

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

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

### For Action Items

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

PRJ Number: PRJ-1164279

Project Name: 2443 Calle Del Oro New Single Famil Home

- Address and APN(s):

Address: 2443 Calle Del Oro, La Jolla, CA 92037

APN: 346-201-02-00

- Project contact name, phone, e-mail:

Aaron Borja

(619) 333-4863

aaronb@architectslocal.com

- Project description:

Demolition of an existing 1-story single family home

New construction of a 2-story single family home with a basement

New Site Development Permit and Coastal Development Permit

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

☒ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)

- In addition, provide the following:

- lot size: 20,210 SF

- existing structure square footage and FAR (if applicable): 3,717 SF & .18 FAR

- proposed square footage and FAR: 9,068 SF & .45 FAR

- existing and proposed setbacks on all sides:

(E) Front: 15' - 0"

(E) South side: 12' - 6"

(E) North side: 12' - 6"

(E) Rear: 47' - 0"

(P) Front basement: 15' - 0"

(P) Front level 1: 17' - 9"

(P) Front level 2: 19' - 5"

(P) South side basement: 22' - 9"

(P) South side level 1: 21' - 10"

(P) South side level 2: 15' - 0"

(P) North side basement: 11' - 6"

(P) North side level 1: 23' - 10"

(P) North side level 2: 29' - 5"

(P) Rear basement: 21' - 6"

(P) Rear level 1: 62' - 3"

(P) Rear level 2: 58' - 7"

- height if greater than 1-story 26' - 2"

# 2443 CALLE DEL ORO

NEW SINGLE FAMILY HOME  
COASTAL DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT



MICHAEL HALL

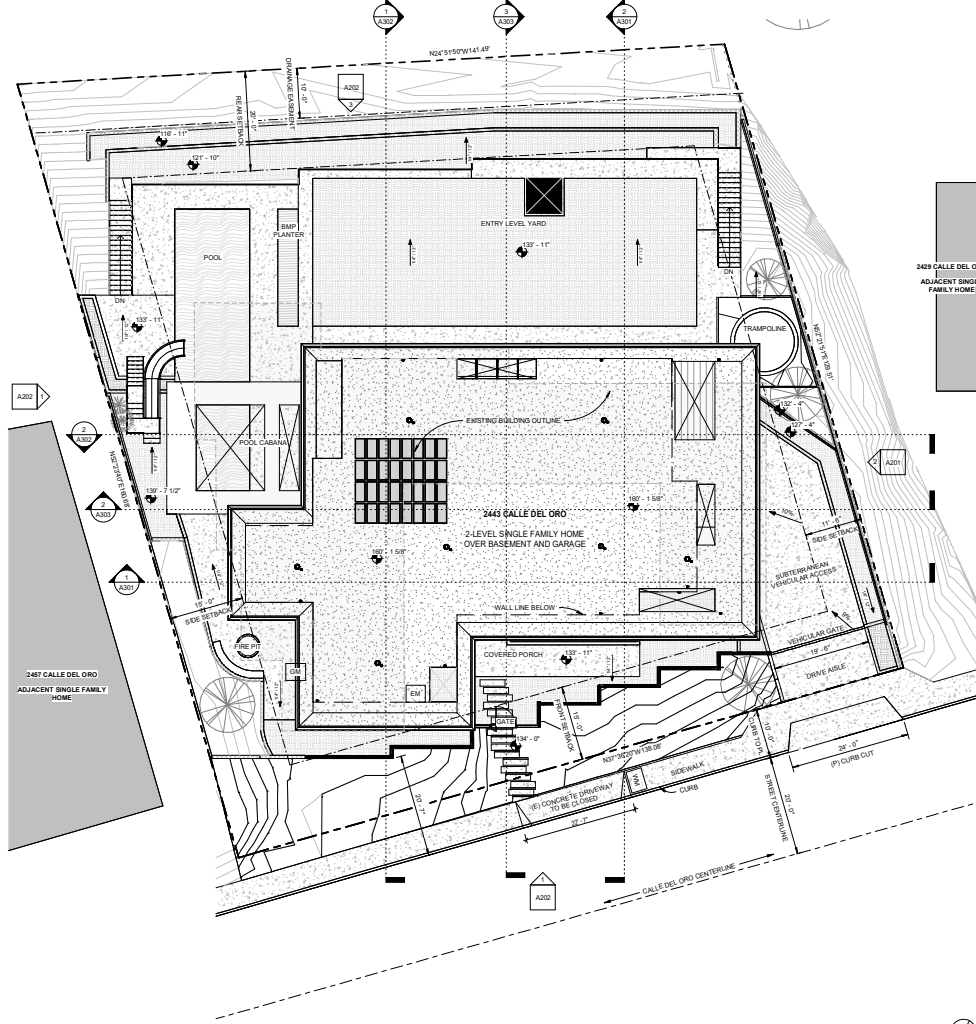
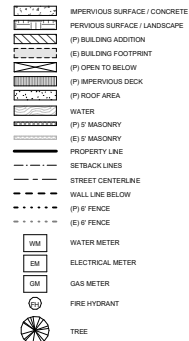
2443 CALLE DEL  
ORO, LA JOLLA,  
CA 92037

