

**SCOTT A. SPENCER ARCHITECT
1110 TORREY PINES RD., STE 'D'
LA JOLLA, CA 92037**

JULY 21, 2026

**CITY OF SAN DIEGO
PLANNING DEPT. – DEVDELOPMENT SERVICES**

**RE: PRJ- 1101825 7354 Romero Drive
Coastal development Permit – variance request**

Dear Sirs,

Approximately 16 months ago , my office was asked to take over this project and the need for a Coastal development permit with the variance request. We have worked very closely with the City staff to address the issues surrounding this project. I would like the Planning staff to be aware of several key points described below.

- A. Illustrated in Pink – existing plans. On the original constructed residence two read decks and projections are proposed to be cut back , so that the main residence is separated by 6' from the swimming pool. This is meant to create two distinct structures, so that the low point of the pool is not the low point of the residence for determining overall height.**
- B. Illustrated in Lt. Blue-existing plans proposal to remove floor area at the mezzanine level and convert a garage and living space to an ADU, which is allowed in the Coastal Zone that is exempt from calculated floor area. It was determined in plan review that**

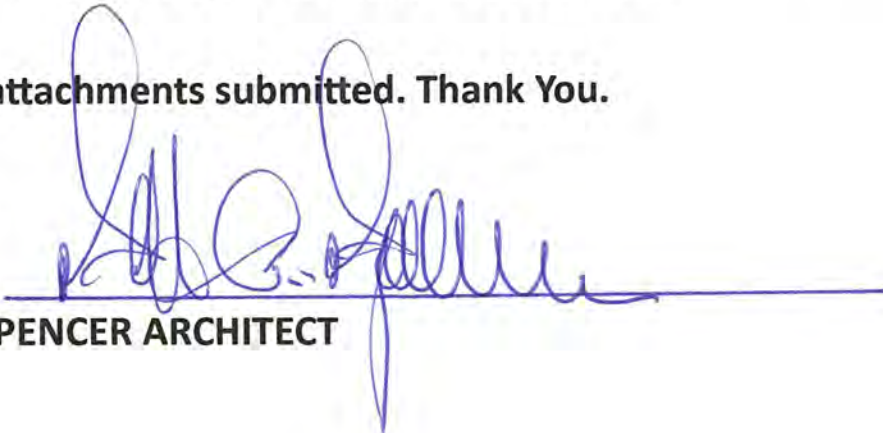
a phantom floor area in the main living room area was not taken into account. These two adjustments pull the total square footage to be within the allowable maximum square footage.

Please refer to Neighborhood Survey of Surrounding Properties. This has been submitted to City staff before. This document is meant to show that in this neighborhood styles of various residences exists, including contemporary styles. In addition there exists at least one residence that is close to a similar square footage and size. This is for surrounding neighborhood context.

My office has been in receipt of a letter from Architect Phil Merten originally from January of 2025, and re issued July 13, 2026. The same eight points are referenced. City staff and my office over the last 16 months have addressed these or modified plans to address these. This letter is enclosed with color coded points 1 thru 8 and have been referenced on the enclosed plans . these are not new and have al previously been addressed working with city staff.

Pease see attachments submitted. Thank You.

Sincerely,


SCOTT A. SPENCER ARCHITECT

Review and Submittal.

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- Tune in to our [City in Motion](#) podcast.

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From: Philip Merten <philipmerten@icloud.com>
Sent: Monday, July 13, 2026 11:06 AM
To: Mendoza, Francisco <FJMendoza@sandiego.gov>
Subject: [EXTERNAL] VARIANCE REQUEST at 7354 ROMERO DRIVE

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Re:
7354 ROMERO DRIVE
PRJ-1101825

Good Morning Mr. Mendoza,

The attached NOTICE OF PUBLIC HEARING (Hearing Officer) says Hearing Officer will consider an application for a Coastal Development Permit and Variance for the remodel and addition to an existing one-story ... single-family residence.

The NOTICE OF APPLICATION for 7354 ROMERO DRIVE says the Applicant is seeking a **VARIANCE** for a reduced setback at the western side yard setback. But the existing structure is not in compliance with the Land Development Code in more ways than just the one described in the NOTICE. The existing structure is not in compliance with the Land Development the following additional ways: (I apologize for the all caps. The capitalized issue headings below were copied from my 12-6-2023 letter to DSD Director Lowe)

1	EXTENT OF PAVING WITHIN THE FRONT YARD SETBACK EXCEEDS THE MAXIMUM ALLOWED;	EXISTING TO REMAIN
2	THE PROJECT'S GROSS FLOOR AREA AND RESULTANT FLOOR AREA RATIO EXCEEDS THE MAXIMUM ALLOWED ON THE LOT;	VARIANCE REQ
3	NEW SECOND STORY ADDITION ENCROACHES INTO THE REQUIRED 20 FT. FRONT AND 4 FT. SIDE YARD SETBACKS;	VARIANCE REQ
4	NEW SECOND FLOOR LEVEL HORIZONTAL PROJECTIONS ENCROACH INTO THE REQUIRED FRONT AND SIDE YARD SETBACKS;	EXISTING REMAIN
5	THE EXISTING STRUCTURE EXCEEDS THE MAXIMUM ALLOWED STRUCTURE HEIGHT AT THE ANGLED BUILDING ENVELOPE HEIGHT PLANE;	CITY PERMITTED THIS WALL
6	NEW SITE RETAINING WALL WITHIN THE NORTHWESTERN SIDE YARD SETBACK EXCEEDS THE MAXIMUM HEIGHT ALLOWED;	
7	NEW SITE RETAINING WALL SUPPORTING THE SWIMMING POOL WITHIN THE REAR YARD SETBACK EXCEEDS THE 6 FOOT MAXIMUM HEIGHT ALLOWED;	
8	THE OVERALL STRUCTURE HEIGHT OF THE EXISTING STRUCTURE EXCEEDS THE MAXIMUM HEIGHT ALLOWED.	

**NEIGHBORS SURVEY
SURROUNDING PROPERTIES**

**COASTAL DEVELOPMENT PERMIT
VARIANCE REQUEST
7354 ROMERO DRIVE
PRJ - # 1101825**



PROPERTY # 1
352-213-01-00
7374 ROMERO DRIVE
6361 SF + 600 Garage
.41 Ac .39% FAR



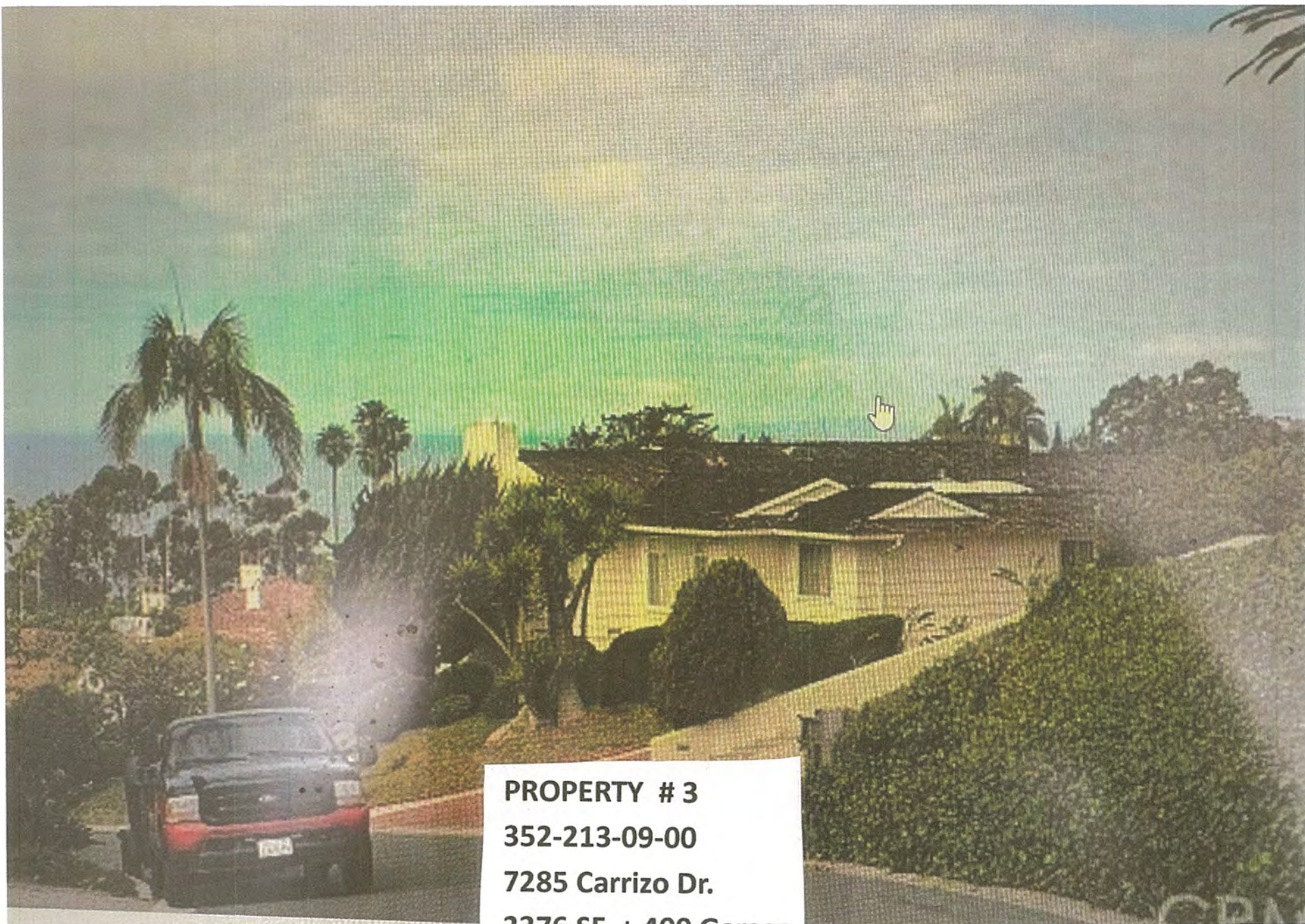
PROPERTY # 2

352-213-03-00

7330 ROMERO DRIVE

4259 SF + 400 Garage

.37 Ac . 30 % FAR



PROPERTY # 3
352-213-09-00
7285 Carrizo Dr.
2376 SF. + 400 Garage
.30 Ac .22 % FAR



