THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 28, 2026 REPORT NO. HO-26-056

HEARING DATE: November 4, 2026

SUBJECT: 2468 Vallecitos Court, Process Three Decision

PROJECT NUMBER: PRJ-1140750

OWNER/APPLICANT: Dan Feder and Jaime Acquavella Feder of The Feder Family Trust (Owner); Claude Anthony Marengo (Applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for the remodel and addition to an existing two-story, 4,433-square-foot (sf), single-dwelling unit (SDU), a new 701-sf detached gym structure, a new two-story, 1,096-sf detached accessory dwelling unit (ADU), and associated site improvements, located at 2468 Vallecitos Court within the La Jolla Community Plan area?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342.

Fiscal Considerations: None. All costs associated with the processing of this application are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None. There are no active cases on the project site.

Housing Impact Statement: The project will result in the development of an addition to an existing, two-story, single dwelling unit, therefore supporting the goals and policies of the Residential Land Use Element and consistent with the La Jolla Community Plan (Community Plan). The addition of an allowed ADU contributes to the City's housing stock and helps address the City's Regional Housing Needs Assessment goal of the General Plan Housing Element.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The environmental exemption determination was made on August 4, 2026, and the opportunity to appeal that determination ended on August 18, 2026 (Attachment 6).

No appeals were filed within the time provided by San Diego Municipal Code (SDMC) Section 112.0520.

Community Planning Group Recommendation: On March 5, 2026, the La Jolla Community Planning Association voted 15-0 with one (1) abstention, to recommend approval of the proposed project without conditions. (Attachment 7)

La Jolla Shores Planned District Advisory Board Recommendation:
On March 18, 2026, the La Jolla Shores Planned District Advisory Board voted 6-0 with no abstentions to recommend approval of the proposed project with no conditions or recommendations. (Attachment 8)

BACKGROUND

The 0.51-acre (22,341 sf), triangularly shaped lot contains an existing two-story, 4,433-sf SDU over a 1,124-sf basement at 2486 Vallecitos Court, in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, and the Very High Fire Severity Zone, within the La Jolla Community Plan area. The property is primarily accessed on the west side of the lot via a cul-de-sac street type at Vallecitos Court. The project is within the established urbanized La Jolla Shores neighborhood subarea of La Jolla. The surrounding neighborhood character is primarily comprised of one- and two-story residential SDUs featuring various architectural styles within 18,000- to 23,000-sf lots.

Project Description

The project proposes the remodel and addition to the existing 4,433-sf SDU, resulting in a 6,769-sf dwelling unit over a 3,610-sf basement, 2,195-sf of which is exempt from the Floor Area Ratio calculation per SDMC Section 113.0234(a)(2)(B). The project would also construct a new, 701-sf detached gym structure, a new two-story, 1,096-sf detached ADU, and associated site improvements.

Permits Required

A Coastal Development Permit (CDP) is required pursuant to SDMC Section 126.0704(a)(5), for the demolition or removal of 50 percent or more of the exterior walls of the existing structure; and a Site Development Permit (SDP) is required pursuant to SDMC Section 1510.0201(d), for a major project within the La Jolla Shores Planned District Ordinance.

Community Plan Analysis:

The Land Use Map of the Community Plan designates the 0.51-acre site as Very Low Density Residential (0-5 DUs per acre). The goals and policies of the Residential Land Use Element call for developments to maintain the existing residential character of the surrounding neighborhood by providing harmonious visual relationship to exist between the bulk and scale of structures as well as to maintain conformance with the 30-foot height limit of the single-dwelling unit zones and Proposition D Coastal Height Limit. The building's envelope incorporates a cohesive palette of materials and natural earth-tone colors as prescribed in the General Design Regulations of the La

Jolla Shores Planned District Ordinance (LJSPDO). The exterior materials include white stucco, limestone cladding, and dark bronze anodized metal accents, which together create a coherent residential character consistent with the surrounding neighborhood. The exterior walls will be of light neutral-tone stucco and natural stone, and the flat roof shall be covered with crushed stone. The building also incorporates extensive use of glass on the façade and contributes to the community character by providing modern elements while preserving the low wide profile of the existing building, accentuated by flat roof overhangs. Additionally, the project further conforms to the prescribed design regulations by preserving coastal character through massing that maintains public view opportunities with the overall design. The development does not exceed the limitation in height of 30 feet and complies with the height limit of the single-dwelling unit zones and Proposition D regulations. Although the project is located within the LJSPDO, it is not located within Subarea C of the Physical Access & Subarea Boundaries map as referenced in Figure 6 of the Community Plan. There are no designated public views or view corridors designated as referenced in Figure 9 of the Community Plan. Furthermore, the addition to the existing primary unit and proposal of the new ADU is consistent with the prescribed land use and density and would be consistent with the residential designation.

Project-Related Issues

The project site is located within the La Jolla Shores Subdivision and is subject to the regulations of the LJSPDO in accordance with SDMC Section 1510.0301. For the proposed development to be consistent with the Community Plan's land use designation, the DU density must not exceed more than one (1) DU per net-acre and implement the regulations of the LJSPDO. The building is within the general conformity of the homes in the neighboring area, as the proposed gross floor area was determined not to be disruptive to the homes in the immediate vicinity and thus complies with the regulations in accordance with SDMC Section 1510.0304(b)(4). In addition, the proposed building lot coverage of the development is 7,348 square-feet, which complies with the Lot Coverage allowance for developments for the LJSPD-SF Base Zone. Furthermore, the project complies with the height and setbacks of the underlying base zone development regulations. The building's envelope incorporates a cohesive palette of materials and natural earth-tone colors as prescribed in the General Design Regulations of the LJSPDO.

The project site does not contain environmentally sensitive lands as defined in Chapter 14, Article 03, Division 1 of the Land Development Code (LDC). Although the site is within the Very High Fire Hazard Severity Zone, the project is not subject to the Brush Management requirements as per SDMC Section 142.0412 because the site is surrounded by single-dwelling unit-type development and is further than 100 feet from native or naturalized vegetation.

An improved 16-foot-wide driveway with 10-foot visibility triangles on each side will provide adequate sight distance for safe vehicle movement when entering and exiting the Vallecitos Court public right-of-way. The project site is required to comply with the City of San Diego Stormwater Standards to ensure that any on-stie runoff during all construction phases is properly treated. The preparation of a Water Pollution Control Plan (WPCP) and the implementation of Best Management Practices will also be required, as it ensures water quality standards appropriate to the project location are met during construction. In addition, because the property is within the Areas of Special Biological Significance (ASBS) watershed, no dry weather runoff is permitted, and the project will be subject to increased inspections during construction. Furthermore, the project will also require an

Encroachment Maintenance and Removal Agreement for the landscape, irrigation and curb outlet located within the City's right-of-way

Conclusion:
Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff therefore affirms that the required findings can be supported and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVE ACTIONS

1. APPROVE Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342 with modifications; or

2. DENY Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

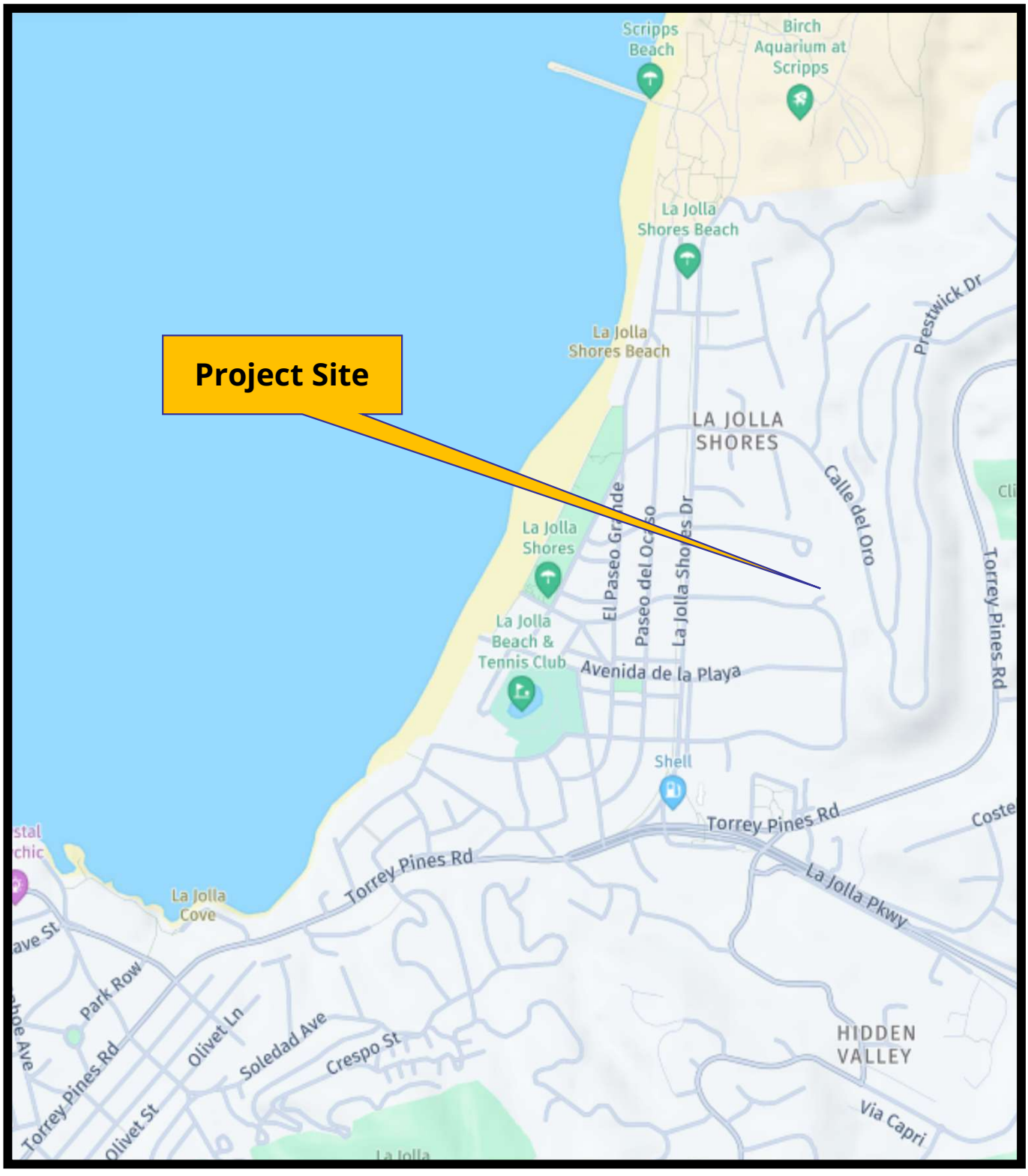


Mark Lopez
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Notice of Right to Appeal Environmental Determination
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation
9. Ownership Disclosure Statement (DS-318)
10. Project Plans

ATTACHMENT 1



Project Location Map

2486 Vallecitos Court; Project No. PRJ-1140750
2486 Vallecitos Court, La Jolla, CA 92037

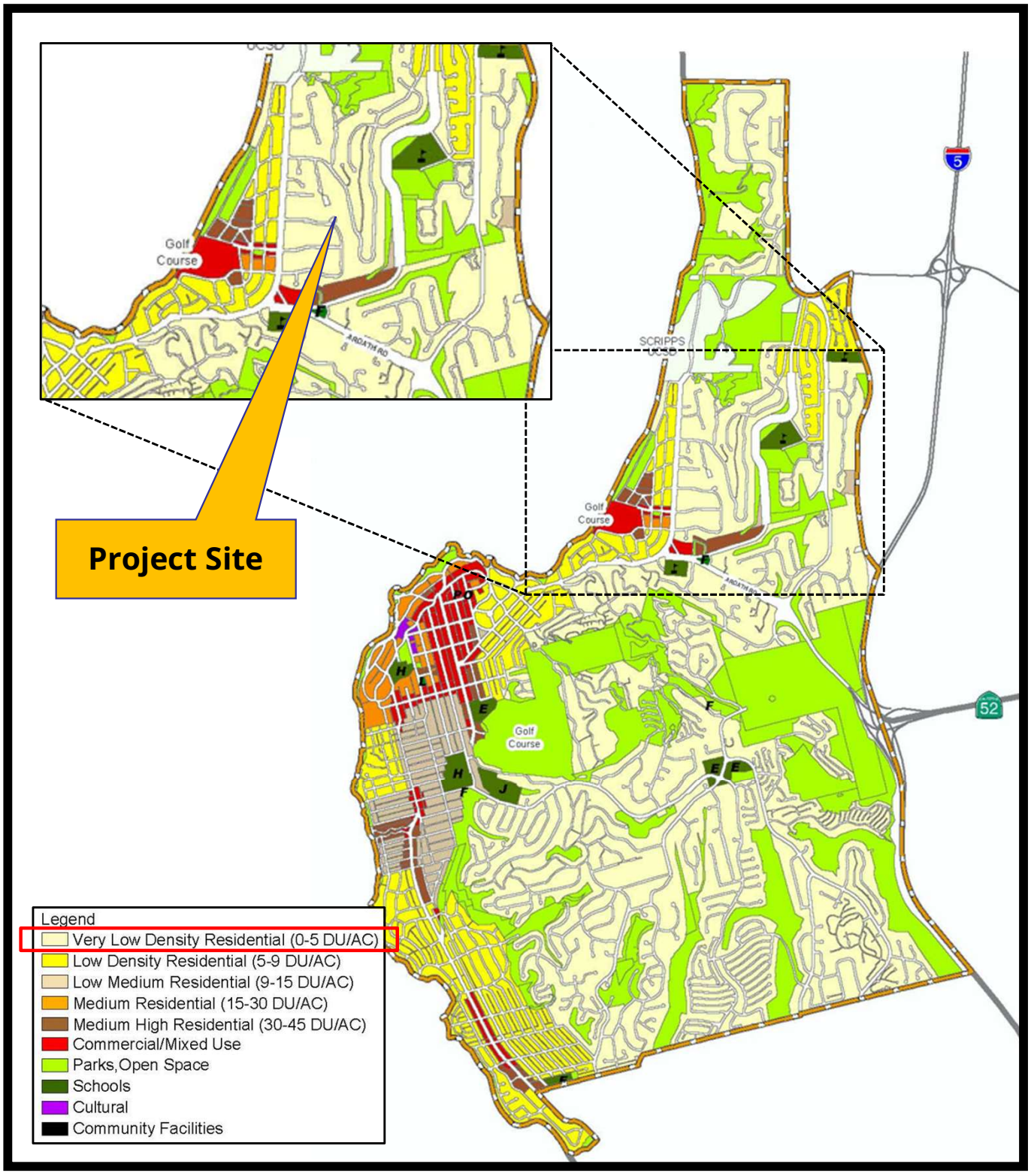
North



Aerial Photograph

2486 Vallecitos Court; Project No. PRJ-1140750
2486 Vallecitos Court, La Jolla, CA 92037

North



Community Plan Land Use Map

2486 Vallecitos Court; Project No. PRJ-1140750
2486 Vallecitos Court, La Jolla, CA 92037

North

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

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

INTERNAL ORDER NUMBER: 24010341 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3371341
SITE DEVELOPMENT PERMIT NO. PMT-3371342
2486 VALLECITOS COURT, PROJECT NO. PRJ-1140750
HEARING OFFICER

This Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342 is granted by the Hearing Officer of the City of San Diego to Dan Feder and Jaime Acquavella Feder, Co-Trustees of The Feder Family Trust UTD 04-10-2015, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0708, 126.0505 and 1510.0201(d). The 0.51-acre site is located at 2486 Vallecitos Court in the La Jolla Shores Plan District-Single Family (LJSPD-SF) zone, Coastal (Non-Appealable) Overlay Zone and Coastal Height Limit Overlay Zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: Lot 5 of Lyons Terrace, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 5090, filed in the Office of the County Recorder of San Diego County, December 5, 1962 [APN No. 346-250-0700].

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee for the remodel and addition to an existing two-story, single-dwelling unit, a new detached gymnasium structure, a new two-story, detached accessory dwelling unit, and associated site improvements, subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 4, 2026, on file in the Development Services Department.

The project shall include:

a. A remodel and addition to the existing 2-story, 4,433 square-foot (sf), single-dwelling unit;

b. A new 701-sf detached gym structure;

c. A new, 2-story 1,096-sf detached accessory dwelling unit;

d. Landscaping (planting, irrigation, and landscape related improvements);

e. Off-street parking; and

f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 20, 2029.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional right-of-way along Vallecitos Ct for a 12-foot-wide parkway, satisfactory to the City Engineer.

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14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a non-contiguous sidewalk per current City Standards along property frontage on Vallecitos Ct Drive satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveway and the installation of a new 16-foot driveway (SDG-160), per the City Standards, adjacent to the site on Vallecitos Ct, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, and curb outlet located within the City's right-of-way, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the drainage system proposed for this development is private and subject to approval by the City Engineer. A hydrologic analysis shall be provided to assess the pre-developed and post-developed condition 100-year peak flows to each discharge location.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix D of the City of San Diego Storm Water Standards Manual.

20. Prior to the issuance of any construction permit, the applicant shall ensure that no dry weather flows are discharged to the receiving storm conveyance system in accordance with the Areas of Special Biological Significance (ASBS) requirements.

GEOLOGY REQUIREMENTS:

21. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for

access whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

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

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction Plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy

PLANNING/DESIGN REQUIREMENTS:

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

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

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on [INSERT Approval Date] and HO-XXXX.

Permit Type/PRJ Approval Nos.: Coastal Development Permit No. PMT-3371341
Site Development Permit No. PMT-3371342
Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Mark Lopez
Development Project Manager
Development Services Department

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

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The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

The Feder Family Trust UTD 4-10-2015
Owner/Permittee

By _____
Dan Feder
Co-Trustee

The Feder Family Trust UTD 4-10-2015
Owner/Permittee

By _____
Jaime Acquavella Feder
Co-Trustee

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

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HEARING OFFICER

RESOLUTION NUMBER _____
DATE OF FINAL PASSAGE _____

COASTAL DEVELOPMENT PERMIT NO. PMT-3371341
SITE DEVELOPMENT PERMIT NO. PMT-3371342
2486 VALLECITOS COURT - PROJECT NO. PRJ-1140750

RECITALS

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

A. Dan Feder and Jaime Acquavella Feder, Co-Trustees of The Feder Family Trust UTD 04-10-2015, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit and Site Development Permit for the remodel and addition to an existing two-story, 4,433-square-foot (sf), single-dwelling unit (SDU), a new 701-sf detached gymnasium structure, a new two-story, 1,096-sf detached accessory dwelling unit (ADU), and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 2486 Vallecitos Court project (Project).

B. The 0.51-acre (22,341 square feet) site is located at 2486 Vallecitos Court, within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan), in the La Jolla Shores Planned District–Single Family (LJSPD-SF) zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, and the Very High Fire Severity Zone. The project site is legally described as: Lot 5 of Lyons Terrace, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 5090, filed in the Office of the County Recorder of San Diego County, December 5, 1962 [APN No. 346-250-0700].

C. On August 4, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.)

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under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

ACTION ITEMS

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

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342:

COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

(a) Findings for all Coastal Development Permits:

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

The 0.51-acre (22,341 square feet), triangularly shaped lot contains an existing two-story, 4,433-sf SDU with an attached garage at 2486 Vallecitos Court, in the La Jolla Shores neighborhood within the La Jolla Community Plan area. The property is primarily accessed on the west side of the lot via a cul-de-sac street type at Vallecitos Court. The project is within the established urbanized La Jolla Shores neighborhood subarea of La Jolla. The surrounding neighborhood character is primarily comprised of one- and two-story residential SDUs featuring various architectural styles within 18,000- to 23,000-sf lots.

The project proposes the remodel and addition to the existing 4,433-sf SDU over a 1,124-sf basement, resulting in a 6,769-sf dwelling unit over a 3,610-sf basement, 2,195 sf is exempt from the Floor Area Ratio calculation as per SDMC Section 113.0234(a)(2)(B). The project would also construct a new 701-sf detached gym structure, a new two-story, 1,096-sf detached ADU, and associated site improvements.

A Community Plan recommendation to promote community character includes to maintain the existing 30-foot height limit of the single-dwelling unit zones and Proposition D coastal height limit (pg. 76). The primary unit complies with the height limit, as the proposed addition remains within the allowable height when measured to the pop-up roof element. The detached gym and ADU structures also comply with the height limit when measured from finished grade and when maintaining the required 6-foot separation from the primary structure, as allowed under SDMC Section 113.0270(a)(3).

Although the project is located within the La Jolla Shores Planned District Ordinance (LJSPDO), it is not located within Subarea C of the Physical Access & Subarea Boundaries map referenced in the Community Plan (Figure 6, pg. 23). The proposed coastal development does not encroach upon any existing or planned public accessways, thus ensuring continued physical access to the shoreline. There are no public views or view corridors designated as referenced in the Community Plan (Figure 9, pg. 35-36). The proposed coastal development complies with the City's Local Coastal Program, such that the proposed additions will not obstruct public views to the adjacent residential properties located uphill to the east along Calle Del Oro, along the ocean and other scenic coastal areas, as required by the applicable land use plan. Additionally, the project also conforms to the design requirements of SDMC Section 1510.0301(c) by preserving coastal character through massing that maintains public view opportunities with the overall design.