## SHEET INDEX

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A301 SECTIONS  
A302 SITE SECTIONS

## SITE PLAN

### SITE PLAN LEGEND



3 SITE PLAN

## PROJECT INFORMATION

ADDRESS: 2443 CALLE DEL ORO  
LA JOLLA, CA 92037

APN: 346-201-02-00

LEGAL DESCRIPTION:  
LOT:  
BLOCK:  
MAP:  
SUBDIVISION:  
CITY COUNSEL DISTRICT:  
COUNSEL MEMBER:  
DATE BUILT:  
OVERLAY ZONE:  
(E) OCCUPANCY:  
(P) OCCUPANCY:  
(E) CONSTRUCTION TYPE:  
(P) CONSTRUCTION TYPE:  
(E) SPRINKLERED:  
(P) SPRINKLERED:  
(E) USE:  
(P) USE:  
(E) NUMBER OF STORIES:  
(P) NUMBER OF STORIES:  
(E) BUILDING HEIGHT:  
(P) BUILDING HEIGHT:

LOT 2"  
PRESTWICK ESTS UNIT # 1  
DISTRICT 1  
JOE LACAVA  
NOT POTENTIALLY DESIGNATED  
PER PRJ-1154592  
1962  
COASTAL HEIGHT OVERLAY  
COASTAL OVERLAY ZONE  
AFFORDABLE HOUSING PARKING  
DEMAND  
FLOOD ZONE X  
HIGH FIRE SEVERITY ZONE  
BRUSH MANAGEMENT ZONE  
GEOLOGIC CATEGORY 20  
COMPLETE COMMUNITIES  
MOBILITY ZONE 4  
SINGLE FAMILY  
NO CHANGE  
V-B  
NO CHANGE  
NO  
YES (NFPA-13-D)  
R-3/U  
NO CHANGE  
1  
2 W/ BASEMENT  
18'  
26' - 2"

## ZONING DATA

ZONE: LJSFD-SF  
MAX DENSITY: 25 DU/ACRE  
PROPOSED DENSITY: 1

REQUIRED SETBACKS:  
FRONT:  
SIDE:  
REAR:  
HEIGHT:  
(E) SETBACKS:  
FRONT:  
SOUTH SIDE:  
NORTH SIDE:  
REAR:  
(P) SETBACKS:  
(P) FRONT BASEMENT:  
(P) FRONT LEVEL 1:  
(P) FRONT LEVEL 2:  
(P) SOUTH SIDE BASEMENT:  
(P) SOUTH SIDE LEVEL 1:  
(P) SOUTH SIDE LEVEL 2:  
(P) NORTH SIDE BASEMENT:  
(P) NORTH SIDE LEVEL 1:  
(P) NORTH SIDE LEVEL 2:  
(P) REAR BASEMENT:  
(P) REAR LEVEL 1:  
(P) REAR LEVEL 2:  
LOT COVERAGE:  
LOT SIZE:  
MAX COVERAGE:  
(P) LOT COVERAGE:  
FLOOR AREA RATIO:  
MAX FAR:  
(E) GROSS FAR:  
(P) GROSS FAR:

GENERAL CONFORMITY W/ VICINITY  
PER G004  
4" MIN. AT OPENINGS  
GENERAL CONFORMITY W/ VICINITY  
30' MAX. + 10' GRADE DIFFERENTIAL  
PER PER PROP D  
15' - 0"  
12' - 6"  
12' - 6"  
47' - 0"  
15' - 0"  
17' - 6"  
19' - 0"  
22' - 9"  
23' - 10"  
29' - 5"  
21' - 6"  
62' - 3"  
58' - 7"  
20,210 SF  
12,126 SF (60%)  
6,930 SF (34%)  
45 = 9094 SF  
3,717/20,210 = 18  
9,068/20,210 = 45

## SCOPE OF WORK

DEMOLITION OF EXISTING 1-STORY SINGLE FAMILY HOME  
NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY HOME  
WITH A BASEMENT

- SITE DEVELOPMENT PERMIT  
- COASTAL DEVELOPMENT PERMIT

## PROJECT TEAM

OWNER:  
MICHAEL HALL  
2443 CALLE DEL ORO  
LA JOLLA, CA 92037  
MICHAELHALL@ERAYUMA.COM

ARCHITECT:  
ARCHITECTS LOCAL  
CONTACT: AARON A BORJA, AIA  
740 13TH ST., SUITE 204  
SAN DIEGO, CA 92101  
619.555.0537 X 104  
AARON@ARCHITECTSLOCAL.COM

CIVIL ENGINEER:  
PEABODY TSUNURA ENGINEERING  
CONTACT: ROSS PEABODY  
1671 PLOVER CT.  
CARLSBAD, CA 92011  
916.257.9826  
RPEABODY@PEABODYENG.COM

GEOTECHNICAL ENGINEER:  
UES PROFESSIONAL SOLUTIONS, INC.  
CONTACT: ANDRES BERNAL  
1441 MONTELEONE ROAD, SUITE 115  
OCEANSIDE, CA 92058  
760.696.6386  
ABERNAL@TEAMUES.COM

SURVEYOR:  
METROPOLITAN MAPPING  
CONTACT: VERNON FRANCK  
3712 30TH STREET  
SAN DIEGO, CA 92104  
619.431.5250  
METROMAP-SD@GMAIL.COM

LANDSCAPE ARCHITECT:  
CALIFORNIA LANDSCAPE TECH  
CONTACT: STEVEN SHERMAN  
3685 VISTA CAMPANA N, STE 41  
OCEANSIDE, CA 92058  
(760) 809-3241  
CLTLANDARCH@GMAIL.COM

## GROSS SQUARE FOOTAGE SUMMARY FAR

(P) SINGLE FAMILY HOME:  
(P) HABITABLE BASEMENT LEVEL:  
(P) ENTRY LEVEL:  
(P) ENTRY LEVEL PHANTOM FLOOR:  
(P) SECOND LEVEL:  
(P) SECOND LEVEL PHANTOM FLOOR:  
(P) TOTAL SINGLE FAMILY HOME:  
(P) SCHOOL FEE AREA:  
(E) SINGLE FAMILY HOME:  
(P) SCHOOL FEE ADDITION AREA:  
(PROPOSED HOME - EXISTING HOME)  
(NO GARAGE OR BASEMENT)  
(P) BASEMENT (EXEMPT FROM FAR):  
(P) HABITABLE BASEMENT:  
(P) BASEMENT GARAGE:  
(P) TOTAL BASEMENT:  
(P) DECKS (EXEMPT FROM FAR):  
(P) BASEMENT COVERED PATIO:  
(P) SECOND LEVEL DECK AREA:  
(P) TOTAL DECK AREA:

388 SF  
3,947 SF  
208 SF  
4,225 SF  
300 SF  
9,068 SF  
3,717 SF (DEMOLISHED)  
5,251 SF  
9,068 - 3,717 = 5,351 SF  
3,775 SF  
3,475 SF  
7,250 SF  
702 SF  
638 SF  
1,400 SF