PROPERTY # 4

352-213-10-00

7295 Country Club Dr.

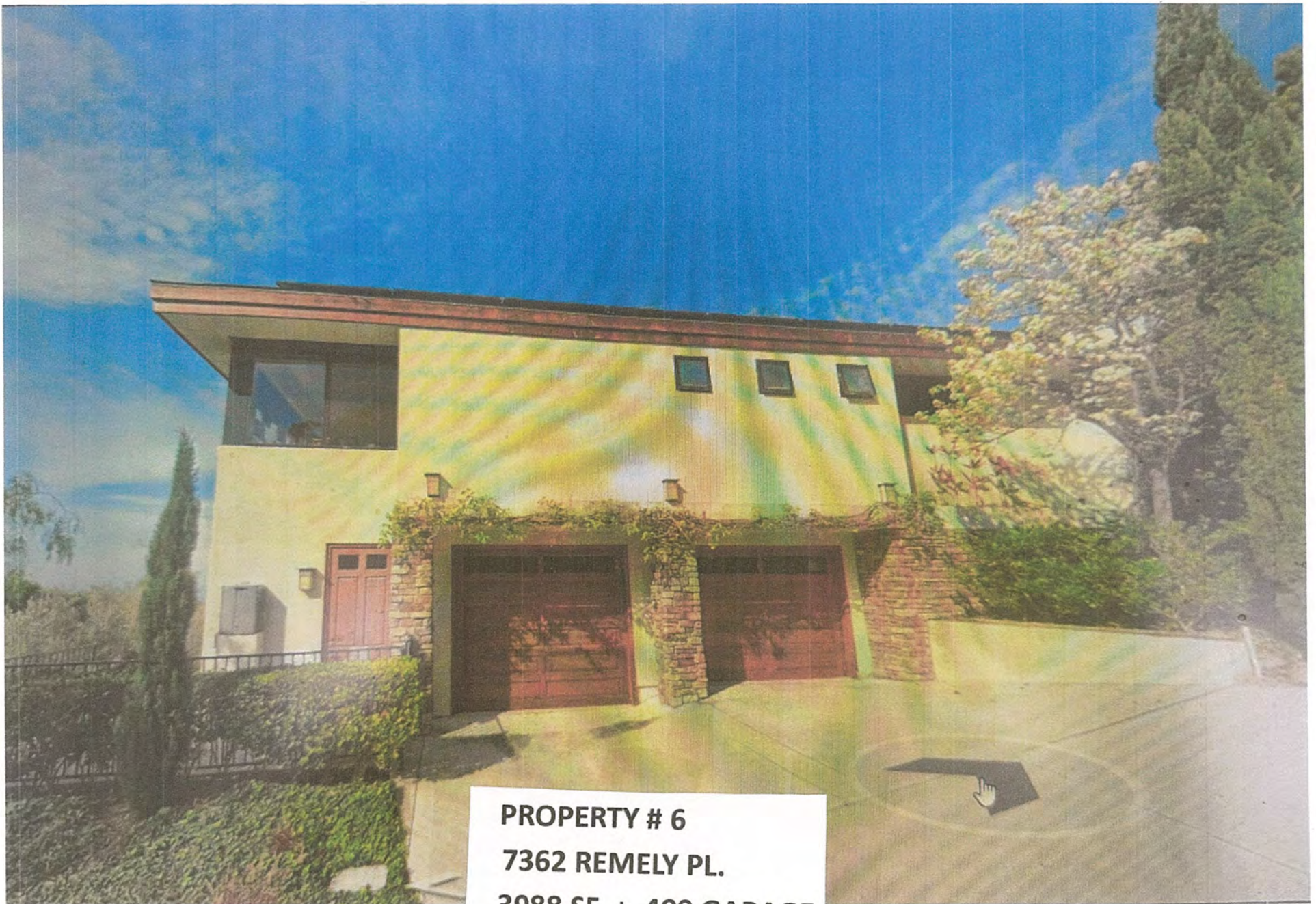
6983 SF + 600 Garage

.49 Ac .36% FAR

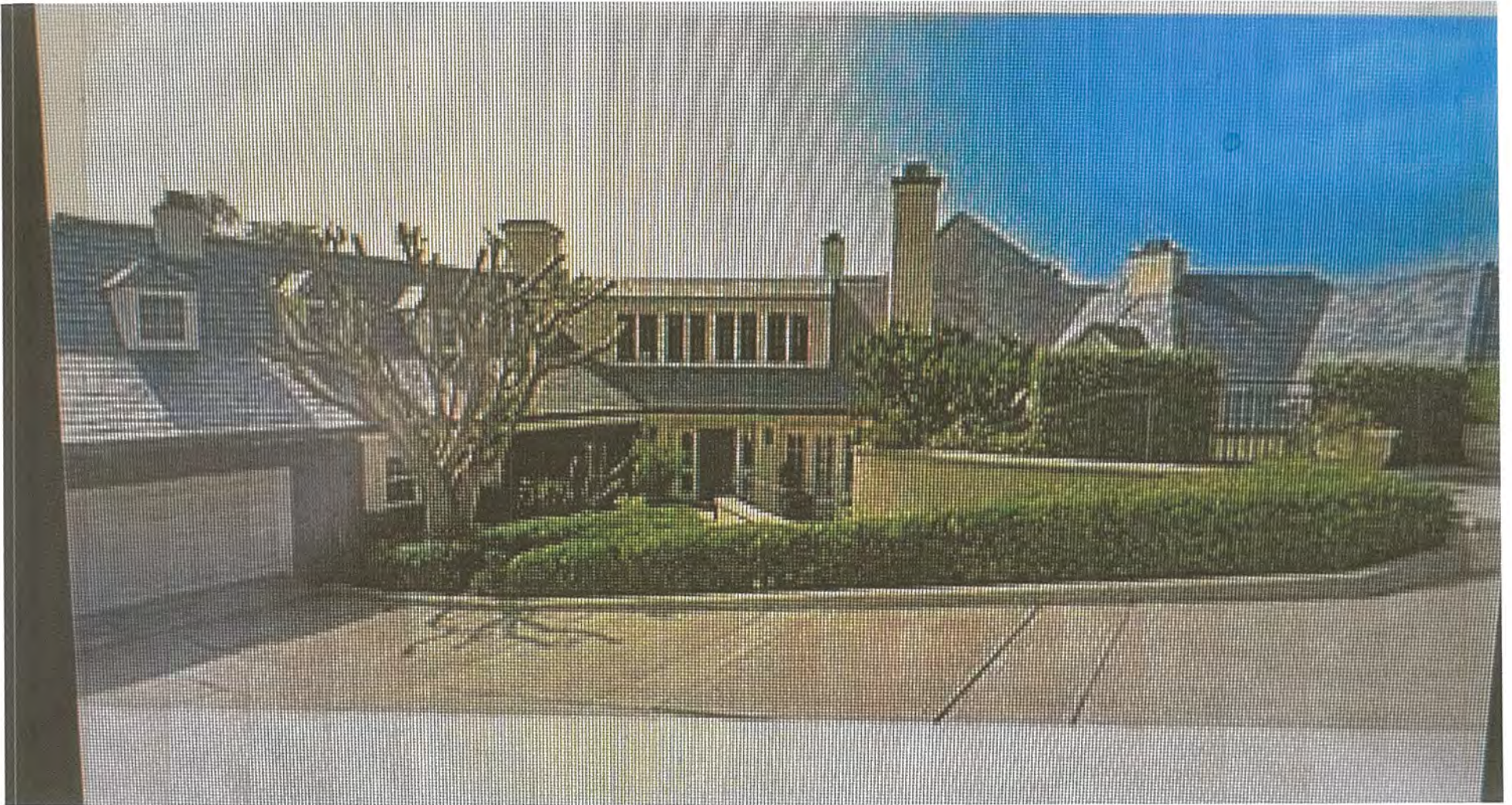


4 bd
7351
La Jo

PROPERTY # 5
7351 ROMERO DRIVE
2350 SF + 400 GARAGE
.41 Ac .31 % FAR



PROPERTY # 6
7362 REMELY PL.
3988 SF + 400 GARAGE
9870 SF Lot .45 % FAR

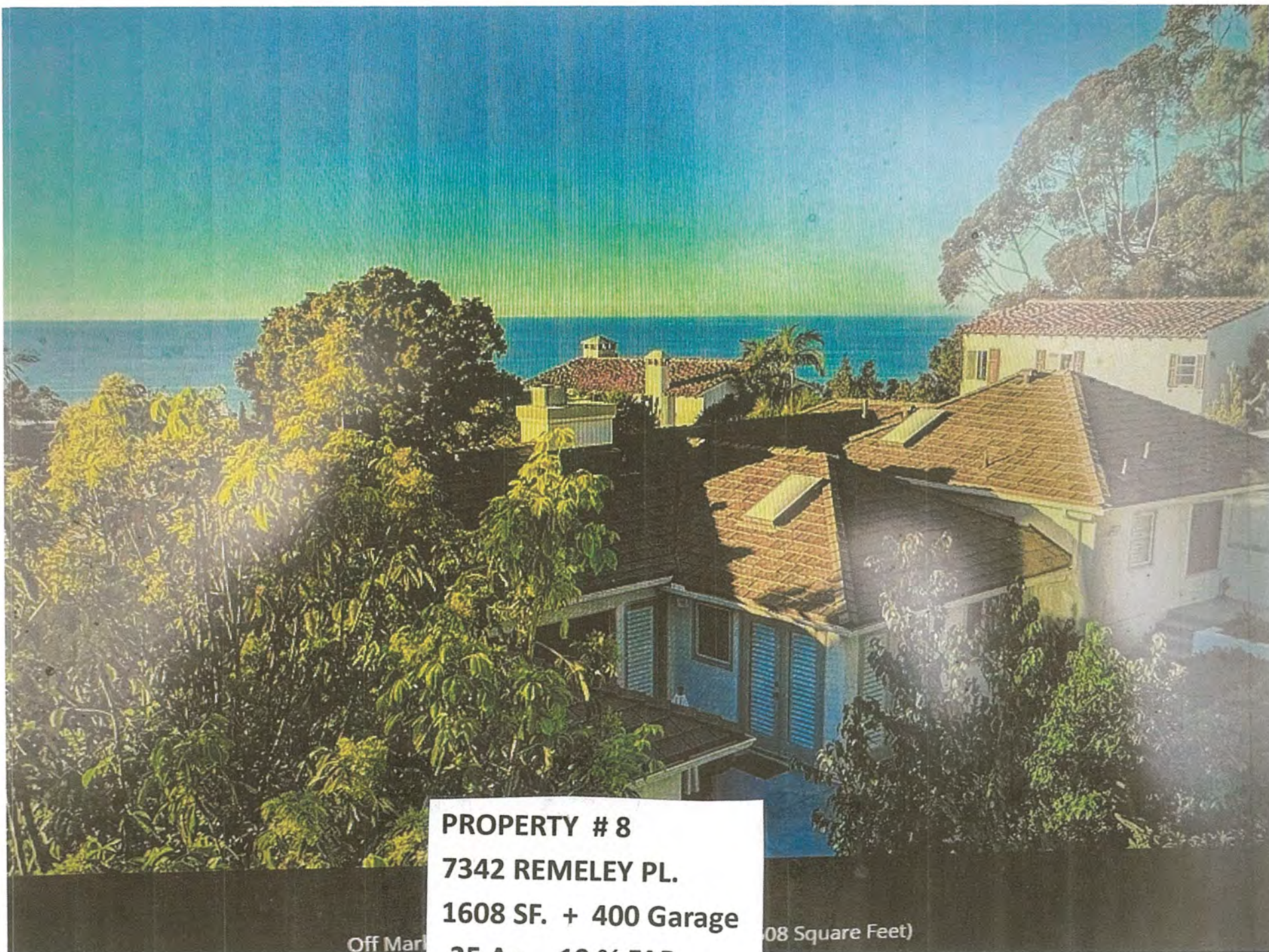


PROPERTY # 7

7383 REMELY PL.

6284 SF + 600 Garage

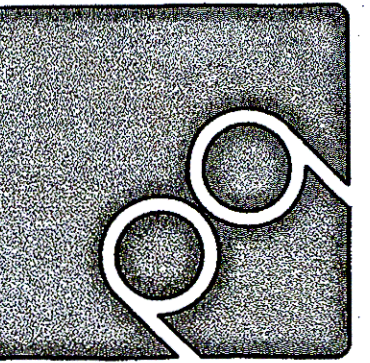
.48 Ac .33 % FAR



PROPERTY # 8
7342 REMELEY PL.
1608 SF. + 400 Garage
.25 Ac .19 % FAR

Off Mar

08 Square Feet)

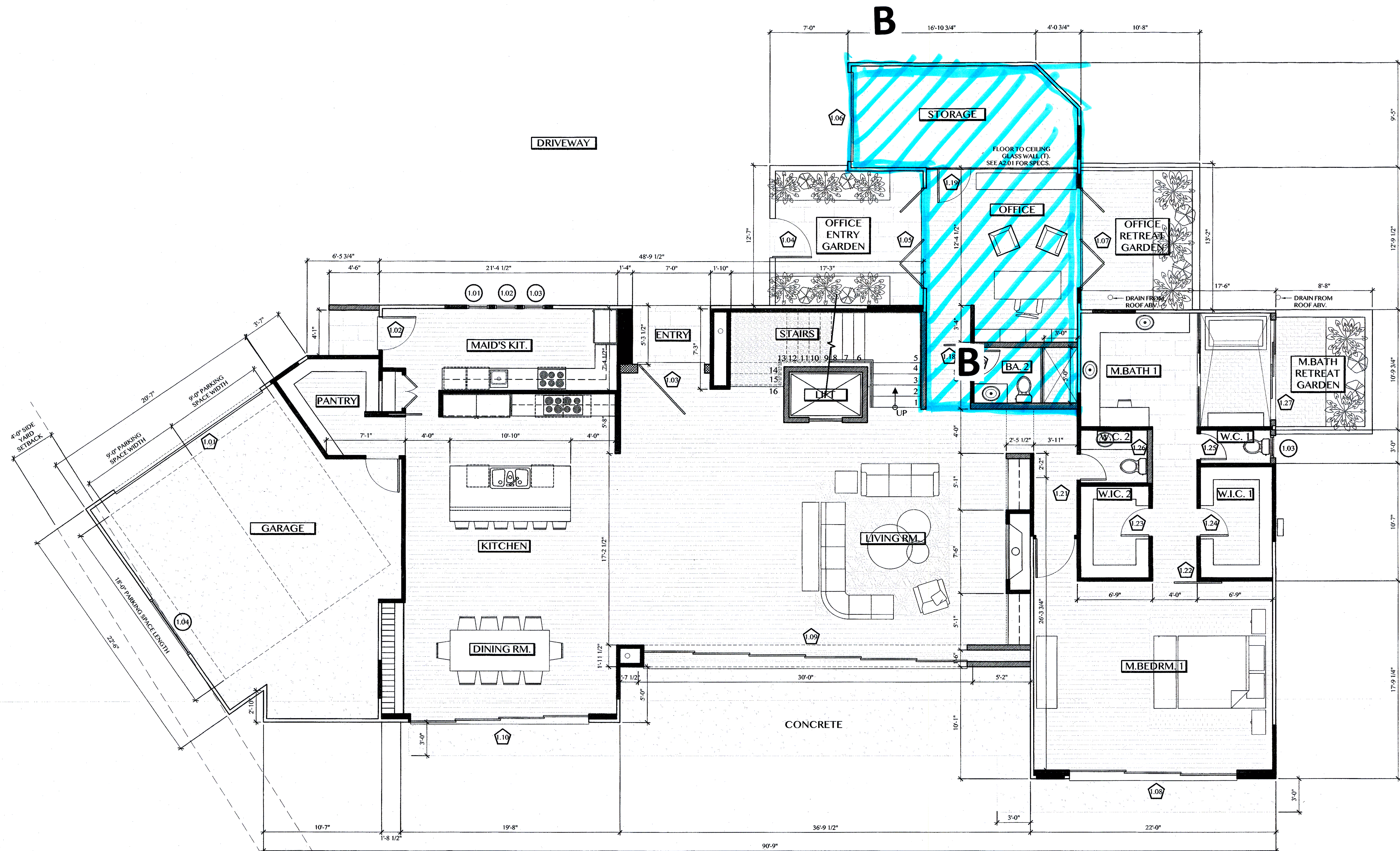


PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0898

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ROMERO DRIVE
REMODEL / ADDITION
NEW FLOOR PLAN - FIRST FLOOR



FLOOR PLAN NOTES

ALL NEW WINDOWS/DOORS SHALL RECEIVE THE FOLLOWING:
SHGC = .23
UFACTOR = .3

FIRE NOTES

• ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. [CRC R337.5.4]
• Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
• VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. [CRC R337.5.3]
• CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
• TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS.
• GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWFA 1010.5.2 STRUCTURAL REQUIREMENTS.

STAIR DESIGN 1ST TO 2ND

TYPICAL STAIR TREAD DEPTH 1'-0"
NUMBER OF RISERS 16
TYPICAL RISER HEIGHT 7-3/4"
TYPICAL SWITCHBACK LANDINGS 5'-0" X 4'-6"
TYPICAL TREAD WIDTH 4'-6"
HANDRAILS (AS SHOWN ON PLAN) ARE TO BE MOUNTED TO TREADS AS SHOWN. TOP OF RAILING TO BE +36" ABV. NOSINGS OF TREADS, GUARDS BELOW RAILING TO BE TEMP. GLAZ. PANELS

FLOOR AREA BREAK DOWN

E. FLOOR AREA 2,892 SQ. FT.
E. GARAGE AREA 545 SQ. FT.
1ST FLOOR:
N. GREAT ROOM ADDITION AREA 422 SQ. FT.
N. MAID'S KITCHEN ADDITION AREA 70 SQ. FT.
N. MASTER BED #1 ADDITION AREA 58 SQ. FT.
N. STORAGE ADDITION (CONVERT E. FLOOR AREA TO STORAGE. NO FLOOR INCREASE. REDUCED CONDITIONED AREA) 194 SQ. FT.
N. OFFICE ENTRY GARDEN AREA 167 SQ. FT.
N. OFFICE RETREAT GARDEN AREA 140 SQ. FT.
N. MASTER BATH GARDEN AREA 97 SQ. FT.
2ND FLOOR:
N. 2ND FLOOR AREA 2,560 SQ. FT.
N. 2ND FLOOR DECK #2 AREA 114 SQ. FT.
N. 2ND FLOOR MASTER DECK AREA 220 SQ. FT.
N. 2ND FLOOR GRAND DECK AREA 533 SQ. FT.
3RD FLOOR:
N. PENTHOUSE AREA 378 SQ. FT.
N. ROOF TOP DECK AREA 530 SQ. FT.
TOTAL AREA OF ADDITION 3,829 SQ. FT.
TOTAL F.A.R. 6,002 SQ. FT.

