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-1152610
- Address and APN(s): 346-512-2300
- Project contact name, phone, e-mail: Brian Church, (858) 793-3437, brian@brianchurcharchitecture.com
- Project description: Detached 500 SF ADU and minor additions/alterations to existing single-family residence with associated improvements.
- Please indicate the action you are seeking from the Advisory Board:
  - ☑ Recommendation that the Project is minor in scope (Process 1)
  - ☐ Recommendation of approval of a Site Development Permit (SDP)
  - ☐ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  - ☐ Other: _____
- In addition, provide the following:
  - lot size: 7,886 sf
  - existing structure square footage and FAR (if applicable): 2,261 sf 28.7%
  - proposed square footage and FAR: 3,033 sf 32.1%
  - existing and proposed setbacks on all sides: FYSB 19'-1", SYSB 7'-5 1/2" / 3'-7", BYSB 48'-4"
  - height if greater than 1-story (above ground): 18'-7"

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

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
  - lot size: _____
  - existing structure square footage and FAR (if applicable): _____
  - proposed square footage and FAR: _____
  - existing and proposed setbacks on all sides: _____
  - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Form Updated: 05/05/2023

Exhibits and other materials to provide:
Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website: https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
  A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  B. Elevations for all sides;
  C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  D. If the proposal is for a building with more than one story, show:
    - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
    - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
    - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

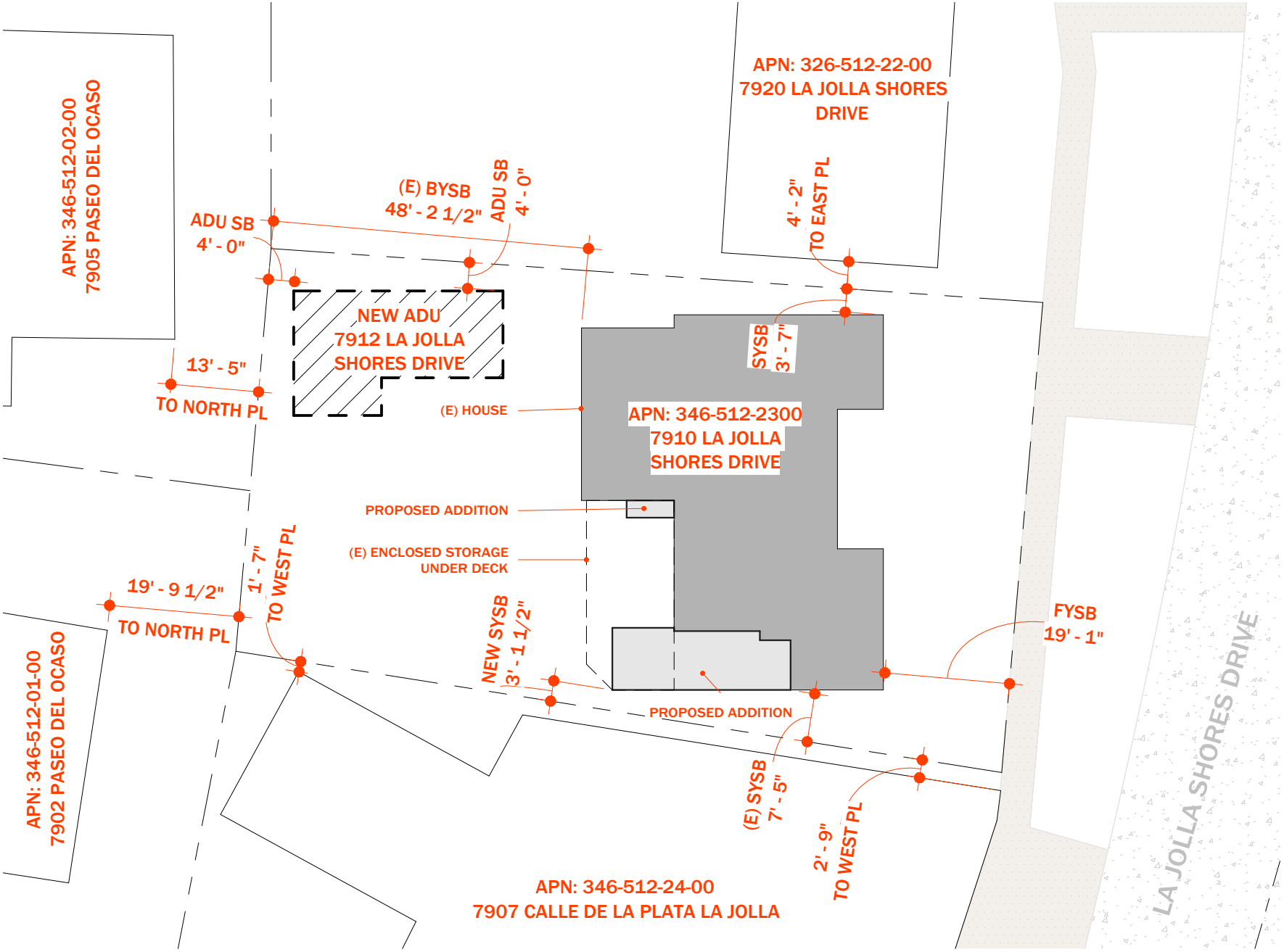
PLEASE DO NOT PROVIDE THE FOLLOWING:
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173



BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

NOT FOR CONSTRUCTION

SITE PLAN

EX 1

Sheet No.

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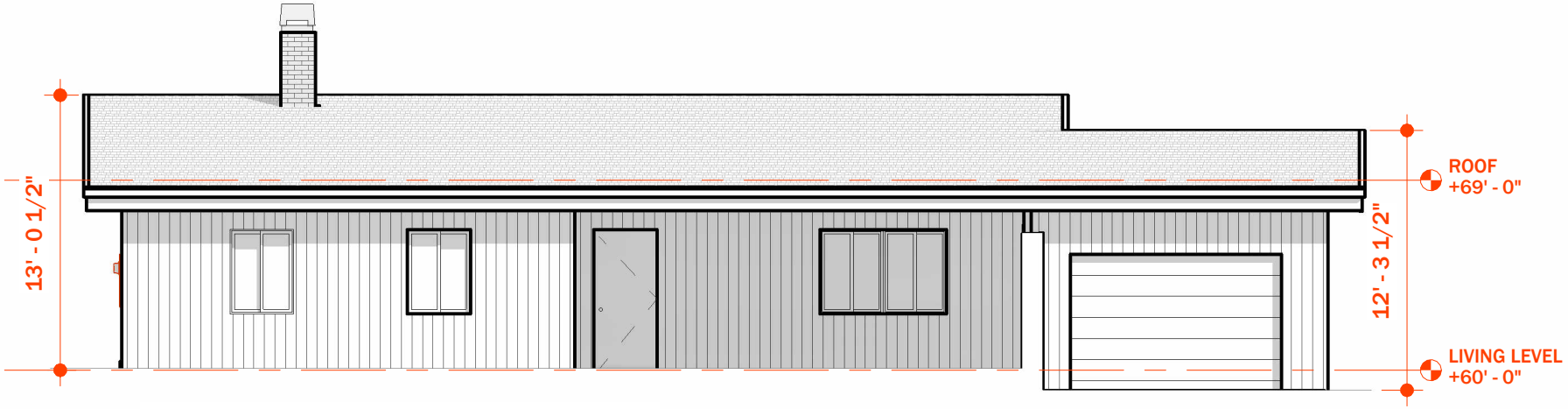
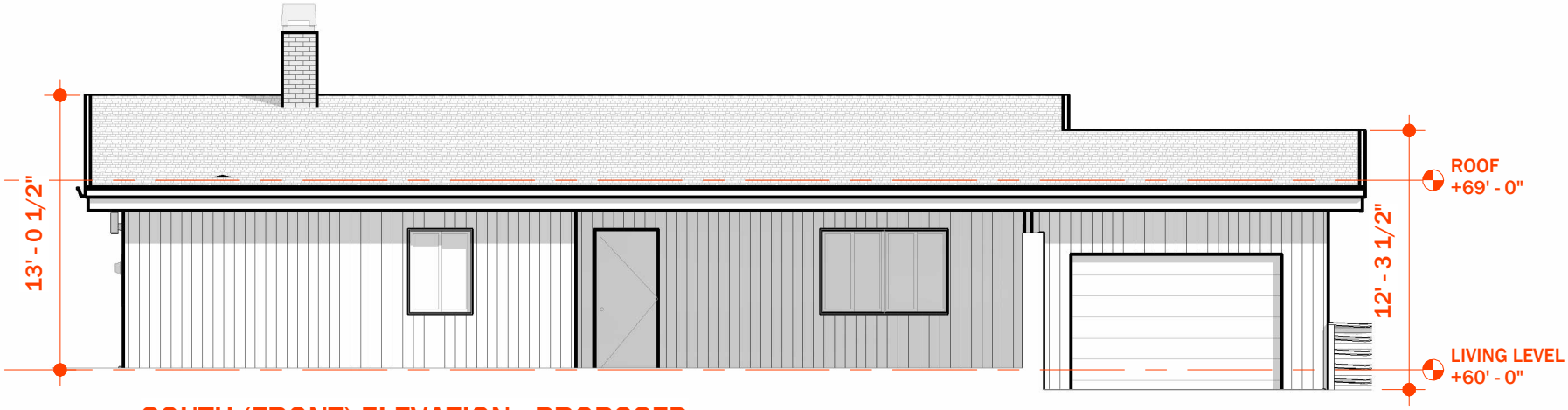


SOUTH (FRONT) ELEVATION - EXISTING



SOUTH (FRONT) ELEVATION - PROPOSED

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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SOUTH ELEVATION

EX 2

Sheet No.