## PARCEL MAP



APN: 346-201-02-00



NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

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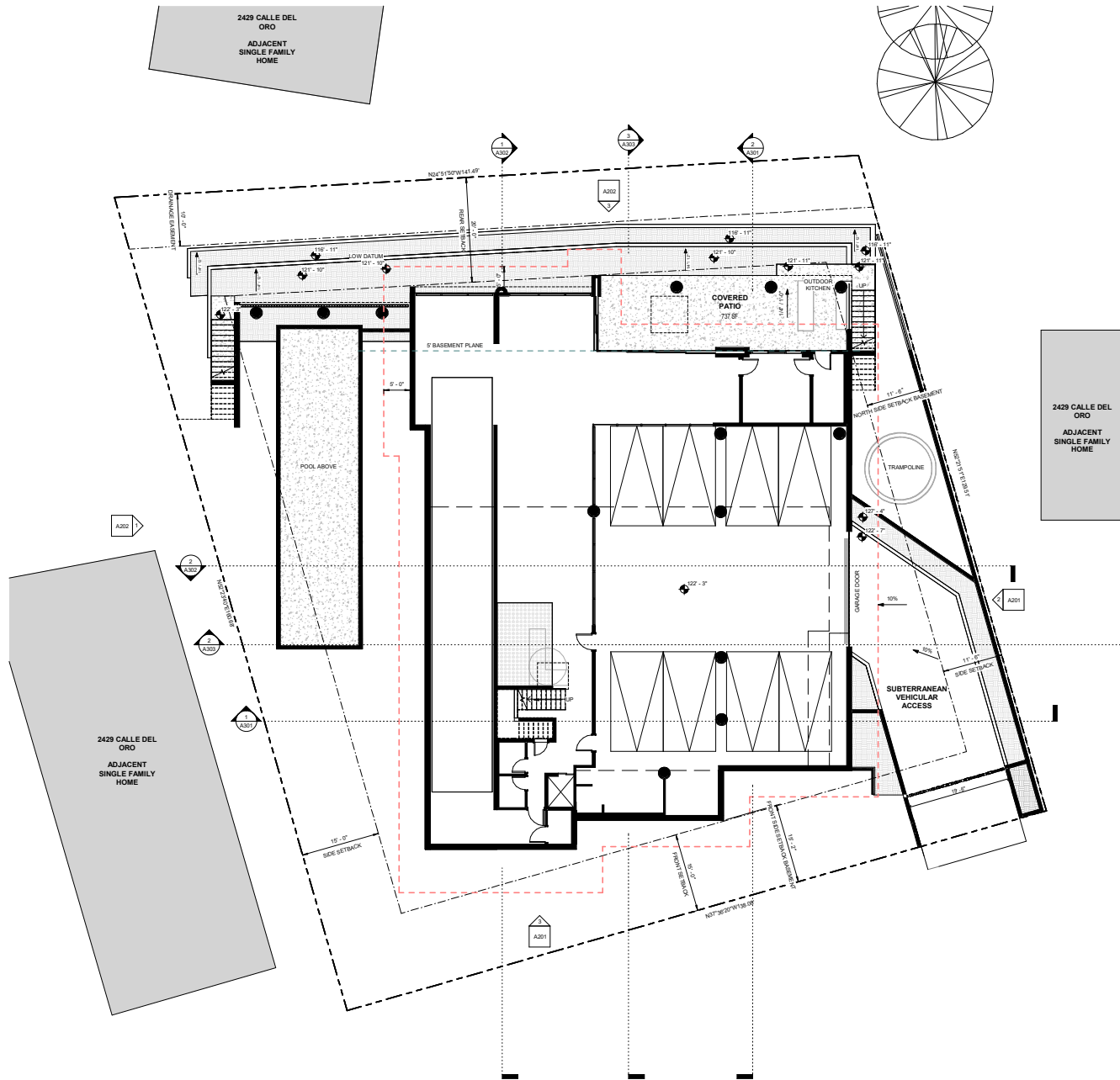
NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:

NO: REVISION: DATE:





3 LOWER GROUND LEVEL SITE PLAN

### SITE PLAN LEGEND

- IMPERVIOUS SURFACE / CONCRETE
- PERVIOUS SURFACE / LANDSCAPE
- IMPERVIOUS DECK
- (P) 0 - HR WALL
- (P) 1 - HR WALL
- PROPERTY LINE
- BETBACK LINE
- STREET CENTERLINE
- WALL LINE BELOW
- WALL LINE ABOVE
- OVERHEAD LINE
- EASEMENT LINE
- (E) 0' FENCE
- (P) 0' FENCE
- WATER DRAIN FLOW DIRECTION
- WM WATER METER
- EM ELECTRICAL METER
- GM GAS METER
- PH FIRE HYDRANT
- TREE
- LINEAR TRENCH DRAIN

**DEVELOPERS**  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCAL**

740 13th Street, Suite 204  
San Diego, CA 92101  
P: 619.202.0027  
www.architectslocal.com

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**MICHAEL HALL**

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**2443 CALLE DEL ORO, LA JOLLA, CA 92037**

APN: 346-201-02-00

APR 13 2026

1-260402

As indicated

**BASEMENT LEVEL SITE PLAN**

**A102**



## LEGEND

|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|  | (E) GRADE LINE (NO CHANGE)      |
|  | (E) GRADE LINE (AT CHANGE)      |
|  | (P) GRADE LINE AT CHANGE        |
|  | PLUMB LINE                      |
|  | OVERALL HEIGHT LIMIT            |
|  | PROPERTY LINE                   |
|  | SETBACK LINE                    |
|  | MATERIAL 1 - STUCCO             |
|  | MATERIAL 2 - WOOD CLAD ALUMINUM |
|  | MATERIAL 3 - FIBER CEMENT       |
|  | MATERIAL 4 - GLASS              |

**DEVELOPERS  
DESIGNERS  
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[www.architectlocal.com](http://www.architectlocal.com)

MICHAEL HALL

2443 CALLE DEL  
ORO, LA JOLLA,  
CA 92037

APN: 346-201-02-00

[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

|         |                     |
|---------|---------------------|
| DATE:   | AL PROJECT NUMBER:  |
| 8/13/26 | 1-260402            |
| SCALE:  | APU PROJECT NUMBER: |

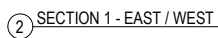
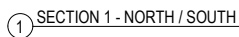
As indicated

## ELEVATIONS

**A201**



**A202**



# A301



September 24, 2026

Aaron Borja  
Architects Local  
aaronb@architectslocal.com

Subject: Assessment of Application for 2443 Calle Del Oro; Project No. PRJ-1164279;  
IO: 24010636

Dear Aaron Borja,

The Development Services Department (DSD) has completed the review of your proposed project. We are providing you with the following information for your application.

### **Project Scope**

Proposed development/action(s): *[Insert details of the project scope, including proposed development and pertinent base/overlay zones].*

- Coastal Development Permit and Site Development Permit to demolish an existing one-story, 3,717-square-foot single dwelling unit and construct a new two-story, 9,068-square-foot single dwelling unit over a basement, with associated site improvements, located at 2443 Calle Del Oro. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area.

### **Significant Project Issues**

Carefully review the attached **Project Issues Report** and **Submittal Requirements** information enclosed, which contains review comments from staff. Once you have reviewed this information, please contact me if you wish to schedule a meeting with staff, or utilize DSD's [Second Opinion Guarantee](#) or [Project Issue Resolution Conference](#) services.

All issues must be addressed to move forward to a project decision.

### **Project Accounting**

- Our most recent records show that there is a balance of \$10,020.19 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

- Please be advised that the [minimum required balance](#) for each approval type must be maintained throughout the process. If you need to make a payment toward the deposit account, payments can be made in person at 7650 Mission Valley Road using the following [link](#) or on the [Accela Citizen Access portal](#). Per the City charter, Enterprise funds must have deposit accounts with positive balances in order for the processing to proceed. I will proactively inform you if your account is nearing deficit. **Please note that reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**
- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW webpage](#) for their fee schedule. If these fees are required, I will notify you.
- Please see [Time and Costs Associated with the Discretionary Approval Process](#) for additional information.

### Next Steps

I encourage you to contact Lisa Kriedeman, the chairperson of the La Jolla Community Planning Association at [LisaK.LJCPA@Outlook.com](mailto:LisaK.LJCPA@Outlook.com) or [info@lajollacpa.org](mailto:info@lajollacpa.org) to make arrangements to present your project at their next regular meeting. This group is officially recognized by the City Council as a representative of the community and as an advisor to the City in actions that would affect the community. I will also notify the Community Planning Group of your request and provide them with copies of all plans and documents that you submit. Additional contact information for Community Planning Groups can be found here: [Community Planning Groups Contact List](#).

