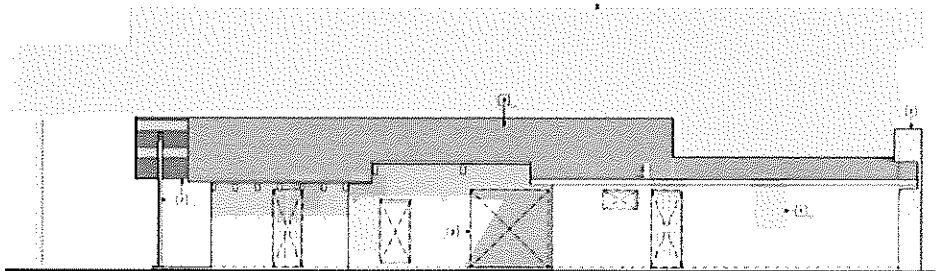
(C) ELEVATION  
OF EAST SIDE



(D) FRONT ELEVATION  
OF WEST SIDE



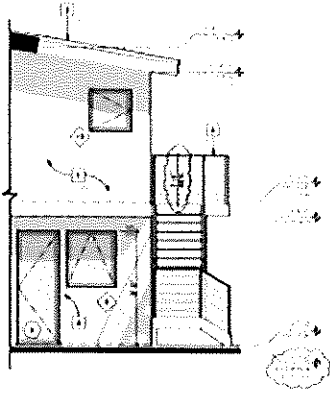
(E) SIDE ELEVATION (E)  
OF WEST SIDE



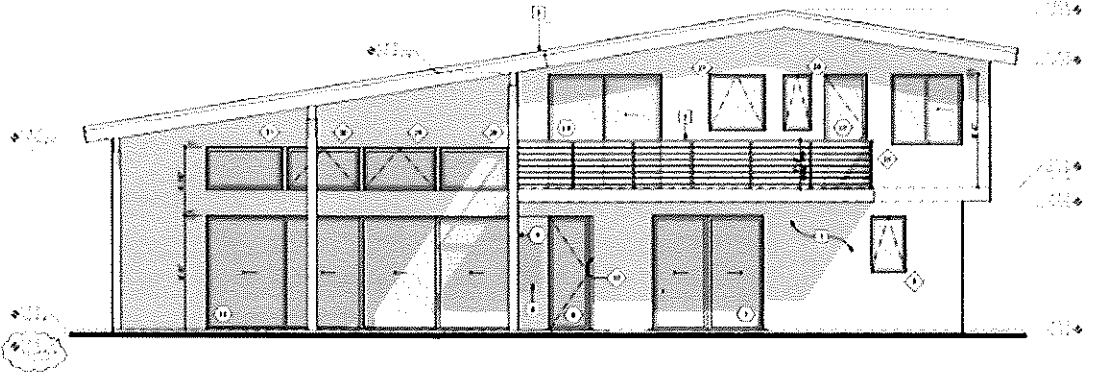
(F) SIDE ELEVATION (F)  
OF WEST SIDE

# PROPOSED ADDITION

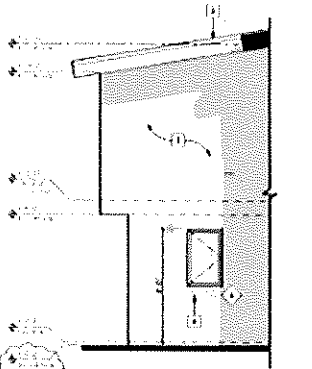
## PROPOSED ELEVATIONS



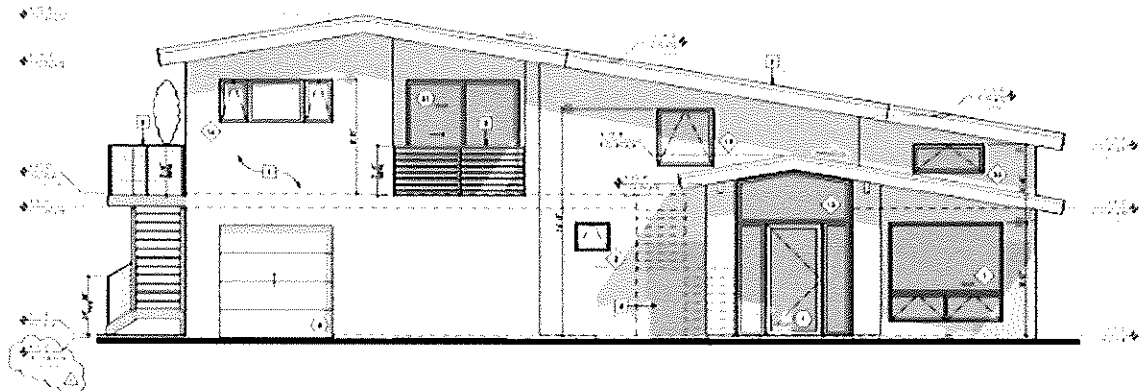
A ELEVATION  
(NORTH EAST)



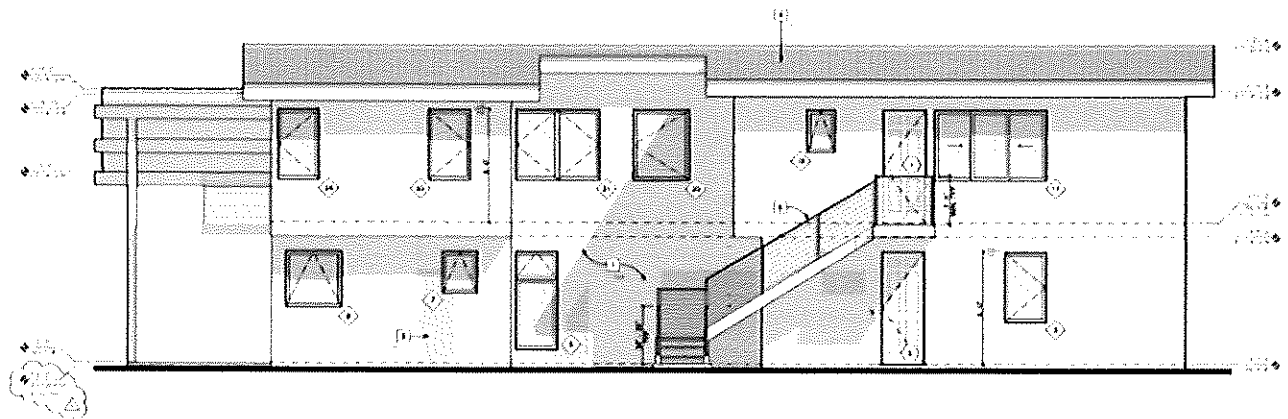
B REAR ELEVATION  
(NORTH EAST)