WALL LEGEND

— E 2X4 STUDS @ 16" O.C. - TO REMAIN
— N 2X4 STUDS @ 16" O.C.
— N 2X6 STUDS @ 16" O.C.
— N 2X4 STUDS @ 16" O.C. - 1-HR RATED SEE DETAIL 31 ON SHEET D1.0
— N 8" PARTIAL HT. WALL
— N VERTICAL WOOD SLATS

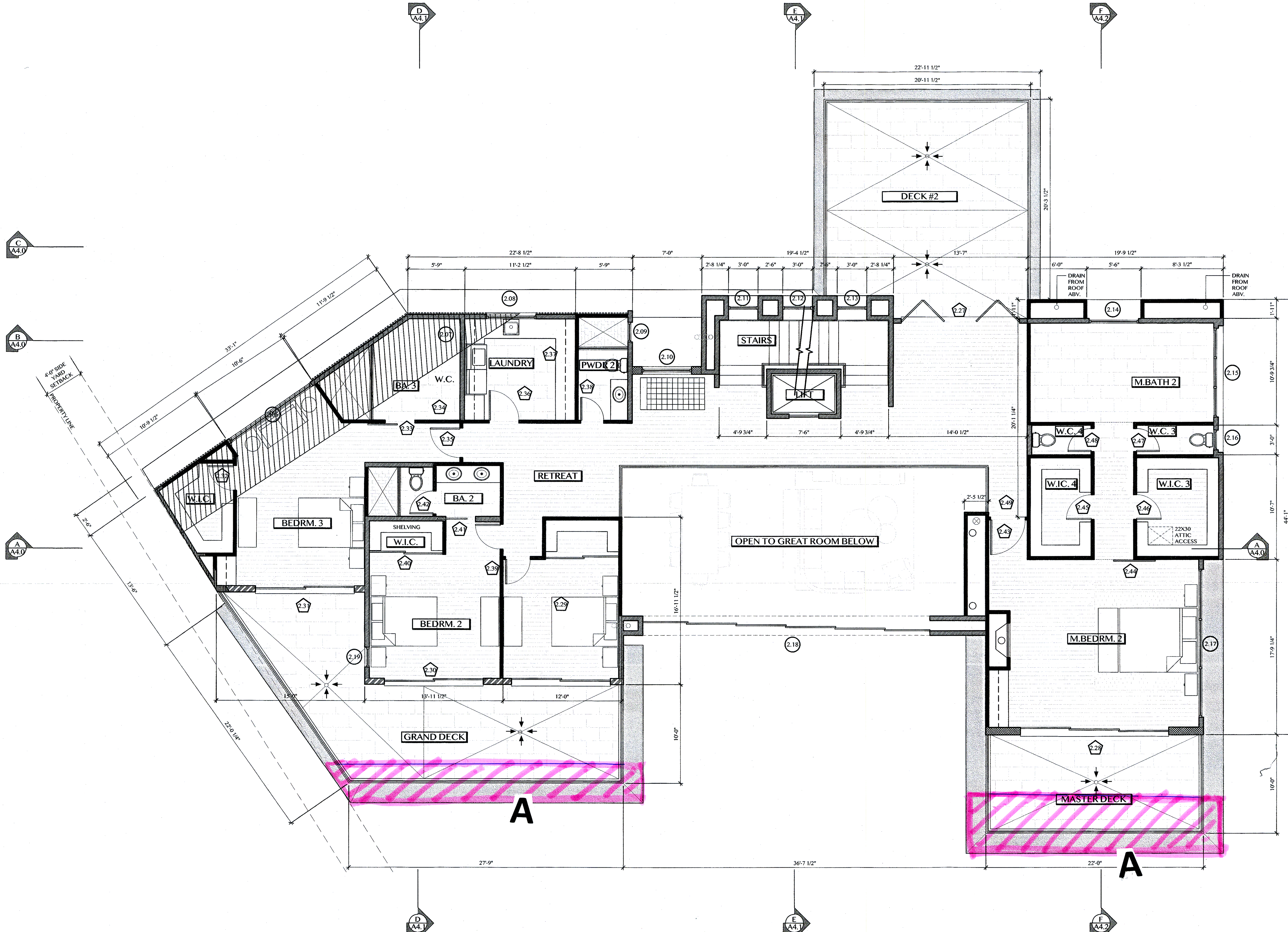
PROJECT INFORMATION				
PROJECT NAME	7354 ROMERO DR.	ADDRESS	352.213-02-00	APN
LEGAL	BLOCK XXX LOT XXX	LEGAL	RS-1-4	ZONING
BLD. TYP.	OC	XXX		

PLAN REVISIONS & C.O.'S				
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BUILDING DEPARTMENT PLAN CHECK TRACKING				
BUILDING DEPARTMENT PLAN CHECK	PTS-0685100	FIRE PLAN CHECK	XX	XX
LANDSCAPE PLAN CHECK	PRJ-1101825	LANDSCAPE PLAN CHECK	XX	XX
TENTATIVE MAP	XX	TENTATIVE MAP	XX	XX
SITE DEVELOPMENT PERMIT	XX	SITE DEVELOPMENT PERMIT	XX	XX
MORA	XX	MORA	XX	XX

DRAWN BY		PROQ
DATE		07-17-2023
SCALE		1/4" = 1'-0"
SHEET		A2.0

ROMERO DRIVE
REMODEL / ADDITION
FLOOR PLAN - 2ND FLOOR



FLOOR PLAN NOTES

ALL NEW WINDOWS/DOORS SHALL RECEIVE THE FOLLOWING:
SHGC = .23
UFACTOR = .3

FIRE NOTES

- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. [CRC R337.5.4]
- DROP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. [CRC R337.5.3]
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- TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTER LOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI AAMA N990.101.5.2 STRUCTURAL REQUIREMENTS.

STAIR DESIGN 1ST TO 2ND

TYPICAL STAIR TREAD DEPTH 1'-0"
NUMBER OF RISERS 16
TYPICAL RISER HEIGHT 7'-3/4"
TYPICAL SWITCHCHECK LANDINGS 5'-0" X 4'-6"
TYPICAL TREAD WIDTH 4'-6"

HANDRAILS (AS SHOWN ON PLAN) ARE TO BE MOUNTED TO TREADS AS SHOWN. TOP OF RAILING TO BE +36" ABV. NOSINGS OF TREADS. GUARDS BELOW RAILING TO BE TEMP. GLAZ. PANELS.

FLOOR AREA BREAK DOWN				
E. FLOOR AREA	2,892 SQ. FT.			
E. GARAGE AREA	545 SQ. FT.			
1ST FLOOR:				
N. GREAT ROOM ADDITION AREA	422 SQ. FT.			
N. MARD'S KITCHEN ADDITION AREA	70 SQ. FT.			
N. MASTER BED #1 ADDITION AREA	58 SQ. FT.			
N. STORAGE ADDITION (CONVERT E. FLOOR AREA TO STORAGE. NO FAR INCREASE. REDUCED CONDITIONED AREA)				
	194 SQ. FT.			
N. OFFICE ENTRY GARDEN AREA	167 SQ. FT.			
N. OFFICE RETREAT GARDEN AREA	140 SQ. FT.			
N. MASTER BATH GARDEN AREA	97 SQ. FT.			
2ND FLOOR:				
N. 2ND FLOOR AREA	2,560 SQ. FT.			
N. 2ND FLOOR DECK #2 AREA	114 SQ. FT.			
N. 2ND FLOOR MASTER DECK AREA	220 SQ. FT.			
N. 2ND FLOOR GRAND DECK AREA	533 SQ. FT.			
3RD FLOOR:				
N. PENTHOUSE AREA	378 SQ. FT.			
N. ROOF TOP DECK AREA	530 SQ. FT.			
TOTAL AREA OF ADDITION	3,829 SQ. FT.			
TOTAL F.A.R.	6,002 SQ. FT.			

WALL LEGEND

- E. 2X4 STUDS @ 16" O.C. TO REMAIN
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- N. 2X4 STUDS @ 16" O.C. 1-HR RATED SEE DETAIL 31 ON SHEET D1.0
- N. 8" PARTIAL HT. WALL
- N. VERTICAL WOOD SLATS

PROJECT INFORMATION				
PROJECT	7354 ROMERO DR.			
ADDRESS	352-213-02-00			
LEGAL	BLOCK XXX LOT XXX			
ZONING	RS-1-4			
BLD. TYP. / OC	XXX			

PLAN REVISIONS & CO'S				
	XX	XX	XX	XX
	XX	XX	XX	XX
	XX	XX	XX	XX
	XX	XX	XX	XX
	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING				
BUILDING PLAN CHECK	PTS-0655100			
COASTAL DEVELOPMENT	PCLJ-1101825			
MECHANICAL PLAN CHECK	XX			
PLUMBING PLAN CHECK	XX			
ELECTRICAL PLAN CHECK	XX			

DRAWN BY
PRQ
DATE
07-17-2023
SCALE
1/4" = 1'-0"
SHEET
A2.1

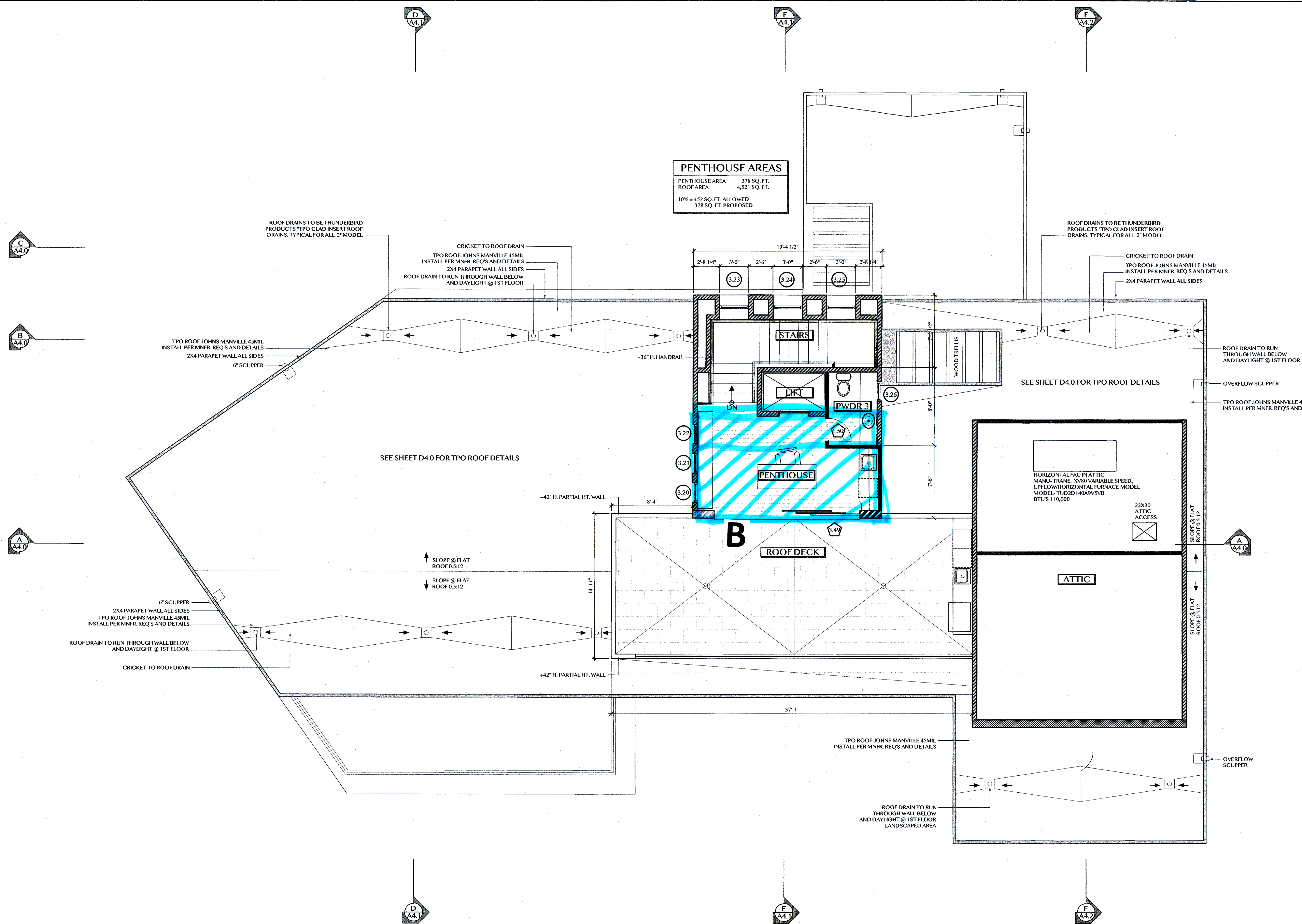
**ROMERO DRIVE
REMODEL / ADDITION**
FLOOR PLAN - 3rd FLOOR

PROJECT INFORMATION				
PROJECT NAME	7354 ROMERO DR	ADDRESS	352213-02-00	ADN
LEGAL	BLOCK XXX LOT XXX	LEGAL	RS-14	ZONING
BLD. TYP./OC	XXX	BLD. TYP./OC	XXX	BLD. TYP./OC

PLAN REVISIONS & CO'S				
NO.	DATE	DESCRIPTION	BY	CHKD
1	07-17-2023	ISSUED FOR PERMIT	XX	XX
2			XX	XX
3			XX	XX
4			XX	XX
5			XX	XX
6			XX	XX
7			XX	XX
8			XX	XX
9			XX	XX
10			XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING				
BUILDING PLAN CHECK	PTS-0685100	PLJ-1101825	XX	XX
COASTAL DEVELOPMENT	XX	XX	XX	XX
MECHANICAL PLAN CHECK	XX	XX	XX	XX
PLUMBING PLAN CHECK	XX	XX	XX	XX
ELECTRICAL PLAN CHECK	XX	XX	XX	XX
FIRE PLAN CHECK	XX	XX	XX	XX
LANDSCAPE PLAN CHECK	XX	XX	XX	XX
TENTATIVE MAP	XX	XX	XX	XX
SITE DEVELOPMENT PERMIT	XX	XX	XX	XX
MDRA	XX	XX	XX	XX

DRAWN BY
PRQ
DATE
07-17-2023
SCALE
1/4" = 1'-0"
SHEET
A2.2



FLOOR PLAN NOTES

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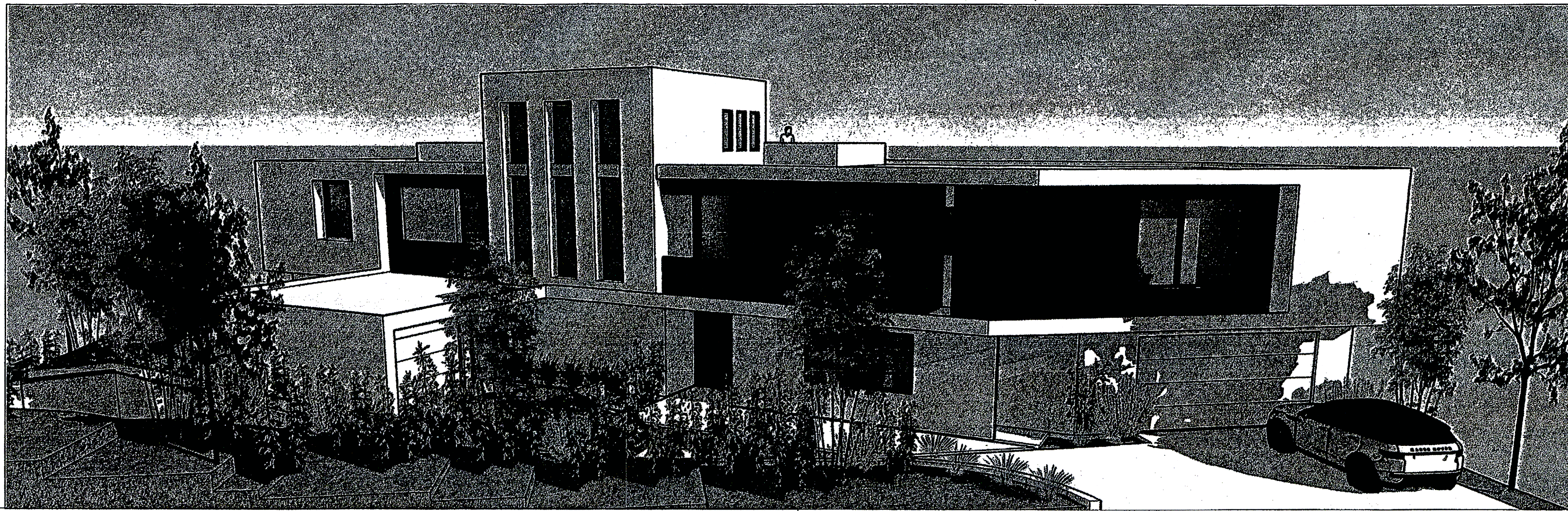
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N. 2X4 STUDS @ 16" O.C.
N. 2X6 STUDS @ 16" O.C.
N. 2X4 STUDS @ 16" O.C. - 1-HR RATED
SEE DETAIL 31 ON SHEET D1.0
N. 8" PARTIAL HT. WALL
N. VERTICAL WOOD SLATS