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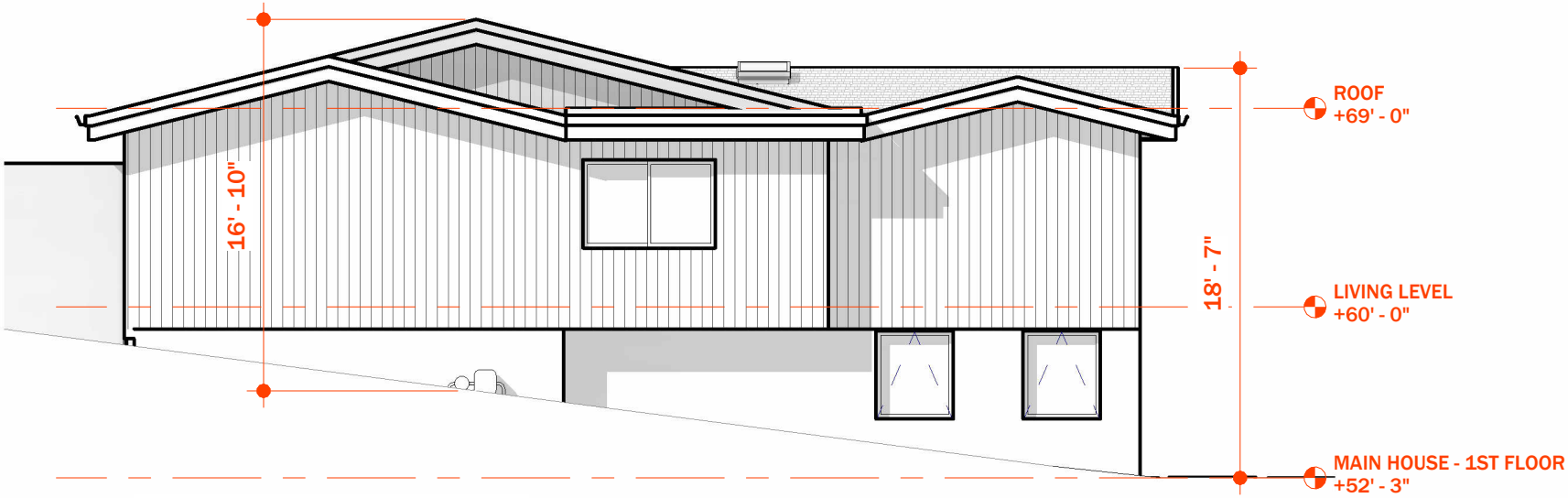
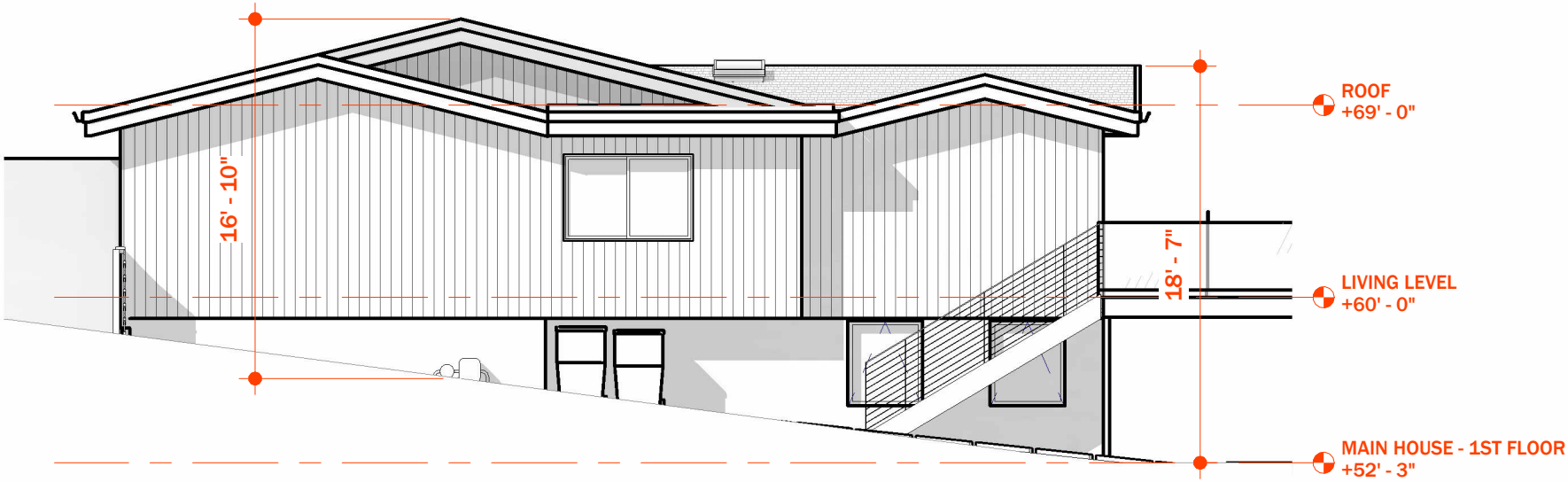


EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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EAST ELEVATION

EX 3

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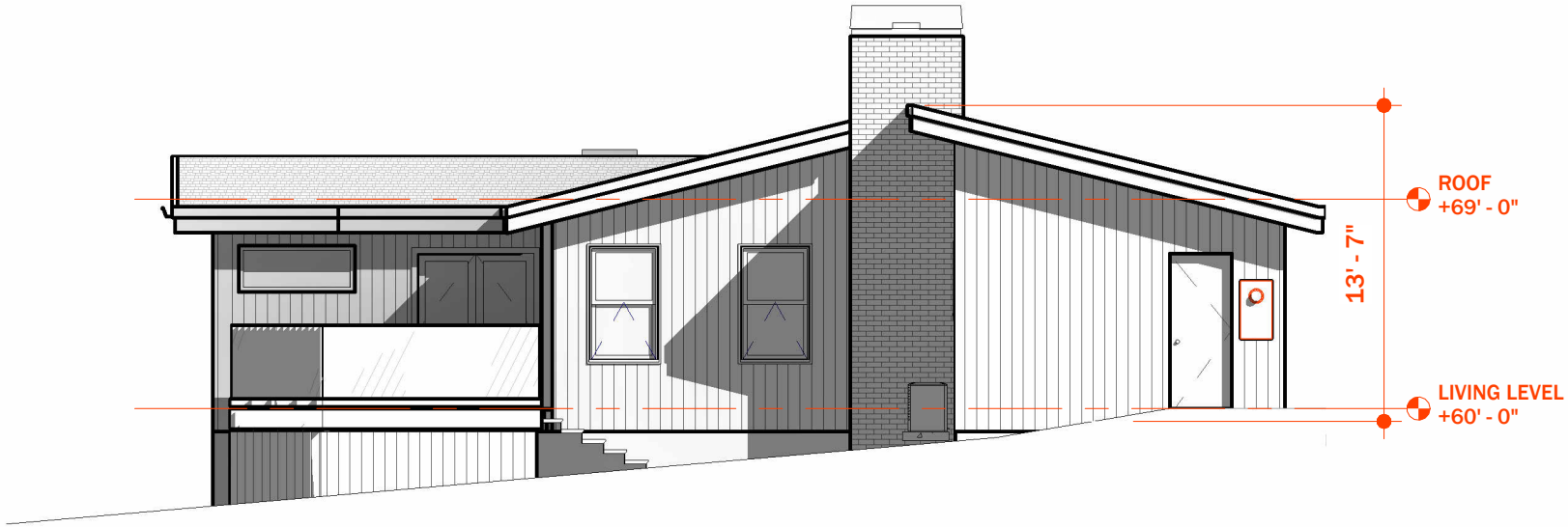
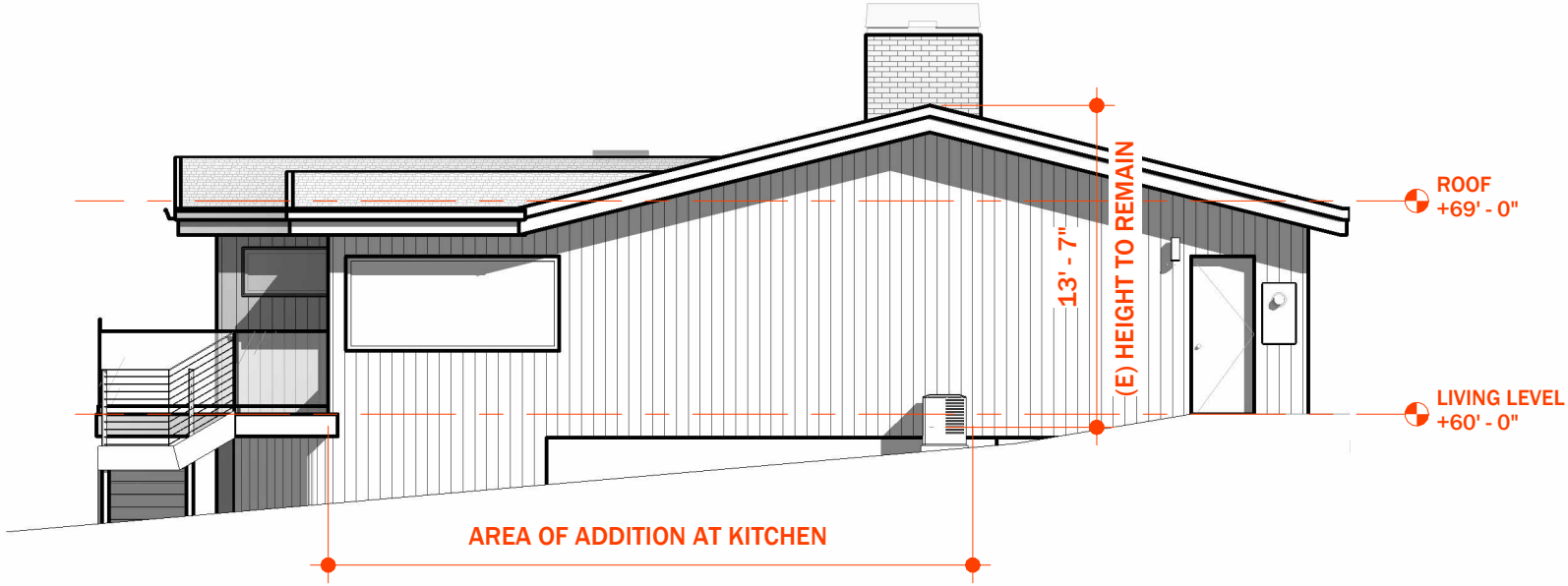


WEST ELEVATION - EXISTING



WEST ELEVATION - PROPOSED

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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WEST ELEVATION

EX 4

Sheet No.