C ELEVATION  
(NORTH EAST)



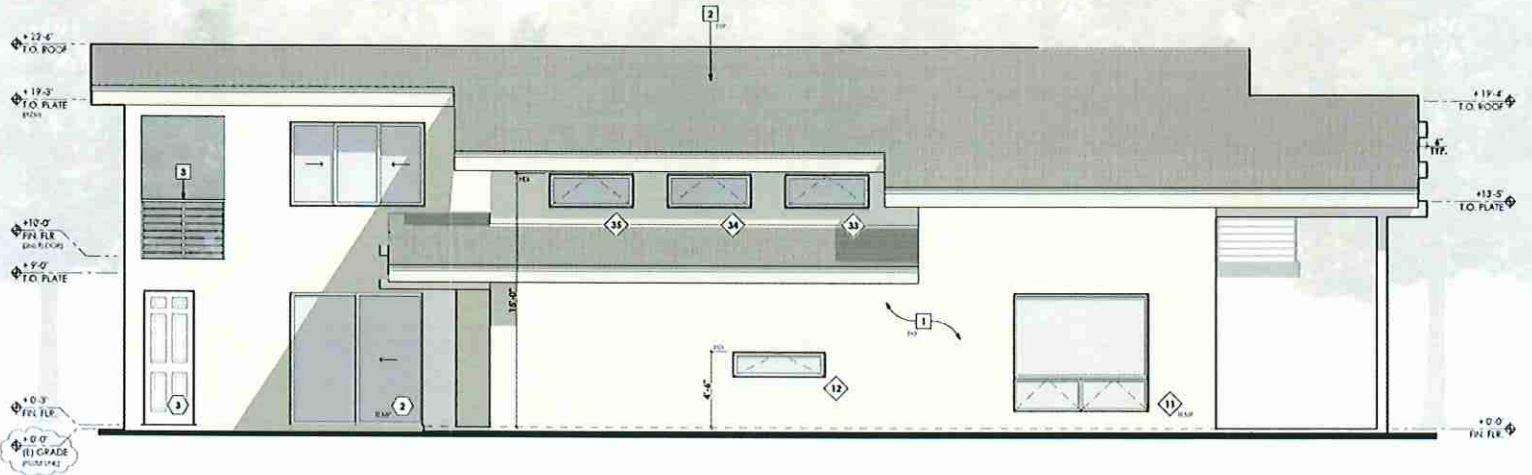
D FRONT ELEVATION  
(NORTH EAST)



E SIDE ELEVATION (L)  
(NORTH EAST)

# PROPOSED ADDITION

## ELEVATIONS



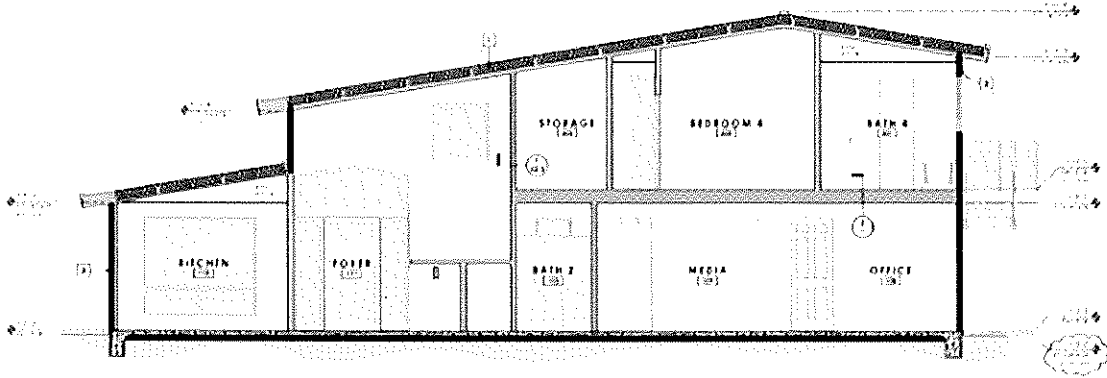
**E** SIDE ELEVATION (R)  
(NORTH-EAST) 1/8" = 1'-0"



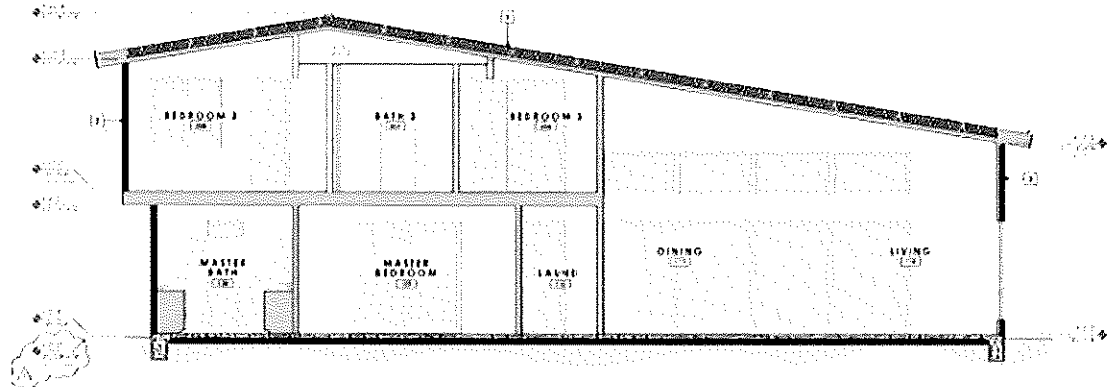
**D** FRONT ELEVATION  
(NORTH-EAST) 1/8" = 1'-0"