7354 ROMERO DRIVE LA JOLLA, CALIFORNIA
SINGLE FAMILY DWELLING REMODEL AND ADDITION



ABBREVIATIONS

AC.	ACOUSTIC	HC.	HOLLOW CORE
ACT.	ACTUAL	HDW.	HARDWARE
AL.	ALUMINUM	HM.	HOLLOW METAL
ARCH.	ARCHITECTURAL	HOKT.	HORIZONTAL URINAL
AVG.	AVERAGE	HT.	HEIGHT
BLK.	BLOCK	HW.	HOT WATER
BPL.	BEARING PLATE	ID.	INSIDE DIMENSION
BR.	BRICK, BEDROOM	INTR.DSGNR.	INTERIOR DESIGNER
CPT.	CARPET	INSUL.	INSULATION
CMU.	CONC MSNRY UNIT	INT.	INTERIOR
CFM.	CFM.	KIT.	KITCHEN
C.I.	CAST IRON	LAM.	LAMINATED
CL.	CENTERLINE	LAV.	LAVATORY
CLG.	CEILING	LR.	LIVING ROOM
CLO.	CLOSET	LT.LIGHT	LT.LIGHT
CONST.	CONSTRUCTION	MAR.	MARBLE
CONC.	CONCRETE	MATL.	MATERIAL
CONT.	CONTINUOUS	MAX.	MAXIMUM
CT.	CERAMIC TILE	MET.	METAL
C.TO C.	CNTR TO CNTR	MIN.	MINIMUM
CW.	COLD WATER	M.O.	MASONRY OPENING
DB.	DOUBLE	MULL.	MULLION
DTL.	DETAIL	N.	NEW
DIA.	DIAMETER	N.A.	NOT APPLICABLE
DIM.	DIMENSION	NAT.	NATURAL
DN.	DOWN	NIC.	NOT IN CONTRACT
DO.	DITTO	NO.#	NUMBER
DR.	DOOR	NOM.	NOMINAL
DS.	DOWN SPOUT	NTS.	NOT TO SCALE
DWG.	DRAWING	O.C.	ON CENTER
E.	EXISTING	O.D.	OUTSIDE DIMENSION
EA.	EACH	P.	PAINT
ELEV.	ELEVATIONS	PL.	PLASTER, PLATE
EST.	ESTIMATED	PLYWD.	PLYWOOD
E.W.	EACH WAY	POL.	POLISHED
EXIST.	EXISTING	PSI.	LBS. PER SQ. INCH
EXT.	EXTERIOR	PSF.	LBS PER SQ. FOOT
F.F.	FINISH FLOOR	R.	RISER, RANGE, RADIUS
FL.	FLOOR	RCP.	REFLECTED CEILING PLAN
FLASH.	FLASHING	REBAR.	REINFORCING BAR
F.O.	FINISH OPENING	REFR.	REFRIGERATOR
GA.	GAUGE	REF.	REFERENCE
GALV.	GALVANIZED	REV.	REVISION
G.I.	GALVANIZED IRON	RM., RMS.	ROOM, ROOMS
GL.	GLASS	R.O.	ROUGH OPENING
GYP. BD.	GYP SUM BOARD	S.A.	SUPPLY AIR
HB.	HOSE BIBB	S.& V.	STAIN AND VARNISH

MAXIMUM GUT

NOTE: THE MAXIMUM GUT ON THIS PROJECT IS 2'-0".

NOTE: COASTAL DEVELOPMENT PERMIT # : PNT-3243550

VARIANCE # : 3335333

CODES

THIS BUILDING SHALL COMPLY WITH THE FOLLOWING: CITY OF SAN DIEGO CURRENT PLANNING, ENGINEERING, AND BUILDING DEPARTMENT REGULATIONS.
2022 ed. OF THE CALIFORNIA RESIDENTIAL CODE
2022 ed. OF THE CALIFORNIA MECHANICAL CODE
2022 ed. OF THE CALIFORNIA ELECTRICAL CODE
2022 ed. OF THE CALIFORNIA PLUMBING CODE
2022 ed. OF THE CALIFORNIA FIRE CODE
2022 ed. OF THE CALIFORNIA GREEN BUILDING STANDARDS
2022 ed. OF THE CALIFORNIA ENERGY CODE
OCCUPATIONAL SAFETY AND HEALTH STANDARDS, CURRENT EDITION

SCOPE OF WORK

THE WORK DESCRIBED IN THIS SET OF DRAWINGS SETS FOR THE SPECIFIC DIRECTIVES PRESCRIBING ACTIVITIES AS THEY RELATE TO THE FOLLOWING OBJECTIVES FOR THIS PROJECT.
COASTAL DEVELOPMENT PERMIT REQUIRED DUE TO MORE THAN 50% WALLS DEMO'D DURING CONSTRUCTION.
CDP APPROVAL: _____
1. REMODEL AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE OF 3,437 SQ. FT. TO INCLUDE THE FOLLOWING:
1ST FLOOR:
- REMODEL ENTIRE E. RESIDENCE OF 3,437 SQ. FT.
- ADDITION TO GREAT ROOM OF 308.37 SQ. FT.
2ND FLOOR:
- ADDITION OF N. 2ND FLOOR AREA OF 2816.25 SQ. FT.
- ADDITION N. DECK #2 OF 448.0 SQ. FT.
- ADDITION OF N. MASTER DECK OF 220 SQ. FT.
- ADDITION OF N. GRAND DECK OF 533 SQ. FT.
3RD FLOOR:
- ADDITION OF N. PENTHOUSE AREA OF 378 SQ. FT.
- ADDITION OF N. ROOF TOP DECK OF 530 SQ. FT.

PROJECT DATA

PARCEL INFORMATION
OWNER/FINANCIALLY RESPONSIBLE ADDRESS
APN
LOT AREA
LEGAL
YEAR BUILT
OVERLAYS
GEO HAZARD
ZONING INFORMATION
ZONING
F.A.R.
EXISTING STRUCTURE
OF STORIES
SPRINKERED
OCCUPANCY
CONSTRUCTION TYPE
E. FLOOR AREA
E. GARAGE AREA
1ST FLOOR:
AREA OF ACCESSORY DWELLING: 495.0 SF.
EXEMPT FROM F.A.R. INCLUSION
NET NEW FIRST FLOOR INCLUDING GARAGES: 3279.87 SF.
NEW SECOND FLOOR AREA: 2714.25 SF.
PHANTOM FLOOR AREA: 500.25 SF.
3 SECOND FLOOR
THIRD FLOOR AREA: 172.25 SF.
TOTAL FLOOR AREA: 6,646.62 SF.
% FLOOR AREA RATIO: 51.4 %
MAX. ALLOW. 52 % OR 6,797.065 SF.
TOTAL ADDITION: 3231.62 SF.

SHEET INDEX

SHEET #	SHEET NAME	SHEET TITLE
1	TS	TITLE SHEET
2	A0.0	SITE/PROP 'D' PLAN
3	A1.0	EXISTING FLOOR PLAN
4	A1.1	DEMOLITION FLOOR PLAN
5	A2.0	PROPOSED FIRST FLOOR PLAN
6	A2.1	PROPOSED SECOND FLOOR PLAN
7	A2.2	PROPOSED THIRD FLOOR PLAN
8	A2.3	UPPER ROOF PLAN
9	A3.0	EXTERIOR ELEVATIONS
10	A3.1	EXTERIOR ELEVATIONS
11	A4.0	BUILDING SECTION
12	A4.1	BUILDING SECTION
13	A4.2	BUILDING SECTION
14	A5	SURVEY
15	A6	AREA CALCULATIONS
16	A6.1	AREA CALCULATIONS

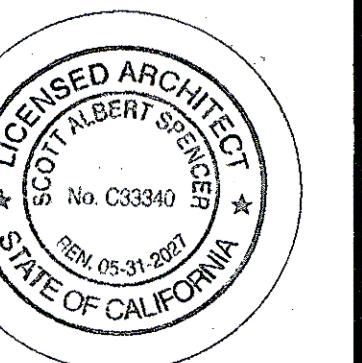
PROJECT: Romero Drive

OWNERS:

Scott A. Spencer & Associates
1110 TORREY PINES ROAD, STE. "D"
LA JOLLA, CA 92037

SCOTT A. SPENCER
Architect Lic. C33340

BUS: (658)459-8898
FAX: (658)459-8901
scottspencerarchitect@gmail.com



TITLE SHEET

SHEET TITLE:

DESIGN BY: Arch. Scott A.

CHRD BY:

DRWN BY:

DATE: 9/6/2025

JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

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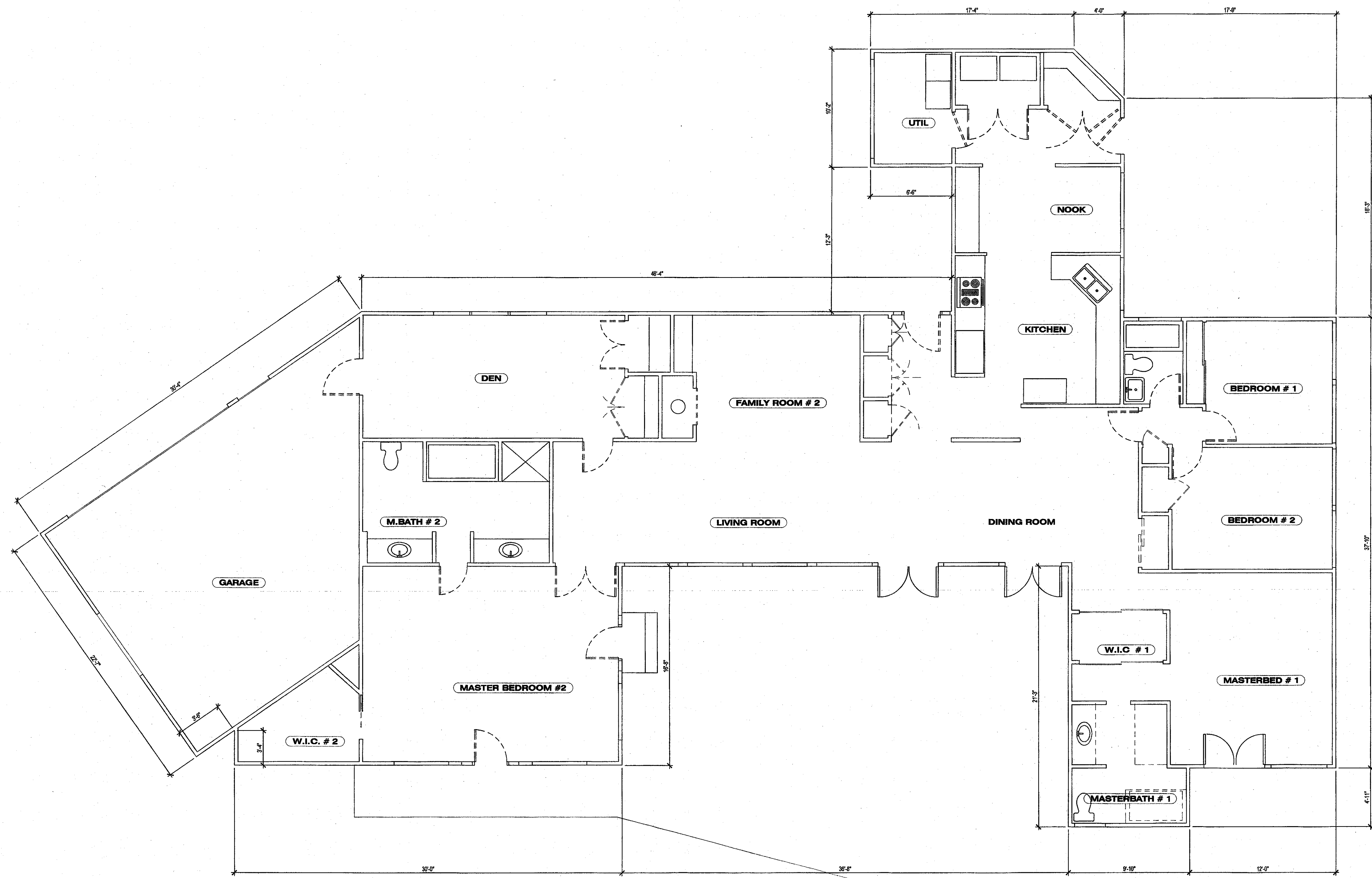
REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE



TITLE BLOCK INFO	
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA	SHT. NO: 3
SHEET TITLE: EXISTING FLOOR PLAN	SHT. 3 OF 10
DATE: MARCH 12, 2025	REVISION:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT	
PH: 858-459-8898	5.1.2025
ARCHITECT: Scott A. Spencer	3.0.11.2025
	3.0.1.2025
	4.0.1.2025
	4.0.1.15.2025
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT: TOPIA LANDS. DESIGN	7.8.11.20.2025
GEOLOGIC HAZARD CATEGORY: B2	10.0.20.2025
LEGAL: BLK C, LOT 3, LJ Country Club Hts Map No: 1975	3/5/20
APN: 352-213-02-00	
OWNER: B.TASHAKORIAN	TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3/ U	ZONE: RS 1-4
SITE AREA: 14,044 Sq. Ft.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

PROJECT: Romero Drive

OWNER: -

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. " D"

LA JOLLA, CA 92037

BUS: (858) 459-8898

FAX: (858) 459-8901

scottspencerarchitect@gmail.com

SCOTT A. SPENCER

Architect Lic. C33340

LICENSED ARCHITECT

SCOTT A. SPENCER

No. C33340

Exp. 05/31/2026

STATE OF CALIFORNIA

SHEET TITLE: Existing Floor Plan

DESIGN BY: Arch. Scott A.