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

   There are no environmentally sensitive lands present on site, therefore the project is not subject to the Environmentally Sensitive Lands Regulations of the Land Development Code. The site does not contain steep hillsides and is not within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program.

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

   A primary goal in the Community Plan is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (pg. 67). In concert with this goal, the building's envelope incorporates a cohesive palette of materials and natural earth-tone colors as prescribed in the General Design Regulations of the LJSPDO. The exterior materials include white stucco, limestone cladding, and dark bronze anodized metal accents, which together create a coherent residential character consistent with the surrounding neighborhood. The exterior walls will be of light neutral-tone stucco and natural stone per SDMC Section 1510.0301(b), and the flat roof shall be covered with crushed stone in accordance with SDMC Section 1510.0301(c)(1). Consistent with SDMC Section 1510.0301(a), the development also incorporates extensive use of glass on the façade and contributes to the community character by providing modern elements while preserving the low wide profile of the existing building, accentuated by flat roof overhangs.

   The Community Plan recommends promoting transitions in scale between new and existing structures by incorporating diagonal or offset building planes, articulation, roofline variation, and adjustments within front yard setbacks to create visual relief (p. 76). The Community Plan further recommends that front and side facades exceeding

one story should slope or step back additional stories—up to the 30-foot height limit—to maintain the character of the streetscape and ensure adequate light and air (p. 76). The proposed design responds to these recommendations by reducing visual mass through intentional transitions, including recessed second-floor elements, integrated deck areas, and varied roof and building heights. The structure gradually steps down toward the street by partially lowering the first floor below grade, while the upper levels are progressively set back toward the rear, thereby minimizing their visual presence at street level. The proposed coastal development is in conformity with the City's certified Local Coastal Program land use plan, as required by the Coastal Development Permit (CDP) Procedures of the SDMC, and complies with all applicable regulations set forth in the certified Implementation Program. This ensures consistency with both the California Coastal Act and the City's Local Coastal Program.

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

   The project is located approximately 0.5 miles east from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project is entirely within private property and will not adversely impact any public recreation opportunities. Also, there are no direct coastal access or lateral/vertical shoreline access points from the project site, as identified in the Community Plan. Therefore, the project conforms with the public access and public recreation policies sections within Chapter 3 of the California Coastal Act.

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

(a) Findings for all Site Development Permits:

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

   A recommendation to promote community character within the Community Plan includes "To address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single-dwelling unit zones and Proposition D (pg. 76). Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. "(pg. 76). The primary unit complies with the height limit, as the proposed addition remains within the allowable height when measured to the pop-up roof element. The detached gym and ADU structures comply with the height limit when measured from finished grade and when maintaining the required 6-foot separation from the primary structure, as allowed under SDMC Section 113.0270(a)(3). The project design reduces visual bulk through thoughtful massing transitions, including recessed areas on the second floor, integrated decks, and varying building heights. The structure steps down in scale by partially burying the first floor

below grade, while the upper levels are set back further toward the rear of the property, minimizing their impact on the street grade.

As stated in CDP finding (a)(3) above, incorporated herein, a primary goal in the Community Plan is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (pg. 67). In concert with this goal, the building's envelope incorporates a cohesive palette of materials and natural earth-tone colors as prescribed in the General Design Regulations of the LJSPDO. The exterior materials include white stucco, limestone cladding, and dark bronze anodized metal accents, which together create a coherent residential character consistent with the surrounding neighborhood. The exterior walls will be of light neutral-tone stucco and natural stone and the flat roof covered with crushed stone. The development also incorporates extensive use of glass on the façade and contributes to the community character by providing modern elements while preserving the low wide profile of the existing building, accentuated by flat roof overhangs.

The Community Plan recognizes geological instability and natural drainage as key community issues and emphasizes protecting natural resources and considering geological instability (pg. 4). Site-specific geotechnical reports were prepared by Christian Wheeler Engineering and indicated that the site was suitable for construction and provided slope stability analysis. The applicable relevant land use plan objectives have been reviewed and implemented through the design and regulatory compliance of the proposal. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site does not contain environmentally sensitive lands as defined in Chapter 14, Article 03, Division 1 of the Land Development Code (LDC). Also, the site is not within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program. Although the site is within the Very High Fire Hazard Severity Zone, the project is not subject to the Brush Management requirements as per SDMC Section 142.0412, because the site is surrounded by single-dwelling unit-type development and is further than 100 feet from native or naturalized vegetation.

As stated in finding (a)(1) above, incorporated herein, site-specific geotechnical reports were prepared by Christian Wheeler Engineering and indicated that the site was suitable for construction and provided slope stability analysis. The applicable relevant land use plan objectives have been reviewed and implemented through the design and regulatory compliance of the proposal. The geotechnical reports further indicated no evidence of slope instability was observed at the site. The site-specific slope stability analysis further supports the conclusion that the on-site and adjacent sloping areas will demonstrate minimum factors-of-safety against gross failure.

The project contains specific requirements to ensure compliance with the regulations of the Land Development Code and current City Standards, including those to protect the public health, safety, and welfare. The project will require the preparation of a Water Pollution Control Plan (WPCP), as it ensures water quality treatment appropriate to the project location are met during construction. Best Management Practices will also be implemented during construction, such as sediment and erosion control, fugitive dust suppression, trash control, and spill prevention. Since the property is within the Areas of Special Biological Significance (ASBS) watershed, no dry weather runoff is permitted, and the project will be subject to increased inspections during construction. An improved 16-foot-wide driveway with 10-foot visibility triangles on each side will provide adequate sight distance for safe vehicle movement when entering and exiting the Vallecitos Court public right-of-way. The project will also require an Encroachment Maintenance and Removal Agreement for the landscape, irrigation, and curb outlet located within the City's right-of-way.

The project is required to comply with the City's Stormwater Standards to ensure that any on-site runoff is properly treated during- and post-construction phases. A site-specific drainage study was prepared by AP Consulting Engineers, PLLC, and concluded that under the proposed conditions, site drainage will be collected and managed through a combination of roof downspouts, linear drains, and area drains that connect to the onsite catch basins. Runoff will be directed to cartridge-based stormwater treatment units, with treated flows discharged to the nearest Vallecitos Court street inlet consistent with City standards. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project site is located within the La Jolla Shores Subdivision and is subject to the regulations of the LJSPDO in accordance with SDMC Section 1510.0301.

The 0.51-acre (22,341 square feet) lot is designated as Very Low Density Residential, which allows to provide up to five Dwelling Units (DU) per acre as identified in the Land Use Element of the Community Plan. For the proposed development to be consistent with the Community Plan's land use designation and the development regulations for Single-Family Zones in accordance with SDMC Section 1510.0304, the DU density must not exceed more than one (1) DU per net-acre. Pursuant to SDMC Section 141.0302(b)(2)(B), the proposed ADU is not subject to the density limitation for the premises. The project as proposed is consistent with the permitted density allowed within the prescribed LJSPD-SF Base Zone base zone.

According to Table 131-04J, the maximum Floor Area Ratio (FAR) allowed for the property is 0.45 FAR (10,053 sf). The project proposes an FAR of 0.45 (9,981 sf), which complies with the maximum FAR allowed under the prescribed zone. While the remodel and addition of the existing SDU results in a 6,769-sf dwelling unit over a 3,610-sf basement, 2,195 sf is exempt from the Floor Area Ratio calculation as allowed per SDMC Section 113.0234(a)(2)(B). As referenced in Exhibit "A", the neighborhood survey demonstrates

that the building is within the general conformity of the homes in the neighboring area, as the proposed gross floor area was determined not to be disruptive to the homes in the immediate vicinity and thus complies with the provisions in accordance with SDMC Section 1510.0304(b)(4). In addition, the proposed building lot coverage of the development is 7,348 sf, which meets the Lot Coverage 60 percent maximum allowance (13,405 sf) for developments within the LJSPD-SF Base Zone as per SDMC Section 1510.0304(d). The development also complies with the 30-foot height limit and Proposition D coastal height limit as the proposed remodel and addition of the SDU remains within the allowable height when measured to the pop-up roof element. The detached gym and ADU structures comply with the height limit when measured from finished grade and when maintaining the required 6-foot separation from the primary structure, as allowed under SDMC Section 113.0270(a)(3).

The building's envelope incorporates a cohesive palette of materials and natural earth-tone colors as prescribed in the General Design Regulations of the LJSPDO. The exterior materials include white stucco, limestone cladding, and dark bronze anodized metal accents, which together create a coherent residential character consistent with the surrounding neighborhood. The exterior walls will be of light neutral-tone stucco and natural stone per SDMC Section 1510.0301(b) and the flat roof shall be covered with crushed stone in accordance with SDMC Section 1510.0301(c)(1). Consistent with SDMC Section 1510.0301(a), the building incorporates extensive use of glass on the façade and contributes to the community character by providing modern elements while preserving the low wide profile of the existing building, accentuated by flat roof overhangs. The project will also conform to the design requirements of SDMC Section 1510.0301(c) by preserving coastal character through massing that maintains public view opportunities with the overall design. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342, are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3371341 and Site Development Permit No. PMT-3371342, a copy of which is attached to and made a part of this Resolution by this reference.

DRAFT

Mark Lopez
Development Project Manager
Development Services Department

Adopted on: November 4, 2026

IO#: 24010341

DRAFT

THE CITY OF SAN DIEGO

DATE OF NOTICE: August 4, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010341

PROJECT NAME / NUMBER: 2486 Vallecitos Ct / PRJ- 1140750
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
LOCATION: 2486 Vallecitos Ct, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the remodel of and addition to an existing 2-story, 4,433-square-foot (sf) single-family residence over a 1,124 sf basement to a two-story, 6,769 sf residence over a 3,610 sf basement, a 701 sf gym structure, a new 2-story, 1,096 sf ADU, and associated site improvements located at 2486 Vallecitos Court. The 0.51-acre site is in the La Jolla Shores Planned District Single-Family (LJSPD-SF) Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Very High Fire Hazard Severity Zone, Mobility Zone 2, and Parking Standards Transit Priority Area. The site is designated Very Low Density Residential (0-5 du/acre) within the La Jolla Community Plan. LEGAL DESCRIPTION: Lot 5 of LYONS TERRACE, Map No. 5090.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303, which consists of the construction and location of limited numbers of new small facilities or structures. Section 15303(a) includes one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. Section 15303(d) includes utility extensions to serve such construction and Section 15303(e) includes accessory structures. Since the project includes an

addition to and remodel of the residence, addition of an ADU, and associated site improvements, this exemption was deemed appropriate.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

DEVELOPMENT PROJECT MANAGER:	Mark Lopez
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 533-4701 / lopezma@sandiego.gov

On August 4, 2026 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (August 18, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday

through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 8/4/2026

REMOVED: 8/18/2026

POSTED BY: Leilani Phillips

ATTACHMENT 7

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name: 2486 Vallecitos Ct	Project Number: 1140750
Community: La Jolla	

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

● Vote to Approve ❒ Vote to Approve with Conditions Listed Below ❒ Vote to Approve with Non-Binding Recommendations Listed Below ❒ Vote to Deny	Date of Vote: March 05, 2026

# of Members Yes	# of Members No	# of Members Abstain
15	0	1

Conditions or Recommendations:

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: ADRIAN FERAL	
TITLE: SECRETARY	DATE: April 02, 2026

The City of SAN DIEGO

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, March 18, 2026

Item 1: CALL TO ORDER
Chair Jane Potter called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL
Members Present: Jane Potter – Chair, Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Philip Wise.

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

Item 3: APPROVAL OF THE AGENDA
Board Member Lightner moves to review *Item 10: PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)* ahead of *Item 8: PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)*.

Motion to approve the modified agenda by Chair Potter, seconded by Board Member Lightner. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from February 18, 2026.
Motion to approve the minutes with changes by Chair Potter, seconded by Board Member Lightner. Minutes approved 5-0-1.

Item 5: BOARD MEMBER COMMENT
Board Member Lightner brought to the Board's attention that the Board unanimously denied a project on Woodford Drive in October which is scheduled for the Hearing Officer Hearing next Wednesday. So far the hearing officer's report is unavailable, but the Hearing Notice gave a project description that indicates no changes were made.

Item 6: STAFF LIAISON COMMENT
No staff comment was provided.

Item 7: NON-AGENDA PUBLIC COMMENT
No public comment was provided.

Item 10: **PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)**
Proposed 1,110.5 SF (gross floor area) detached single-story ADU over basement with green roof, accessory to existing single-family home. Site improvements include on-grade path, landscape, drainage features, and grading. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Patrick Vercio of Island Architects presented the request.

Public Comment:
Holly Given, 2783 Bordeaux Ave, represents the La Jolla Highlands Unit #2 Architectural Committee. The Committee encompasses 51 properties with deed restrictions and includes an independent review process for their homes. The home of the applicant is included in the Committee's purview. Given noted that the applicant did not include correspondence between the applicant, the property owner, and neighbors dating back to 2023. She also noted that the Committee considers property owners' rights in its review of projects. The architect presented Plan C to the Committee after Plan B was not approved by the City. The new plan places the structure within five feet of the north property line and includes a buried basement. The site is elevated and not flat. Given states that the Committee is not opposed to progress, noting that the neighborhood already includes modern and two-story homes. However, it is concerned about how far the building should extend. Expanding 20–30 feet further into the canyon could set a precedent for other homes to do the same.

Elaine Schneider, 2758 Bordeaux Ave, stated that her children grew up playing in the canyon and have a strong personal attachment to it. She opposed constructing a structure deep within the canyon. Concerns were raised about impacts to wildlife, including migrating painted lady butterflies, dragonflies, bobcats, cottontails, owls, coyotes, and fox kits. Scheider emphasized the potential harm from construction and urged protecting the canyon and its wildlife.

Maureen Matthews Brown, Kilbourne Drive, stated she regularly walks through the canyon (3–4 times per week) and values its accessibility. She expressed concern that the proposed development does not blend with the surrounding environment. Brown referenced prior nearby construction and emphasized the importance of working collaboratively with neighbors. She also noted the presence of wildlife, including a family of red foxes.

Emma Farley, 2742 Bordeaux Ave, stated that during a recent renovation of her property, she remained within the original footprint to protect the canyon. She noted that the project site still has room to expand the lot without encroaching on the canyon. Farley also noted that of the three proposed project versions, two were deemed infeasible due to site constraints.

Stephanie Smith, on behalf of Grid Legal (representing Farley), stated that while ADUs may have protections, they must comply with coastal and environmentally sensitive land regulations. She opposed canyon encroachment where feasible alternatives exist and noted that such alternatives were identified. She also cited an unrecorded conservation easement and discrepancies in the map. Concerns were raised regarding potential encroachment into a neighbor's fire-clearance area and the need for further canyon analysis. Smith requested consideration of public views from nearby trails.

Board Comment included:

- Commendation for a thorough biological analysis
- Concern about effects on neighborhood character, §1510.0304
- Concern regarding the lack of alignment with the La Jolla Shores Design Manual and Single-Family Zone setback regulations
- Concern that the project's ADU extends further down the canyon than other homes with reference to preserve and enhance the natural environment and any existing aesthetic qualities of the site [the abutting canyon], §1510.0301
- Note that at least 10 opposition letters were submitted regarding the project
- Note that covenant, condition, and restriction violations may not affect the board, but are relevant to neighbors and could lead to lawsuits.
- Concern regarding the easement created in 2001 and whether it is in effect
- Note that the permit references MNDR and the biology report, and shared concern that the easement was not recorded prior to grading permit
- Concern over the lack of existing slope calculations in the project presentation because the ADU is proposed on steep slope (~60%)

Board Motion: The LJSPDAB moved to recommend denial of the project for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 6-0-0.

Item 8: **PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)**

Proposed remodel to an existing 2 story, 4,905 SF, 5 bed, 4 bath residence resulting in a 2 story, 6,769 SF, 6 bed, 6.5 bath residence over a 3,610 SF basement. Also proposed is a 701 SF accessory gym structure and a new 2 story, 1,096 SF ADU. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Claude Anthony Marengo of Marengo Morton Architects, Inc. presented the item.

Public Comment:
No public comment was provided.

Board Comment included:

- Commendation on the design of the home
- Confirmation that the project does not exceed the 30ft height limit of the existing home
- Confirmation that the main deck over the garage is not a roof deck
- Note that once the project is complete, there will be three accessory structures on the property

Board Motion: The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Lazerow, seconded by Chair Potter. Motion approved 6-0-0.

Item 9: **PRJ-1126264 – 2534 Ruette Nice (ACTION ITEM)**
Construction of a new 4,868 SF single-family residence, two-story dwelling unit over a subterranean basement with garage, spa site retaining walls, and additional site improvements. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Spencer Miller of Island Architects presented the item.

Public Comment:
No public comment was provided.

Board Comment included:

- Support for planting trees to assist with massing
- Concern regarding public views of the property from the beach
- Note that the project is below maximum FAR
- Concern regarding excavation of the site
- Suggestion to have a traffic control plan to implement during construction
- Commendation that the project blends in with the character of the neighborhood

Board Motion: The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Weissman, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 11: ADJOURNMENT

Next meeting: Wednesday, April 15, 2026. The meeting concluded at 12:03 p.m.

Development Services

FORM DS-318 July 2024

Ownership Disclosure Statement

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

■ **Development Permit:** CDP

□ **Subdivision Approval:** _____

□ **Policy Approval:** _____

Project Title: Feder Residence **Project No. *For City Use Only*:** _____

Project Location/Address/Accessor's Parcel Number:
2486 Vallecitos Court, La Jolla, CA 92037

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

□ Individual □ Partnership □ Corporation □ Limited Liability -or- □ General – What State? _____

Corporate Identification No.: _____ ■ Trust - Date of Trust: 04-10-15

□ City of San Diego/Asset Management Department: _____

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

Important Instructions

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

Property Owner/Authorized Agent (Per [illegible])

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

Name of Individual: Dan Feder

On behalf of: Feder Family Trust 04-10-15

Street Address: 2486 Vallecitos Ct.