# PROPOSED ADDITION

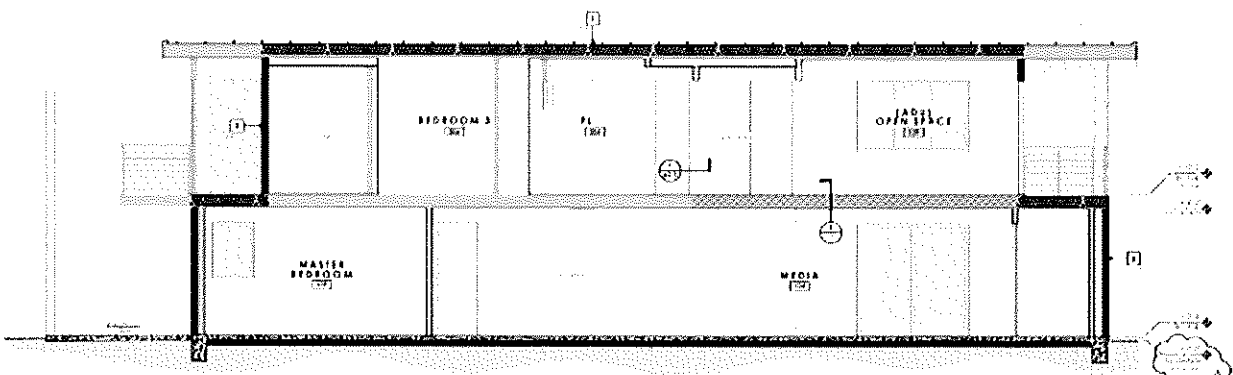
## SECTIONS



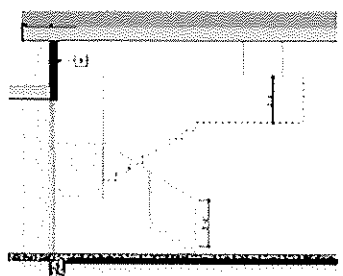
1 BUILDING SECTION  
EAST-WEST



2 BUILDING SECTION  
EAST-WEST



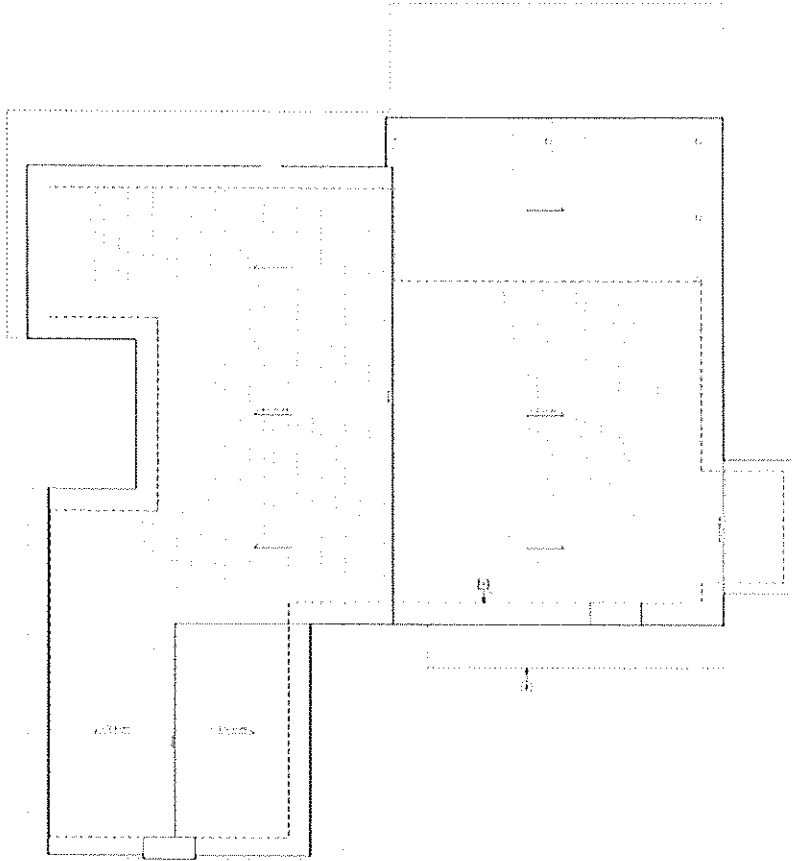
3 BUILDING SECTION  