CHKD BY:

DRWN BY:

DATE: 9/8/2025

JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

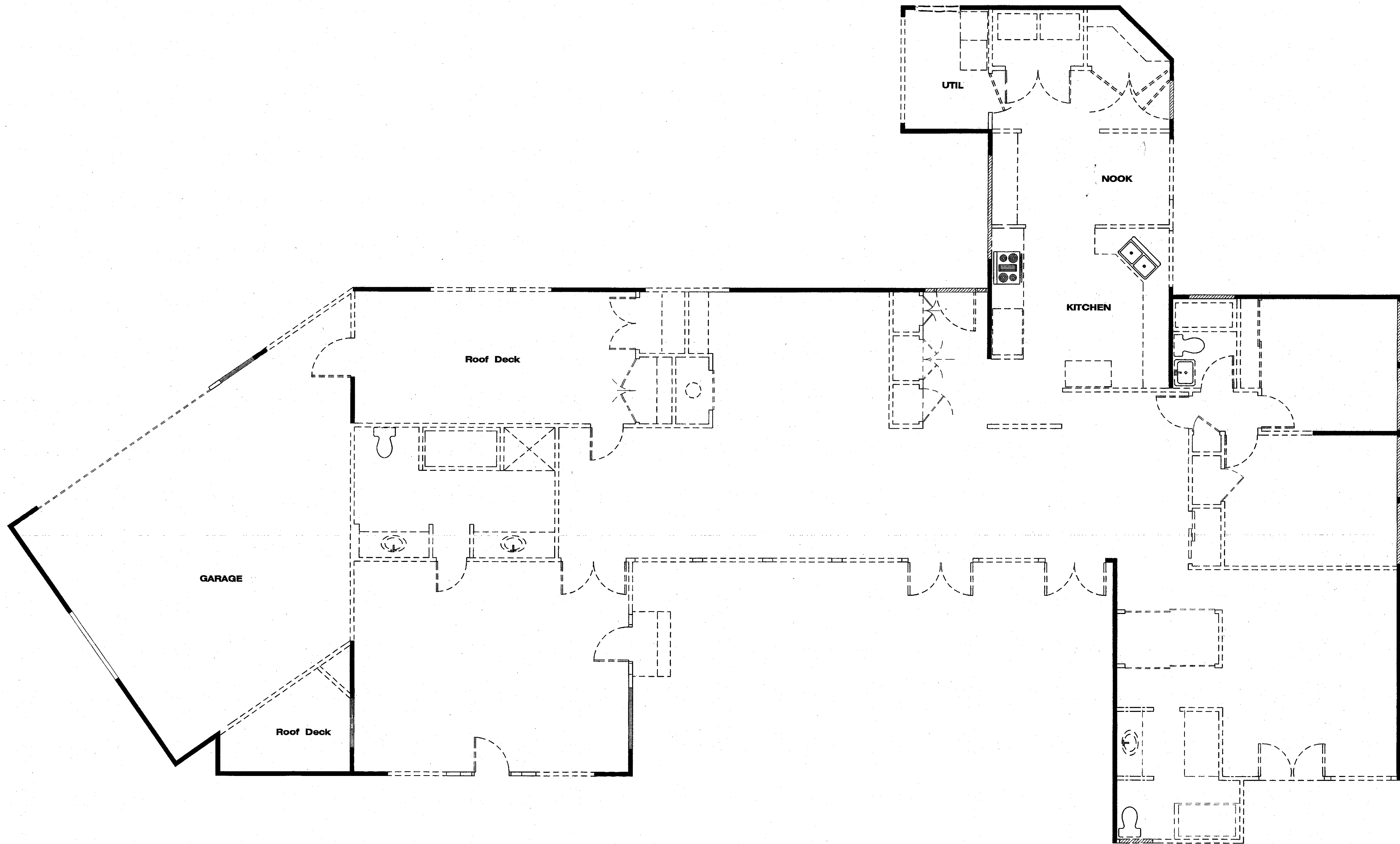
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A1.0



Demolition Plan

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

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL - IN-FILL OPENING
- DEMO WALL, DOORS, ETC.....

PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA		SHT. No. 4	
SHEET TITLE: DEMO FLOOR PLAN		SHT. 4 OF 10	
DATE: MARCH 12, 2025		REVISIONS:	
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT		5-1-2025	
PMT: 3243580		6-11-2025	
VARIANCE: 3335393		8-11-2025	
ARCHITECT: Scott A. Spencer		OCT 15 2025	
Phone: (658)459-8898		NOV 20 2025	
CIVIL ENGINEER:		DEC 26 2025	
LANDSCAPE ARCHITECT:		3/5/2026	
GEOLOGIC HAZARD CATEGORY: 32		3/5/2026	
LEGAL: BLK C LOT 3, LI Country Club Hts. Map No. 1975			
APN: 352-213-02-00			
OWNER: B. TASHAKORIAN		CONSTRUCTION: V-8	
OCCUPANCY: R-3U		ZONE: RS-1-4	
SITE AREA: 14,044 S.F.		EXISTING USE: RESIDENTIAL	
		PROPOSED USE: RESIDENTIAL	

PROJECT: Romero Drive

OWNER: -

SCOTT A. SPENCER & Associates

1110 TORREY PINES ROAD, STE. "D"

LA JOLLA, CA 92037

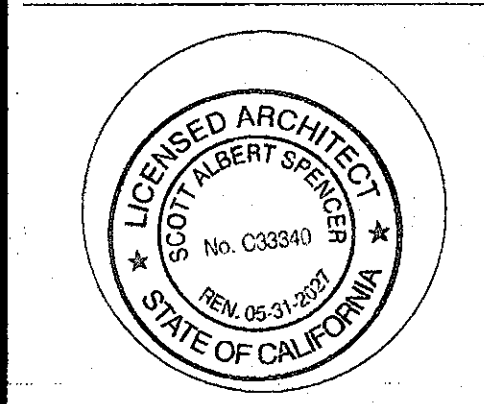
BUS: (658)459-8898

FAX: (658)459-8901

scottspencerarchitect@gmail.com

SCOTT A. SPENCER

Architect Lic. C33340



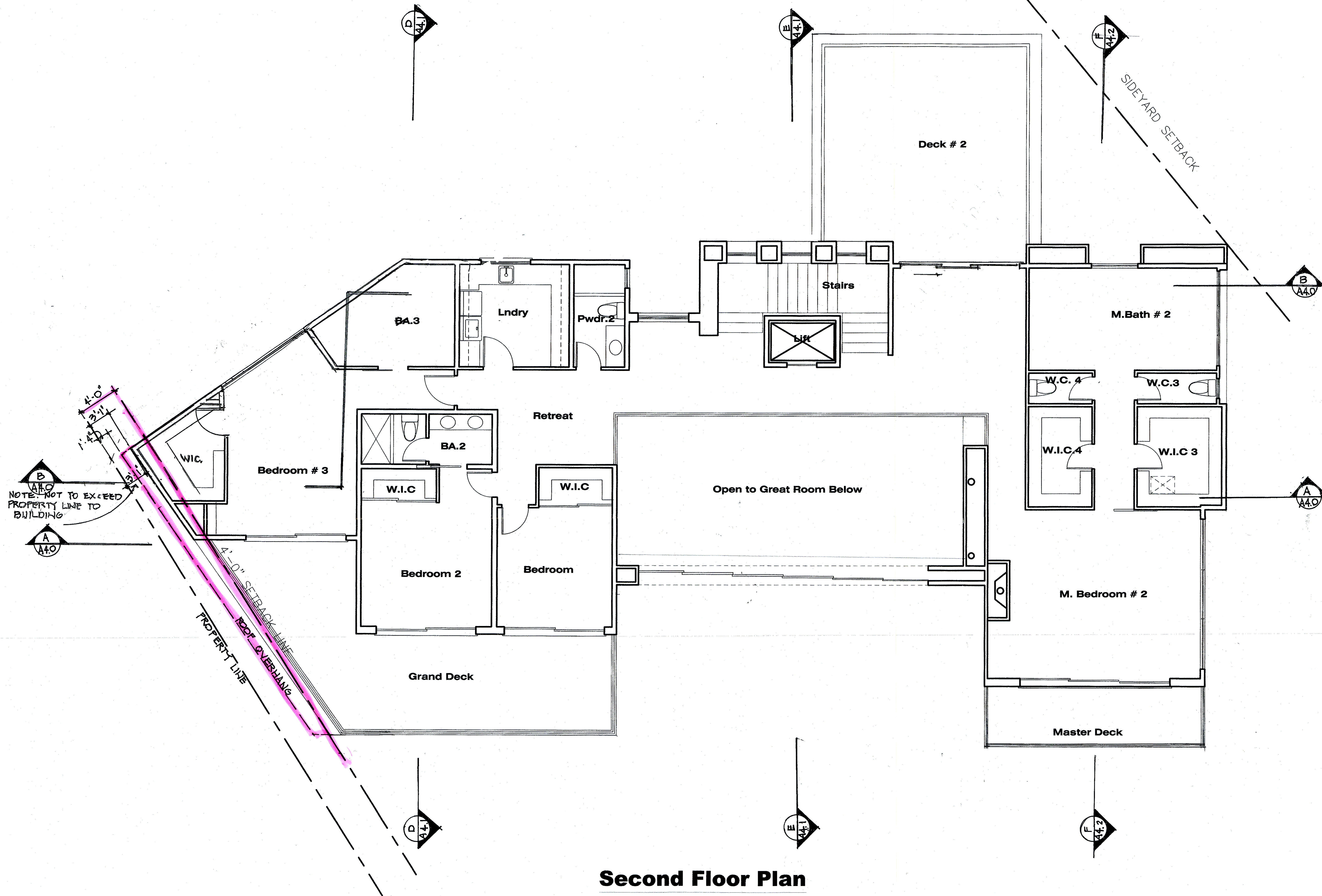
Existing Floor Plan

DESIGN BY: Arch. Scott A.		
CHKD BY:		
DRAWN BY:		
DATE: 9/8/2025		
JOB NUMBER:		
SCALE: As Noted		
REVISIONS	BY	DATE
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A2.0



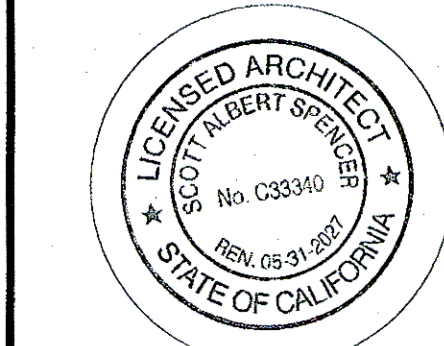
Second Floor Plan

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

TITLE BLOCK INF.	
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA	SHT. No. 8
SHEET TITLE: FLOOR PLAN THIRD FLR.	SHT. 8 OF 10
DATE: MARCH 12, 2025	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT	
PMT: 3243580	Δ 5-1-2025
VARIANCE: 33363303	Δ 6-11-2025
ARCHITECT: Scott A. Spencer	Δ 8-11-2025
Phone: (858)459-8898	Δ 10-15-2025
CIVIL ENGINEER:	Δ 11-20-2025
LANDSCAPE ARCHITECT:	Δ 12-20-2025
GEOLOGIC HAZARD CATEGORY: 2	Δ 3-5-2026
LEGAL: BLK G, LOT 3, LI Country Club Hls Map No. 1975	
APN: 352-213-02-00	
OWNER: B.TASHAKORIAN	CONSTRUCTION: V-B
OCCUPANCY: R-3U	ZONE: RS-1.4
SITE AREA: 14,044 S.F.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

PROJECT: Romero Drive

OWNERS: Scott A. Spencer & Associates



1110 TORREY PINES ROAD, STE. "D"
LA JOLLA, CA 92037

BUS: (858)459-8898

FAX: (858)459-8901

scottspencerarchitect@gmail.com

SCOTT A. SPENCER
Architect Lic. C33340

Second Floor Plan

DESIGN BY: Arch. Scott A.

CHECKED BY:

DATE: 9/8/2025

JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

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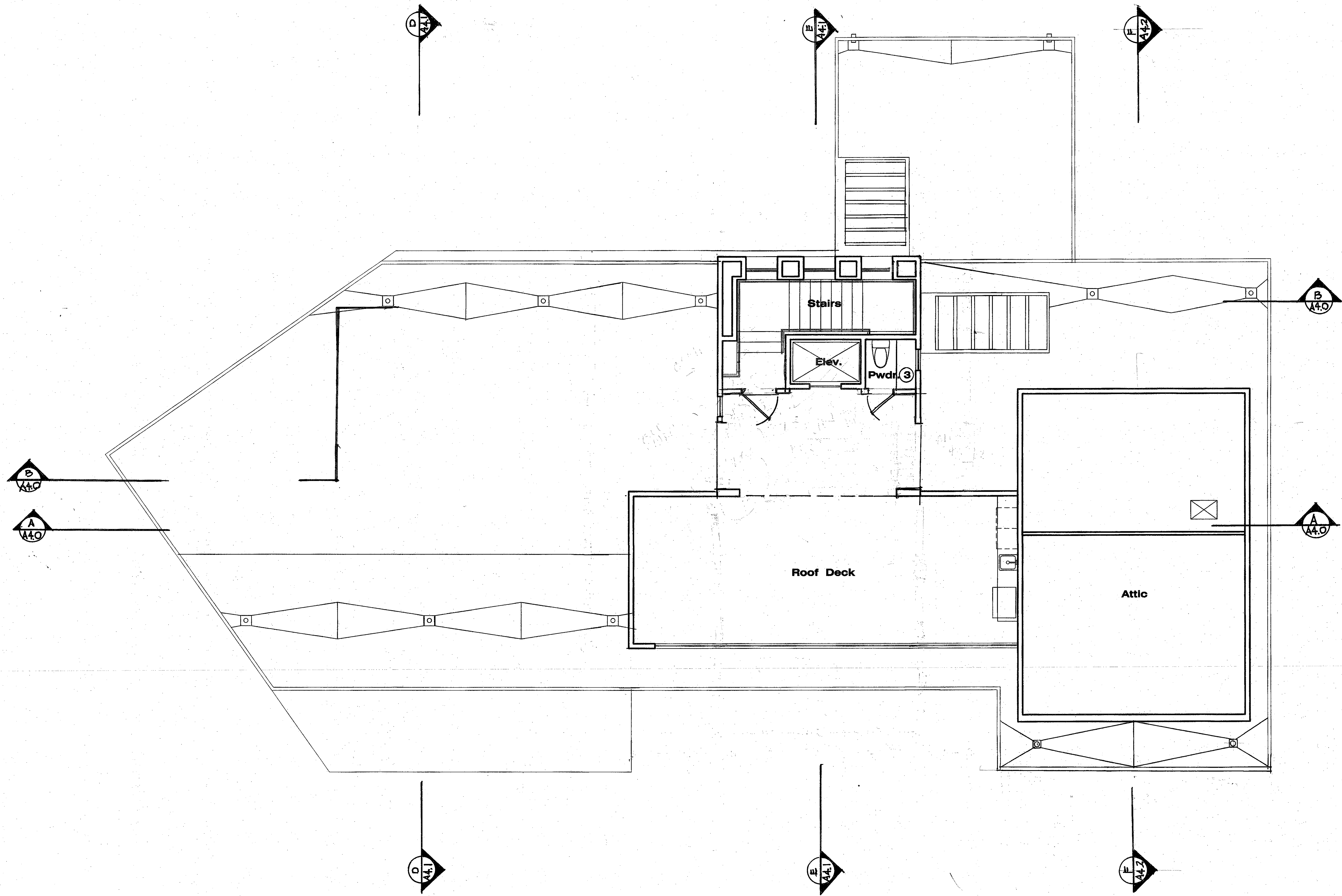
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Third Floor Plan

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

TITLE BLOCK INF.		
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA	SHT. No. 7	
SHEET TITLE: FLOOR PLAN THIRD FLR	SHT. 7 OF 16	
DATE: MARCH 12, 2025	REVISIONS:	
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT		
PMT: 2245560	Δ 5-1-2025	
VARIANCE: 3335393	Δ 6-11-2025	
ARCHITECT: Scott A. Spencer	Δ 6-11-2025	
Phone: (858)459-8898	Δ 6-11-2025	
CIVIL ENGINEER:	Δ NOV. 20, 2025	
LANDSCAPE ARCHITECT:	Δ DEC. 26, 2025	
GEOLOGIC HAZARD CATEGORY: 2	3/15/2026	
LEGAL: BLK C LOT 3, LI Country Club Hls Map No. 1975		
APN: 352-213-02-00		
OWNER: B. TASHAKORIAN	CONSTRUCTION: V-8	
OCCUPANCY: R-30	ZONE: RS-14	
SITE AREA: 14,044 S.F.	EXISTING USE: RESIDENTIAL	
	PROPOSED USE: RESIDENTIAL	

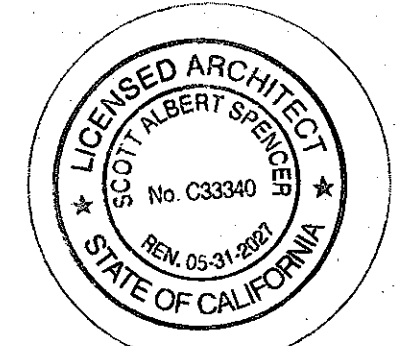
PROJECT : Romero Drive

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. " D"
LA JOLLA, CA 92037

SCOTT A. SPENCER
Architect Lic. C33340

BUS: (858) 459-8898
FAX: (858) 459-8901
scottspencerarchitect@gmail.com



Third Floor Plan

DESIGN BY: Arch. Scott A.