City: La Jolla State: CA Zip: 92037

Phone Number: 858-342-8462 Email: Dan@fandfinc.com

Signature: Date: 8/20/2025

Additional pages attached: ☐ Yes ☐ No

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

Applicant ☐ Check if Same as Property Owner/Authorized Agent (Per [illegible])

☐ Owner ■ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual: Claude Anthony Marengo

On behalf of: Marengo Morton Architects

Street Address: 7724 Girard Ave, Fl. 2

City: La Jolla State: CA Zip: 92037

Phone Number: (619) 417-1111 Email: CAMarengo@m2a.io

Signature: Date: 8/20/25

Additional pages attached: ☐ Yes ☐ No

Other Financially Interested Persons ■ Check if N/A

☐ Owner ☐ Authorized Agent ☐ Member ■ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone Number: Email:

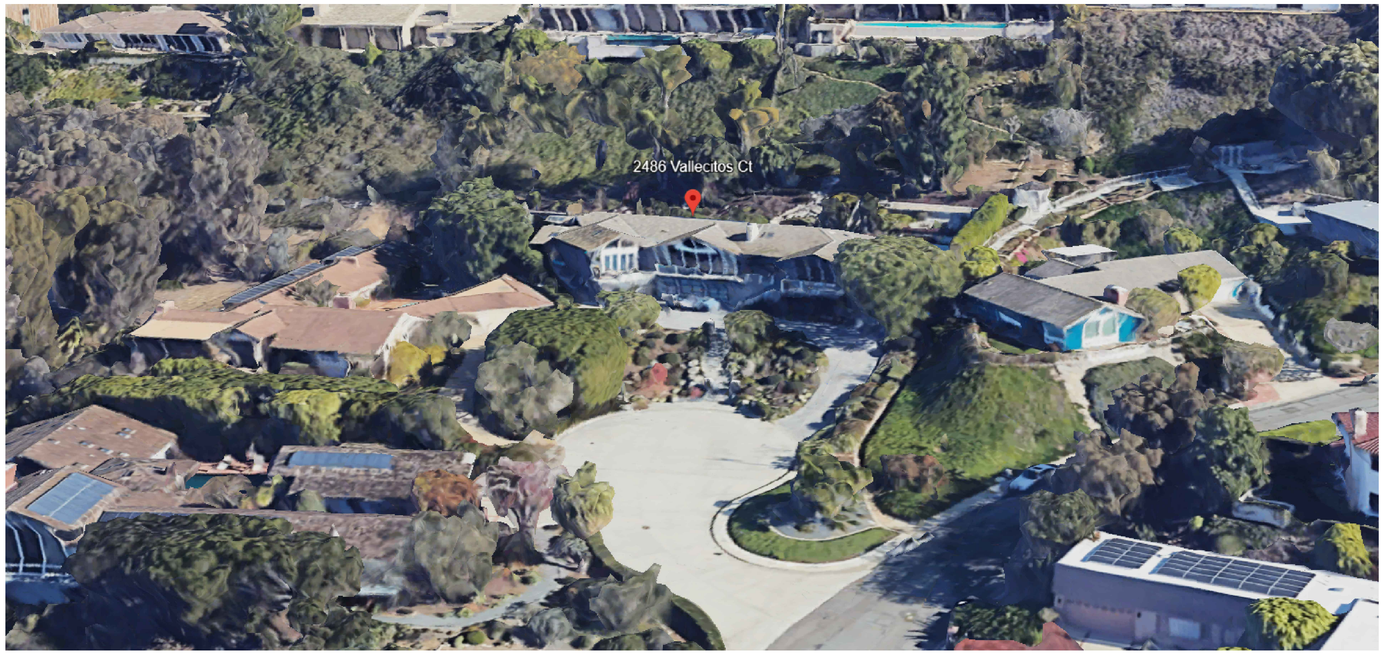
Signature: Date:

Additional pages attached: ☐ Yes ☐ No

Feder Residence

2486 Vallecitos Ct, La Jolla, CA 92037

ATTACHMENT 10



SHEET INDEX

ARCHITECTURAL :

TS01 Title Sheets

Survey
A010 Site Plan
A011 Drainage Plan
A012 Conceptual Grading Plan
A013 Fire Plan
A020 Basement Demo
A021 First Floor Demo
A022 Basement Floor Plan
A023 First Floor Plan
A024 Second Floor Plan
A025 Acc. Bldg. Upper Floor Plan
A040 Roof Plan
A050 Elevations
A051 Elevations
A052 Elevations - Acc. Bldg.
A053 Elevations - ADU
A060 Section A
A061 Section B
A062 Sections C&D

L01 Landscape Plan
L02 Landscape Diagram
L03 Water Use Diagram

EX01 300' Radius Survey
EX02 Photo Survey
EX03 Photo Survey

PROJECT TEAM

OWNER'S
Dan & Jaime Feder
2486 Vallecitos Ct.
La Jolla, CA 92037

ARCHITECT
Marengo Morton Architects
7724 Girard Avenue, Second Floor
La Jolla, CA 92037
Telephone: (858) 459-3769
Fax: (858) 459-3768
Contact: Claude Anthony Marengo
CAMarengo@m2a.io
Cell: (619) 417-1111

SURVEY
Coffey, Engineering, Inc.
9666 Businesspark Avenue, Suite 210,
San Diego CA., 92131
Office: (858) 831-0111
Fax: (858) 831-0179
Contact: Michael Kinnear
michael@coffeyengineering.com

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue,
San Diego CA., 92105
Office: (619) 550-1700
Fax: (619) 550-1701
Contact: David Russell
drussell@christianwheeler.com

SCOPE OF WORK

PROJECT SCOPE

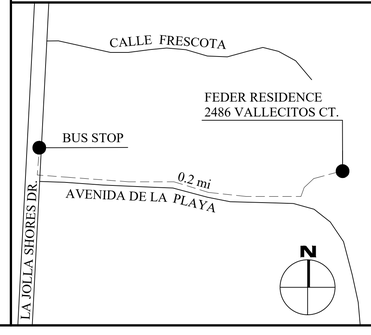
Proposed remodel to an existing 1 story, 4,433.47 SF, 5 bed, 4 bath residence over a 1,123.90 SF basement, resulting in a 2 story, 6,769 SF, 6 bed, 6.5 bath residence over a 3,610 SF basement, with 2,195 SF exempt from FAR per SDMC 113.0234(a)(2)(B). Also proposed is a 701 SF accessory gym structure and a new 2 story, 1,096 SF ADU.

The project is located in the La Jolla Community Plan. We are requesting a Coastal Development Permit and a Process 3 Site Development Permit. The project is located on a 22,341 SF lot within the LJSPD-SF Zone.

SCHOOL FEES

REFERENCE SCHOOL FEES BULLETIN

VICINITY MAP



PROJECT DATA

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

Marengo Morton Architects
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Second Floor
La Jolla, CA 92037
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Fax. (858) 459-3768
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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

REVIEWED BY CAM

DRAWN BY CP

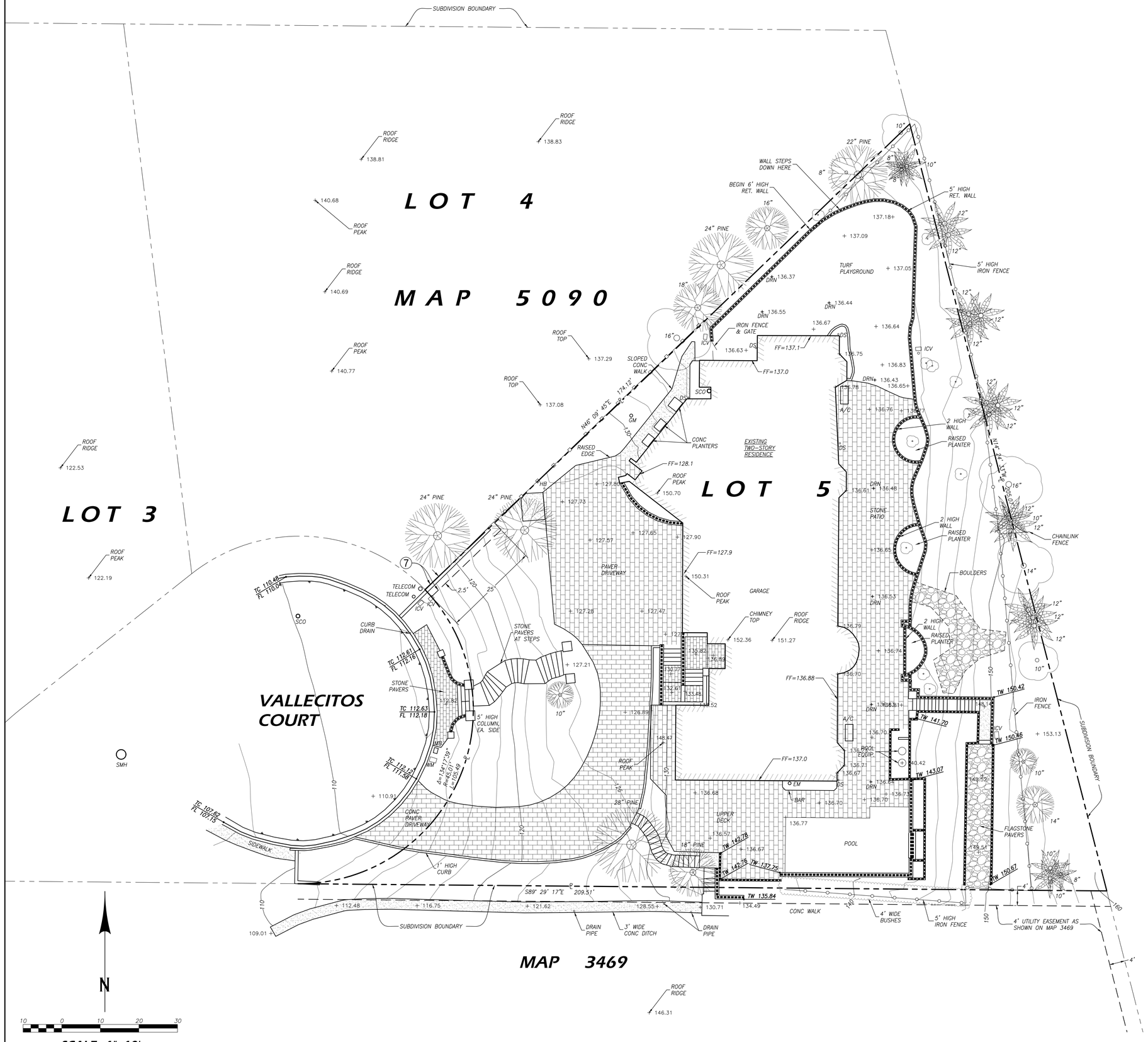
DATE 07/29/26

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SHEET TITLE
TITLE SHEET

TS01

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\5th Submittal\DWG and PDF Sheets\TS01 TITLE SHEET.dwg Jul 30, 2026-8:36am



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE – OFFSITE		
STREET CENTERLINE		℄
CONTOUR		90
LOT LINE (OFFSITE)		
EDGE OF PAVING		
EXISTING SPOT ELEVATION		100.00 + 100.00
BUILDING FOOTPRINT		
IRON FENCE		
WOOD FENCE		
CHAIN LINK FENCE		
FREE STANDING WALL		
RETAINING WALL		
TREE; PLANT; PALM		

ABBREVIATIONS

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

NOTES

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

EASEMENTS

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

PLOTTED EASEMENTS ARE INDICATED WITH A CIRCLE SYMBOL.

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

5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDING NO: 207627, OF OFFICIAL RECORDS, RECORDED: DECEMBER 5, 1962, AS RECORDING NO: 207627, OF OFFICIAL RECORDS.
THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE THE HEREIN DESCRIBED LAND BY AN INSTRUMENT RECORDED DECEMBER 30, 1993 AS RECORDING NO: 1993–0887048, OF OFFICIAL RECORDS, AND RECORDED DECEMBER 30, 1993 AS RECORDING NO: 1993–0887048, OF OFFICIAL RECORDS, AND RECORDED JULY 23, 2009 AS RECORDING NO. 2009–0409250, OF OFFICIAL RECORDS.

(7) EASEMENT(S) GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 1, 1963 AS RECORDING NO: 54931, OF OFFICIAL RECORDS.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS", RECORDED NOVEMBER 22, 1991 AS RECORDING NO. 1991–0605259, OF OFFICIAL RECORDS. (REFERS TO INSTALLATION OF SIDEWALKS IN 1991.)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT", EXECUTED BY THE CITY OF SAN DIEGO AND BRADFORD F. WASHBURN AND MARGOT M. WASHBURN, RECORDED DECEMBER 6, 1991, AS RECORDING NO: 1991–0629903, OF OFFICIAL RECORDS. (REFERS TO THE INSTALLATION OF STAMPED CONCRETE DRIVEWAY, TREES, ROCKS, AND IRRIGATION IN 1991.)

OTHER EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

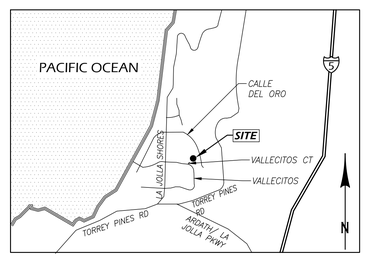
LOT 5 OF LYONS TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5090, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1962.

APN: 346–250–07–00

BENCHMARK

NORTHEAST BRASS PIN, VALLECITOS & VALLECITOS COURT.

ELEV = 104.991 ; DATUM: NGVD29; CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK.



VICINITY MAP

THOMAS BROS. MAP 1227–H4
NO SCALE

COFFEY ENGINEERING, INC.
9666 DISTRICE PARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

PROFESSIONAL LAND SURVEYOR
JOHN S. COFFEY
No. 8733
STATE OF CALIFORNIA
6/17/21

Feder Residence
2486 Vallecitos Court
La Jolla, CA 92037

TOPOGRAPHIC SURVEY

DATE OF SURVEY: 5/28/2021 SURVEY CREW CHIEF: E. Meermans

DRAWN BY:	EM/ GC
CHECKED BY:	JC
ORIGINAL	6/17/21
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

Topographic Survey

SCALE: 1" = 10'

C.0

SHT 1 OF 1 SHTS

FAR TABLE

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

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

GENERAL SITE NOTES

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

TOTAL DISTURBANCE AREA

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

NEW/REPLACED IMPERVIOUS AREA

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

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

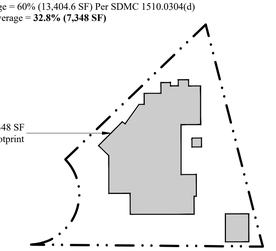
EARTHWORK QUANTITIES

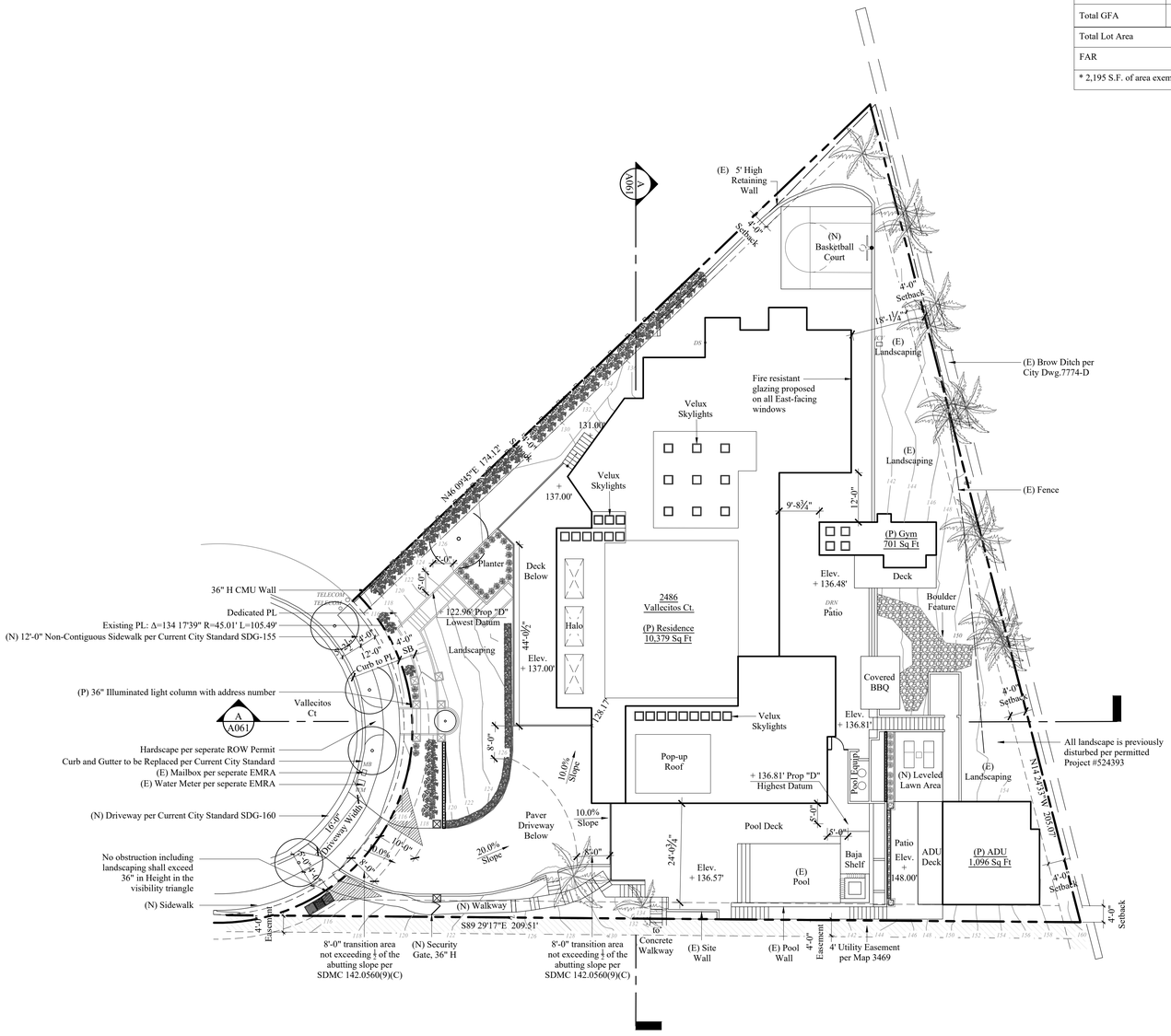
Cut quantities (Outside of Footprint):	44 CYD
Fill quantities (Outside of Footprint):	35 CYD
Import/export (Outside of Footprint):	Ex. 9 CYD
Max cut depth (Outside of Footprint):	4'-10" FT
Max fill depth (Outside of Footprint):	4'-2" FT
Amount of Dirt (Below Footprint):	142 CYD
Max cut depth (Below Footprint):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

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

Lot Coverage

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





PROPOSED SITE PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
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RENEWAL
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REVISIONS
03/03/2025 PROJECT START

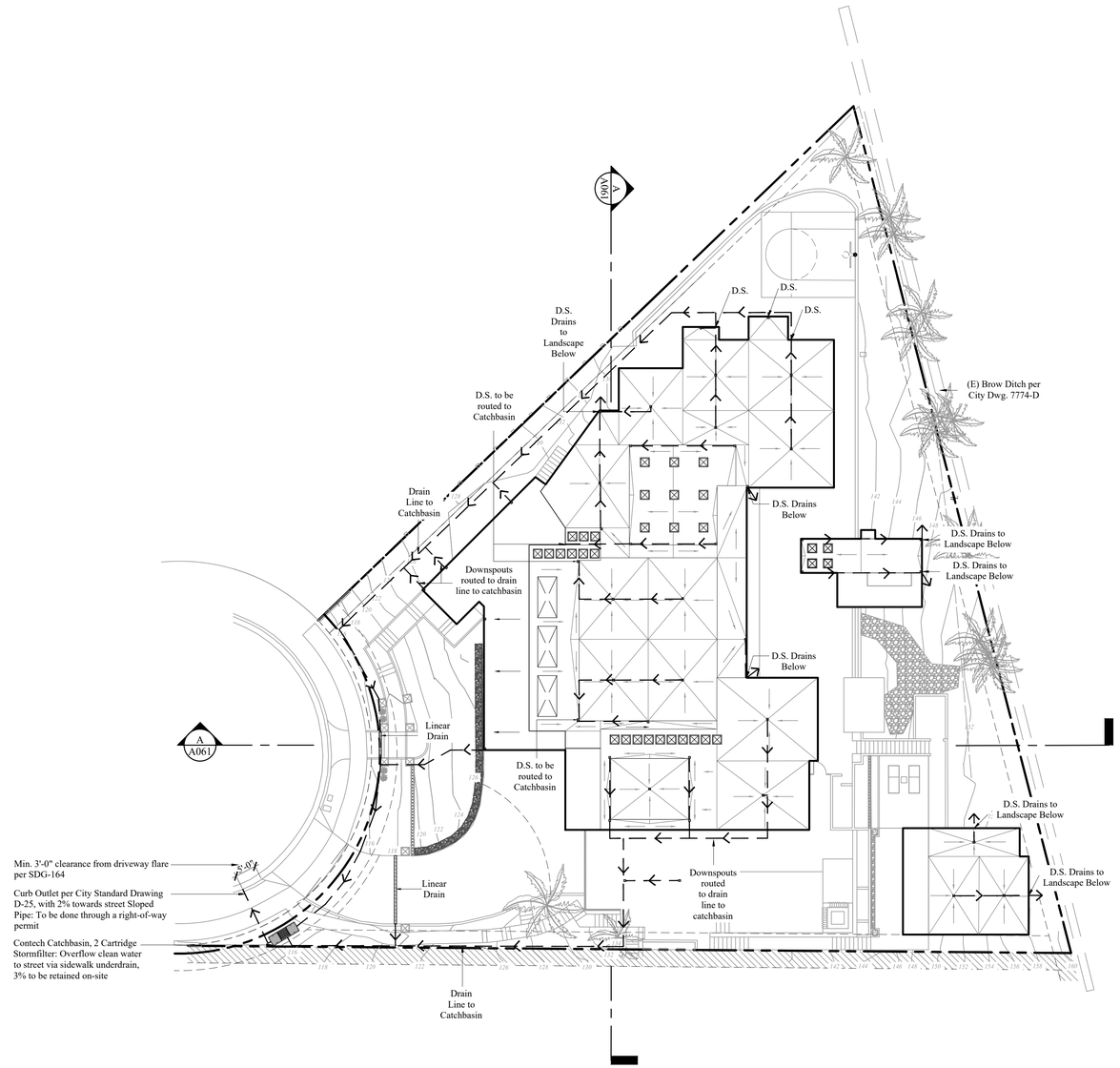
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PROJECT NO.: 2025-03
REVIEWED BY: CAM
DRAWN BY: CP
DATE: 06/10/26

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SHEET TITLE
PROPOSED SITE PLAN

A010

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PROPOSED DRAINAGE PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