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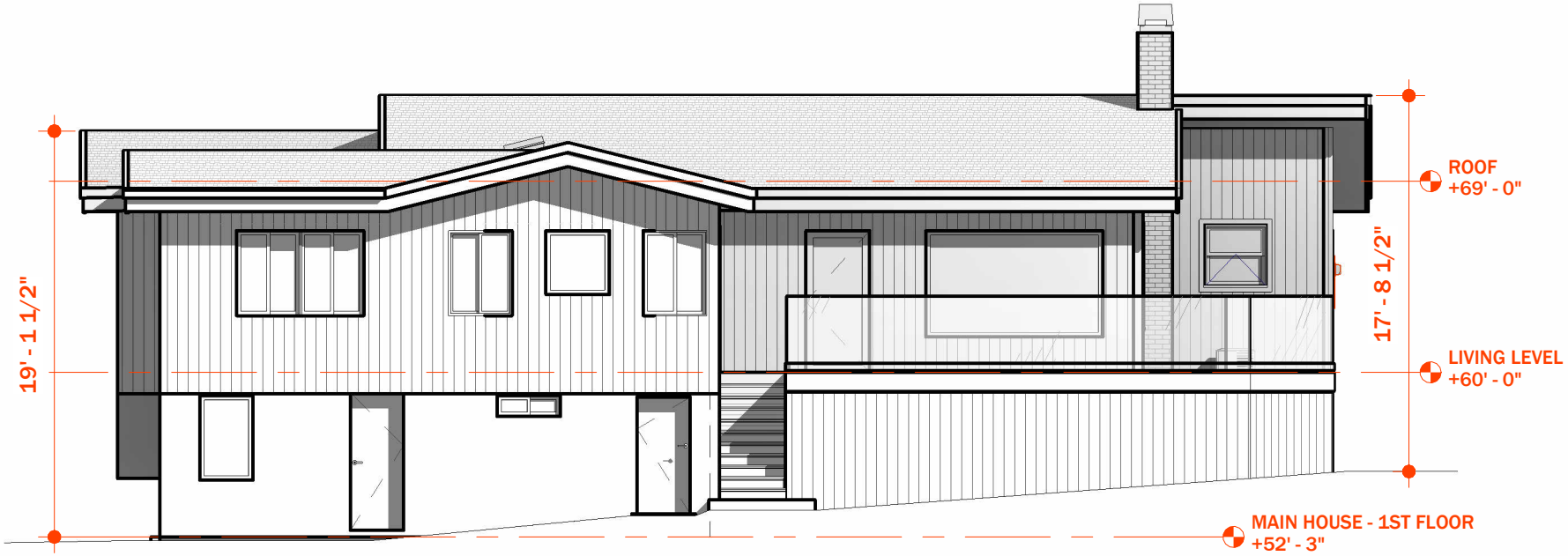
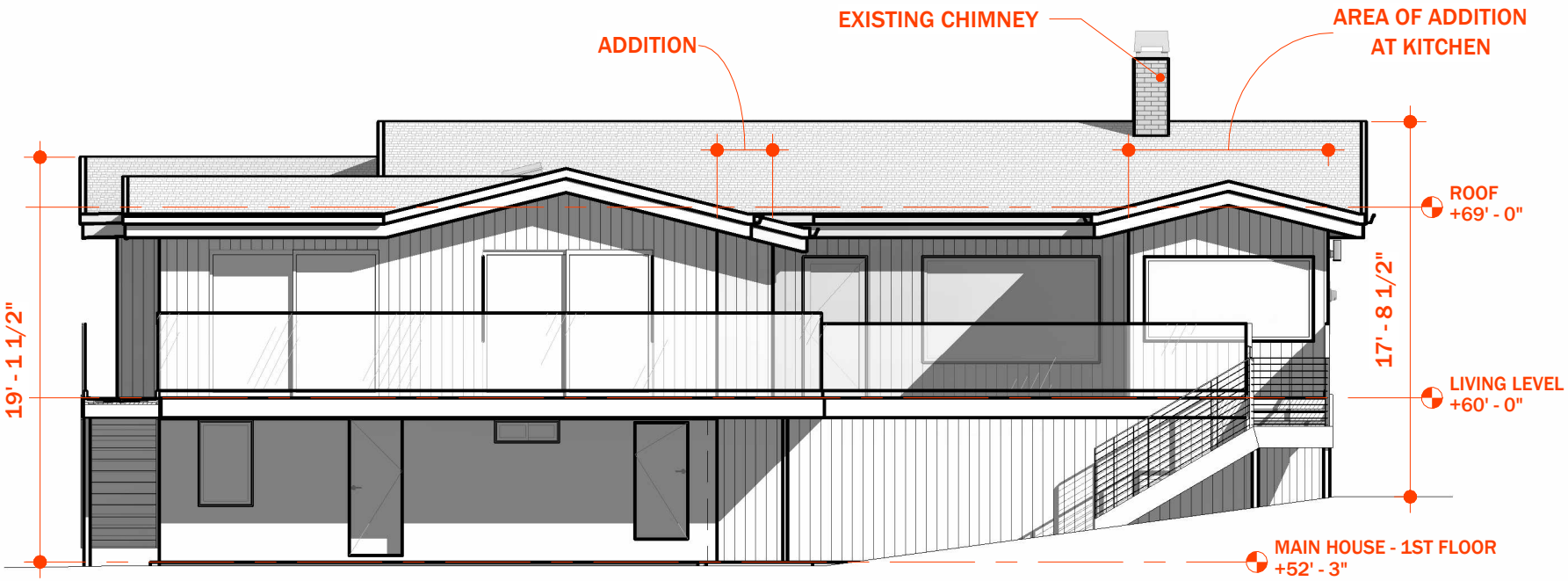


NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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NORTH ELEVATION

EX 5

Sheet No.