EAST-WEST



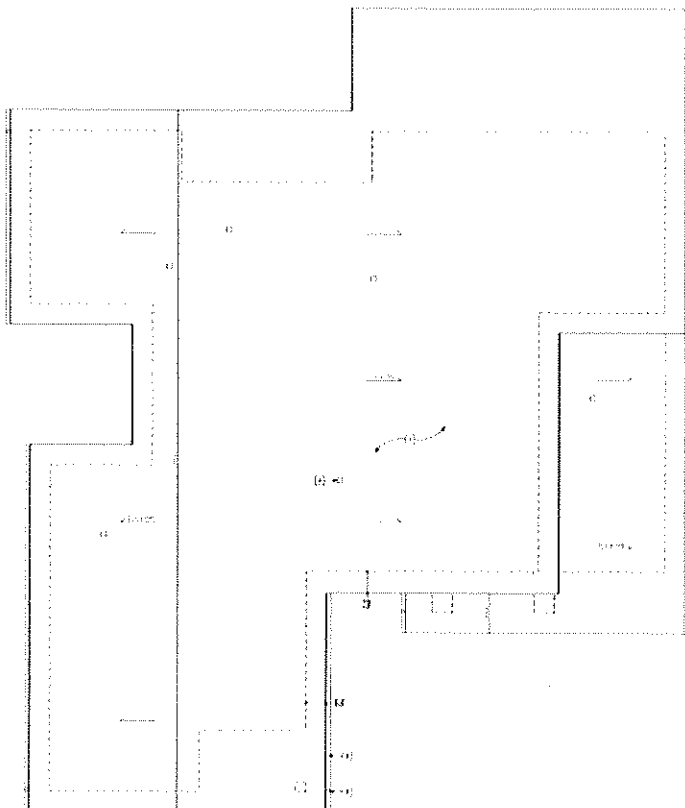
4 BUILDING SECTION  
EAST-WEST

# PROPOSED ADDITION

## ROOF REPLACEMENT



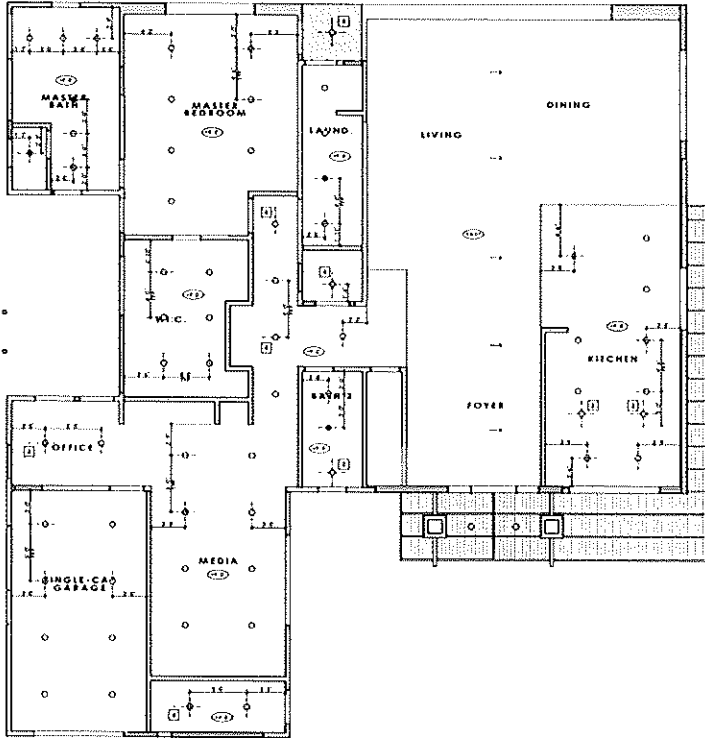
EXISTING



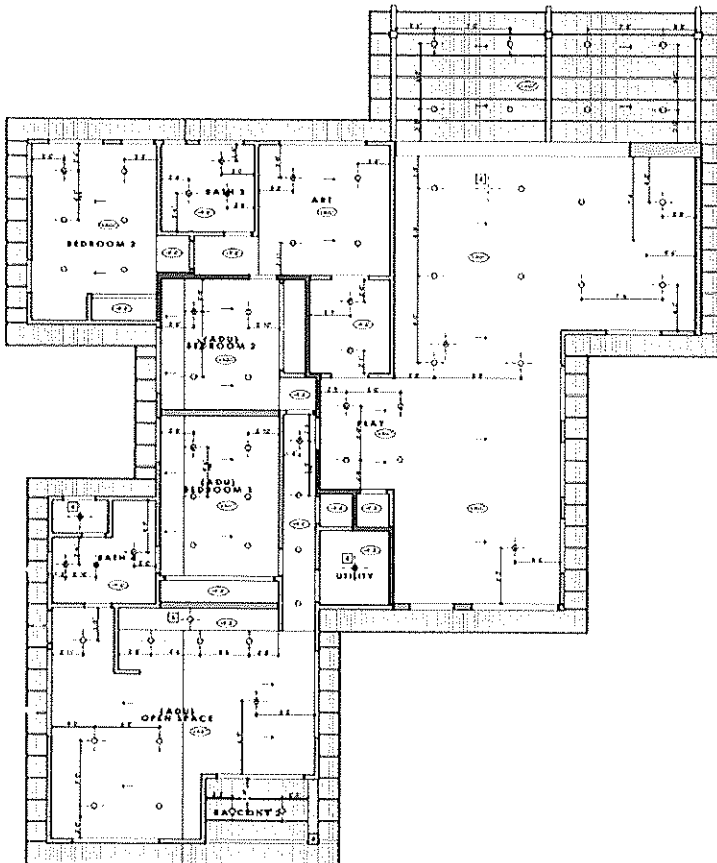
PROPOSED