DRAINAGE PLAN LEGEND

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

STORM DRAINAGE NOTES

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

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03/03/2025 PROJECT START

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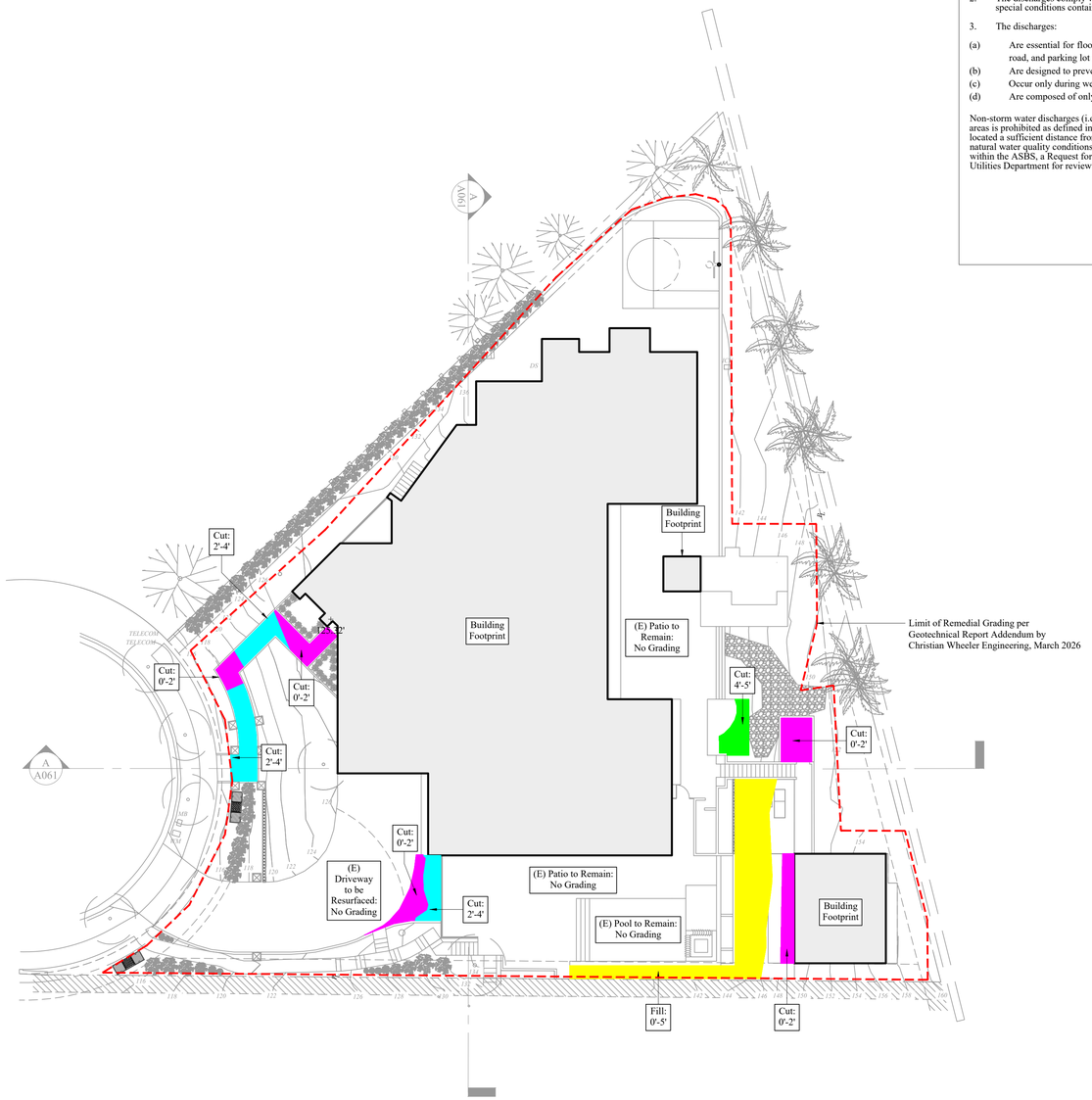
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SHEET TITLE: DRAINAGE PLAN

A011

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\5th Submittal\DWG and PDF\Sheets\A011 DRAINAGE PLAN.dwg Jul 16,2026-10:35am



CONCEPTUAL GRADING PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

ASBS WATERSHED NOTES

THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE OF REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). According to the SWRCB ASBS Resolution No.2012-0031, existing stormwater discharges into an ASBS are allowed only under the following conditions:

1. The discharges are authorized by an NPDES permit issued by the SWRCB or Regional Water Board;
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 stormwater 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 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."

CUT/FILL LEGEND

- Cut: 0'-2'
- Cut: 2'-4'
- Cut: 4'-5'
- Fill: 0'-5'
- Building Footprint @ Ground Level

TOTAL DISTURBANCE AREA

New building footprint	2,429 S.F.
New hardscape/concrete areas	3,286 S.F.
New landscape areas	2,219 S.F.
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03/03/2025 PROJECT START

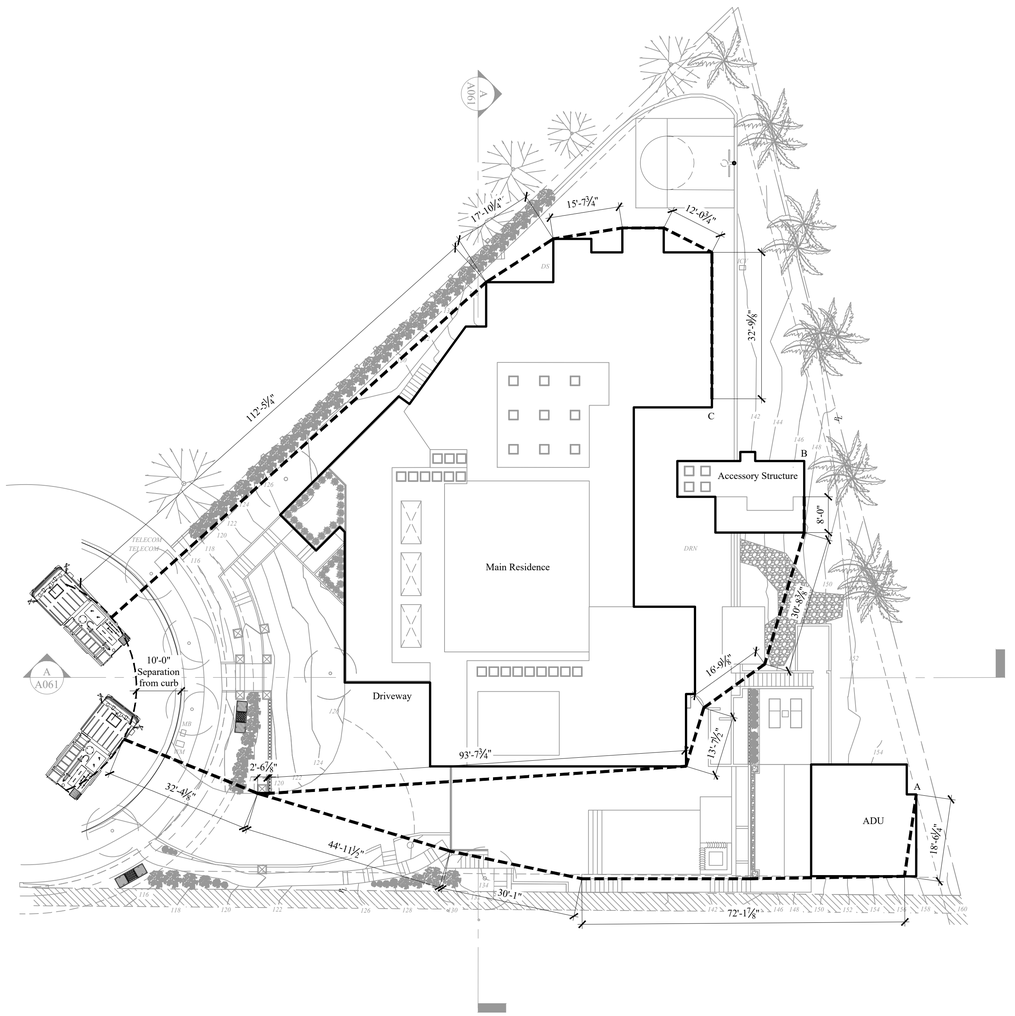
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REVIEWED BY: CAM
DRAWN BY: CP
DATE: 03/16/26

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SHEET TITLE: CONCEPTUAL GRADING PLAN

A012

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\3rd Submittal\DWG and PDF Sheets\A012 CONCEPTUAL GRADING PLAN.dwg Mar 18,2026-6:16pm



PROPOSED FIRE ACCESS PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

FIRE NOTES

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

HOSE PULLS

HOSE PULL A	200.00 FT
HOSE PULL B	197.47 FT
HOSE PULL C	198.03 FT

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

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL

PROJECT NO.: 2025-03

REVIEWED BY: CAM

DRAWN BY: CP

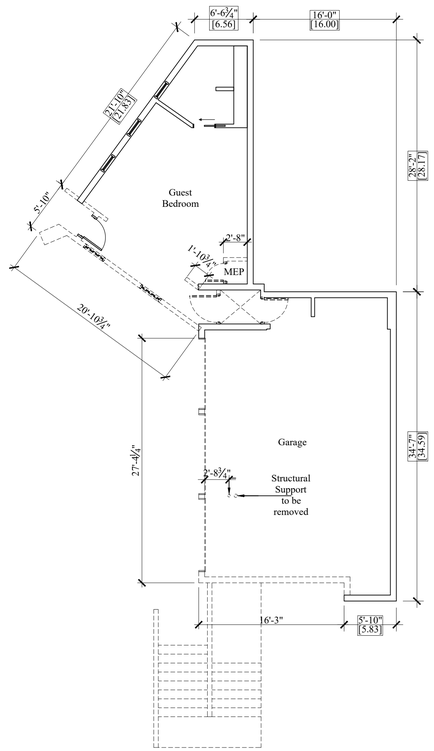
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SHEET TITLE
PROPOSED FIRE PLAN

A013

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\3rd Submittal\DWG and PDF\Sheets\A013 FIRE PLAN.dwg Mar 17,2026-10:27am



BASEMENT DEMOLITION PLAN

0 4' 8' 16'

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

N

DEMOLITION NOTES

1. Architect shall be notified immediately when any discrepancy with architectural or structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the architect issues directions.
2. Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
3. Before start of demolition contractor shall verify with the owner any item to be saved (s), covered, or stored, verify storage locations with owner before demolition commences.
4. Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
5. All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
6. Contractor to verify dumpster location with architect before demolition commences.
7. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
9. Contractor shall notify architect if any of the exposed wood show evidence of active water leaks, termites or dry rot.
10. Prepare existing window framing openings (to remain) to receive new window units. See new floor plan and elevations for new window size.
11. When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
12. Remove all existing landscape and tree roots with in 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
13. Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
14. Existing floors shall be covered during construction. openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
15. Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
16. Existing FAU & water heater shall be turned off and salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
17. Electrical service shall be turned off at residence and provisions for temporary power made during construction.
18. Please be advised this is a remodel project. concealed conditions of all types shall be taken into account and/or verified prior to completion of final project bid.
19. Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of the architect and structural engineer.
20. Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled upon notification to the architect and a written approval has been documented. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
21. Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify the architect to make modifications and/or other corrective measures.
22. If soils report or survey not included with this set of documents, the architect will not be held responsible for any changes, modifications, ordered reports or survey or other additional issues caused by lack of information from those documents.

Coastal Projects Additional Notes

A. This is a coastal project. No exterior walls shall be demolished other than those specified on the demolition sheet without prior written instruction from architect.
B. It is the general contractors sole responsibility that all existing wall shown to remain shall be protected and maintained at all times during the project construction.

DEMOLITION NOTES FOR COASTAL EXEMPTION

A. At least 50% of the existing exterior walls (from the foundation to the top plate) of the principal habitable floor must be left standing and in place throughout construction and incorporated into the completed structure without modifications.
B. The wall must continue to be used as exterior walls in the completed project (may not be used as interior walls or used in a "double wall" configuration with any new wall)
C. Any door or window located within a segment of the wall which is counted toward the length of an existing exterior wall to be left standing (at least 50%) cannot have their location or size modified.
D. The surface of the wall can be modified or removed down to the studs but with both the top and bottom plates in place. Removal of the stud walls, **even on a temporary basis does not meet exemption criteria (for coastal exemption) and is not to be done.**
E. Walls, which are designated to remain, cannot be replaced, heightened or relocated for any reason, including reasons of structural integrity (dry rot, termites).
F. Reinforcement in the form of sistering members (studs and plates) is permitted as long as they do not interrupt the assembly of top plate studs and sill. New member is to be notched to sister and incorporate. Not existing lumber.
G. Penetration through top plate is permitted - only the width of the actual cut will be included in the calculation (e.g. only actual width of a 2x4 or a 4x4 going through the top plate will deduct that amount). Need to be approved by architect to be sure after all cuts are made that we still comply.
H. Cripple walls are permitted (placing a new bottom plate on an existing top plate together with new studs and a new top plate for the purposes of increasing floor to ceiling height).
I. Foundation replacement is acceptable only if existing walls can be properly supported **in their pre-existing position** during replacement or repair.
J. A window may be replaced or may be reduced in area or dimension or may be covered over (filled in) provided that the existing studs and headers are retained in their original position.
K. Reinforcement in the form of furring is permitted for single wall construction only if it is done in such a manner that the wall is not extended outward. All furring is to the interior & verified by the architect.
L. There shall be no significant alteration of land forms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff without first obtaining approval from the governing authority having jurisdiction over the project.
M. If a sill is required to be 3x material where a 2x4 wall exists, a site meeting should take place with architect and engineer to block 3x on top of existing sill in between existing studs strapped and/or clipped in place.

DEMOLITION LEGEND

- Existing interior walls to remain
- Existing walls to be removed
- 47'-5" — Indicates dimension of existing walls that remain in place
- 17'-6" — Indicates dimension of existing walls to be removed
- Removed window
- Removed door

Marengo Morton Architects
7724 Girard Ave.
Second Floor
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MICHAEL RENE MORTON
C-19371
RENEWAL
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Feder Residence

2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

REVIEWED BY CAM

DRAWN BY CP

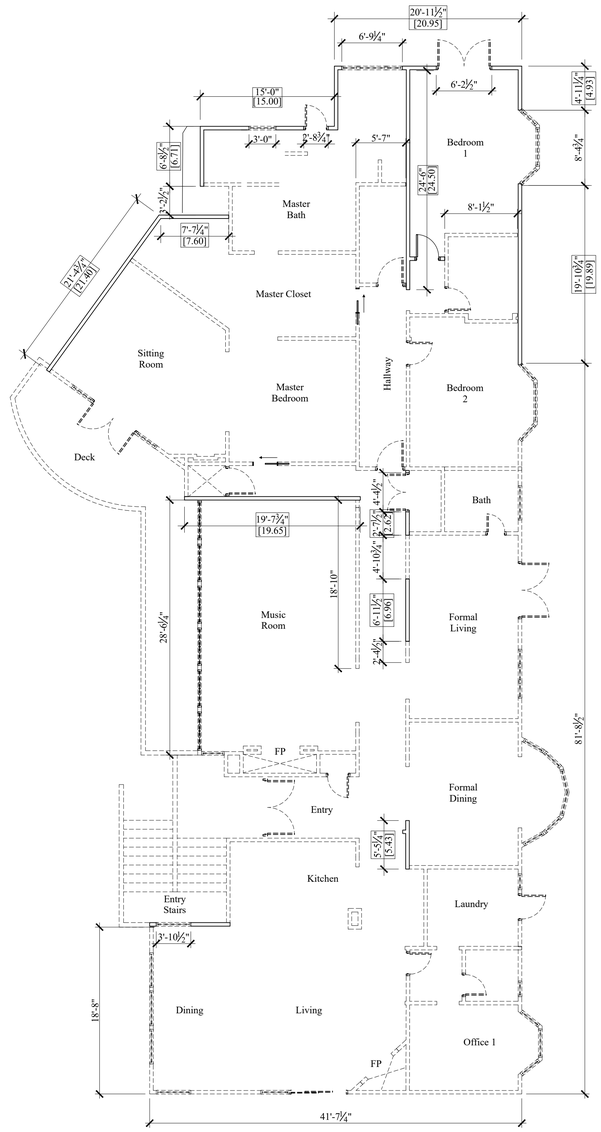
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SHEET TITLE
BASEMENT DEMO PLAN

A020

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\3rd Submittal\DWG and PDF\Sheets\A020 BASEMENT DEMO.dwg Feb 19,2026-4:03pm



FIRST FLOOR DEMOLITION PLAN

0 4' 8' 16'

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

N

DEMOLITION NOTES

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L. There shall be no significant alteration of land forms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff without first obtaining approval from the governing authority having jurisdiction over the project.
M. If a sill is required to be 3x material where a 2x4 wall exists, a site meeting should take place with architect and engineer to block 3x on top of existing sill in between existing studs strapped and/or clipped in place.

DEMOLITION LEGEND

- Existing interior walls to remain
- Existing walls to be removed
- 17'-0" — Indicates dimension of existing walls that remain in place
- 17'-0" — Indicates dimension of existing walls to be removed
- Removed window
- Removed door

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
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MICHAEL RENE MORTON
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Feder Residence
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La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL

PROJECT NO. 2025-03

REVIEWED BY: CAM

DRAWN BY: CP

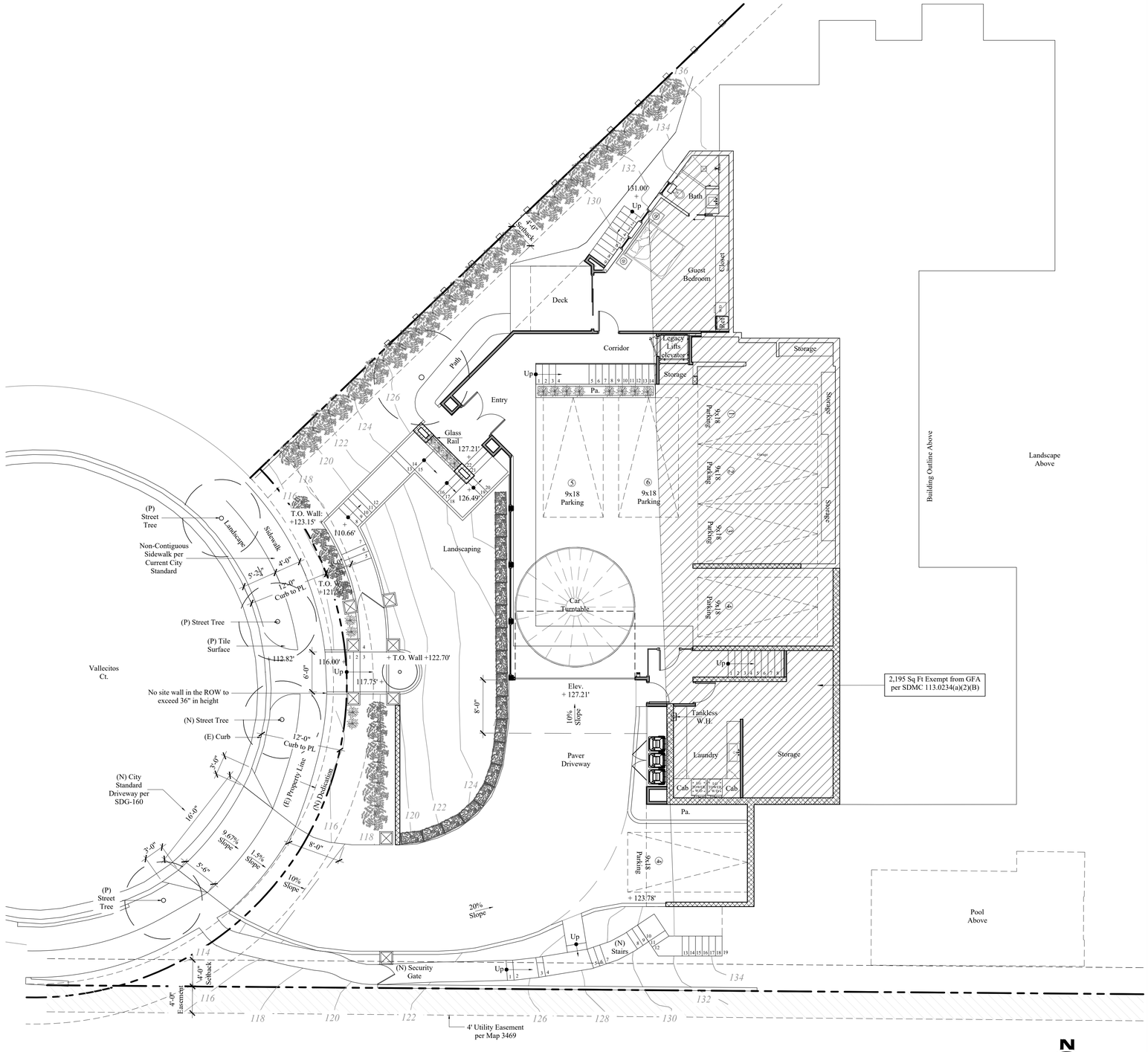
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SHEET TITLE
PROPOSED DEMO PLAN

A021

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package 3rd Submittal\DWG and PDF\Sheets\A021 FIRST FLOOR DEMO.dwg Feb 19,2026-4:02pm



PROPOSED BASEMENT FLOOR PLAN

3,610 SQ FT

0' 4' 8' 16'