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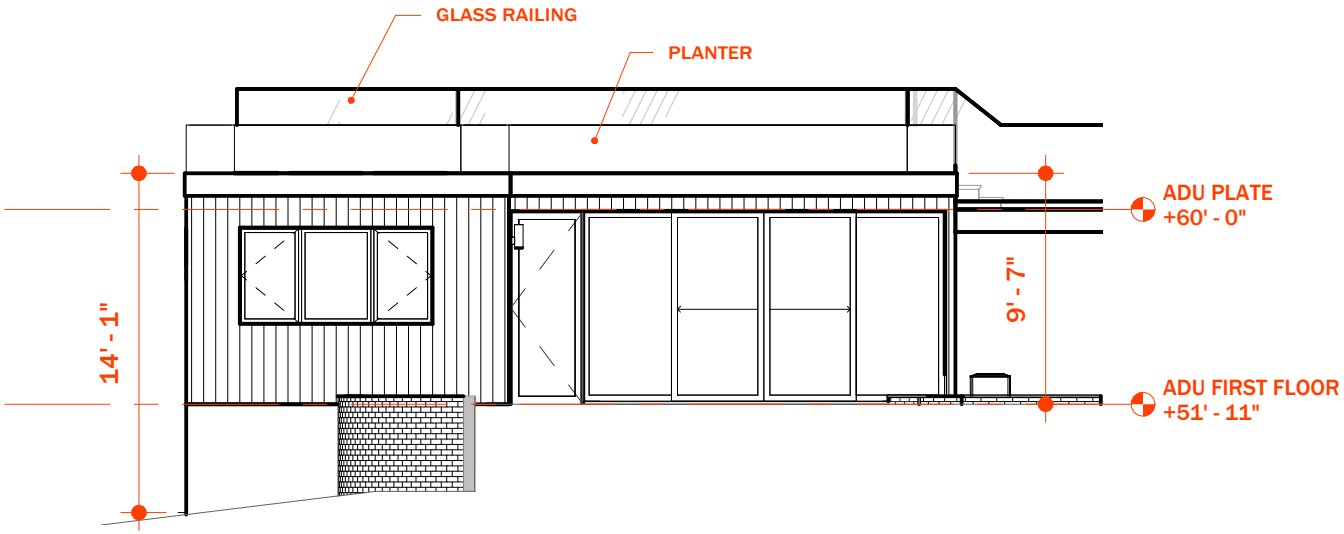
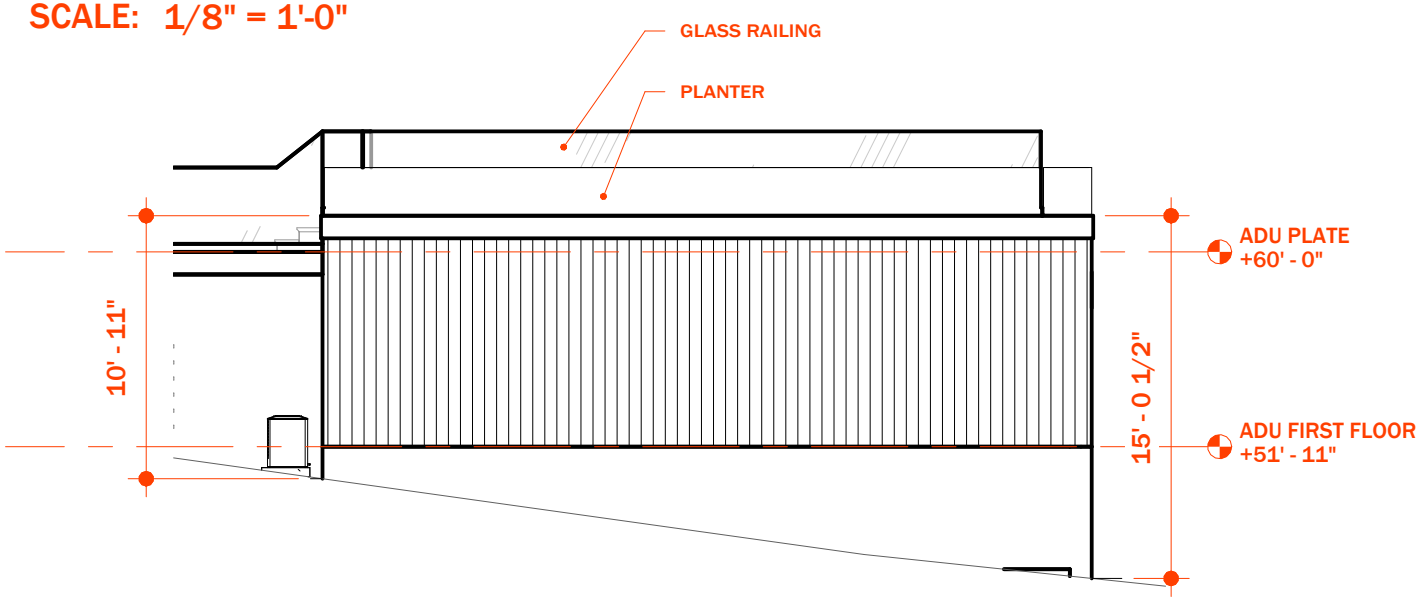


2 ADU WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 ADU EAST ELEVATION

SCALE: 1/8" = 1'-0"

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

NOT FOR CONSTRUCTION

ADU ELEVATIONS

EX 6

Sheet No.

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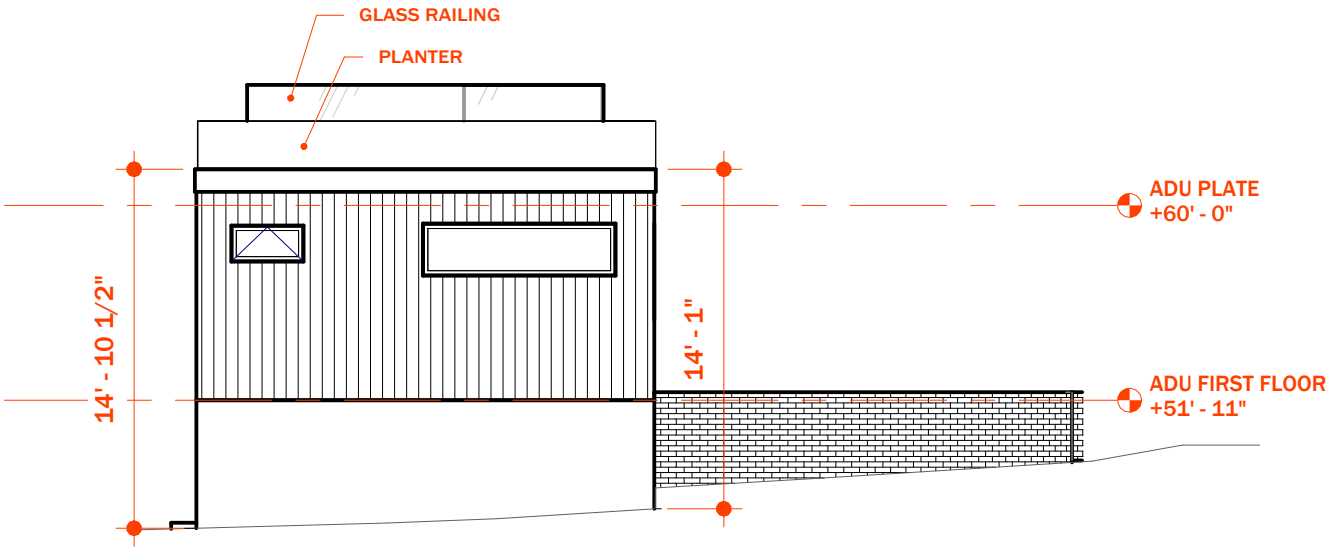
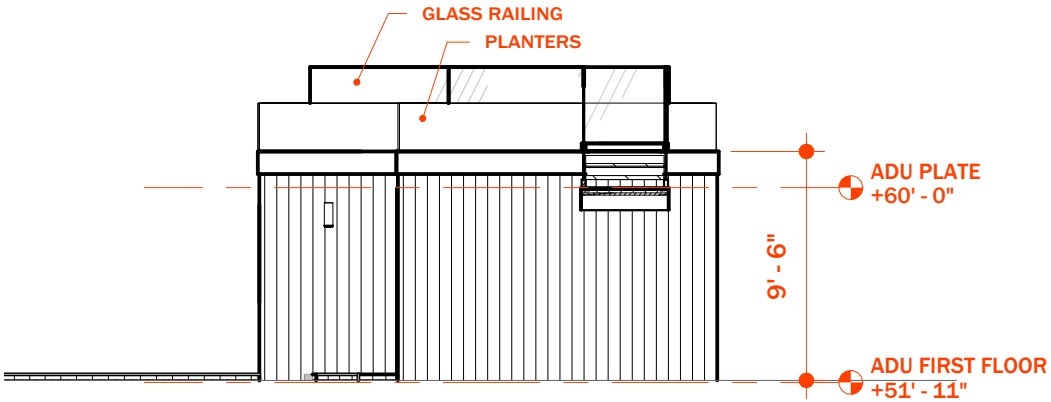


2 ADU NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 ADU SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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ADU ELEVATIONS

EX 7

Sheet No.

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7910 LA JOLLA SHORES DRIVE

LA JOLLA SHORES NEIGHBORHOOD SURVEY

LOT NUMBER	FRONT SETBACK	SIDE SETBACK	SIDE SETBACK	LOT SIZE	GROSS SF	F.A.R.
1 - 7936 CALLE DE LA PLATA	20.8	1.5	6.8	6900	2144	0.31
2 - 7928 CALLE DE LA PLATA	31.7	3.9	1.5	6800	1610	0.24
3 - 7920 CALLE DE LA PLATA	34.1	3.2	4.6	6930	2713	0.39
4 - 7912 CALLE DE LA PLATA	7.3	4.6	3.7	6000	3184	0.53
5 - 7911 CALLE DE LA PLATA	15.6	3.1	7.8	9238	2176	0.24
6 - 7907 CALLE DE LA PLATA	2.2	6.8	2.5	10263	4356	0.42
7 - 7940 LA JOLLA SHORES DR	30.9	2.7	1.4	7200	2673	0.37
8 - 7934 LA JOLLA SHORES	29.0	4.5	9.2	7200	2161	0.30
9 - 7928 LA JOLLA SHORES DR	30.0	5.5	4.5	7505	1631	0.22
10 - 7924 LA JOLLA SHORES DR	30.0	3.2	1.7	7500	1634	0.22
11 - 7920 LA JOLLA SHORES DR	30.0	4.2	10.1	7800	1943	0.25
12 - 7915 LOWRY TER	24.5	4.2	1.9	10000	2684	0.27
13 - 7905 LOWRY TER	44.5	3.6	6.0	14000	2514	0.18
14 - 7926 PASEO DEL OCASO	17.0	4.8	2.5	5000	1905	0.38
15 - 7916 PASEO DEL OCASO	18.1	3.4	1.2	5400	2688	0.50
16 - 7906 PASEO DEL OCASO	16.5	5.4	5.5	5400	1298	0.24
17 - 7902 PASEO DEL OCASO	15.4	2.1	1.3	6300	2676	0.43
18 - 7905 PASEO DEL OCASO	17.6	6.8	14.6	7200	2186	0.30
19 - 7911 PASEO DEL OCASO	21.1	10.6	13.9	7200	1256	0.17
20 - 7921 PASEO DEL OCASO	21.1	7.2	4.3	7300	2258	0.31
21 - 7931 PASEO DEL OCASO	26.9	1.9	10.0	7200	2994	0.42
22 - 7941 PASEO DEL OCASO	17.5	3.0	13.5	7600	1515	0.20
23 - 7904 CALLE DE LA PLATA	42.9	1.9	29.2	7800	2111	0.27
24 - 2056 TORREY PINES RD	50.5	8.1	3.5	8500	2536	0.30
25 - 2105 TORREY PINES RD	7.2	4.3	53.0	6026	1080	0.18
26 - 7888 ROSELAND DR	35.6	13.6	48.5	14500	1801	0.12
27 - 2075 TORREY PINES RD	65.2	6.5	20.1	8400	3667	0.44
28 - 2107 TORREY PINES RD	42.4	12.1	12.4	12000	2098	0.18
29 - 7869 CALLE JUELA	25.8	29.3	1.3	10900	1432	0.13
30 - 2139 TORREY PINES RD	21.7	24.3	6.0	9600	2624	0.27
AVERAGES	**26.44**	**6.54**	**10.07**	**8122.07**	**2251.60**	**0.29**

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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SETBACK & FAR

EX 8

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BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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SETBACK & FAR

EX 9

Sheet No.