CHECK BY:

DRAWN BY:

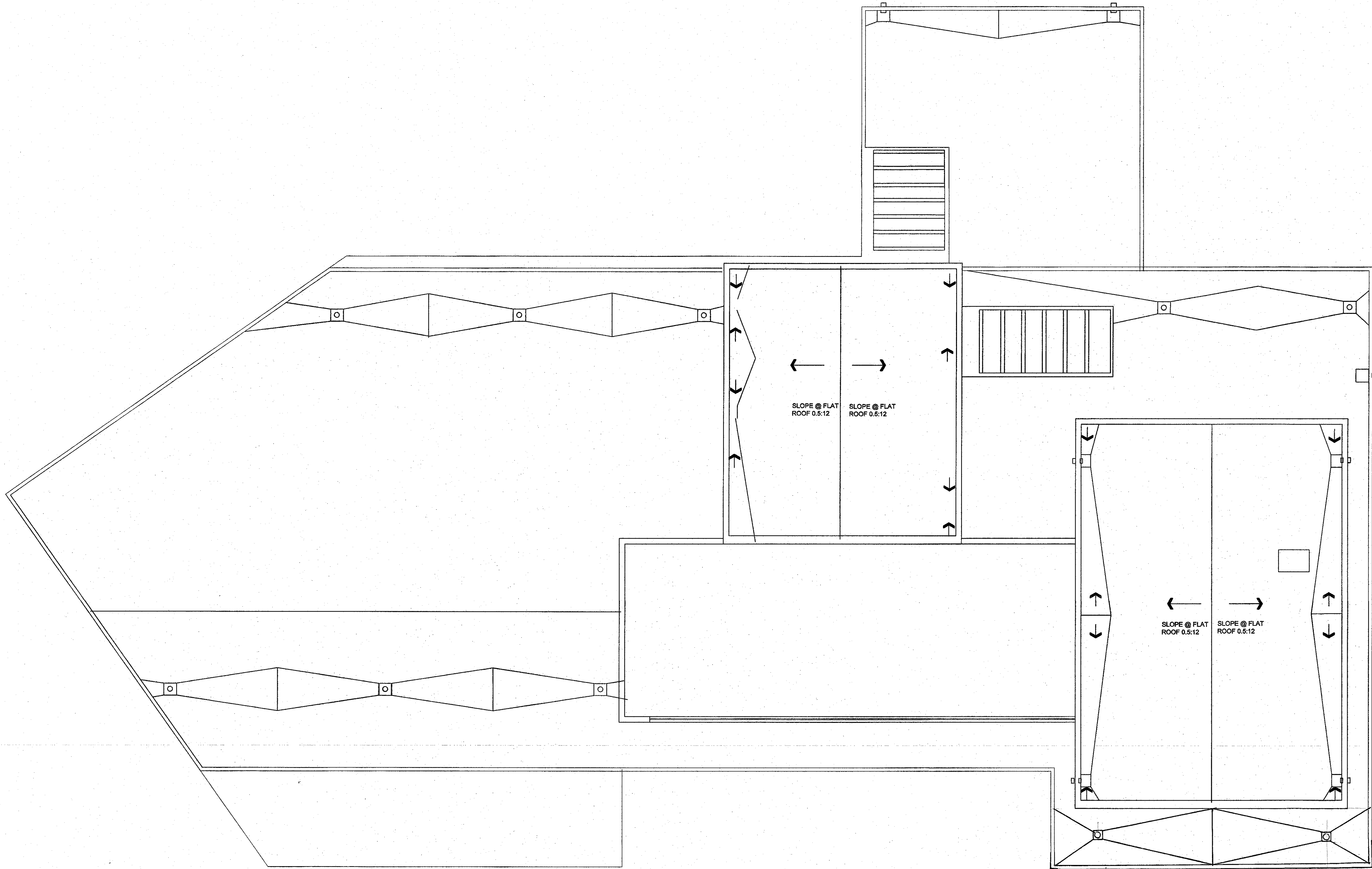
DATE: 9/8/2025

JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

A2.2



Upper Roof Plan

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

TITLE BLOCK INF.	
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA	SHT. No: 8
SHEET TITLE: FLOOR PLAN THIRD FLR	SHT. 8 OF 16
DATE: MARCH 12, 2025	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT	
PMT 2243580	6-1-2025
VARIANCE: 3036393	12-11-2025
ARCHITECT: Scott A. Spencer	8-1-2025
Phone: (858)459-8898	01-15-2025
CIVIL ENGINEER:	NOV. 20, 2025
LANDSCAPE ARCHITECT:	DEC. 20, 2025
GEOLOGIC HAZARD CATEGORY: 2	MAR 5, 2026
LEGAL: BLK G, LOT 3, LI Country Club Hts. Map No. 1975	
APN: 352-213-02-00	
OWNER: B. TASHAKORIAN	CONSTRUCTION: V.B
OCCUPANCY: R-3U	ZONE: RS-1.4
SITE AREA: 14,044 S.F.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

PROJECT: Romero Drive

OWNER(S):

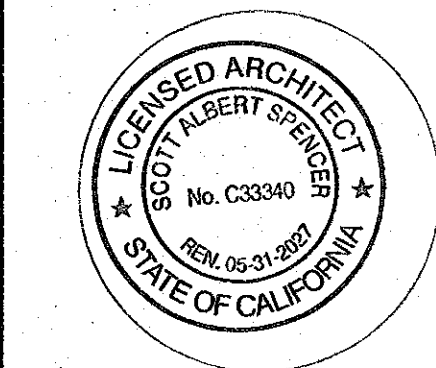
Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. "D"
LA JOLLA, CA 92037

BUS: (858)459-8898
FAX: (858)459-8901

scottspencerarchitect@gmail.com

SCOTT A. SPENCER
Architect Lic. C33340



Upper Roof Plan

DESIGN BY: Arch. Scott A.

CHK'D BY:

DRAWN BY:

DATE: 9/8/2025

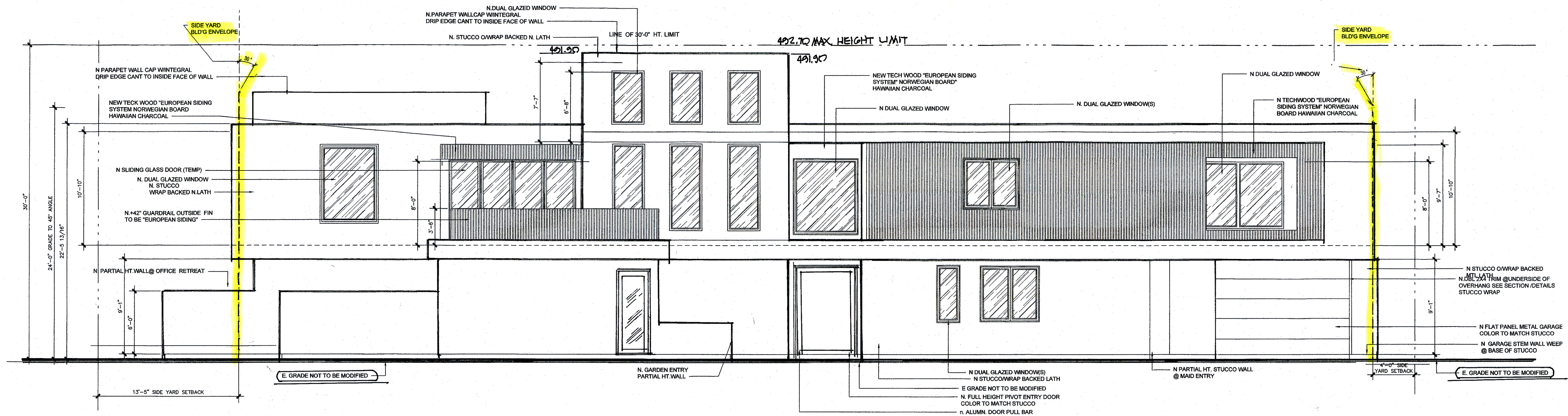
JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

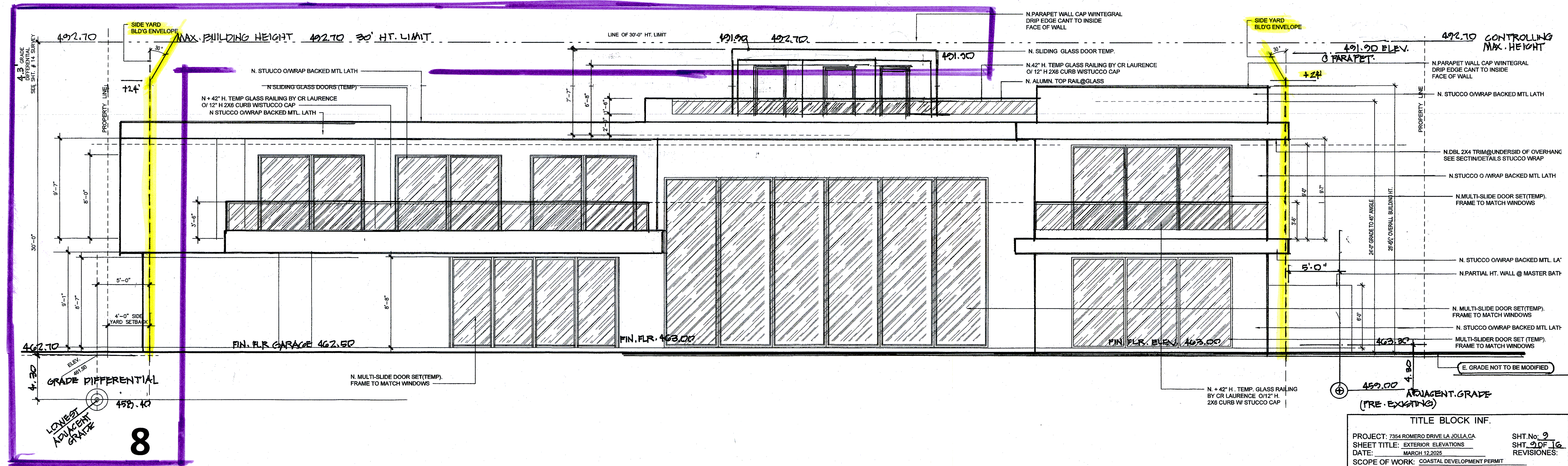
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A2.3



Front Elevation

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



Rear Elevation

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

5

8

Romero Drive

Scott A. Spencer & Associates
1110 TORREY PINES ROAD, STE. "D"
LA JOLLA, CA 92037

Building Elevations

SHEET TITLE :

DESIGN BY: Arch. Scott A.

CHK'D BY:

DRAWN BY:

DATE: 9/5/2025

JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

REVISIONS BY DATE

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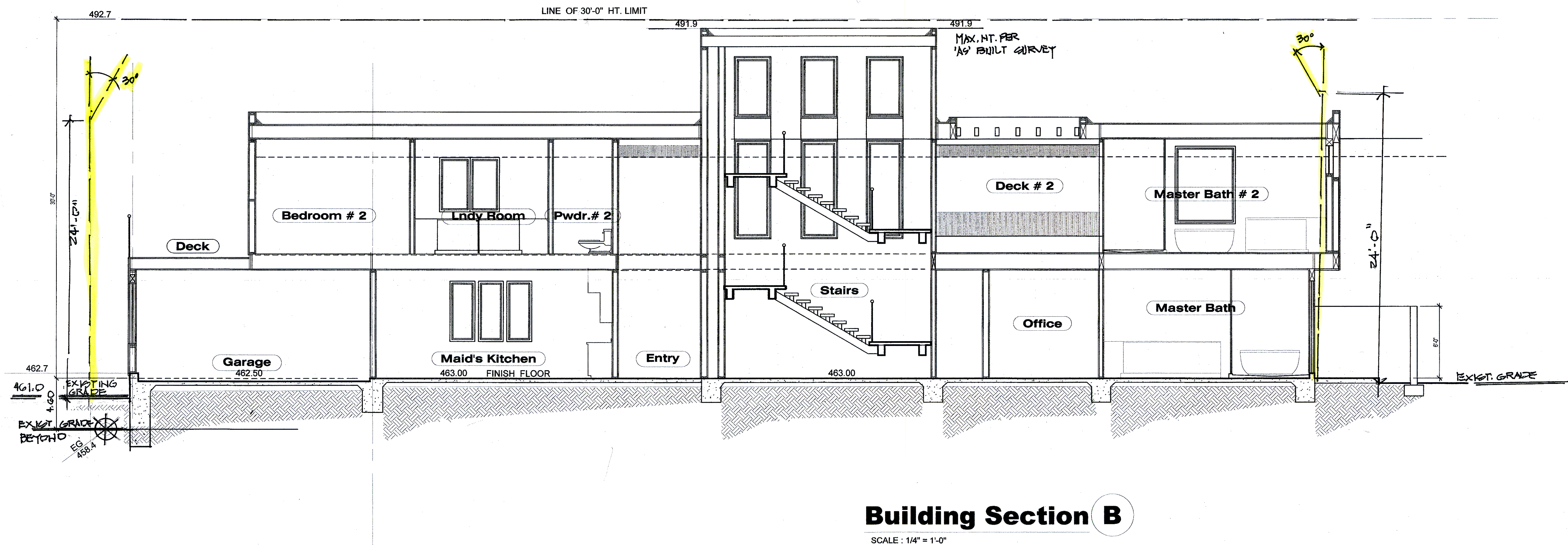
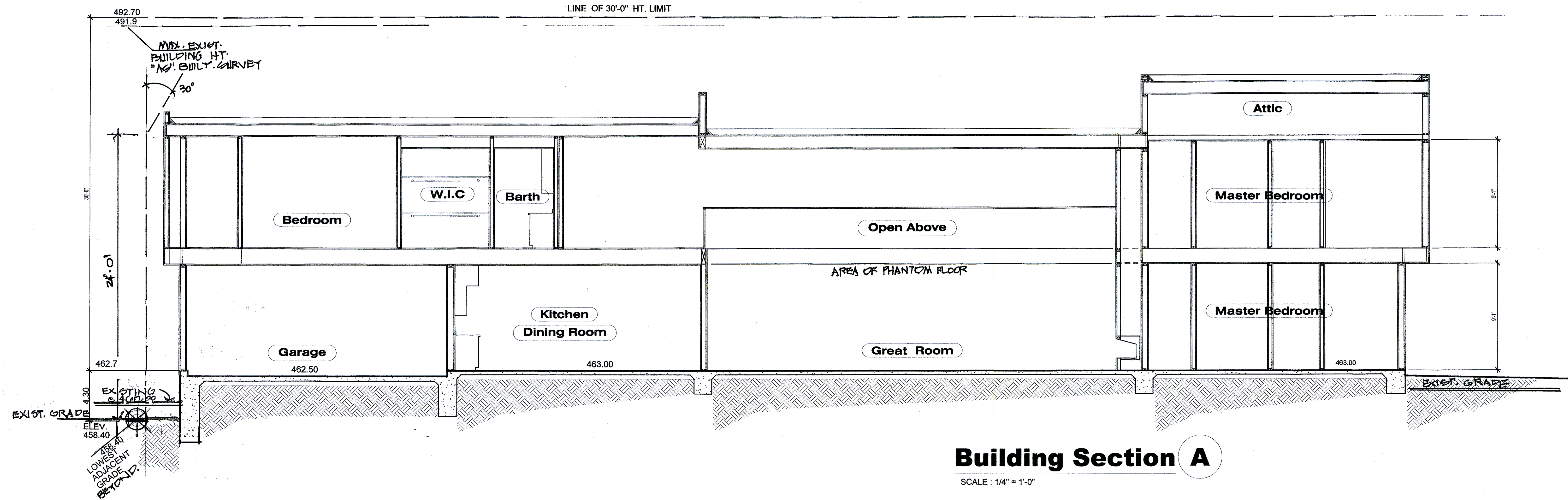
REVISIONS BY DATE