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

N

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
S. All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)."
V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of $\frac{1}{4}$" to the outside to assure no water stands on the horizontal surface.
Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

FLOOR PLAN LEGEND

- Existing 2 x 4 interior wall - $\frac{5}{8}$" gyp. each side
- Existing 2 x 4 exterior wall - $\frac{5}{8}$" gyp. interior, $\frac{3}{4}$" sheathing, $\frac{7}{8}$" stucco exterior
- New 2 x 4 stud interior wall @ 16" o.C.. Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
- New 2 x 4 exterior wall - $\frac{5}{8}$" gyp. interior, $\frac{3}{4}$" sheathing, $\frac{7}{8}$" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
- (1) Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- 5'-4" Existing structure dimension
- 5'-4" Proposed structure dimension

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

Marengo Morton Architects
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REVISIONS
03/03/2025 PROJECT START

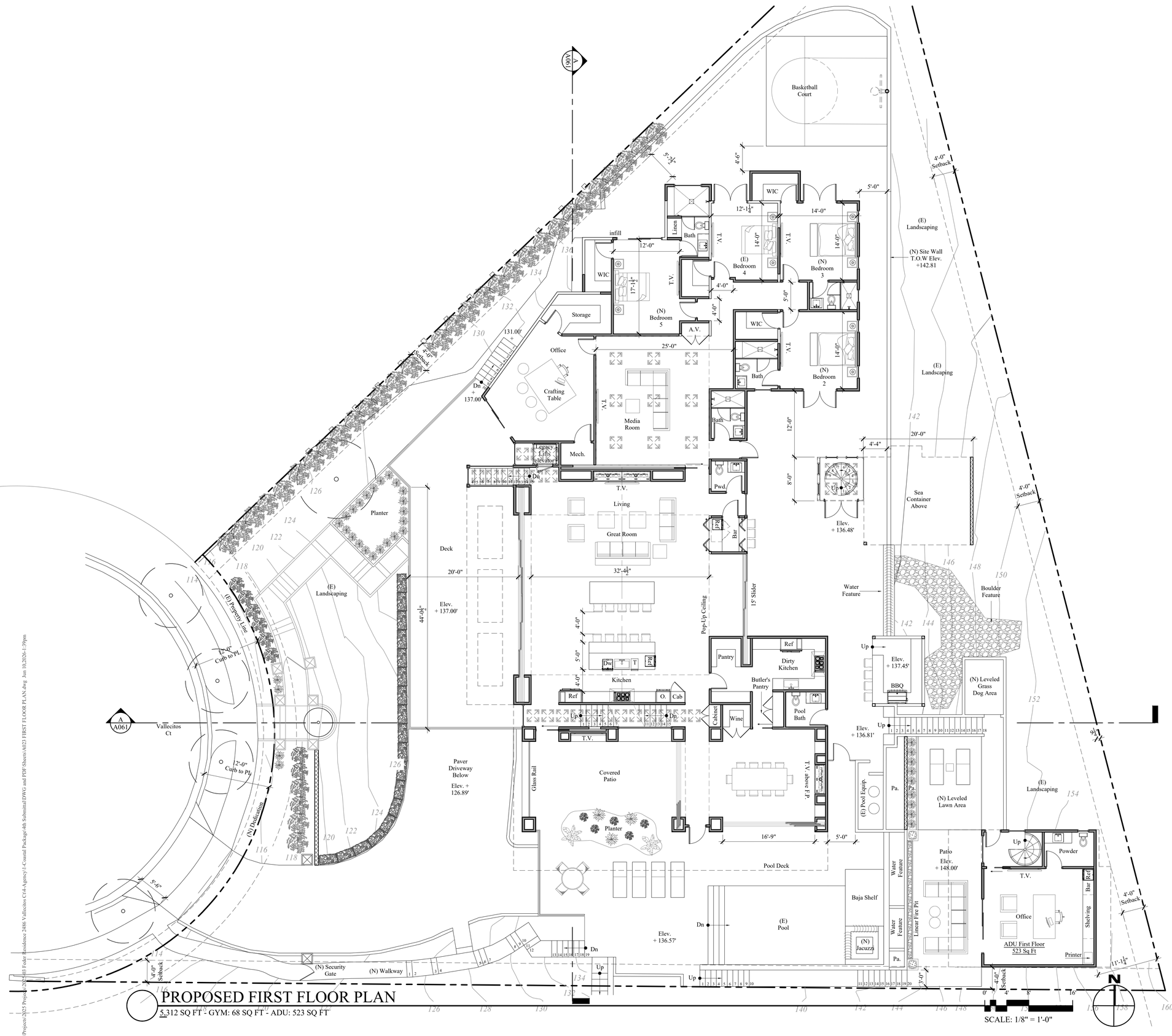
PHASE: COASTAL
PROJECT NO. 2025-03
REVIEWED BY CAM
DRAWN BY CP
DATE 06/10/26

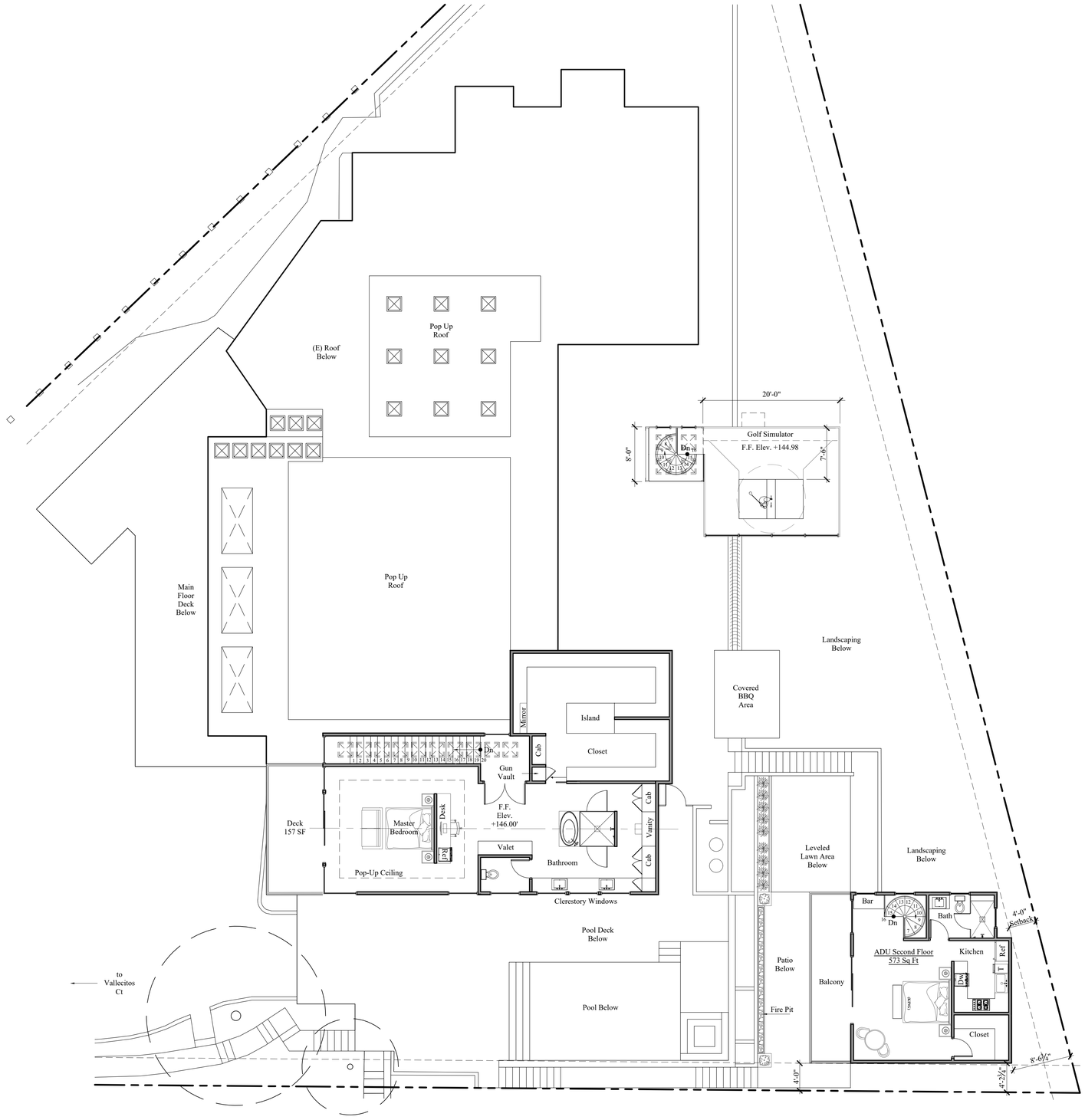
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SHEET TITLE
BASEMENT FLOOR PLAN

A022

S:\Projects\2025 Projects\2025-03 Feder Residence\2486 Vallecitos Ct\4-Agency\1-Coastal Package\4th Submittal\DWG and PDF Sheets\A022 BASEMENT FLOOR PLAN.dwg Jun 10,2026-1:49pm


Basketball Court
(E) Landscaping
(N) Site Wall T.O.W Elev. +142.81
4'-0" Setback
5'-0"
4'-6"
5'-7¼"
WIC
12'-1¼"
14'-0"
Linen
Bath
T.V.
infill
12'-0"
(E) Bedroom 4
(N) Bedroom 3
WIC
17'-1½"
Storage
(N) Bedroom 5
A.V.
25'-0"
Office
Crafting Table
Media Room
Bath
(N) Bedroom 2
Mech.
Legacy Lift elevator
Dn
Pwd.
T.V.
Living
Great Room
Bar
Deck
20'-0"
32'-4½"
Elev. + 137.00'
44'-0⅛"
Pop-Up Ceiling
15' Slider
4'-0"
5'-0"
Kitchen
Ref
O.
Cab
Pantry
Dirty Kitchen
Butler's Pantry
Pool Bath
Cabinet
Wine
T.V.
Glass Rail
Covered Patio
Planter
Paver Driveway Below
Elev. + 126.89'
Pool Deck
16'-9"
5'-0"
Baja Shelf
(E) Pool
Elev. + 136.57'
(N) Jacuzzi
Water Feature
Linear Fire Pit
Pa.
(E) Pool Equip.
(N) Leveled Lawn Area
Patio Elev. + 148.00'
Powder
Office
ADU First Floor
523 Sq Ft
Printer
Shelving
Sea Container Above
Elev. + 136.48'
Water Feature
Boulder Feature
Elev. + 137.45'
BBQ
(N) Leveled Grass Dog Area
Elev. + 136.81'
(E) Landscaping
Planter
(E) Landscaping
(E) Property Line
2'-0" Curb to PL
(N) Dedication
5'-6"
4'-0" Setback
(N) Security Gate
(N) Walkway
Vallecitos Ct
A061
A061
131.00'
Dn
137.00
Up
Dn
Dn
Up
Up
Up
Up
Dn
Dn
Up
Up
Up
Up



PROPOSED SECOND FLOOR PLAN

1,457 SQ FT - GYM: 368 SQ FT - ADU: 573 SQ FT

0' 4' 8' 16'

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

N

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
S. All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)."
V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of ¼" to the outside to assure no water stands on the horizontal surface.
Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

FLOOR PLAN LEGEND

- Existing 2 x 4 interior wall - ½" gyp. each side
- Existing 2 x 4 exterior wall - ½" gyp. interior, ⅜" sheathing, ⅞" stucco exterior
- New 2 x 4 stud interior wall @ 16" o.C. . Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
- New 2 x 4 exterior wall - ½" gyp. interior, ⅜" sheathing, ⅞" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
- (1) Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- 5'-4" Existing structure dimension
- 5'-4" Proposed structure dimension

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

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Desa

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

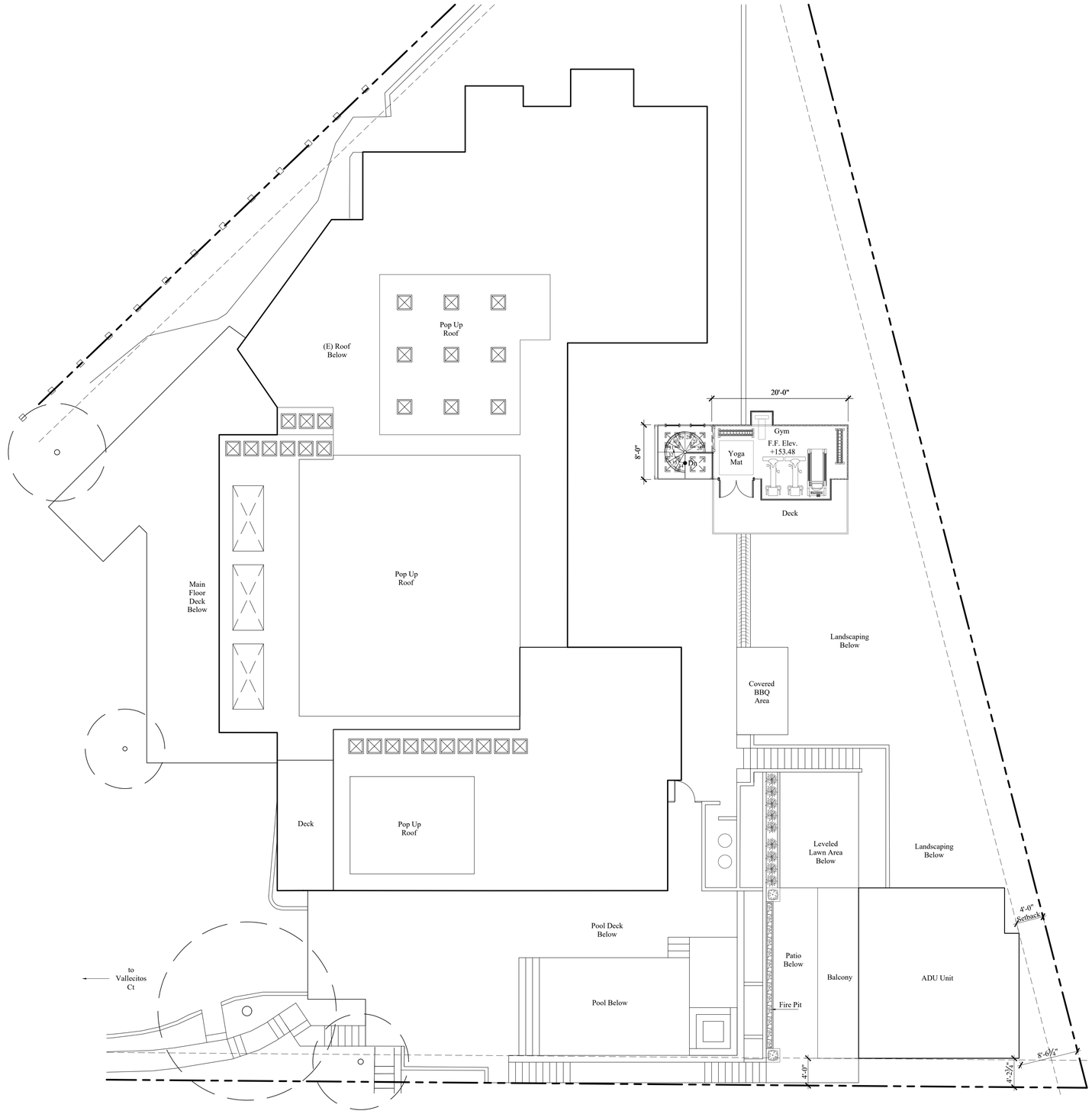
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SHEET TITLE: SECOND FLOOR PLAN

A024

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PROPOSED UPPER FLOOR PLAN

GYM: 265 SQ FT

0' 4' 8' 16'

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

N

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
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J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
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R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
S. All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)."
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X. For recessed window; the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of ¼" to the outside to assure no water stands on the horizontal surface.
Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

FLOOR PLAN LEGEND

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- New 2 x 4 exterior wall - ½" gyp. interior, ¾" sheathing, ⅞" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
- [1] Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- 5'-4" Existing structure dimension
- 5'-4" Proposed structure dimension

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

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7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Desa

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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03/03/2025 PROJECT START

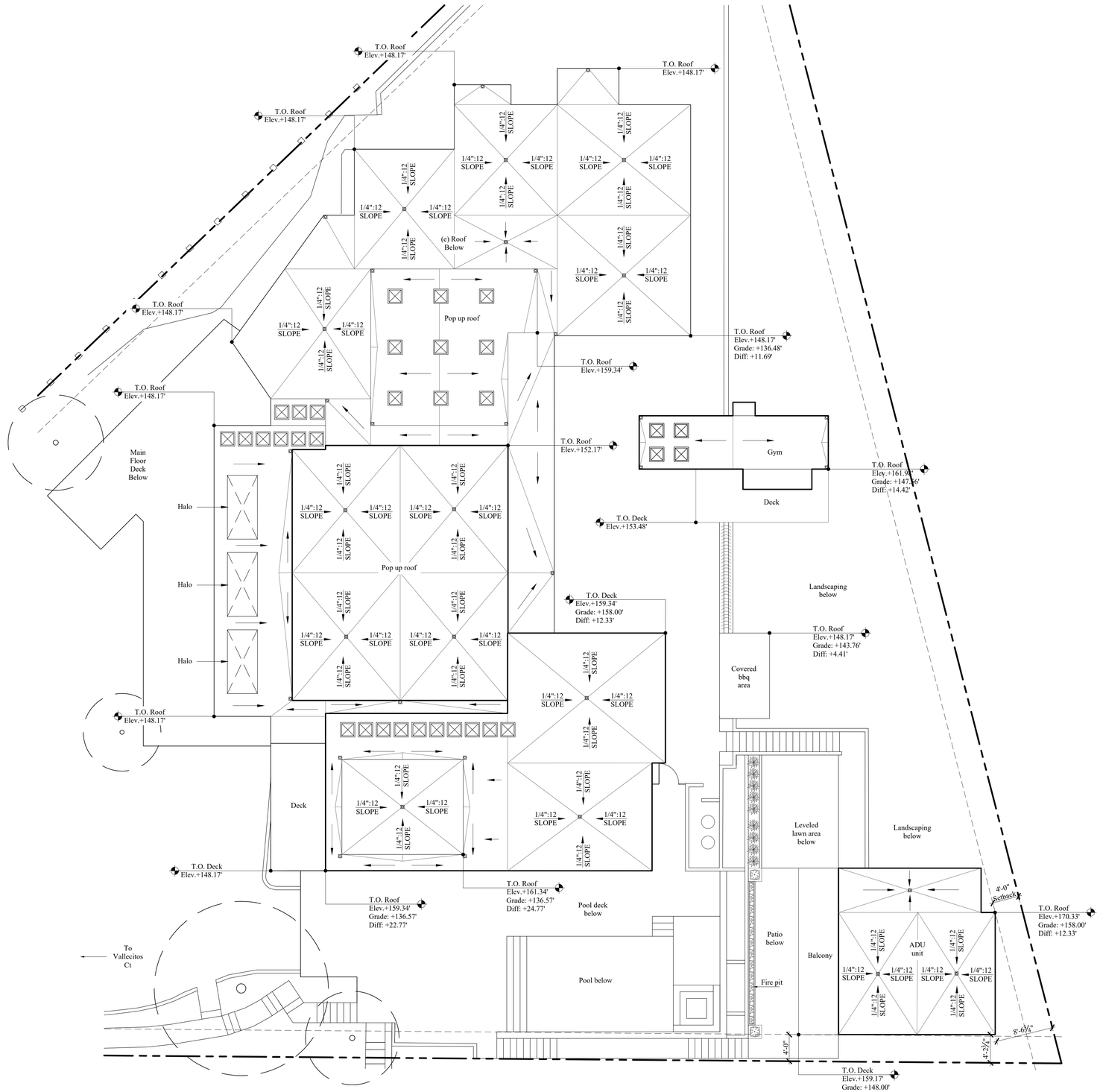
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DATE 02/17/26

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SHEET TITLE
UPPER FLOOR PLAN

A025

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PROPOSED ROOF PLAN

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

0' 4' 8' 16'