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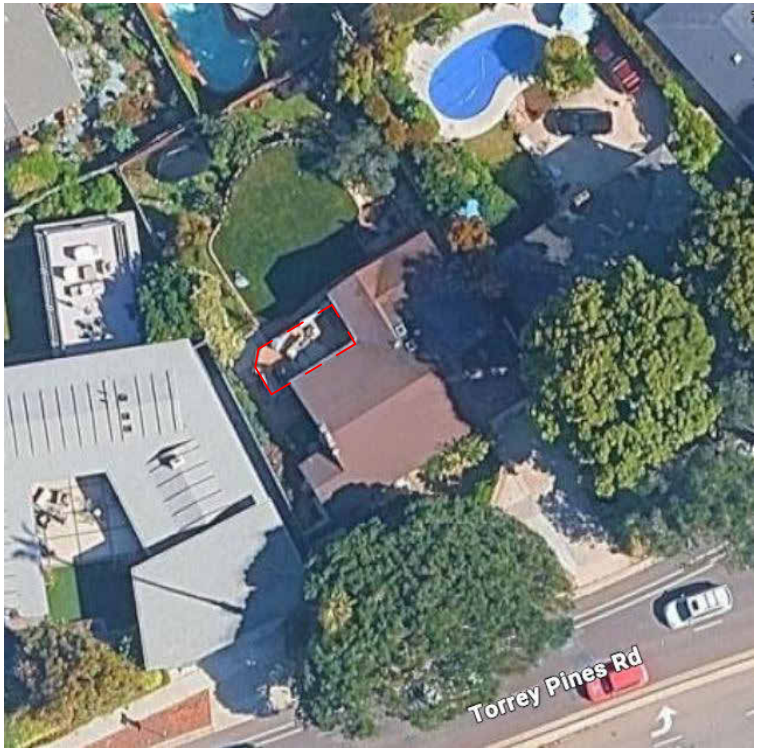
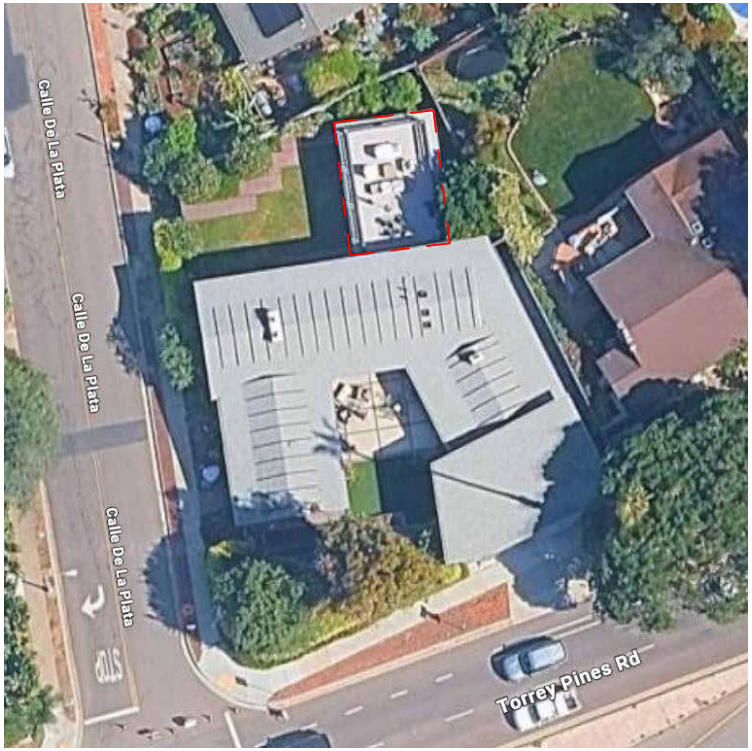
SITE - 7910 LA JOLLA SHORES

6 - 7907 CALLE DE LA PLATA

CONTEXT SURVEY – DECK TYPOLOGIES WITHIN 300' RADIUS



ADDRESS: SITE - 7910 LA JOLLA SHORES DRIVE
CONFIGURATION: ABOVE STORAGE SPACE
AREA: 379 SF
NOTE: EXISTING



ADDRESS: LOT 6 - 7907 CALLE DE LA PLATA
CONFIGURATION: ADU ROOFTOP / CONNECTED DECK
AREA: 750+ SF
NOTE: DIRECT ADJACENCY PRECEDENT

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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CONTEXT SURVEY

EX 10

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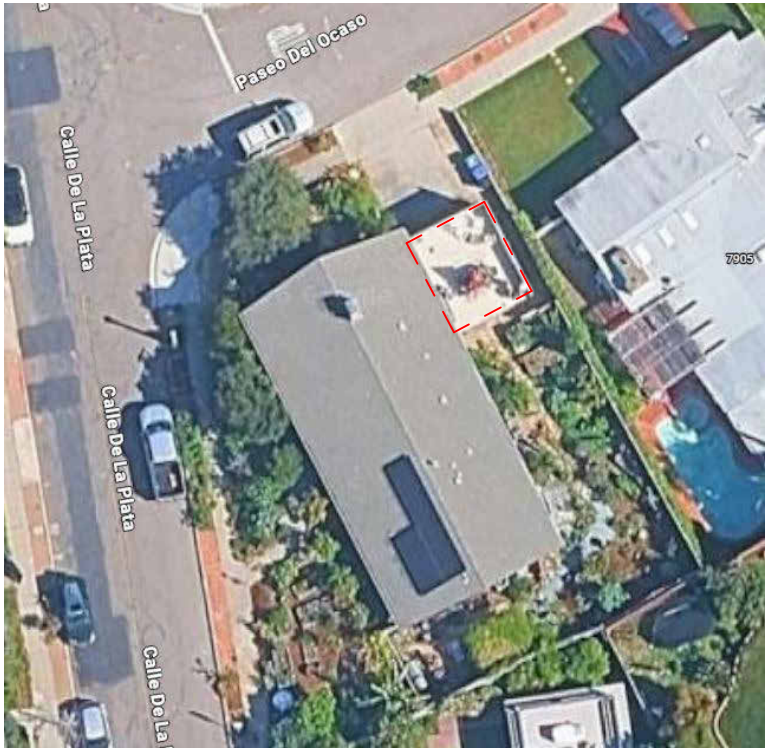
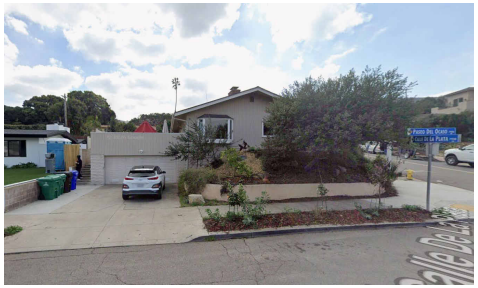
5 - 7911 CALLE DE LA PATA

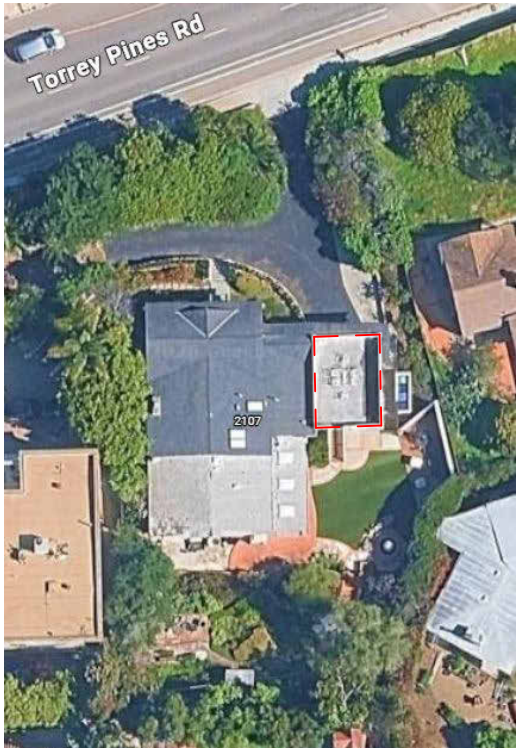
28 - 2107 TORREY PINES RD

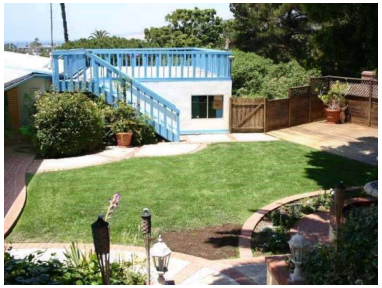
CONTEXT SURVEY – DECK TYPOLOGIES WITHIN 300' RADIUS





ADDRESS: LOT 5 - 7911 CALLE DE LA PATA
CONFIGURATION: GARAGE-TOP DECK
AREA: 300-500 SF
NOTE: ELEVATED OVER STRUCTURE
RECURRING NEIGHBORHOOD TYPOLOGY





ADDRESS: LOT 28 - 2107 TORREY PINES RD
CONFIGURATION: GARAGE-TOP DECK
AREA: 500-750 SF
NOTE: ELEVATED OVER STRUCTURE
RECURRING NEIGHBORHOOD TYPOLOGY

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

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CONTEXT SURVEY

EX 11

Sheet No.