# PROPOSED ADDITION

RCP PLANS



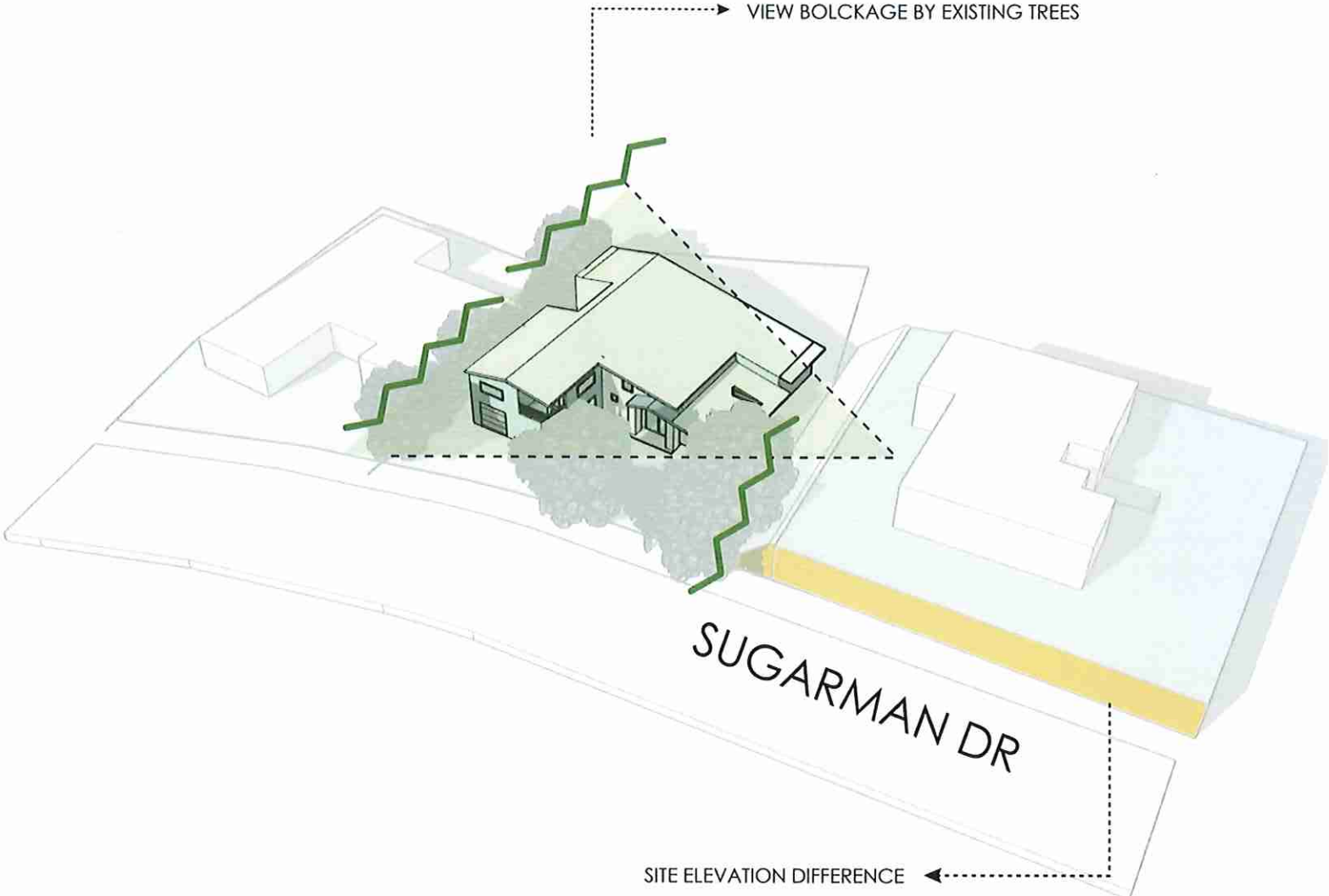
1ST FLOOR RCP PLAN



2ND FLOOR RCP PLAN

# SURROUNDINGS

## VIEW BLOCKAGE

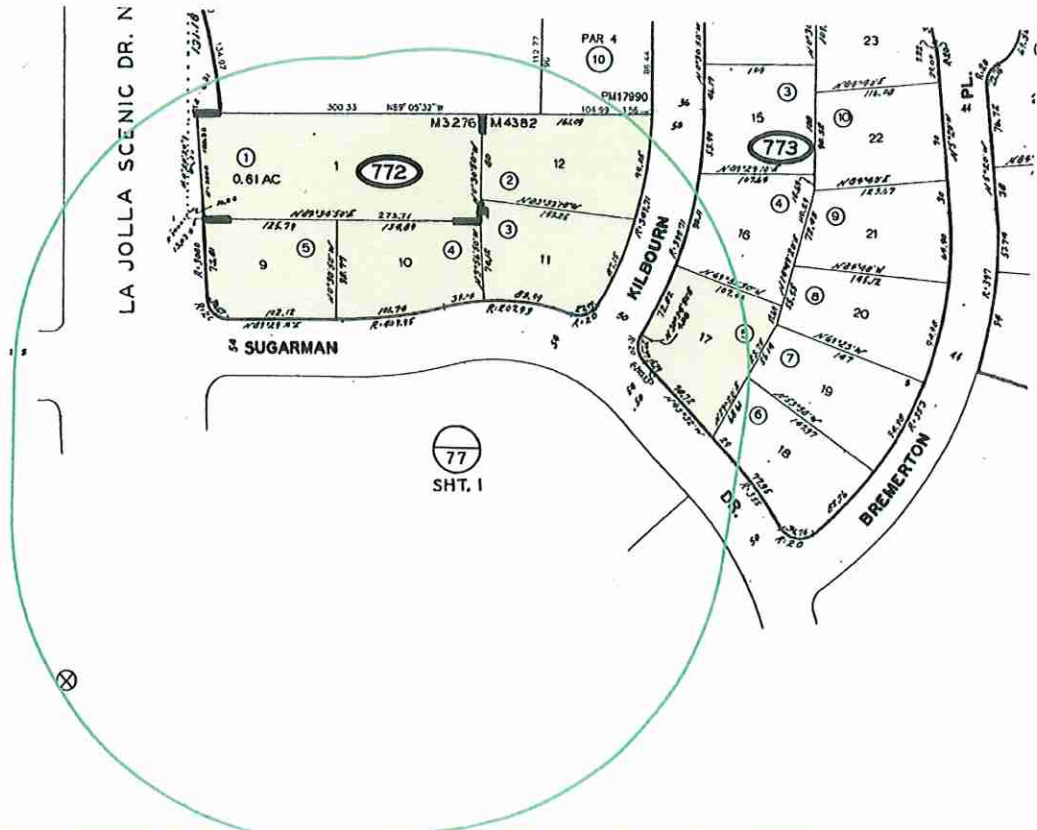
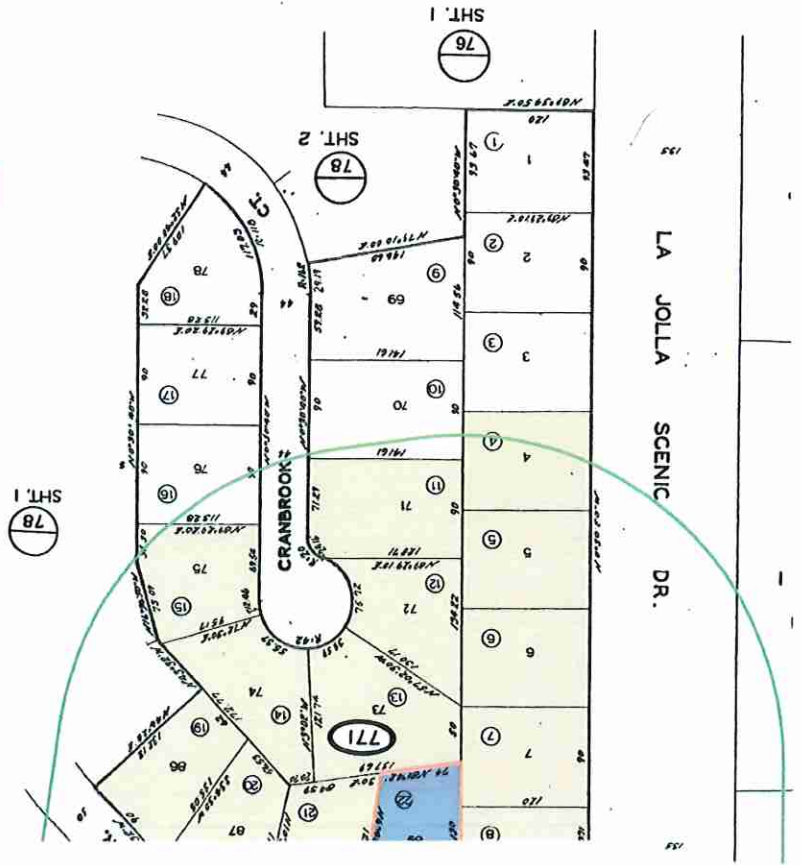