N

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

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C-19371
RENEWAL
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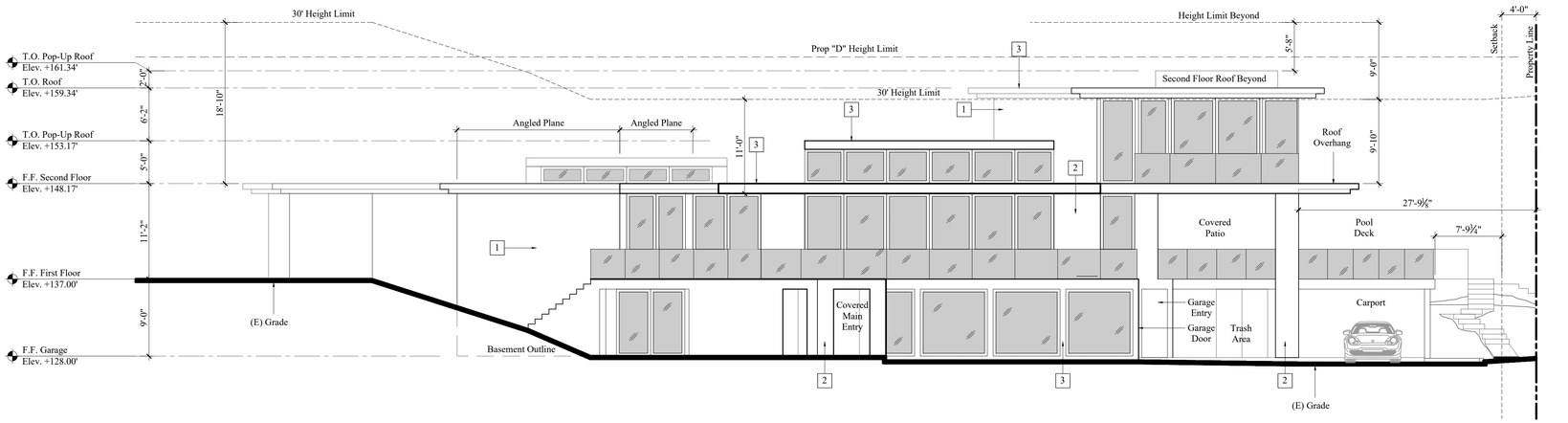
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SHEET TITLE
ROOF PLAN

A040

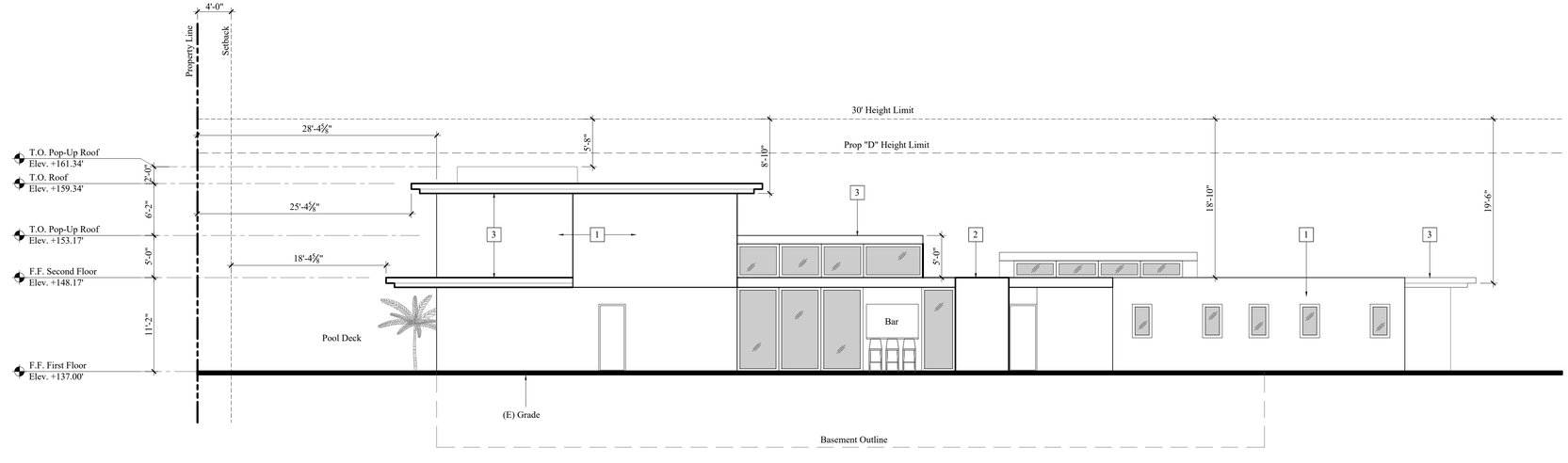
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A PROPOSED WEST ELEVATION

0 2' 4' 8'

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



B PROPOSED EAST ELEVATION

0 2' 4' 8'

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

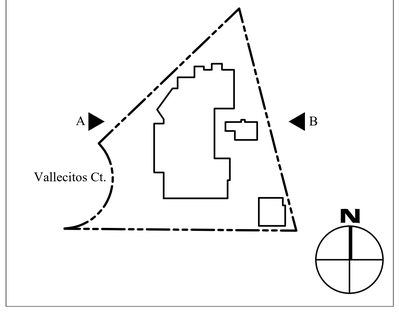
MATERIALS LIST

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

ELEVATION NOTES

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

KEY PLAN



Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
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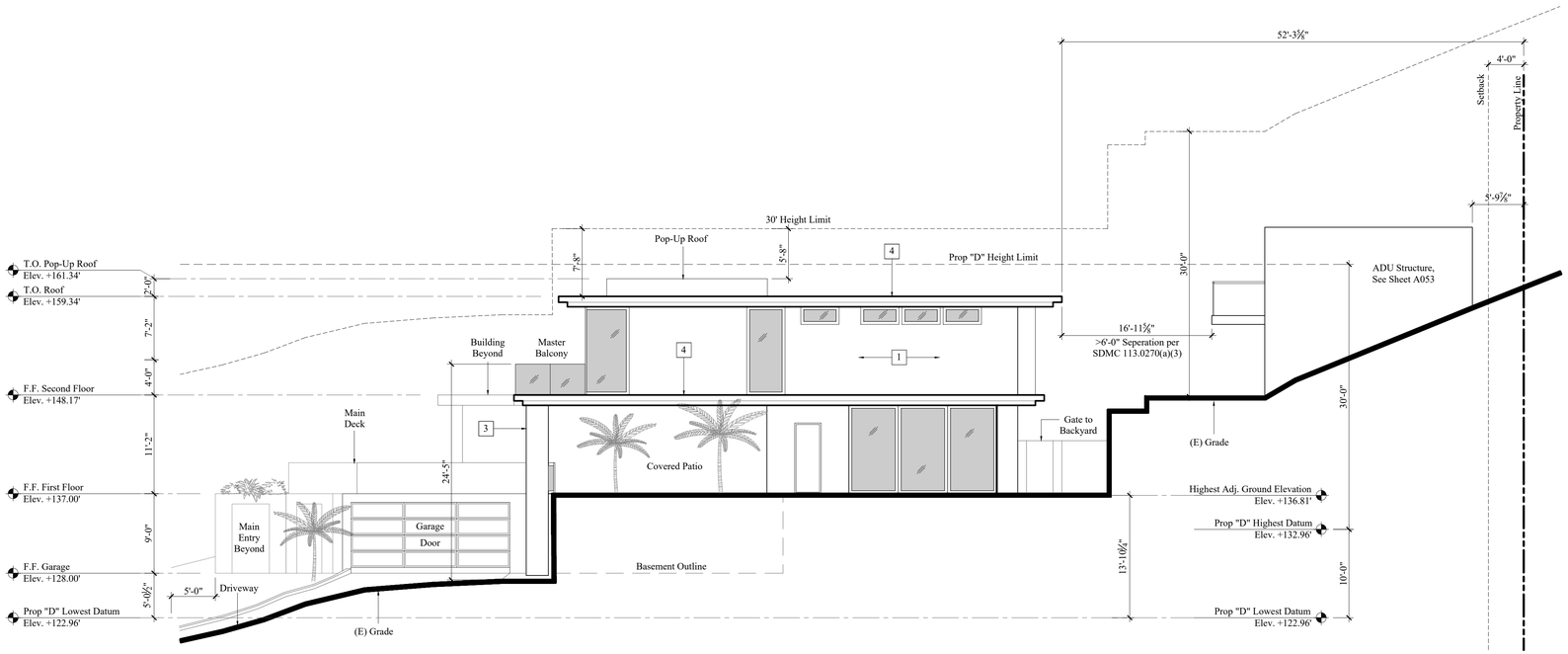
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SHEET TITLE
PROPOSED ELEVATIONS

A050

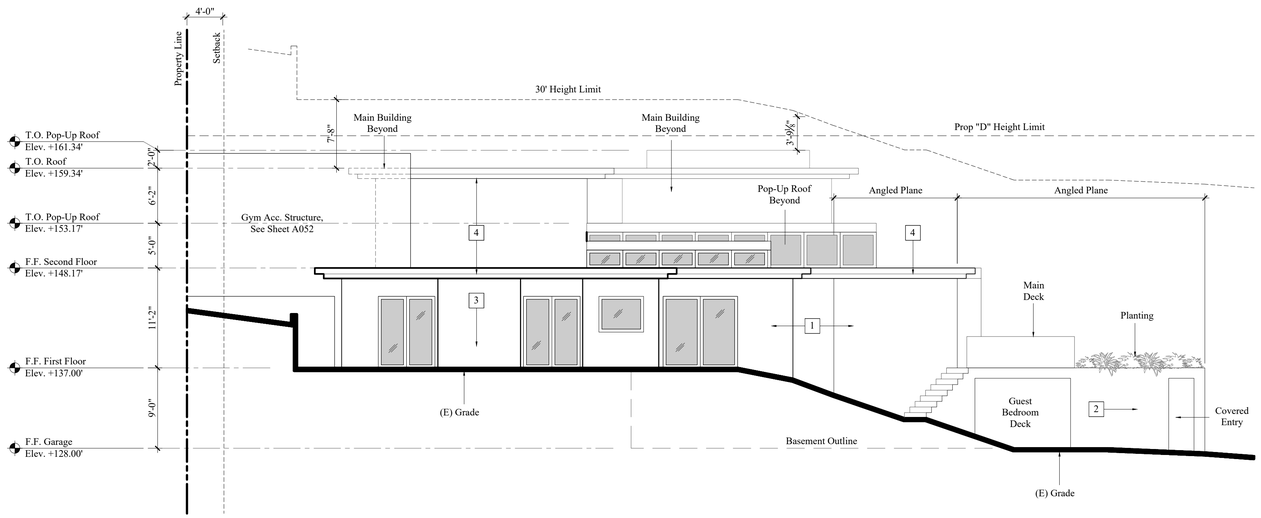
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C PROPOSED SOUTH ELEVATION

0 2' 4' 8'

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



D PROPOSED NORTH ELEVATION

0 2' 4' 8'

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

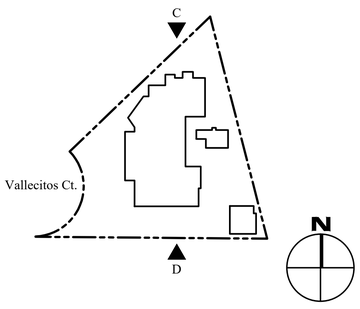
MATERIALS LIST

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

ELEVATION NOTES

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

KEY PLAN



Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

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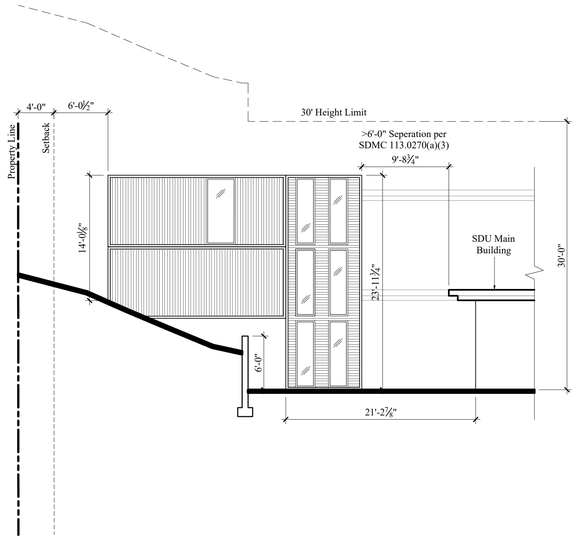
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SHEET TITLE
PROPOSED ELEVATIONS

A051

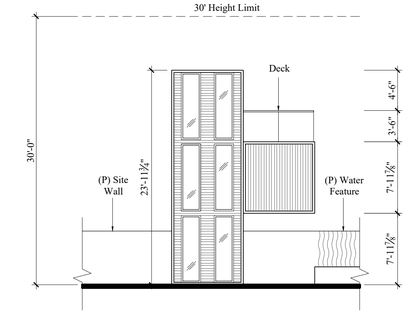
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E ACC. BLDG. NORTH ELEVATION

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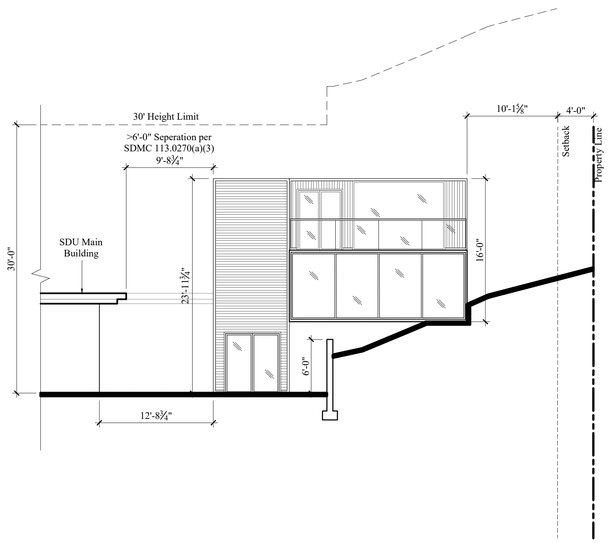
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F ACC. BLDG. WEST ELEVATION

0 2' 4' 8'

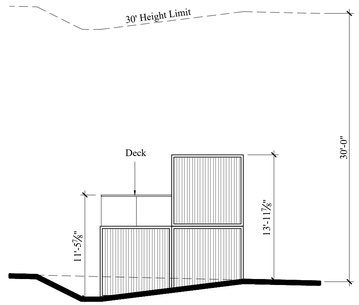
SCALE: 1/8" = 1'-0"



G ACC. BLDG. SOUTH ELEVATION

0 2' 4' 8'

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



H ACC. BLDG. EAST ELEVATION

0 2' 4' 8'

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

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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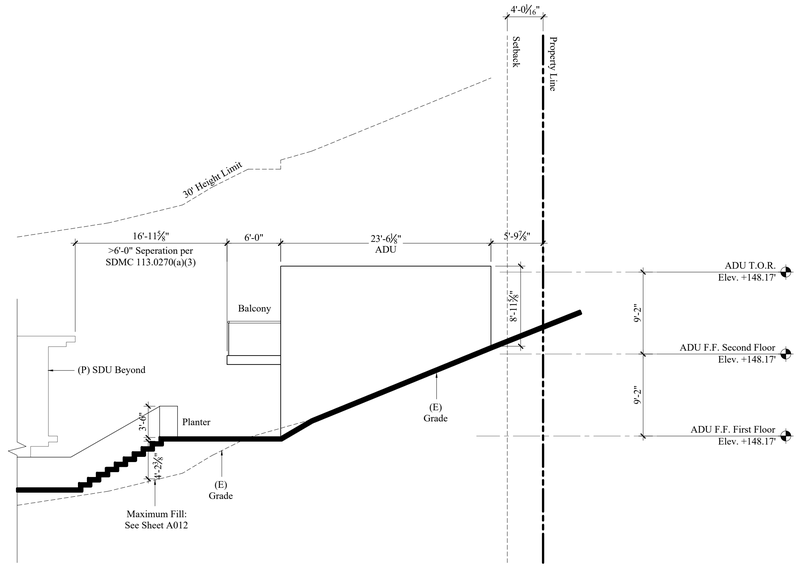
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SHEET TITLE
PROPOSED ELEVATIONS

A052

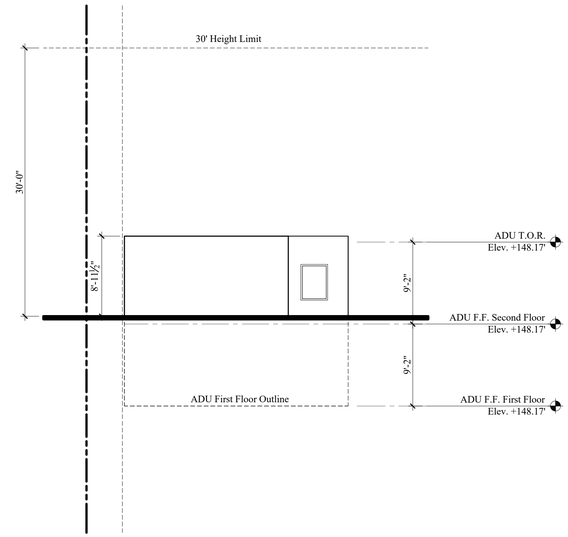
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I ADU SOUTH ELEVATION

0 2' 4' 8'

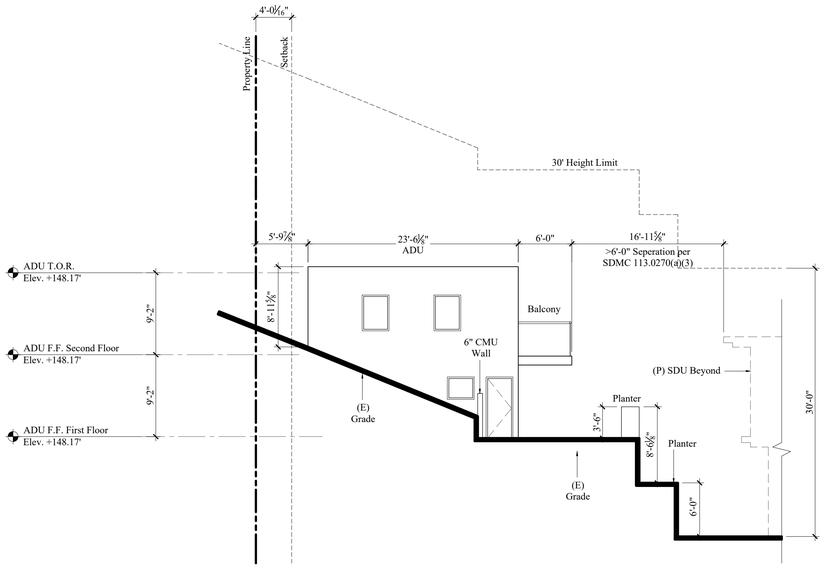
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J ADU EAST ELEVATION

0 2' 4' 8'

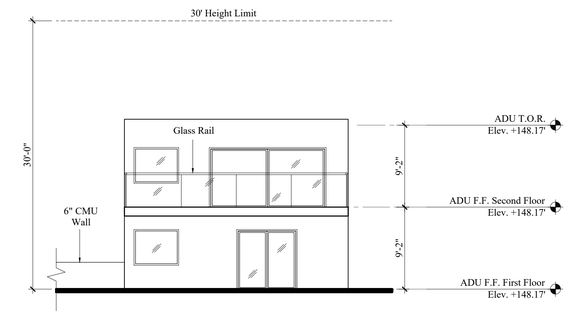
SCALE: 1/8" = 1'-0"



K ADU NORTH ELEVATION

0 2' 4' 8'

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



L ADU WEST ELEVATION

0 2' 4' 8'

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

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
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MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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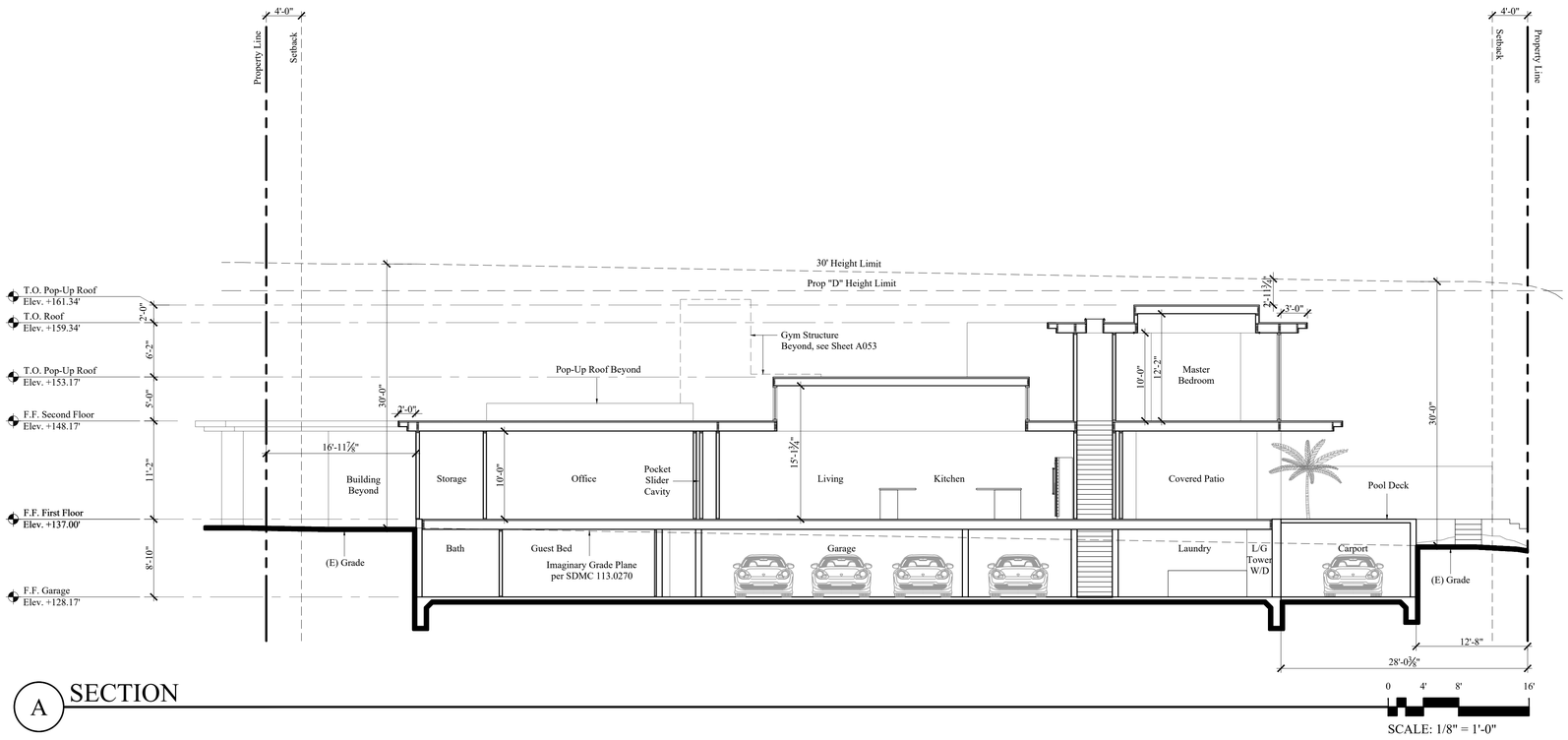
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SHEET TITLE
PROPOSED ELEVATIONS