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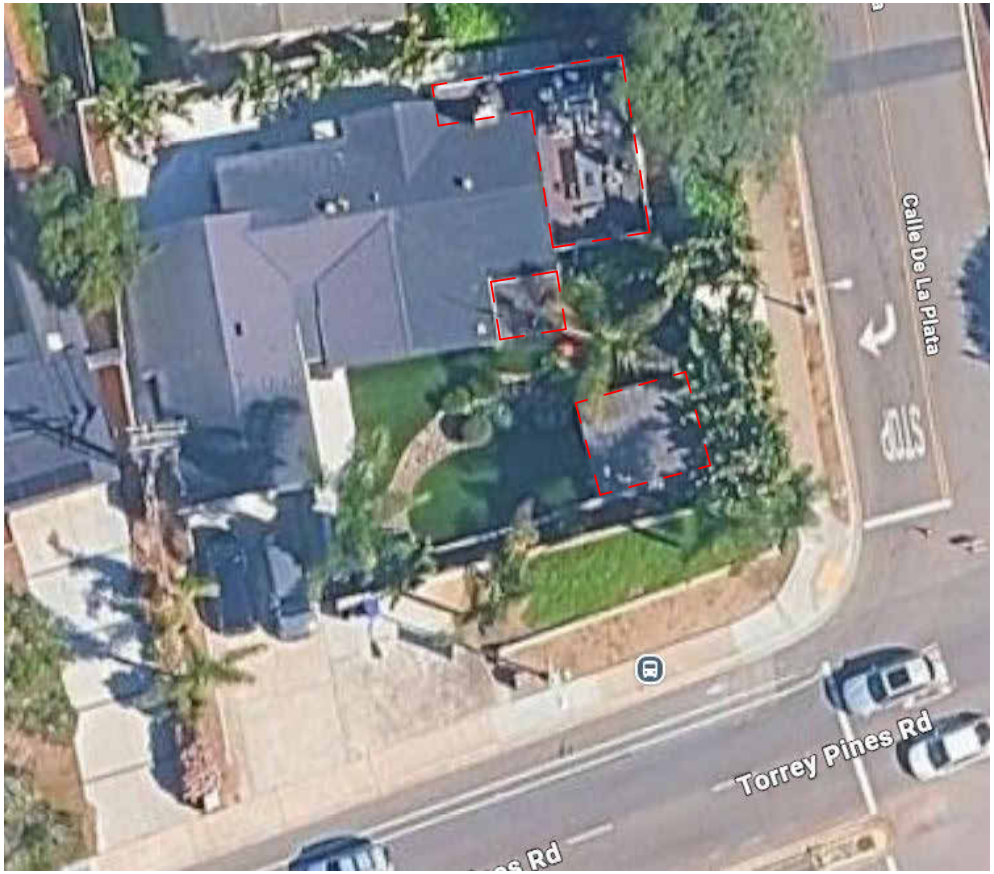
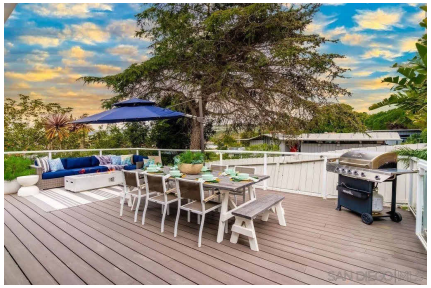
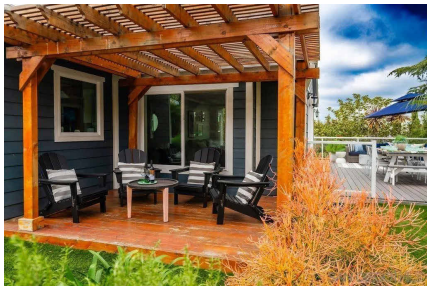
23 - 7904 CALLE DE LA PLATA

CONTEXT SURVEY – DECK TYPOLOGIES WITHIN 300' RADIUS







ADDRESS:	LOT 23 - 7904 CALLE DE LA PLATA
CONFIGURATION:	MULTIPLE ATTACHED + DETACHED
AREA:	750+ SF
NOTE:	LOW ELEVATION BUT EXTENSIVE COVERAGE

BRIAN CHURCH ARCHITECTURE
507 S. CEDROS AVENUE
SOLANA BEACH, CA 92075

GORIA

REMODEL: 7910 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037
ADU: 7912 LA JOLLA SHORES DRIVE, LA JOLLA CA 92037

NOT FOR CONSTRUCTION

CONTEXT SURVEY

EX 12

Sheet No.

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

Project Address 7910 La Jolla Shores Dr
San Diego, CA 92037

Project Type Building Construction

Primary Contact val@brianchurcharchitecture.com

Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Building Construction Plans PRJ-1152610.pdf

DSD-Combined

Mohammad Davarfara
mdavarfara@sandiego.gov

[Comment 00003 | Sheet TS001 | Open]

IMPORTANT NOTE TO APPLICANT:

For your review to be completed in a timely manner, please review the Accela system generated email informing the applicant that a “Recheck is Required” and follow the instructions provided for the next steps. During the process of uploading documents required for the next review or recheck, please ensure that THE SELECTED DOCUMENT NAME IN ACCELA MATCHES THE DOCUMENT NAME INDICATED ON THE ACCELA COMMUNICATION PORTAL, otherwise the Accela Workflow will not advance and a delay in plan rechecks will occur.

[Comment 00004 | Sheet TS001 | Open]

Please clarify whether the proposed ADU is sprinklered.

[Comment 00005 | Sheet TS001 | Open]

Provide name, address, and phone number of the Financially Responsible Party for the Water & Sewer fees associated with this property and include on title sheet.

[Comment 00006 | Sheet TS001 | Open]

For water meter sizing purposes, provide a table on floor plans showing all existing water meter fixtures from the main residence. Keep in mind that a 3/4" water meter can serve up to 42 fixtures units. If the demand is beyond that number, an upgrade to 1" will be required.

[Comment 00007 | Sheet TS001 | Open]

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

Total amount owed of water and sewer capacity and/or installation fees will be provided at next recheck, once all necessary information is granted.

[Comment 00008 | Sheet A301 | Open]

Call out insulation R-values as required by Title-24 on the Building Sections

[Comment 00009 | Sheet A301 | Open]

Provide framing size for wall sections per Title 24 calculations.

[Comment 00010 | Sheet T-02 | Open]

On ADU , the fenestration shown on the plans and shown on the calculations does not agree.

[Comment 00011 | Sheet A103 | Open]

Indicate on the floor plans the location, make, model, number of gallons, and tank capacity of the water heater. This must match Title 24 specifications.

[Comment 00012 | Sheet A104 | Open]

Indicate the type of heating, the BTU output rating, and the location on the floor plans. Information must match Title 24 specifications.

[Comment 00013 | Sheet TS001 | 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 number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved."

HERS 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 00014 | Sheet A104 | Open]

2022 CEC requirements for kitchen range hoods:

<700 sq ft dwelling units Kitchen range hood capacity should be a minimum of 160 CFM for hood over electric range or 280 CFM over gas range. 750-1000 sq ft dwelling units Kitchen range hood capacity should be a minimum of 130 CFM for a hood over electric range or 280 CFM over gas range. >1000-1500 sq ft dwelling units. Kitchen range hood capacity should be minimum 110 CFM for hood over electric range or 250 CFM over gas range. >1500 sq ft dwelling units. Kitchen range hood capacity should be minimum 110 CFM for hood over electric range or 180 CFM over gas range.

Please provide / revise as necessary

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Project Address 7910 La Jolla Shores Dr
San Diego, CA 92037

Project Type Building Construction

Primary Contact val@brianchurcharchitecture.com

Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Other

DSD-Planning Review

Alexis Hartley
alhartley@sandiego.gov

[Comment 00015 | Page | Closed]

The project is located at 7910 La Jolla Shores Dr (346-512-23-00) in the LJSPD-SF zone within the La Jolla community plan area on a 7,886 sf site.

The project is located within the following overlays:
Coastal Height Limit Overlay Zone
Coastal Overlay Zone: N-APP-2
Parking Impact Overlay Zone: PIOZ-Beach-Impact
High Cultural Sensitivity Area
Low Paleontological Sensitivity Area
Very High Fire Hazard Severity Zone

The project proposes a remodel and addition to the existing SDU and a detached ADU.

Information only. No action needed.

[Comment 00016 | Page | Open]

Please include a La Jolla Shores 300 foot vicinity survey upon resubmittal. If you need an example, please contact planning reviewer at ALHartley@sandiego.gov.

[Comment 00017 | Page | Open]

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Per SDMC 1510.0201(d)(1)(A), the maximum permitted addition to be considered minor in scope is 10 percent. The 10 percent does not include the ADU square footage. As the addition of 262 square feet exceeds the allowable 10 percent, the project must apply for a Site Development Permit or revise the addition to propose 226 square feet or less. Please see Informational Bulletin 621 for additional criteria that must be met to be determined as "Minor in scope". https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/infobulletin/ib621.pdf

[Comment 00018 | Page | Open]

Per IB 621, reduction of existing setbacks is proposed with the addition of the new deck stairs. Please revise location of stairs to show compliance with the existing setbacks or apply for a Site Development Permit.

[Comment 00019 | Page | Open]

Planning may have additional comments upon redesign. (Information Only).