# NEIGHBORHOOD SURVEY

TABULATION

SETBACKS

ADDRESS	APN	FRONT	SIDE	BACK
8582 Sugarman Dr	346-771-22-00	20	5	20
8574 Sugarman Dr	346-771-21-00	20	5	15
8566 Sugarman Dr	346-771-20-00	15	8	20
8558 Sugarman Dr	346-771-19-00	10	5	20
8581 Sugarman Dr	346-772-04-00	15	10	15
8587 La Jolla Scenic Dr N	346-771-08-00	20	4	15
8575 La Jolla Scenic Dr N	346-771-07-00	20	7	20
8563 La Jolla Scenic Dr N	346-771-06-00	20	7	20
8551 La Jolla Scenic Dr N	346-771-05-00	20	7	20
8601 La Jolla Scenic Dr N	346-772-05-00	20	9	8
3001 Cranbrook Ct	346-771-13-00	20	5	15
3015 Cranbrook Ct	346-771-12-00	10	9	20
3027 Cranbrook Ct	346-771-11-00	15	5	20
3024 Cranbrook Ct	346-771-15-00	15	9	10
3004 Cranbrook Ct	346-771-14-00	15	9	10
8602 Kilbourn Dr	346-772-04-00	15	9	20
8620 Kilbourn Dr	346-772-02-00	15	4	20
8601 Kilbourn Dr	346-773-05-00	15	9	10



PROJECT ISSUES REPORT



THE CITY OF SAN DIEGO  
Development Services Department  
7650 Mission Valley Road, San Diego, CA 92108

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**Project Address** 8582 Sugarman Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** ryan honnet  
rh5heez@hotmail.com  
9252865555

**Instructions**

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

**Scope of Work**

ADU

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Building Construction Plans PRJ-1151218.pdf

**DSD-Addressing**

Sean Dowling  
SDowling@sandiego.gov  
(619) 446-5316

[ Comment 00001 | Sheet TS | Open ]

The floor plan shows possible interior access between the main dwelling and the new ADU. As such, the ADU is currently ineligible for a separate address.

Options are as follows:

1. In the subsequent submittal, demonstrate on the plans and in writing that the above-described access will be permanently closed off by responding using "DSD-Addressing reference material." If this is completed, a separate address assignment for the ADU will be issued in the following review cycle.
2. Leave the plans as they are. DSD-Addressing will sign off, and no address will be assigned; the project will proceed using only the main dwelling address.

Update or maintain the plans as you choose, and include a comment in the applicant responses before the subsequent submittal.

The project status has been changed to "recheck required" to allow an additional submittal and/or a response to the issue. This is the proper approved procedure that we are required to follow.

[ Comment 00002 | Sheet TS | Open ]



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The address shown in the title block is incorrect. Check to be sure ALL sheets have the correct address.



THE CITY OF SAN DIEGO  
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**Project Address** 8582 Sugarman Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** ryan honnet  
rh5heez@hotmail.com  
9252865555

**Instructions**

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

**Scope of Work**

ADU

---

Building Construction Plans PRJ-1151218.pdf

**DSD-Planning Review**

Adan Pacheco Palma  
APachecoPalm@sandiego.gov

[ Comment 00004 | Sheet TS | Closed ]

1. The subject property is located at 8582 Sugarman Drive, La Jolla, CA 92037 (APN 346-771-2200) in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone.

2. The subject property is located within the following overlay zones:

- Coastal Height Limit Overlay Zone (CHLOZ)
- Paleontological Sensitivity Area: Moderate
- Parking Impact Overlay Zone (PIOZ): Campus-Impact
- Transit Priority Area (TPA)

[Informational Only – No action is required]

3. The subject property is not located within the Coastal Overlay Zone (COZ). Therefore, a demolition wall matrix table and a Pre-Demolition inspection are not required. [Informational Only – No action is required]

[ Comment 00005 | Sheet TS | Open ]

4. The proposed addition requires review by the La Jolla Shores Advisory Board to assess consistency with the planned district requirements and to determine whether the Board considers the addition minor in scope per section 1510.0201(d) of the San Diego Municipal Code (SDMC). Please contact Melissa Garcia to schedule this project for an upcoming Advisory Board Agenda.