A053

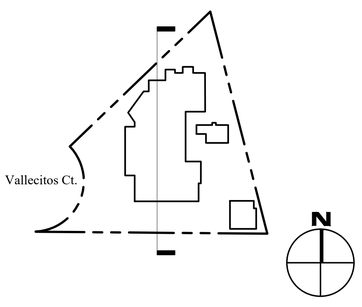
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A SECTION

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

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Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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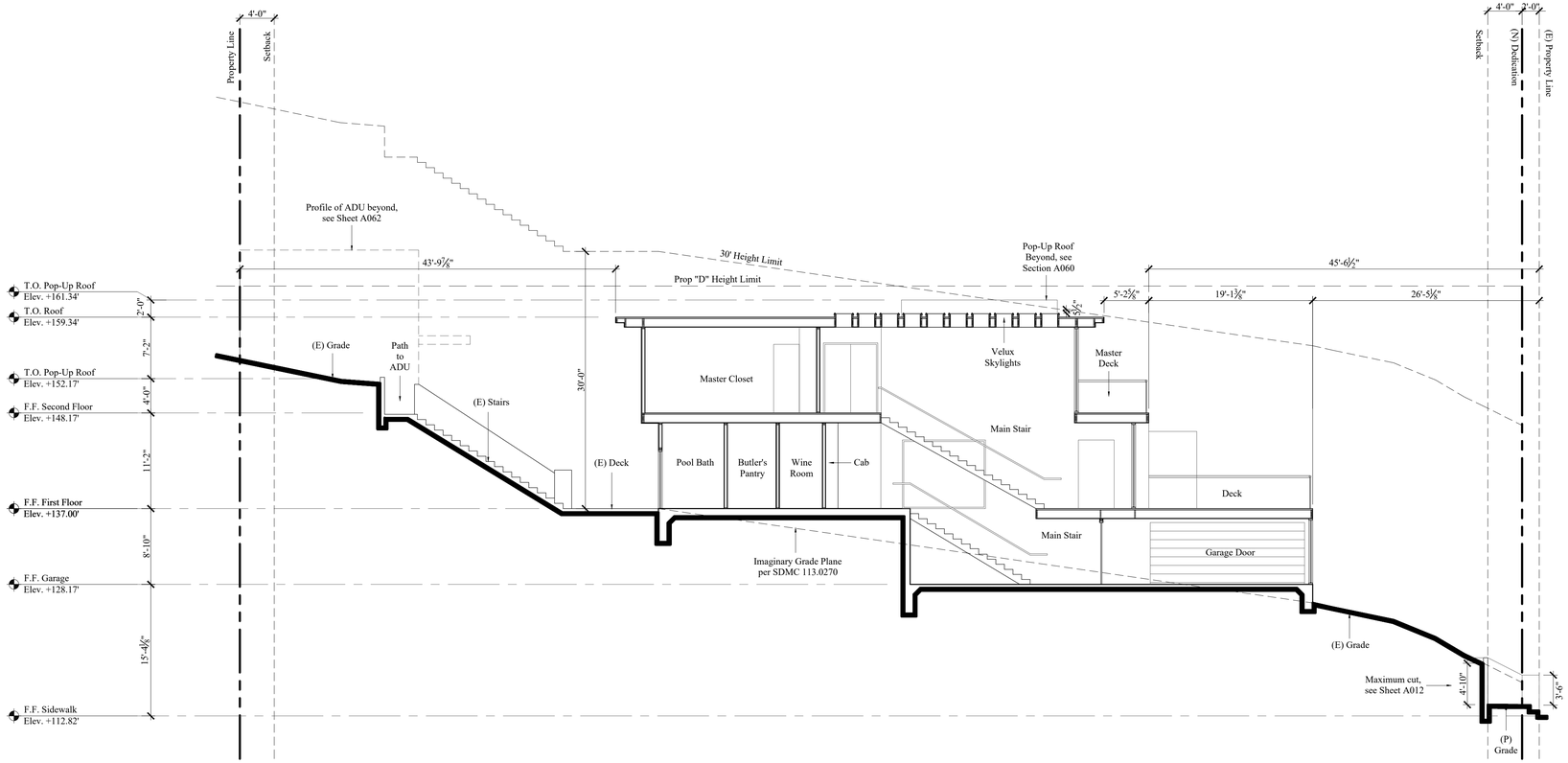
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SHEET TITLE
PROPOSED SECTIONS

A060

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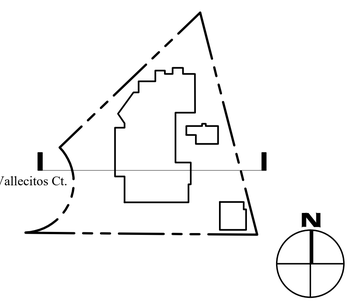


B SECTION

0 4' 8' 16'

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

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Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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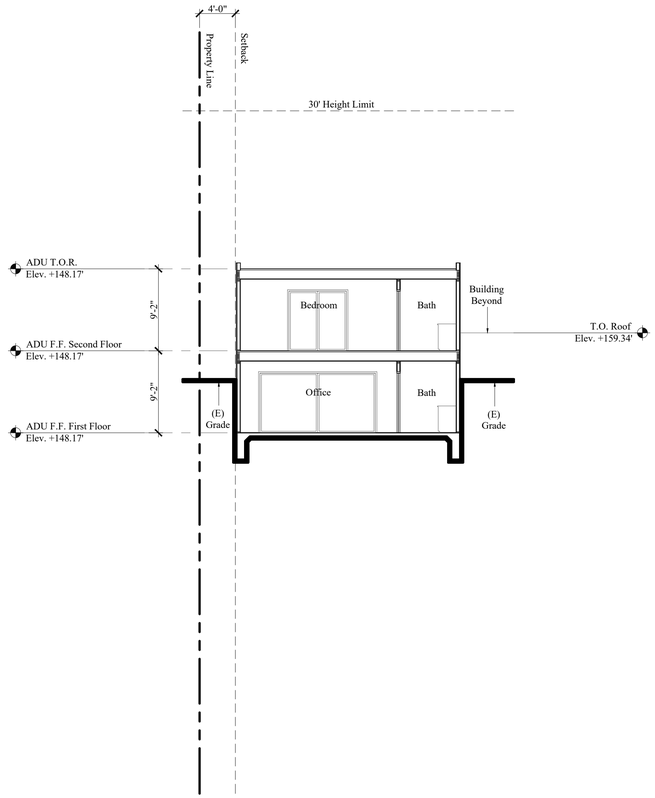
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SHEET TITLE
PROPOSED SECTIONS

A061

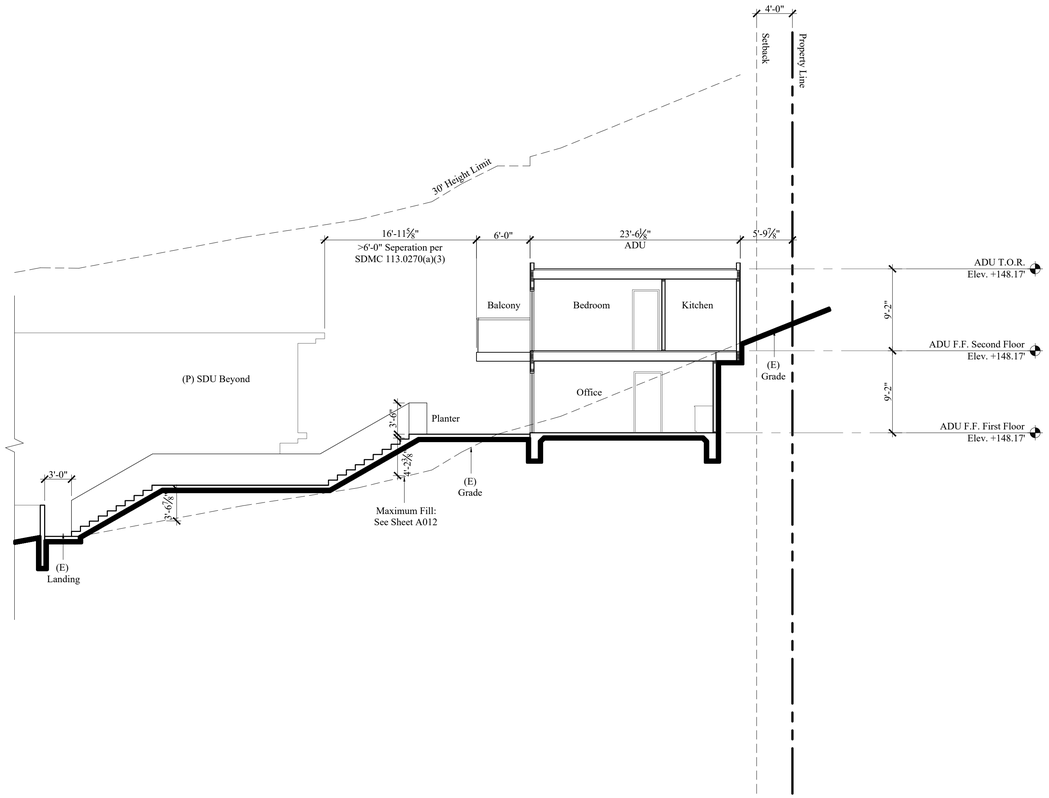
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C SECTION

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

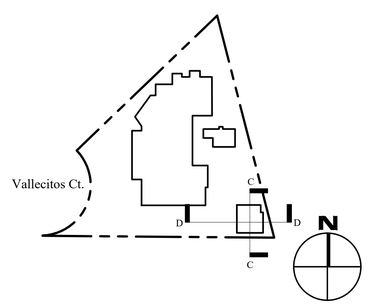


D SECTION

0 4' 8' 16'

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

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Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
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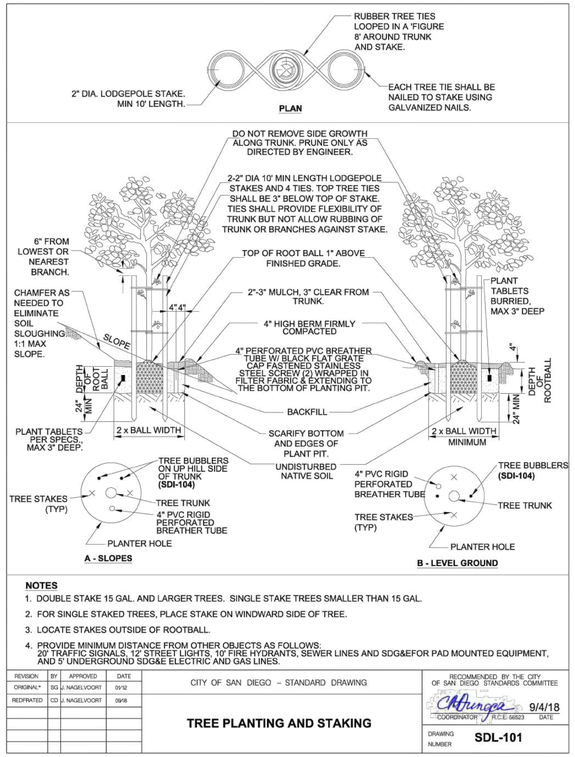
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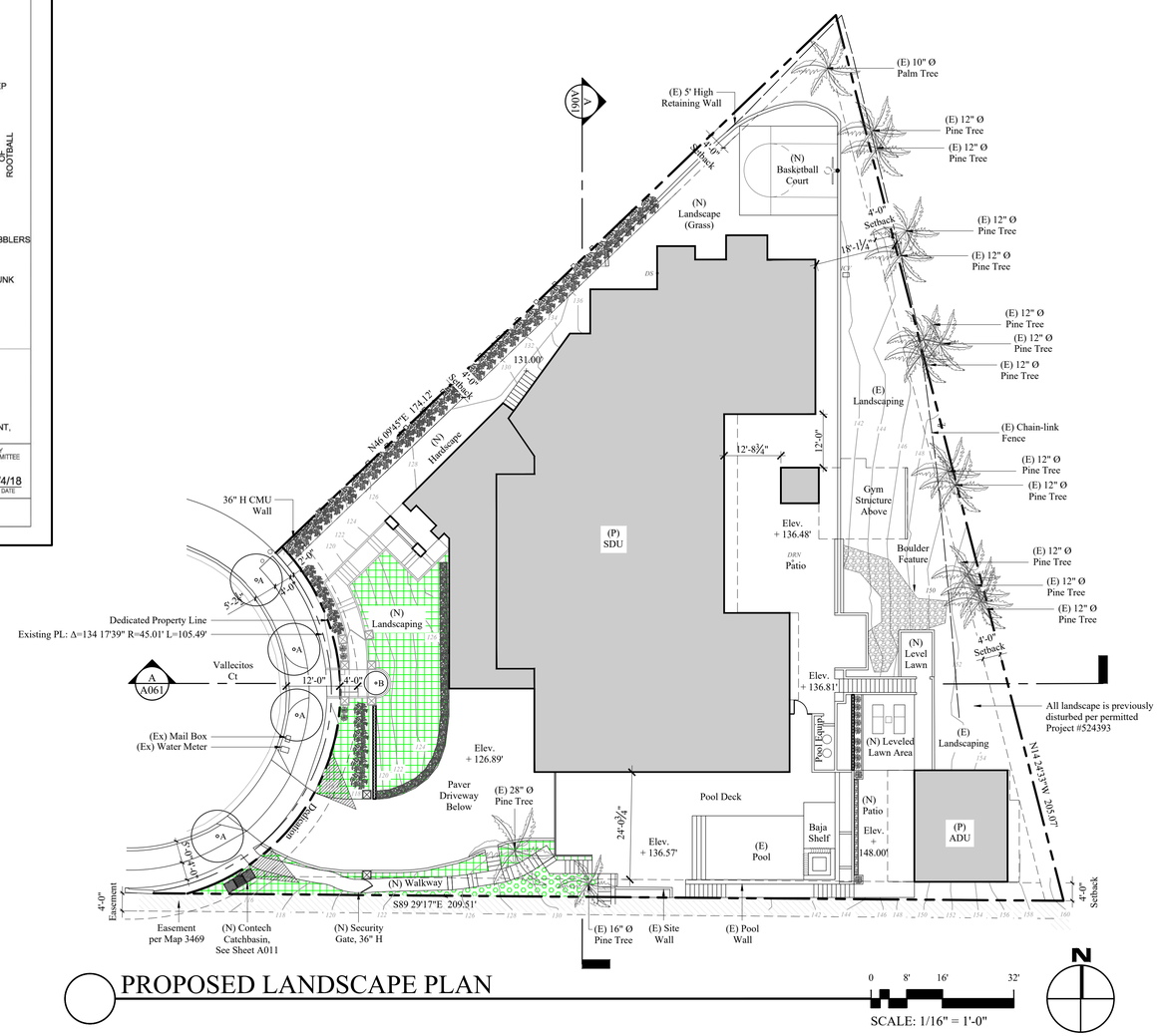
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SHEET TITLE
PROPOSED SECTIONS

A062

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PROPOSED LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

Landscape Calculations

LANDSCAPE REQUIREMENTS	AREA (SQ FT)	PERCENTAGE
LOT AREA	22,341 SQ. FT.	100%
REQUIRED LANDSCAPE	6,702.3 SQ FT	30%
PROPOSED PLANTING	2,219.0 SQ FT	9.9%
EXISTING PLANTING TO REMAIN	5,153.8 SQ FT	23.1%
TOTAL BUILDING FOOTPRINT	7,348.7 SQ FT	32.9%
TOTAL PLANTING AREA	7,372.8 SQ FT	33.0%
TOTAL HARDSCAPE AREA	7,619.5 SQ FT	34.1%

Street Tree Calculations

Per SDMC 142.0409(a)(1)(A):

Street Tree Requirement: (1) 24" Box Street Tree per 30 Linear Feet of Street Frontage

Street Frontage: 96 Linear Feet

Street Trees Required: 96 / 30 = 3.2 = (3)

Street Trees Proposed: (4) Orchid Trees (Bauhinia Blakeana)

Planting Schedule

TREES

Symbol	Size	Botanical Name	Common Name	WUCOLS	Height	Spread	Notes
A	24" Box	Bauhinia Blakeana	Orchid Tree	Mod.	20'	20'	Street Tree
B	24" Box	Magnolia Grandiflora "Little Gem"	Little Gem Magnolia	Mod.	20'	10'	

Shrubs & Grasses

Symbol	Size	Botanical Name	Common Name	WUCOLS	Height	Spread	Notes
	1 GAL	Coccineus	Red Creeping Thyme	V. Low	2"	18"	
	1 GAL	Lavandula Angustifolia	English Lavender	Low	24"	36"	
	1 GAL	Cordyline Fruticosa	Hawaiian Ti	High	36"	36"	
	5 GAL	Buxus Sempervirens	Boxwood Hedge	Mod.	24"	24"	
	5 GAL	Prunus Laurocerasus	Laurel Canyon Hedge	Mod.	36"	36"	

General Landscape Notes

A. The plan is for general landscape reference only. Refer to other construction documents for complete scope of work.
B. All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the city of san diego land development manual landscape standards and all the other landscape related city and regional standards.
C. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
D. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
E. No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
F. Minimum tree separation distance :
to traffic signals (stop sign) : 20 ft.
To underground utility lines : 5 ft. (10 ft. To sewer)
to above ground utility structures : 10 ft.
Intersections (intersecting curb line of two streets: 25 ft.
G. Irrigation: An automatic, electrically controlled drip irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
H. Maintenance: All required landscape areas shall be responsible for long-term maintenance by 5310 C LLC. Landscape and irrigation areas in the public row shall be maintained by 5310 C LLC. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactory treated or replaced per the conditions of the permit .
I. Per SD municipal code 142.0409: Minimum of one 24-inch box tree for every 30 ft. Of street frontage or one 10-foot brown trunk height palm tree for each 20 feet of street frontage.
J. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of travel way per the SDMC 142.0403(b)(10).
K. Landscaping shall be planted and maintained to not exceed 3ft in height in order to preserve public views.
L. Prior to issuance of any construction permits for structures, the owner/permittee shall submit complete landscape and irrigation construction documents to the development services department for approval.
M. Owner shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a landscape maintenance district or other approved entity. All required landscape shall be maintained consistent with the landscape standards in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
N. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the development services department within 30 days of damage.
O. A minimum root zone of 40 sq ft in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
P. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
Q. The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h) and will provide record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance,
R. Irrigation Audit: Projects subject to the requirement for a water budget Table 142-04I must conduct and submit to the City an Irrigation Audit consistent with San Diego Municipal Code 142.0413(f) and Section 2.7 of the Landscape Standards of the Land Development Manual prior to occupancy and use.
S. Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.
T. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
U. All landscaping shall be completed within 6 months of occupancy or within one year for the notice of a completion of a residence.
V. All trees labeled as existing are to be preserved and protected in place.