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REVISIONS BY DATE

TITLE BLOCK INF.	
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA	SHT. No. 2
SHEET TITLE: EXTERIOR ELEVATIONS	SHT. 2 OF 16
DATE: MARCH 12, 2025	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT	
PM: 5243580	5-1-2025
VARIANCE: 3330393	
ARCHITECT: Scott A. Spencer	6-1-2025
Phone: (858)459-8898	8-1-2025
CIVIL ENGINEER:	10-1-2025
LANDSCAPE ARCHITECT:	11-1-2025
GEOLOGIC HAZARD CATEGORY: 22	12-1-2025
LEGAL: BLK C LOT 3, LI Country Club Hts Map No. 1975	
APN: 352-213-02-00	
OWNER: B.TASHAKORIAN	CONSTRUCTION: V-B
OCCUPANCY: R-3U	ZONE: RS-1.4
SITE AREA: 14,044 S.F.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

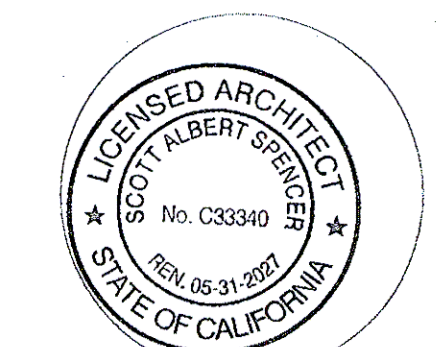
A3.0



TITLE BLOCK INF.		
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA	SHT. No: 11	
SHEET TITLE: Building Sections	SHT. 11 OF 10	
DATE: MARCH 12 2025	REVISIONS:	
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT		
PM: 3243580	5-1-2025	
VARIANCE: 3335393	① 6.1. 2025	
ARCHITECT: Scott A. Spencer	② 8.1. 2025	
Phone: (858)459-8898	③ 10.12. 2025	
CIVIL ENGINEER:	④ 11.20. 2025	
LANDSCAPE ARCHITECT:	⑤ 12.20. 2025	
GEOLOGIC HAZARD CATEGORY: 52	⑥ 12/3/2020	
LEGAL: BLK C LOT 3, LI Country Club Hts. Map No. 1975		
APN: 352-213-02-00		
OWNER: B.TASHAKORIAN	CONSTRUCTION: V-6	
OCCUPANCY: R-30	ZONE: RS-1-4	
SITE AREA: 14,044 S.F.	EXISTING USE: RESIDENTIAL	
	PROPOSED USE: RESIDENTIAL	

PROJECT: Romero Drive

Scott A. Spencer & Associates
1110 TORREY PINES ROAD, STE. "D"
LA JOLLA, CA 92037



Building Sections

SHEET TITLE:

DESIGN BY: Arch. Scott A.

CHKD BY:

DRWN BY:

DATE: 9/6/2025

JOB NUMBER:

SCALE: As Noted

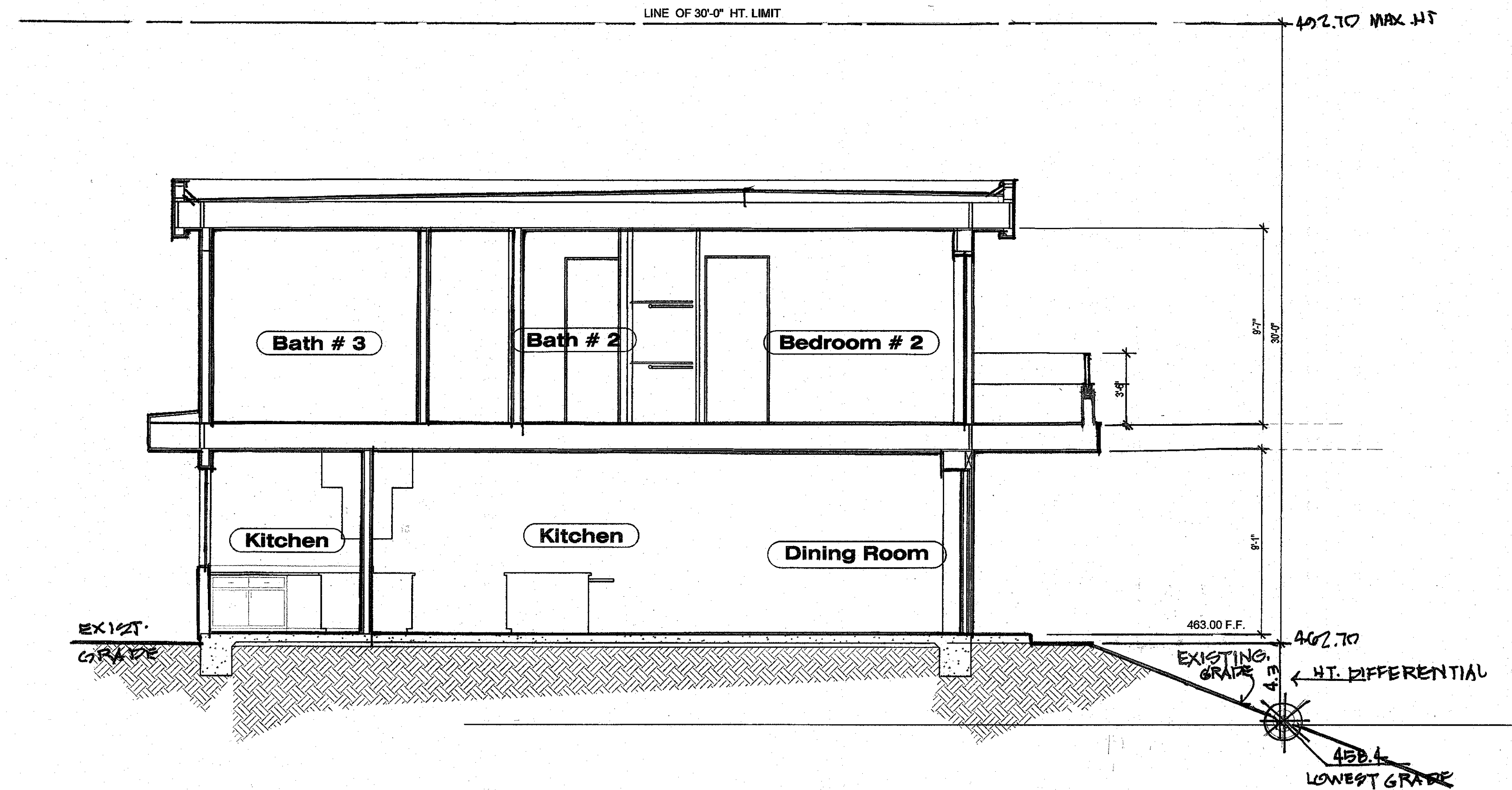
REVISIONS BY DATE

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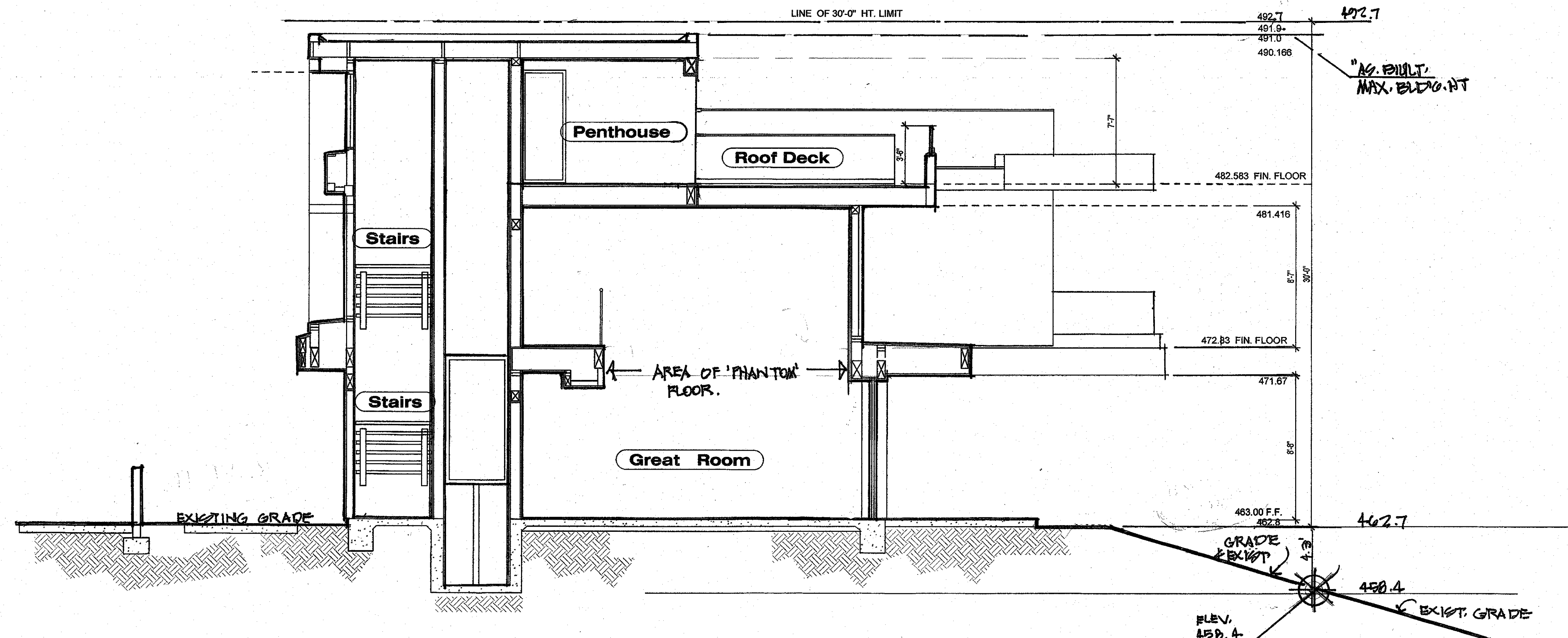
SCOTT A. SPENCER
Architect Lic. C33340

BUS: (858)459-8898
FAX: (858)459-8901
scottspencerarchitect@gmail.com



Building Section D

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



Building Section E

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

TITLE BLOCK INF.			
PROJECT: 7354 ROMERO DRIVE LA JOLLA CA		SHT. No. 12	
SHEET TITLE: Building Sections		SHT. 12 OF 16	
DATE: MARCH 12, 2025		REVISIONS:	
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT			
PMT 3243850		▲ 5-1-2025	
VARIANCE-3335393		▲ G. 11-20-2025	
ARCHITECT: Scott A. Spencer		▲ D. 1-2025	
Phone: (858)459-8898		▲ 10-15-2025	
CIVIL ENGINEER:		▲ 11-20-2025	
LANDSCAPE ARCHITECT:		▲ 12-20-2025	
GEOLOGIC HAZARD CATEGORY: 92		1/3/2026	
LEGAL: BLK C LOT 3, LI Country Club Hts Map No. 1975			
APN: 352-213-02-00			
OWNER: B.TASHAKORIAN		CONSTRUCTION: V-6	
OCCUPANCY: R-3U		ZONE: RS-1-4	
SITE AREA: 14,044 S.F.		EXISTING USE: RESIDENTIAL	
		PROPOSED USE: RESIDENTIAL	

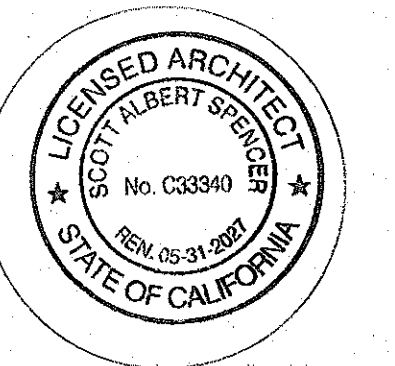
PROJECT: Romero Drive

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. "D"
LA JOLLA, CA 92037

SCOTT A. SPENCER
Architect Lic. C33340

BUS: (858)459-8898
FAX: (858)459-8901
scottspencerarchitect@gmail.com



Building Sections

SHEET TITLE:

DESIGN BY: Arch. Scott A.