THE CITY OF SAN DIEGO  
Development Services Department  
7650 Mission Valley Road, San Diego, CA 92108

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

A Site Development Permit (Process 3) is generally required for additions within the La Jolla Shores Planned District (LJSPD); however, minor additions may be eligible for a Process 1 building permit. Since the proposed addition exceeds the 10% floor-area increase threshold, it will generally require a Process 3 SDP, unless recommendations from the La Jolla Shores Advisory Board support a determination that the project may still be considered minor in scope, which Planning staff will consider as part of this review. [Comment to be addressed]

[ Comment 00006 | Sheet TS | Open ]

5. Include this comment on the cover sheet. "The project site is in the moderate-risk Paleontological Sensitivity Area. Therefore, section 142.0151 of the SDMC shall apply if paleontological resources are discovered. Paleontological resources, as defined in the General Grading Guidelines for Paleontological Resources, if discovered during grading, notwithstanding Section 142.0151(a), all grading in the area of discovery shall cease until a qualified paleontological monitor has observed the discovery and the discovery has been recovered in accordance with the General Grading Guidelines for Paleontological Resources." [Comment to be addressed]

[ Comment 00007 | Sheet TS | Open ]

6. Include in the next submittal an Assessor's Building Record to verify all existing structures. [Comment to be addressed]

[ Comment 00008 | Sheet TS | Open ]

7. Revise the Floor Area Ratio (FAR) to be consistent with the lot size. The lot area of 10,362 square feet stated on the plans falls under the .55 FAR. Revise the FAR calculations accordingly. [Comment to be addressed]

[ Comment 00009 | Sheet TS | Open ]

8. The project site is located within La Jolla Shores Planned Development. Upon resubmittal, include a 300-foot-radius map showing that the setbacks are in general conformity with those in the vicinity per section 1510.0304(b)(4) of the SDMC. [Comment to be addressed]

[ Comment 00010 | Sheet TS | Open ]

9. Per section 1510.0304(d) of the SDMC, include a separate lot coverage calculation demonstrating compliance with the 60% maximum permitted lot coverage. [Comment to be addressed]

[ Comment 00011 | Sheet TS | Open ]

10. Sheets A2.2, A2.3, and A2.4 are titled "Demolition Plan." Please revise for consistency, as the drawings appear to show proposed floor and roof development rather than demolition. [Comment to be addressed]

[ Comment 00012 | Sheet TS | Open ]

11. Sheets A3.0 and A3.1 denote keynote 6 as "line of (E) proposed addition". Clarify whether the (E) is referenced for 'existing' or another term. [Comment to be addressed]

[ Comment 00013 | Sheet TS | Open ]

12. Show, label, and dimension the railing for the proposed staircase on the second floor for each applicable elevation drawing. [Comment to be addressed]



THE CITY OF SAN DIEGO  
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[ Comment 00014 | Sheet TS | Open ]

13. Clearly label the line of grade on all elevation and section drawings to indicate whether it reflects existing grade, proposed grade, or both, to ensure accurate interpretation of structure height and conformance with grading regulations. [Comment to be addressed]

[ Comment 00015 | Sheet TS | Open ]

14. On the site plan, clearly identify the "lowest" and "highest" points of the finished grade located between the exterior building wall and a line five feet from said wall. These two datum points establish the "highest" and "lowest" adjacent ground elevations for the purposes of height measurement under the Coastal Height Limit Overlay Zone (CHLOZ). [Comment to be addressed]

[ Comment 00016 | Sheet TS | Open ]

15. On the elevation and section drawings, clearly show and label the elevation at both the highest and lowest adjacent ground elevations identified on the site plan and illustrate the difference in elevation between those two points. These datum points will serve as the base measurement from which the 30-foot CHLOZ height limit shall be measured to the highest point of the structure, including any rooftop appurtenances such as photovoltaic systems or mechanical equipment. [Comment to be addressed]

[ Comment 00017 | Sheet TS | Open ]

16. Proposition "D" limits the maximum structure height to 30 feet. Please graphically depict the 30-foot height limit on all elevation and section drawings using a dashed line labeled "Prop D (30' Height Limit)." Ensure the dashed line is separate and distinct from the measured building height. [Comment to be addressed]

[ Comment 00018 | Sheet TS | Open ]

17. Specify the natural earth colors to be used for the exterior walls in accordance with section 1510.0301(c)(2) of the SDMC. [Comment to be Addressed]

[ Comment 00019 | Sheet TS | Open ]

18. Roof materials in the LJSPD per section 1510.0301(c)(1) of the SDMC limit roof materials to wood shakes, wood shingles, clay tile, slate, or copper where the roof pitch is 4:12 or greater, or other materials that contribute to the character of the surrounding neighborhood. Please provide the roof pitch and confirm the proposed roofing material is consistent with these requirements. [Comment to be Addressed]

[ Comment 00020 | Sheet TS | Open ]

19. Per section 113.0234(b)(2) of the SDMC, recessed balconies may qualify for up to 100 square feet of GFA exemption provided the fourth elevation is at least 40 percent permanently open. Please provide additional calculations demonstrating whether the proposed recessed "decks" meet this exemption or clarify whether they are included in the GFA calculations on the title sheet. Refer to Diagram 113-020. [Comment to be addressed]

[ Comment 00021 | Sheet TS | Open ]

20. According to section 142.0805 of the SDMC, refuse, organic waste, and recyclable materials storage must be provided for new residential developments. Revise the plans to include the following:

a. Material storage areas meet the minimum area (square feet) for 2 dwelling units (existing primary residence, and the proposed ADU), as specified in section 142.0820 and Table 142-08B.

b. A minimum 6-foot high solid screening enclosure that is architecturally consistent with the primary structure, in



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accordance with section 142.0810(c).

c. Refuse, organic waste, and recyclable materials storage areas may be permitted within the required rear or side yards. Exterior material storage areas must be located onsite, accessible to haulers from the public right-of-way, and not located in any required landscape area or front yard setback per section 142.0810(b)(2).

d. Per section 142.0820(a), all dwelling units must be equipped with an interior refuse, organic waste and recyclable material storage area. Please show and label this area on the floor plans.  
[Comment to be addressed]

21. Additional comments may be forthcoming upon receipt of new information and/or revised plans. [Informational Only]



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**Project Type** Building Construction

**Primary Contact** ryan honnet  
rh5heez@hotmail.com  
9252865555

**Instructions**

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

**Scope of Work**

ADU

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Building Construction Plans PRJ-1151218.pdf

**DSD-Combined**

Fabiola Cowell  
FCowell@sandiego.gov  
619-446-5349

[ Comment 00022 | Sheet EM1.0 | Open ]

Revise the address on the T24 energy calculations.