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Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Building Construction Plans PRJ-1152610.pdf

DSD-Engineering Building Review

Victoria Powell
VGPowell@sandiego.gov

[Comment 00025 | Sheet C101 | Open]

Per my research there are easements going through this property. Show exact location with dimensions of all existing easements and provide support documents/maps. Please refer to county map 01913.

[Comment 00026 | Sheet C101 | Open]

Please have a Licensed Surveyor **verify the lot lines** shown on plans. Surveyor shall stamp the site plan, verifying that the location of property line is accurate.

- Reference the benchmark used on the site plan. Follow the link for more information on City Benchmarks: https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/verticalbenchbook111004.pdf
- Only Civil engineers licensed prior to January 1, 1982, (with a license number before 33966) are authorized to practice all land surveying and engineering surveying.

Surveyor to also **plot easements and topography** on site. They are to use the **title report** as reference material for easements.

[Comment 00027 | Sheet C101 | Open]

Dimension property line. Dimensions to match surveyor verification.

[Comment 00028 | Sheet C101 | Open]

On the site plan, clearly show no work will encroach into any easements.

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[Comment 00029 | Sheet C101 | Open]

Add an Earthwork Quantities Table with the following information with the appropriate units:

a. Total Disturbance Area (SQFT): ___

b. Existing amount of impervious area (SQFT): ____

c. Proposed amount of impervious area (SQFT): ____

d. Proposed amount of impervious area (replaced SQFT): ____

e. Total Impervious Area (Existing + New & Replaced) (SQFT): _____

f. Amount of Cut and Fill, Export and Import in volume (CYD): ___

g. Max cut and fill depth (FT) (as separate values): ____

NOTE: Impervious area may include: rooftop, concrete pavement, deck, brick, solar panels, etc.

If a value is non-existence to the project, place a '0'.

[Comment 00030 | Sheet C101 | Open]

Note, If the total amount of disturbance reaches:

a. 0 - 999 sqft, the project is subject to incorporate the Storm Water Quality Construction BMP Notes.

b. 1,000 - 4,999 sqft, the project is subject to incorporate a DS-570, 'Minor' into plan set.

c. 5,000+ sqft, the project is subject to submit a WPCP with a Erosion Control Plan.

Note: Elevation changes of 5ft+ over project work area will also be subject to a WPCP.

Note: A separate grading permit is required for more than 5 ft. of fill measured vertically. (Per SDMC 129.0602)

[Comment 00031 | Sheet C101 | Open]

Provide cross-sections **and** profile views at the max cut/fill location of the proposed *ADU, addition, stairs and surfaces* with existing grades, proposed grades, and top/bottom wall elevations and footings.

Use a different line type for (E) and (P) grades. Dimension the cut and fill, in FT or inches. This will need to match the earthworks table.

In addition, include the property line and any easements, and dimension the work to these items.

[Comment 00032 | Sheet C101 | Open]

Please add the ASBS note to the plans:

"Stormwater Insp HP/ASBS

This project has been identified as being within an area of special biological significance (ASBS) watershed according to the State Regional Water Quality Control Board (RWQCB).

In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

1. The discharges are authorized by an NPDES permit issued by the RWQCB;

2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and

3. The discharges:

a. Are essential for flood control or slope stability, including roof, landscape, road, and parking lot drainage;

b. Are designed to prevent soil erosion;

c. Occur only during wet weather; and

d. Are composed of only storm water runoff.

Non-storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9-2010-0003. Discharges shall be located a sufficient distance from such designated areas to assure the maintenance of natural water quality conditions in these areas. If discharging to the sanitary sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval."

[Comment 00033 | Sheet C101 | Open]

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."

- Note: Site plan will need to show this.

[Comment 00034 | Sheet C101 | Open]

Please identify all existing and proposed surfaces such as: landscape, walkways, driveways, permeable pavers etc.

[Comment 00035 | Sheet C101 | Open]

Please indicate if there is work being proposed in the right of way. If there is none, add a general note stating: "The project proposes no work in the public right-of-way."

[Comment 00036 | Sheet C101 | Open]

Add Note: "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 is not limited to, Storm Water Compliance Inspection Requirements associated with each permit."

[Comment 00037 | Sheet C101 | Open]

FYI, if applicable: An Encroachment Maintenance and Removal Agreement (EMRA, DS-3237) will be required for any nonstandard existing/proposed improvements in the public right of way and or a public easement, per SDMC §129.0715.

[Comment 00038 | Sheet C101 | Open]

Add Note: "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 is not limited to, Storm Water Compliance Inspection Requirements associated with each permit."

[Comment 00039 | Sheet C101 | Open]

Additional comments/requirements may follow once requested information is provided.

To facilitate rechecking, provide an itemized written response to the issues. The written responses shall clearly, concisely, and comprehensively address these issues. This will need to include the sheet/page number and location. Please include

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these responses when resubmitting the revised plans and other documents.

Note: After 3 reviews projects will be charged hourly.

[Comment 00040 | Sheet GN-5 | Open]

Revise the DS-560 on the building plan set.

Storm Water Req. Applicability Checklist (DS-560) PRJ-1152610.pdf

DSD-Engineering Building Review

Victoria Powell
VGPowell@sandiego.gov

[Comment 00022 | Sheet P1 | Open]

On the DS-560:

Add the PRJ #.

[Comment 00023 | Sheet P3 | Open]

On the DS-560:

Revise part D, questions 1 and 2.

Both items should be selected no, as the questions do not relate to the scope of work for this permit.

[Comment 00024 | Sheet P4 | Open]

On the DS-560:

Revise part F, question 3. This should be no.

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Project Type Building Construction

Primary Contact val@brianchurcharchitecture.com

Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Building Construction Plans PRJ-1152610.pdf

DSD-Landscape Review

Rey Rebolledo
RRebolledo@sandiego.gov
619-446-5140

[Comment 00020 | Sheet TS001 | Open]

Resubmittal Required: Resubmit revised plans addressing issues discussed below. INCLUDE A COVER LETTER THAT CLEARLY EXPLAINS HOW AND WHERE EACH ISSUE HAS BEEN ADDRESSED. For questions or further direction, contact reviewer Rey Rebolledo at rrebolledo@sandiego.gov.

[Comment 00021 | Sheet C102 | Open]

La Jolla Shores Planned District Ordinance, Landscape Regulations [§1510.0304(h)(1)]: All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped, and in no case shall this landscape area be less than 30 percent of the total parcel area. Please provide a landscape diagram so that staff can verify landscape requirements are being met.

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Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Building Construction Plans PRJ-1152610.pdf

DSD-Structural

Macy La
MLa@sandiego.gov

[Comment 00041 | Sheet TS001 | Open]

NOTE to Customer (submitted projects):

(1) For questions on the structural review, phone Macy La @ (619) 446-5055 or email MLa@sandiego.gov

(2) Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed.

(3) For your review to be completed in a timely manner, please review the Accela system generated e-mail informing the applicant that a "Recheck is Required" and follow the instructions provided for the next steps. During the process of uploading documents required for the next review, the recheck, please ensure that the selected document name in Accela matches the document name indicated on the Accela Communications of the portal, otherwise the Accela Workflow will not advance and a delay in plan rechecks will occur.

(4) All sheets of construction plans, and first sheet of calculations must be signed by a registered civil engineer, or a licensed architect certified by the State of California. The civil engineer must stamp the above; architects must note license number and renewal date. (Business and Professions Code Sections 5537 and 6737.1)

(5) When applicant is uploading documents not listed as "required documents" in Accela, upload the misc. documents first before uploading the required/ listed documents (so that Accela will not close the upload document portal).

Digital plan requirements
https://www.sandiego.gov/sites/default/files/dsd-document-requirements.pdf

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[Comment 00042 | Sheet TS001 | Open]

TS001:

Verify type of construction. Provisions of California Building Code will apply since Type VA exceeds scope of CRC. Additional comments may be required. For Type VA construction, provide a minimum fire-resistance rating for the following building elements:

-Primary structural frame: 1 hour

-Exterior bearing walls: 1 hour

-Interior bearing walls: 1 hour

-Floor construction and associated secondary members: 1 hour

-Roof construction and associated secondary members: 1 hour

[CBC 602.1]
Specify fire-resistance construction per CBC Table 721.1 or per the Gypsum Association's Fire Resistance Design Manual. Show details and specifications on plans. Include approval listing number. Cross reference details with floor plan.

[Comment 00043 | Sheet C101 | Open]

C101 - FSD between existing SFR and proposed ADU:

Show on plans how the building meets the requirements for fire access roadways per CFC 503.1.1. All portions of the building's exterior walls must be within 150 feet of a fire access roadway (200 feet for sprinkler protected buildings).

[Comment 00044 | Sheet A102 | Open]

A102:

The proposed building and addition are located on a lot that is in a Very High Fire Severity Zone. The materials and methods of construction used for the building, including attached accessory buildings (e.g. garages) and structures (e.g. patio covers), shall be in accordance with California Wildland-Urban Interface Code (CWUIC), as adopted and amended by the City of San Diego [CWUIC 101.3.1 ; SDMC §511.4904]

[Comment 00045 | Sheet A102 | Open]

A102:

Show that the walking surface of the DECKS and STAIRS are constructed with one of the following materials [CWUIC 504.7.3.2]:
1. Material that complies with the performance requirements of Section 504.7.3.3 when tested in accordance with ASTM E2632 and ASTM E2726.
2. Ignition-resistant building material that complies with the performance requirements of Section 503.2.4.
3. Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4.
4. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.
5. Noncombustible material.
6. Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.

Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.
7. Any material that complies with the performance requirements of Section 504.7.3.4 when tested in accordance with ASTM E2632 and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.
Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.