CHKD BY:

DRWN BY:

DATE: 9/6/2025

JOB NUMBER:

SCALE: As Noted

REVISIONS BY DATE

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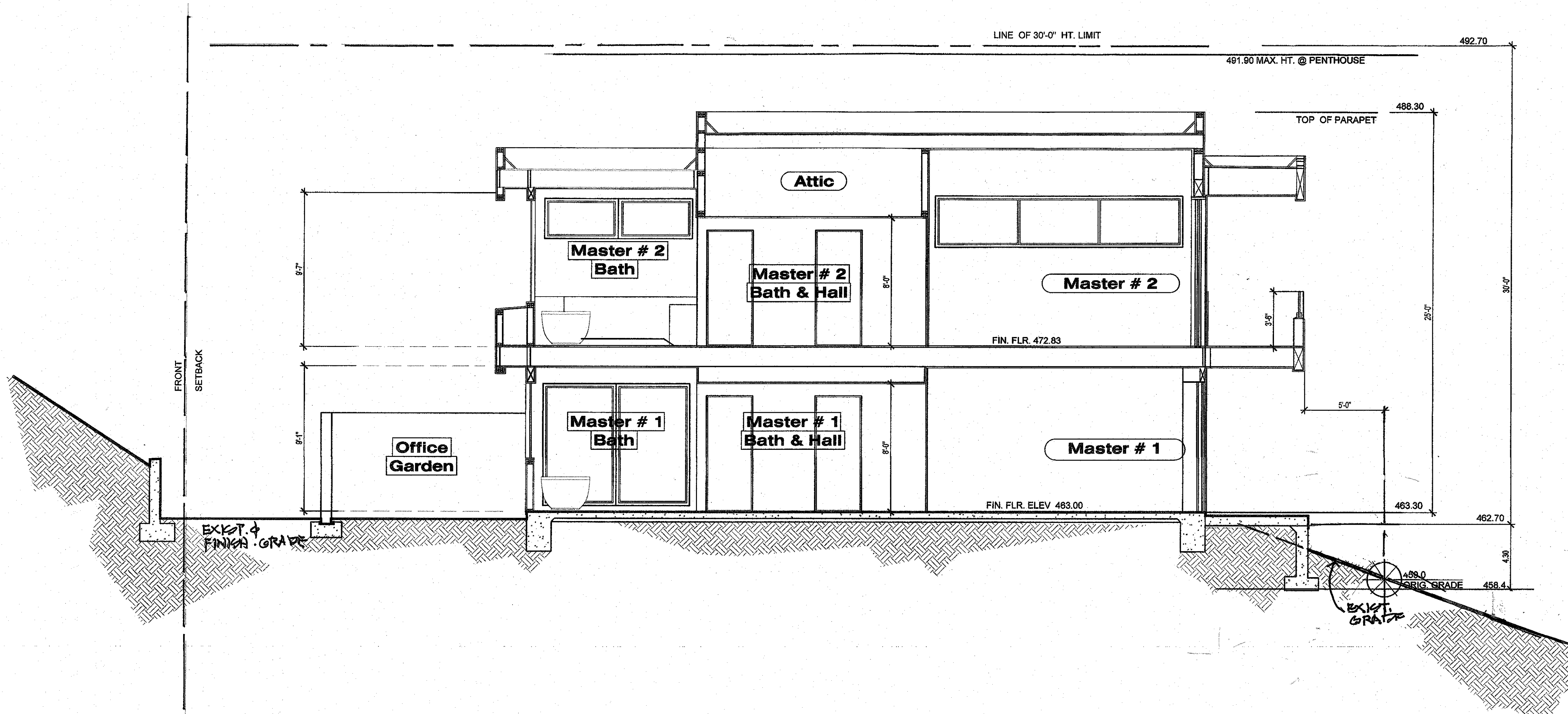
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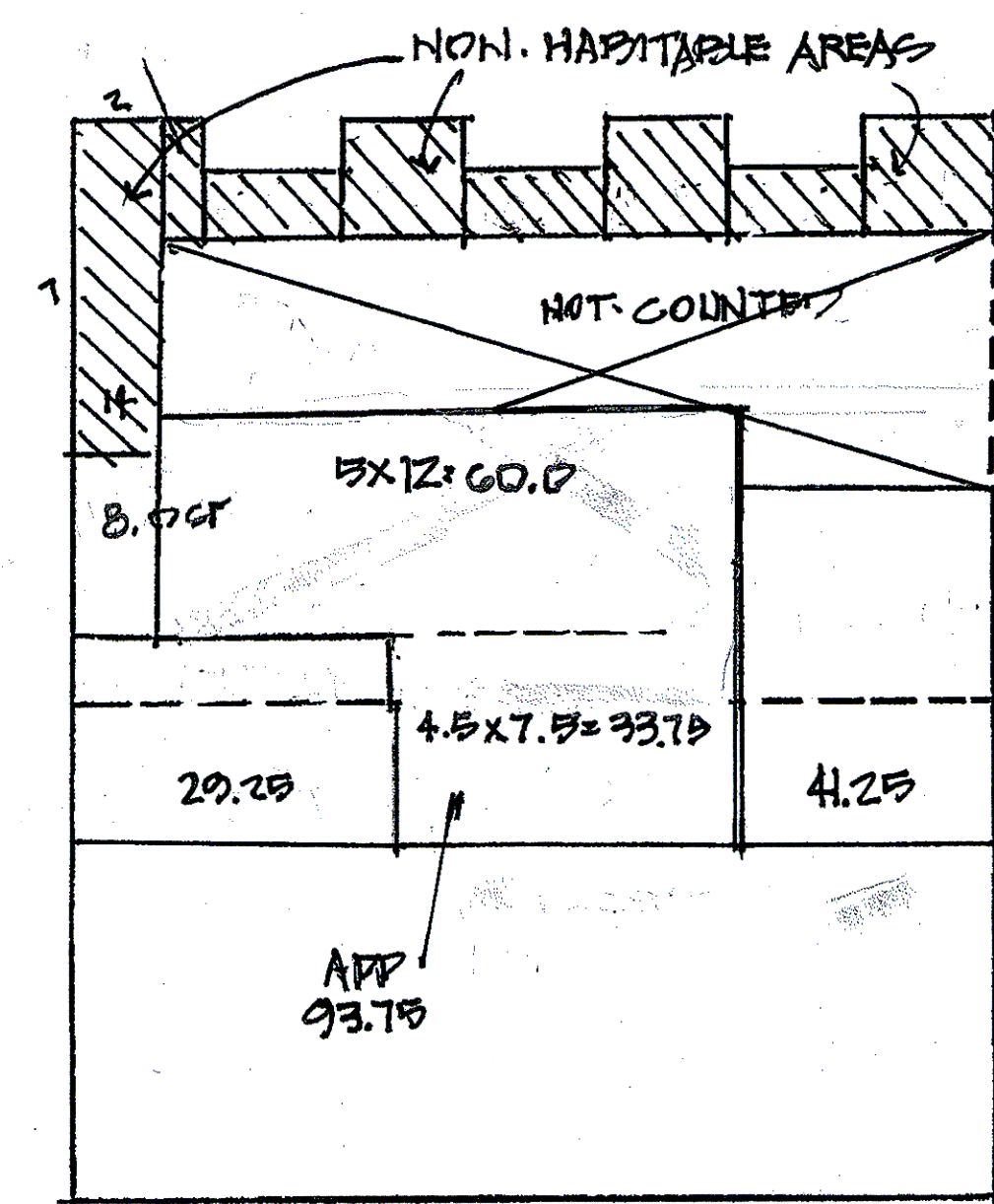


Building Section F

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

PROJECT: 7354 ROMERO DRIVE LA JOLLA CA		SHT. No.: 13	
SHEET TITLE: Building Sections		SHT. 13 OF 16	
DATE: MARCH 12, 2025		REVISIONS:	
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT			
PMT: 3243580			
VARIANCE: 3335363			
ARCHITECT: Scott A. Spencer			
Phone: (858)459-8898			
CIVIL ENGINEER:			
LANDSCAPE ARCHITECT:			
GEOLOGIC HAZARD CATEGORY: 2			
LEGAL: BULK LOT 3, LI County Club No. Map No. 1876			
APN: 352-213-02-00			
OWNER: B. TASHAKORIAN			
CONSTRUCTION: V-B			
OCCUPANCY: R-3U			
ZONE: RS-1-4			
EXISTING USE: RESIDENTIAL			
PROPOSED USE: RESIDENTIAL			
SITE AREA: 14,044 S.F.			

PROJECT:	Romero Drive
OWNER(S):	-
SCOTT A. SPENCER Architect Lic. C33340	
1110 TORREY PINES ROAD, STE. "D" LA JOLLA, CA 92037	
BUS: (858)459-8898 FAX: (858)459-8901 scottspencerarchitect@gmail.com	
SCOTT A. SPENCER Architect Lic. C33340	
Building Sections	
SHEET TITLE:	
DESIGN BY: Arch. Scott A.	
CHK'D BY:	
DRAWN BY:	
DATE: 9/6/2025	
JOB NUMBER:	
SCALE: As Noted	
REVISIONS BY DATE	
1	
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A4.2	



THIRD FLOOR AREA
SCALE: 1/4" = 1'-0"

93.75
8.00
29.25
41.25

72.25 SF
THIS FLOOR

SECOND FLOOR AREA
SCALE 1/4" = 1'-0"

$$\begin{array}{r} 2.0 \\ 18.0 \\ 580.50 \end{array}$$

725.00
+ 500.25 PHANTOM FLOOR

70.00
22.50

062.0
- 00.0

75.0
217.5
31.5

16.25

3214.50
THIS FLOOR

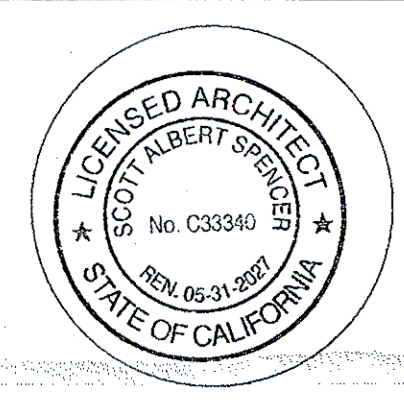
TITLE BLOCK INFO
 PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA
 SHEET TITLE: PHASE 1 PLANS
 DATE: 1/23/2025
 SHT. NO: 15
 SHT. 12 OF 16
 REVISIONS:
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT
 PMF: 3/25/2025
1/19/2025
 ARCHITECT: Scott A. Spender
 Ph: 858-459-8898
 CIVIL ENGINEER:
 LANDSCAPE ARCHITECT: TOPIA LANDS, DESIGN
 GEOLOGIC HAZARD CATEGORY: 52
 LEGAL: BLK 1, LOT 3, U Country Club Hs Map No. 1975
 APN: 353-243-020
 OWNER: B-TASHAKORIAN
 OCCUPANCY: R-3/U
 SITE AREA: 14,044 Sq. Ft.
 TYPE OF CONSTRUCTION: V-A
 ZONE: RS 1-4
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

Romero Drive

Scott A. Spencer & Associates

1110 TORREY PINES ROAD., STE. " D"
LA JOLLA, CA 92037

BUS: (858) 459-8898
FAX: (858) 459-8901
scottspencerarchitect@



Building Areas

SHEET TITLE:

DESIGN BY: Arch. Scott A.

CHK'D BY:

DRWN BY:

DATE: _____

JOB NUMBER:

SCALE: As Noted

REVISIONS BY

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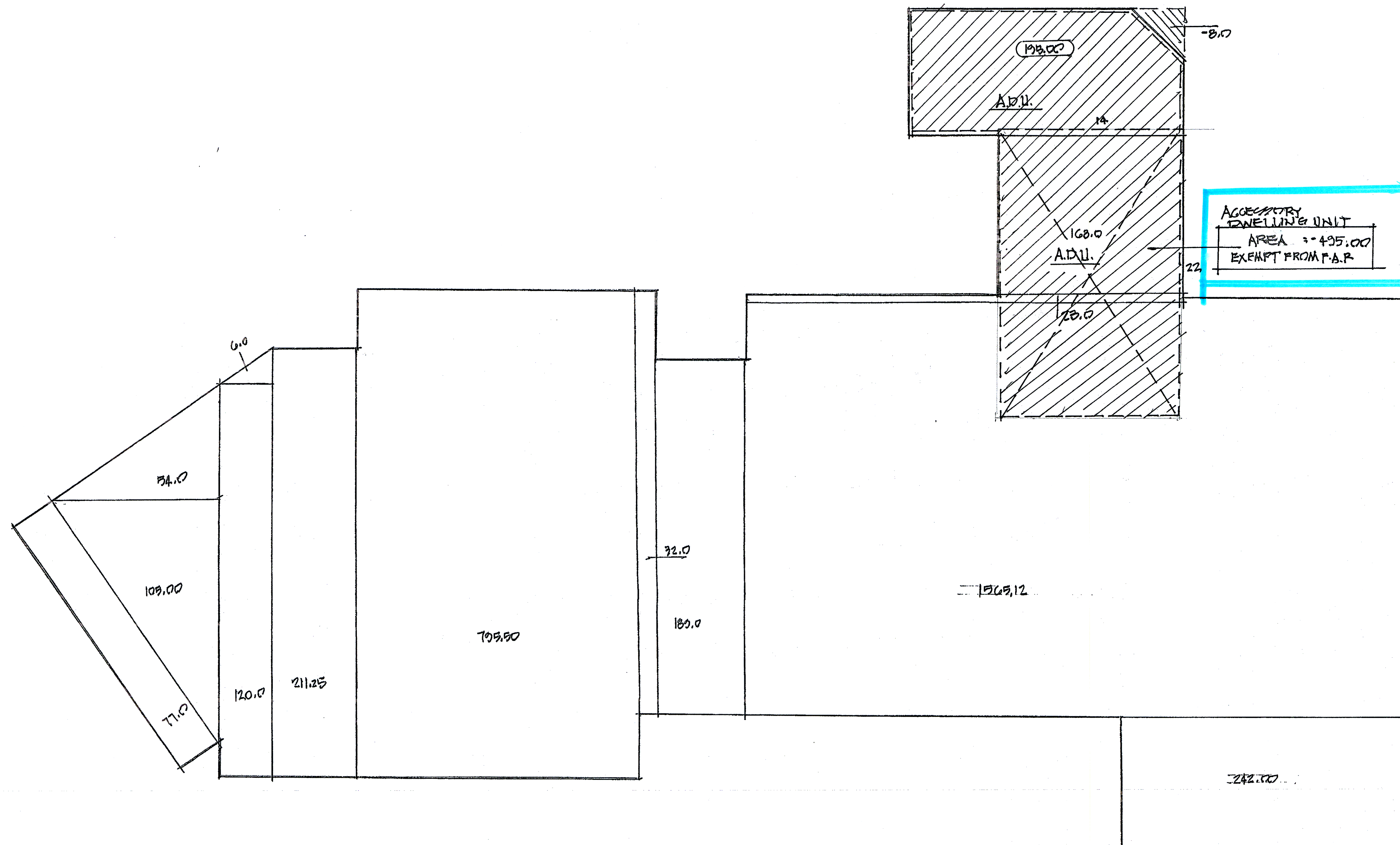
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FIRST FLOOR AREA
SCALE: 1/4" = 1'-0"

MAX. ALLOWED FLOOR AREA: 7022.00 SQ. FT.

FIRST FLOOR AREA : 3279.87 SF
SECOND FLOOR AREA : 3214.90 SF
THIRD FLOOR AREA : 172.25 SF

TOTAL FLOOR AREA : 6666.62 SQ. FT. (REV)

198.00
- 8.00
108.00
23.00
1569.12
242.00
189.00
32.00
109.00
211.25
120.00
54.00
109.00
77.00
6.00
GROSS :
3714.87
- THIRD FLOOR
495.00 ADU
3219.87 NET FLOOR AREA

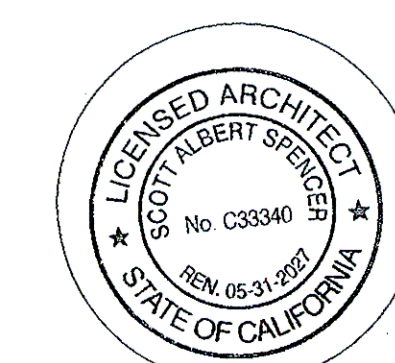
TITLE BLOCK INFO
PROJECT: 7354 ROMERO DRIVE LA JOLLA, CA SHT. NO. 16
SHEET TITLE: BUILDING AREAS SHT. 16 OF 16
DATE: MARCH 12, 2025 REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT
PNT: 7354-000
VAR: A-1000 - 7335373
ARCHITECT: Scott A. Spencer
Ph: 858-459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT: TOPIA LANDS. DESIGN
GEOLOGIC HAZARD CATEGORY: 52
LEGAL: BLK C, LOT 3, LJ Country Club Hts Map No: 1975
APN: 352-213-02-00
OWNER: B. TASHAKORIAN
OCCUPANCY: R-3/ U
SITE AREA: 14,044 Sq. Ft.
TYPE OF CONSTRUCTION: V-B
ZONE: RS 1-4
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
REVISIONS: 1. 5.1.2025
2. 6.11.2025
3. 8.1.2025
4. 10.15.2025
5. 11.20.2025
6. 12.20.2025
7. 3/5/2026

PROJECT: Romero Drive

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Building Areas

SHEET TITLE:
DESIGN BY: Arch. Scott A.
CHECK BY:
DRAWN BY:
DATE:
JOB NUMBER:
SCALE: As Noted
REVISIONS: BY DATE

A6.1