[ Comment 00023 | Sheet A6.0 | Open ]

Verify that all the U-factors and SHGC levels on the T24 energy calculations match what is on the door and window schedule.

[ Comment 00024 | Sheet EM2.0 | Open ]

Please indicate on the plans which method will be used to meet the requirements for ventilation for indoor air quality (IAQ). Clearly identify the dedicated source and note the ventilation rate (cfm) that will be used to achieve the requirements of whole-building ventilation. Note on the plans, which will be the designated IAQ fan for the House and which will be the designated IAQ fan for the ADU.

[ Comment 00025 | Sheet TS | Open ]

Note on the plan: " An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the



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number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved."

[ Comment 00026 | Sheet TS | Open ]

Note on the plan: "An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved."

[ Comment 00027 | Sheet TS | Open ]

Provide name, address, and phone number of the Financially Responsible Party for the Water & Sewer fees associated with this project.

[ Comment 00028 | Sheet TS | Open ]

An ADU is a habitable accessory building with a full kitchen, it will be assessed water and sewer capacity fees based on 1/2 equivalent dwelling unit.

The plans propose an ADU.



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**Project Type** Building Construction

**Primary Contact** ryan honnet  
rh5heez@hotmail.com  
9252865555

### Instructions

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

### Scope of Work

ADU

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Building Construction Plans PRJ-1151218.pdf

### DSD-Engineering Building Review

Akash Patel  
ACPatel@sandiego.gov

#### [ Comment 00030 | Sheet A1.0 | Open ]

Please add the following note to the building plans:

"Per City of San Diego Municipal Code Sections 12.0104, 43.0310, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit."

#### [ Comment 00031 | Sheet A1.0 | Open ]

Please add the following note to the Site Plan: "All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system."

#### [ Comment 00032 | Sheet A1.0 | Open ]

Please verify with Combined reviewer whether a ROW permit is required for any upgrades to City utilities.

#### [ Comment 00033 | Sheet A1.0 | Open ]

FYI: Per [SDMC 142.0610](#), all ROW permits must be **issued** prior to approval of any building permits.

#### [ Comment 00034 | Sheet A1.0 | Open ]

FYI: Per [SDMC 142.0610\(b\)\(1\)](#), all work in the public ROW must be complete prior to final occupancy.



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[ Comment 00035 | Sheet A1.0 | Open ]

Please verify with Planning reviewer with any Discretionary (Development) permit are required for this project.

[ Comment 00036 | Sheet A1.0 | Open ]

FYI: Per [SDMC 129.0213](#), all development (discretionary) permits must be approved, issued, and recorded prior to approval of any building permits.

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Other

**DSD-Engineering Building Review**

Akash Patel  
ACPatel@sandiego.gov

[ Comment 00029 | Page | Open ]

FYI: Any reviews past the 3rd review, will be subject to hourly rates.



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**Project Address** 8582 Sugarman Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** ryan honnet  
rh5heez@hotmail.com  
9252865555

**Instructions**

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

**Scope of Work**

ADU

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Building Construction Plans PRJ-1151218.pdf

**Planning-Facilities Financing**

Paola Boylan  
pmboylan@sandiego.gov  
619-533-3683

[ Comment 00037 | Sheet TS | Open ]

**DWELLING UNIT MATRIX REQUIRED:**

Please include a matrix detailing the habitable square footage of the existing and proposed single-dwelling unit (SDU) as well as total number of bedrooms in the Building Plans. This information is needed to determine the applicable Development Impact Fees.

<b>Unit</b>	<b>Sq. Ft. Bedrooms</b>
Existing SDU	
Proposed SDU	
ADU	



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**Project Type** Building Construction

**Primary Contact** ryan honnet  
rh5heez@hotmail.com  
9252865555

**Instructions**

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

**Scope of Work**

ADU

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Building Construction Plans PRJ-1151218.pdf

**DSD-Combined**

Fabiola Cowell  
FCowell@sandiego.gov  
619-446-5349

[ [Comment 00022](#) | [Sheet EM1.0](#) | [Open](#) ]

Revise the address on the T24 energy calculations.

[ [Comment 00023](#) | [Sheet A6.0](#) | [Open](#) ]

Verify that all the U-factors and SHGC levels on the T24 energy calculations match what is on the door and window schedule.

[ [Comment 00024](#) | [Sheet EM2.0](#) | [Open](#) ]

Please indicate on the plans which method will be used to meet the requirements for ventilation for indoor air quality (IAQ). Clearly identify the dedicated source and note the ventilation rate (cfm) that will be used to achieve the requirements of whole-building ventilation. Note on the plans, which will be the designated IAQ fan for the House and which will be the designated IAQ fan for the ADU.

[ [Comment 00025](#) | [Sheet TS](#) | [Open](#) ]

Note on the plan: " An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the



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number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved."

**[ Comment 00026 | Sheet TS | Open ]**

Note on the plan: "An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved."

**[ Comment 00027 | Sheet TS | Open ]**

Provide name, address, and phone number of the Financially Responsible Party for the Water & Sewer fees associated with this project.

**[ Comment 00028 | Sheet TS | Open ]**

An ADU is a habitable accessory building with a full kitchen, it will be assessed water and sewer capacity fees based on 1/2 equivalent dwelling unit.

The plans propose an ADU.