Legend

PROPOSED RESIDENCE

EXISTING PINE TREE: Trunk caliper indicated on the plan

PROPOSED TREE: See planting schedule below

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA
MICHAEL RENE MORTON C-19371 RENEWAL 04/30/2027

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

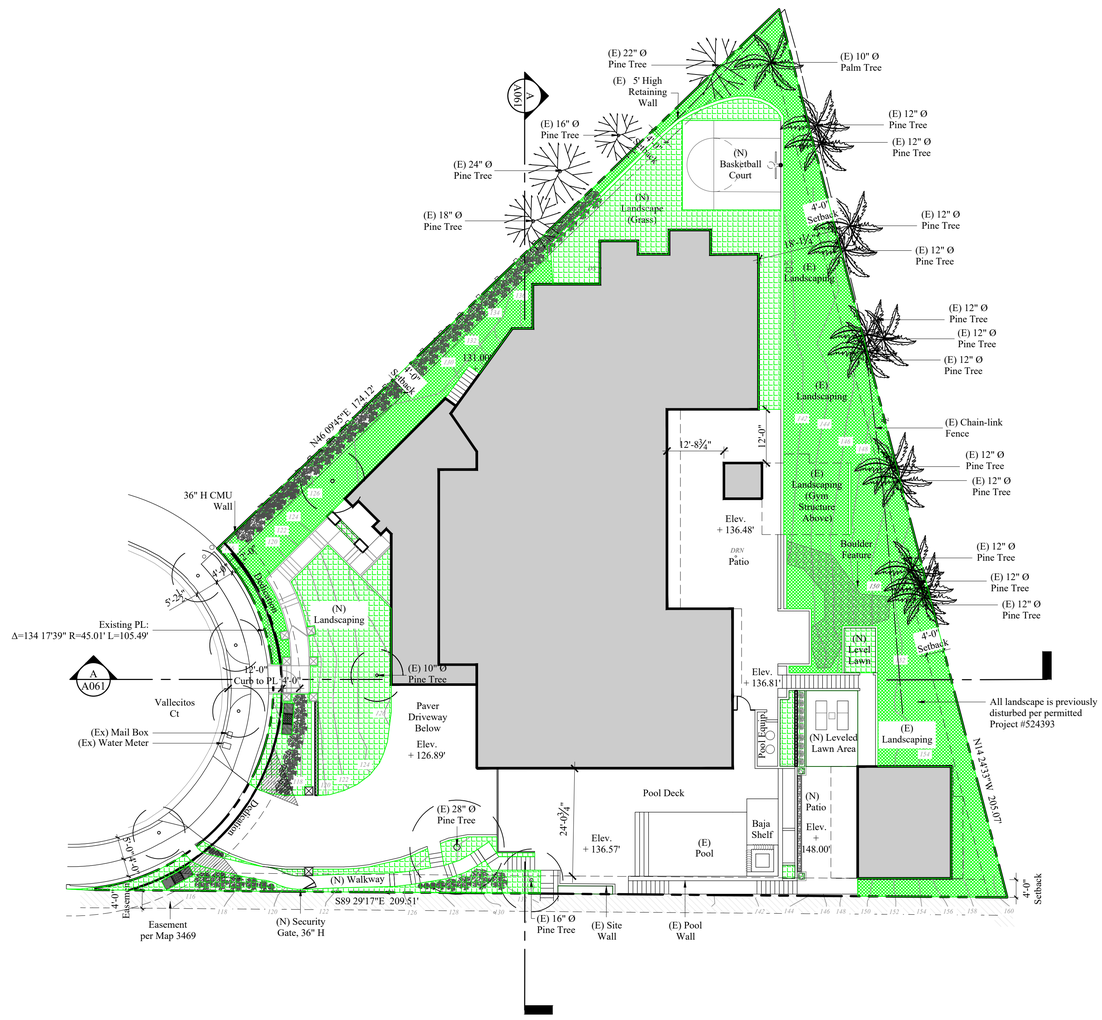
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PROJECT NO.: 2025-03
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DATE: 06/05/26

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SHEET TITLE: LANDSCAPE PLAN

L01

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\4th Submittal\DWG and PDF Sheets\L01 LANDSCAPE PLAN.dwg Jun 10,2026e-11:44am



LANDSCAPE DIAGRAM

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

General Landscape Notes

A. The plan is for general landscape reference only. Refer to other construction documents for complete scope of work.
B. All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the city of san diego land development manual landscape standards and all the other landscape related city and regional standards.
C. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
D. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
E. No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
F. Minimum tree separation distance :
to traffic signals (stop sign) : 20 ft.
To underground utility lines : 5 ft. (10 ft. To sewer)
to above ground utility structures : 10 ft.
Intersections (intersecting curb line of two streets: 25 ft.
G. Irrigation: An automatic, electrically controlled drip irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
H. Maintenance: All required landscape areas shall be responsible for long-term maintenance by 5310 C LLC. Landscape and irrigation areas in the public row shall be maintained by 5310 C LLC. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactory treated or replaced per the conditions of the permit .
I. Per SD municipal code 142.0409: Minimum of one 24-inch box tree for every 30 ft. Of street frontage or one 10-foot brown trunk height palm tree for each 20 feet of street frontage.
J. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of travel way per the SDMC 142.0403(b)(10).
K. Landscaping shall be planted and maintained to not exceed 3ft in height in order to preserve public views.
L. Prior to issuance of any construction permits for structures, the owner/permittee shall submit complete landscape and irrigation construction documents to the development services department for approval.
M. Owner shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a landscape maintenance district or other approved entity. All required landscape shall be maintained consistent with the landscape standards in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
N. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the development services department within 30 days of damage.
O. A minimum root zone of 40 sq ft in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
P. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
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T. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
U. All landscaping shall be completed within 6 months of occupancy or within one year for the notice of a completion of a residence.
V. All trees labeled as existing are to be preserved and protected in place.

Legend

PROPOSED RESIDENCE

EXISTING PLANTING TO REMAIN = 5,153.8 SQ FT

PROPOSED PLANTING = 2,219.0 SQ FT

Landscape Calculations

LANDSCAPE REQUIREMENTS	AREA (SQ FT)	PERCENTAGE
LOT AREA	22,341 SQ. FT.	100%
REQUIRED LANDSCAPE	6,702.3 SQ FT	30%
PROPOSED PLANTING	2,219.0 SQ FT	9.9%
EXISTING PLANTING TO REMAIN	5,153.8 SQ FT	23.1%
TOTAL BUILDING FOOTPRINT	7,348.7 SQ FT	32.9%
TOTAL PLANTING AREA	7,372.8 SQ FT	33.0%
TOTAL HARDSCAPE AREA	7,619.5 SQ FT	34.1%

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
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MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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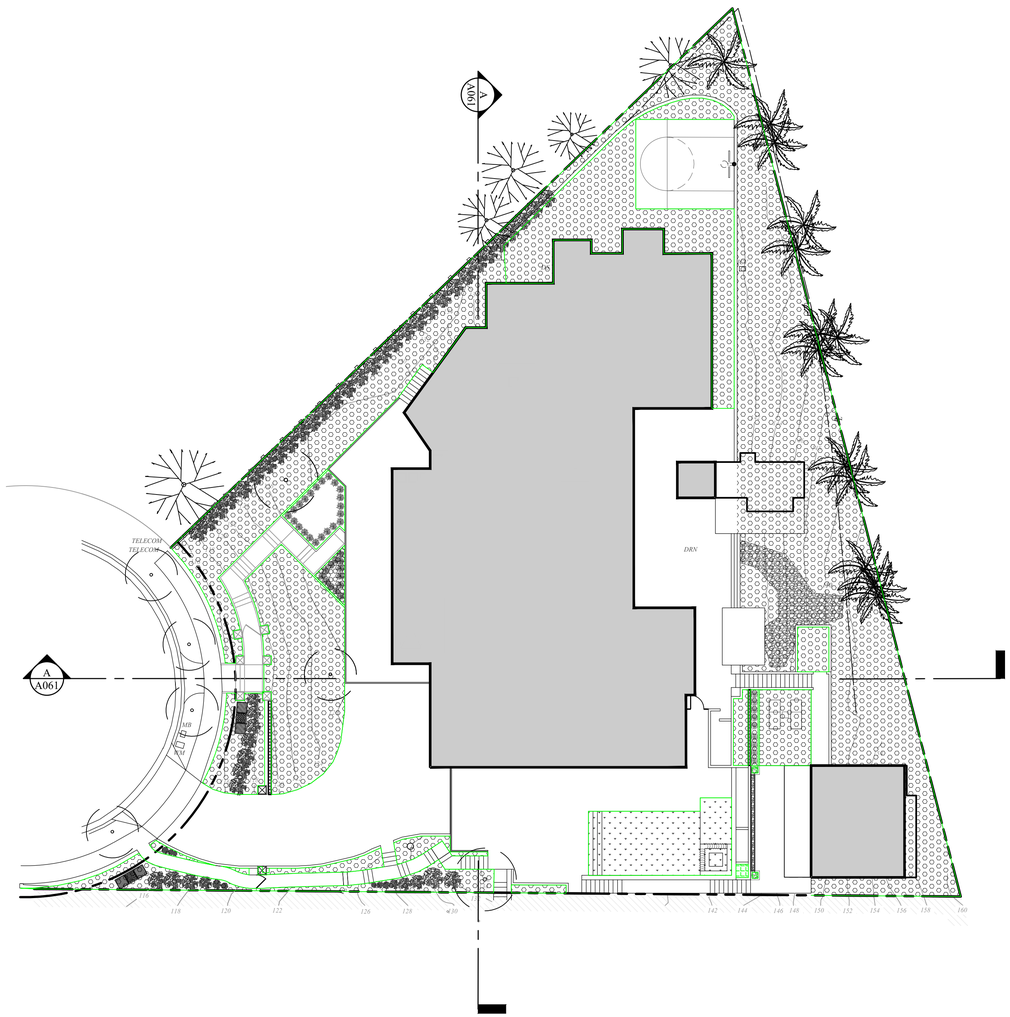
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SHEET TITLE: LANDSCAPE DIAGRAM

L02

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WATER USE DIAGRAM

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

Water Conservation Calculations

Model Water Efficient Landscape Regulations (MWELO)

Development with a landscape area of 500 square feet or greater and rehabilited landscape projects of 2,500 square feet or greater shall be subject to the following pursuiant title 23, section 490.1 of the California Code of Regulations:

(1) Water Budget
- (A) Maximum Applied Water Allowance (MAWA) water budget shall be calculated using the following formula:
  - MAWA Water Budget = (ETo)(0.62)[(ETAF)(LA)+(1-ETAF(SLA)]
  - For Residential Landscape (ETo)(0.62)[(0.55)(LA)+(0.45)(SLA)]
  - For Non Residential Landscape = (ETo)(0.62)[(0.45)(LA)+(0.45)(SLA)]
- (B) Estimated Total Water use (ETWU), as calculated in Section 2.6 of the Landscape Standards of the Land Development Manual, shall not exceed the MAWA budget. The ETWU is calculated using the following formula:
  - ETWU = [(ETo)(0.62)][(PF/IE x HA) + SLA] = gallons/year
- (C) The Irrigation System is required to be operated within the approved MAWA Budget

La Jolla ETo = 40 inches/year
LA = 7,309.7
SLA = 0

MAWA = (40)(0.62)[(0.55)(7,372.8)+(0.45)(0) = 100,564.99 gallons/year

Hydrozone 1 - Low Water Use
ETWU = [(40)(0.62)][(0.2/0.81) x (6,892.54) + 0] = 42,206.17 gallons/year

Hydrozone 4 - High Water Use
ETWU = [(40)(0.62)][(0.8/0.75) x (480.26) +0] = 12,704.48 gallons/year

ETWU : 54,910.65 gallons per year

MAWA - ETWU : 100,564.99 - 54,910.65 = +45,654.34, therefore MAWA>ETWU

Legend & Notes

The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h) and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance

Hydrozone 1 - Low Water Use - Automated Drip Irrigation

Hydrozone 3 - High Water Use - Pool with automatic cover- Pump
As per the "Water Efficient Landscape Design Manual" Section(2)(G)(5)(b):
The Surface area of a water feature shall be included in the high-water use hydrozone unless the water feature is a pool or a spa and is equipped with a durable cover. If a cover is used, the pool or spa may be included in a moderate water use hydrozone)

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL

PROJECT NO.: 2025-03

REVIEWED BY: CAM

DRAWN BY: CP

DATE: 02/17/26

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SHEET TITLE: WATER USE DIAGRAM

L03

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300' RADIUS MAP

0 32' 64' 128'

SCALE: 1/64" = 1'-0"

N

300' Survey - 2486 Vallectios Ct - Feder Residence - PRJ-1140750

	Parcel Number	Address	Lot Size	GFA	FAR	FYSB	SYSB	SYSB	RYSB
1	346-240-17-00	2350 Vallecitos	19602	5160	0.26	20	10	0	106
2	346-250-03-00	2406 Vallecitos	20908	4600	0.22	26	16	5	57
3	346-250-05-00	2446 Vallecitos Ct	20020	5399	0.27	7	13	0	7
4	346-250-06-00	2466 Vallecitos Ct	20037	3637	0.18	27	39	5	4
5	346-250-07-00	(E) 2486 Vallecitos Ct	22341	4905	0.22	42	6	28	26
6	346-250-08-00	8303 La Jolla Shores Dr	26136	3304	0.13	5	48	11	62
7	346-261-01-00	2521 Calle del Oro	20183	8452	0.42	18	5	7	107
8	346-261-02-00	2533 Calle del Oro	20326	3528	0.17	16	4	9	97
9	346-261-03-00	2543 Calle del Oro	21167	4425	0.21	18	9	11	87
10	346-261-04-00	2553 Calle del Oro	21221	4556	0.21	16	7	4	106
11	346-262-02-00	2532 Calle del Oro	22278	3490	0.16	29	8	6	111
12	346-262-03-00	2542 Calle del Oro	22812	3989	0.17	35	6	4	107
13	346-262-09-00	2552 Calle del Oro	41627	9945	0.24	28	29	16	96
14	346-300-07-00	2351 Vallecitos	20735	2664	0.13	18	7	10	16
15	346-310-05-00	2476 Avenida de la Playa	36108	4523	0.13	43	6	13	35
16	346-310-11-00	2466 Avenida de la Playa	20439	3745	0.18	47	0	10	66
17	346-321-01-00	2411 Vallecitos	19250	2872	0.15	16	13	3	50
18	346-321-02-00	2431 Vallecitos Ct	19505	3650	0.19	3	22	8	38
19	346-321-03-00	8152 Calle del Cielo	21645	4608	0.21	16	51	18	8
20	346-321-04-00	2496 Avenida de la Playa	20482	3600	0.18	21	26	14	0
21	346-322-01-00	8171 Calle del Cielo	20320	2220	0.11	20	9	23	7
22	346-322-02-00	8151 Calle del Cielo	19270	3173	0.16	13	7	31	42
23	346-322-03-00	8131 Calle del Cielo	19155	3664	0.19	6	5	8	47
24	346-331-01-00	2563 Calle del Oro	20361	5002	0.25	18	7	7	100
25	346-331-02-00	2575 Calle del Oro	20209	2416	0.12	16	10	15	80
26	346-331-03-00	2585 Calle del Oro	21494	7807	0.36	29	6	9	11
27	346-331-04-00	2595 Calle del Oro	20710	4369	0.21	15	5	7	98
28	346-332-01-00	2572 Calle del Oro	18560	4244	0.23	15	7	9	60
29	346-332-02-00	2586 Calle del Oro	18595	2511	0.14	17	47	9	16
		Averages	21914	4361	0.2	20.7	14.8	10.3	56.8
	346-250-07-00	(P) 2486 Vallecitos Ct	22341	9981	0.446	26	6	28	10

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
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MICHAEL RENE MORTON
C-19371
RENEWAL
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Feder Residence
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REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL

PROJECT NO.: 2025-03

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DATE: 03/19/26

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SHEET TITLE
300' RADIUS SURVEY

EX 01

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1 2350 Vallecitos



2 2406 Vallecitos



3 2446 Vallecitos Ct



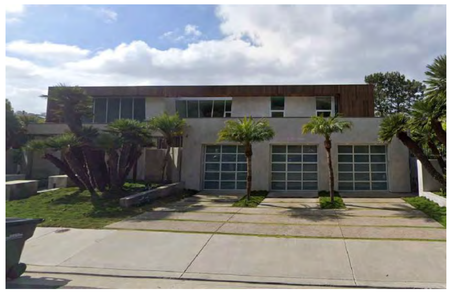
4 2466 Vallecitos Ct



5 2486 Vallecitos Ct



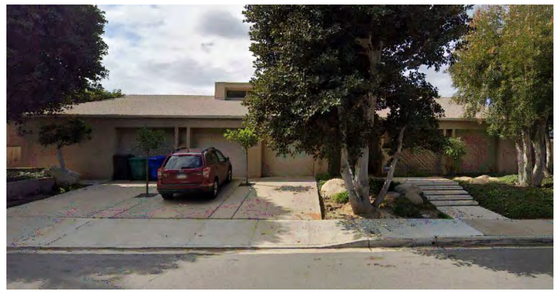
6 8303 La Jolla Shores Dr



7 2521 Calle del Oro



8 2533 Calle del Oro



9 2543 Calle del Oro



10 2553 Calle del Oro



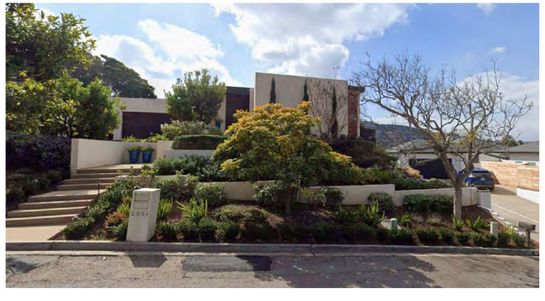
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12 2542 Calle del Oro



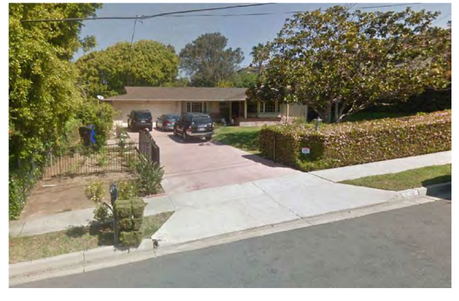
13 2552 Calle del Oro



14 2351 Vallecitos



15 2476 Avenida de la Playa



16 2466 Avenida de la Playa

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
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Fax. (858) 459-3768
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C-19371
RENEWAL
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PROJECT NO. 2025-03

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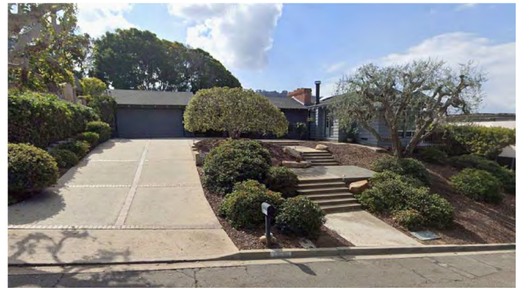
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SHEET TITLE
300' RADIUS SURVEY

EX 02

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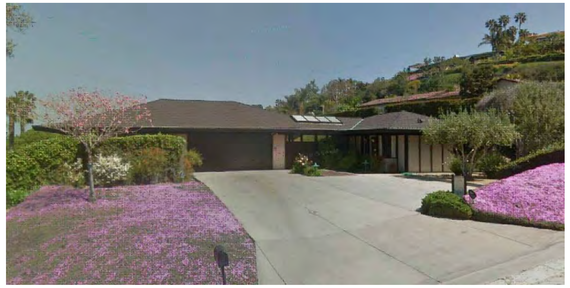
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18 2431 Vallecitos Ct



19 8152 Calle del Cielo



20 2496 Avenida de la Playa



21 8171 Calle del Cielo



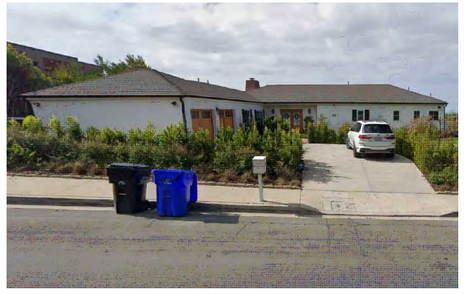
22 8151 Calle del Cielo



23 8131 Calle del Cielo



24 2563 Calle del Oro



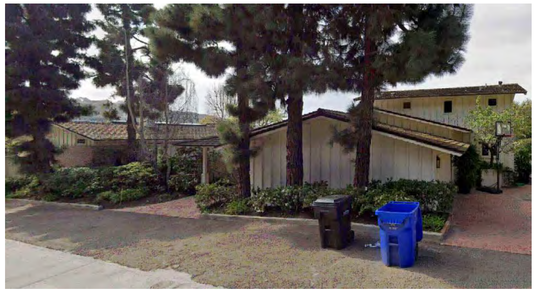
25 2575 Calle del Oro



26 2585 Calle del Oro



27 2595 Calle del Oro



28 2572 Calle del Oro



29 2586 Calle del Oro

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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REVISIONS
03/03/2025 PROJECT START

△
△
△

PHASE
COASTAL

PROJECT NO. 2025-03

REVIEWED BY CAM

DRAWN BY CP

DATE 03/19/26

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SHEET TITLE
300' RADIUS SURVEY

EX 03

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