[Comment 00046 | Sheet A103 | Open]

A103:

Provide details for the exterior wall construction. The exterior wall shall be constructed with one or more of the following methods, unless they are covered with an exterior wall covering complying with CWUIC Sections 504.5.2 and 504.5.2.1 [CWUIC 504.5]:
1. 1-hour fire-resistance-rated construction on the exterior side.
2. Noncombustible materials.
3. Heavy timber. Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches. Sawn or glue-laminated planks splined, tongue-and-grove or set close together and well spiked.
4. Log wall construction.
5. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3.
6. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
7. Wall assemblies suitable for exterior fire exposure containing one layer of 5/8-inch Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.
8. Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.
9. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.
Such material shall extend from the top of the foundation to the underside of the roof sheathing Cross-reference detail on the floor plans.

[Comment 00047 | Sheet A106 | Open]

A106:
Revise the ROOF EAVE at WEST property line so that it does not extend within two feet of the lot line [CRC R302.1].

[Comment 00048 | Sheet A106 | Open]

A106:

Clarify if ROOF EAVES are ENCLOSED or OPEN.

Provide details for the enclosed roof eave and soffit construction. Show that the exposed underside of enclosed roof eaves is protected by one or more of the following [CWUIC 504.3]:
1. Noncombustible materials.
2. Ignition-resistant building materials.
3. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
4. 2-inch nominal dimension lumber.
5. 1-inch nominal fire-retardant-treated lumber or 3/4-inch nominal fire-retardant-treated plywood, identified for exterior use and complying with Section 2303.2 of the California Building Code.

6. Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.
7. Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Provide a detail to show that the exposed roof deck on the underside of unenclosed roof eaves consist of one or more of the following [CWUIC 504.3.1]:
1. Noncombustible material.
2. Ignition-resistant building material.
3. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
5. One layer of 5/8-inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.
6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

[Comment 00049 | Sheet A106 | Open]

A106 – Roof VHFHZ Notes:

Add the following note to the plans:
• "Roof gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. [CWUIC 504.4]"
• "Drip edge flashing used at the free edges of roofing materials shall be non-combustible. [SDMC §512.0504(a)]"
• "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 72-pound mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley. [CWUIC 504.2.2]"

[Comment 00050 | Sheet A601 | Open]

A601:

Add the following note to the plans: “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 AAMA/WDMA/CSA 101/I.S.2/A440-22 structural requirements. [SDMC §512.0504(b)]"

[Comment 00051 | Sheet A601 | Open]

A601:

Show that all exterior windows, window walls and glazed doors, windows within exterior doors, and skylights comply with one of the following requirements [CWUIC 504.8]:
1. Multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code.
2. Glass block.
3. Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9, and shall be exempt from the hose stream test.
4. Glazing meeting the performance requirements of SFM Standard 12-7A-2.

[Comment 00052 | Sheet A601 | Open]

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A601:

Show that all exterior doors are constructed in accordance with any of the following: [CWUIC 504.9]:
1. Noncombustible construction.
2. Solid-core wood not less than 1-3/4 inches thick.
3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
3.1. Stiles and rails shall not be less than 1-3/8 inches thick.
3.2. Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
4. Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.
5. The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.
6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

[Comment 00053 | Sheet A102 | Open]

A102:

Dimension the stair rise and run on the plans. Show a maximum riser height of 7.75 inches and a minimum tread depth of 10 inches. The greatest riser heights and tread depths within any flight of stairs shall not exceed the smallest by more than 3/8" [CRC R318.7.5].

[Comment 00054 | Sheet A102 | Open]

A102:

Dimension a 36-inch minimum clear width for the stairs. Handrails shall not project more than 4.5 inches on either side of the stairway [CRC R318.7.1].

[Comment 00055 | Sheet A103 | Open]

A103:

Show the location of and provide details for roof drains or scuppers [CRC R903.4]:
- Roof drains or scuppers shall be installed at each low point of the roof.
- Scuppers shall be placed 2 inches above the low point of the roof surface in a wall or parapet.

[Comment 00056 | Sheet A103 | Open]

A103:

Provide overflow drains or scuppers in accordance with the following [CRC R903.4.1]:
- Overflow drains shall have the same size as the roof drain and shall be installed with the flow line located 2 inches above the low point of the roof.
- Overflow scuppers shall have an opening area three times the size of the roof drain; have a minimum opening height of 4 inches; be installed in an adjacent parapet wall and with the inlet flow located 2 inches above the low point of the roof.
- Overflow drains and scuppers must have separate outlets from the roof drains/scuppers.

[Comment 00057 | Sheet S1.0 | Open]

S1.0:

Update code references to CBC 2025 edition.

[Comment 00058 | Sheet S1.0 | Open]

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S1.0:

Note on Plan: "If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required."

[Comment 00059 | Sheet S1.0 | Open]

S1.0 & Structural Calculations Page 28:

EOR has assigned a presumptive soil bearing pressure of 1500 PSF per CBC Table 1806.2 corresponding to Clay, Sandy Clay, Clayey Silt, Silt, or Sandy Silt. Specify the type of undisturbed native soil assumed on the plans. Update retaining wall calculations for design lateral soil loads and passive pressure/cohesion per CBC Table 1610.1 and Table 1806.2, corresponding to type of soil assumed.

NOTE: Submit supplemental calculations as “Structural Calculations – Addendum” in Accela.

[Comment 00060 | Sheet S1.2 | Open]

S1.2:

Update required embedment depth of retrofit holdowns to match structural calculations page 47.

[Comment 00061 | Sheet A102 | Open]

A102:

Provide seismic gap between deck to ADU/SFR or consider SFR and ADU as one structure. Revise lateral analysis as required. Provide collectors and straps at deck to transfer seismic lateral forces if no gap is provided.

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Project Type Building Construction

Primary Contact val@brianchurcharchitecture.com

Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Building Construction Plans PRJ-1152610.pdf

DSD-Historic

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

[Comment 00002 | Sheet TS001 | Closed]

The property located at **7910 La Jolla Shores Dr, APN 346-512-2300**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf (Informational Only; No Response or Action Required.)

More information regarding this review process can be found in Information Bulletin 580: https://www.sandiego.gov/sites/default/files/dsdib580.pdf (Informational Only; No Response or Action Required.)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

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Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required.)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)

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Instructions

The following issues require corrections to the documents submitted.

Scope of Work

ADU

Building Construction Plans PRJ-1152610.pdf

DSD-Addressing

Elijah Duncan
EDuncan@sandiego.gov
619-687-5951

[Comment 00001 | Sheet C101 | Open]

Use 7912 La Jolla Shores Dr for the new accessory dwelling unit. Update the plans accordingly before the next submittal; include the address in the project data, site plan, and title block (all sheets).

GENERAL NOTES:

- Visually confirm that the assigned address does not conflict with existing numbers displayed on subject or abutting properties. If any discrepancies are found, email the reviewer immediately for a resolution.

- By including the above assignment on the final plans, the applicant certifies that the ADU has no interior access to any other dwellings; this includes shared spaces like a garage, storage room, laundry room, etc. Access to and from the ADU must be exclusive and wholly independent.

- Failure to update your plans according to the above comment WILL delay your project and may incur additional review time and/or associated fees or a construction change.

- Don't hesitate to contact the reviewer with any questions or concerns regarding site addressing BEFORE the final submittal.

- If the project scope or ADU access changes, DSD-Addressing must be notified before issuance and/or added to a new review cycle to confirm that the assigned address still applies.

BCA

NEIGHBOR OUTREACH

Date:	May 8, 2026
To:	La Jolla Shores Planned District Advisory Board
Attn:	Melissa Garcia
Re:	PRJ-1152610

The property owners are currently in communication with adjacent neighbors regarding the proposed project at 7910 La Jolla Shores Drive.

Neighbor outreach is ongoing, and the owners are in the process of discussing the project and gathering feedback from the immediate vicinity. Any written correspondence received prior to the La Jolla Shores Advisory Board hearing will be provided to the Board for consideration.

We appreciate the Board's interest in neighbor input and will continue outreach efforts in advance of the hearing.

Thank you!

Brian Church AIA

BRIAN CHURCH ARCHITECTURE
507 South Cedros Avenue
Solana Beach, CA 92075

Dear La Jolla Shores Planning District Advisory Board,

I am writing to formally express my full support for Accursio Lota's & Corinne Goria's upcoming home remodel and ADU addition project located at 7910 La Jolla Shores Drive, La Jolla, CA 92037.

It is my opinion that such improvements provide significant benefits to the La Jolla Shores zone by enhancing the overall property values within the area. Further, it will strengthen the family and community culture that defines our neighborhood.

I look forward to the progress of this project. Please do not hesitate to contact me if I can provide further assistance or formal documentation to support the approval process.

Best regards,

Thomas C. Harbourne

Signature

THOMAS C. HARBOURNE

Printed Name

7-2-26

Date

7920 LA JOLLA SHORES DR.

Home Address

92037

Dear La Jolla Shores Planning District Advisory Board,

I am writing to formally express my full support for Accursio Lota's & Corinne Goria's upcoming home remodel and ADU addition project located at 7910 La Jolla Shores Drive, La Jolla, CA 92037.

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I look forward to the progress of this project. Please do not hesitate to contact me if I can provide further assistance or formal documentation to support the approval process.

Best regards,

Signature

Robert Glaser
Printed Name

7/4/26
Date

7911 Calle de la Plata
Home Address

GORIA-LOTA FAMILY

BARBARA, CORINNE'S MOM

AGOSTINO AND MARGHERITA, ACCURSIO'S PARENTS