Please feel free to contact me should you have any questions, require additional information, or wish to discuss any aspect of this assessment in further detail.

I look forward to working with you as this project progresses through the approval process.

Sincerely,



Sarah Hättinen  
Development Project Manager  
Phone: 619-446- 5394  
Email: [SHatinen@sandiego.gov](mailto:SHatinen@sandiego.gov)  
Supervisor: Benjamin Hafertepe

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

### 3. Project Timeline Estimate

cc: File  
Chair of the Community Planning Group, [LisaK.LJCPA@Outlook.com](mailto:LisaK.LJCPA@Outlook.com)

## SURROUNDING CONTEXT



## SQUARE FOOTAGE

| ADDRESS                      | APN                  | HOUSE SIZE       | GARAGE              | LOT SF           | HABITABLE FAR |
|------------------------------|----------------------|------------------|---------------------|------------------|---------------|
| 1. 2429 CALLE DEL ORO        | 346-201-01-00        | 3,170 SF         | 2-CAR               | 19,669 SF        | .16           |
| 2. <b>2443 CALLE DEL ORO</b> | <b>346-201-02-00</b> | <b>9,068 SF</b>  | <b>SUBTERRANEAN</b> | <b>20,210 SF</b> | <b>.46</b>    |
| 3. 2457 CALLE DEL ORO        | 346-201-03-00        | 3,057 SF         | 2-CAR               | 20,205 SF        | .15           |
| 4. 2471 CALLE DEL ORO        | 346-201-04-00        | 2,968 SF         | 2-CAR               | 20,444 SF        | .14           |
| 5. 8315 CALLE DEL CIELO      | 346-190-02-00        | 5,171 SF         | 2-CAR               | 21,520 SF        | .24           |
| 6. 8333 CALLE DEL CIELO      | 346-190-03-00        | 3,400 SF         | SUBTERRANEAN        | 9,911 SF         | .17           |
| 7. 8347 CALLE DEL CIELO      | 346-190-04-00        | 4,299 SF         | 2-CAR               | 19,968 SF        | .21           |
| 8. 8361 CALLE DEL CIELO      | 346-190-05-00        | 3,327 SF         | 2-CAR               | 19,982 SF        | .16           |
| 9. 2415 CALLE DEL ORO        | 346-190-06-00        | 2,302 SF         | 2-CAR               | 18,938 SF        | .12           |
| 10. 2470 CALLE DEL ORO       | 346-202-04-00        | 4,126 SF         | 2-CAR               | 20,843 SF        | .19           |
| 11. 2456 CALLE DEL ORO       | 346-202-08-00        | 4,062 SF         | 2-CAR               | 18,129 SF        | .22           |
| 12. 2442 CALLE DEL ORO       | 346-202-07-00        | 4,666 SF         | 2-CAR               | 22,651 SF        | .20           |
| 13. 2430 CALLE DEL ORO       | 346-202-09-0         | 6,614 SF         | 3-CAR               | 54,450 SF        | .12           |
| 14. 8305 CALLE DEL CIELO     | 346-190-01-00        | <u>13,878 SF</u> | 2-CAR               | 29,248 SF        | <u>.31</u>    |
| 15. 8320 CALLE DEL CIELO     | 346-180-24-00        | <u>11,423 SF</u> | 3-CAR               | 19,623 SF        | <u>0.6</u>    |
| 16. 8332 CALLE DEL CIELO     | 346-180-23-00        | 2,807 SF         | 3-CAR               | 22,234 SF        | 0.1           |
| 17. 8350 CALLE DEL CIELO     | 346-180-10-00        | <u>9,900 SF</u>  | SUBTERRANEAN        | 22,215 SF        | <u>0.4</u>    |
| 18. 8366 CALLE DEL CIELO     | 346-180-08-00        | 5,273 SF         | 3-CAR               | 18,636 SF        | 0.3           |
| 19. 8416 WESTWAY DR          | 346-690-05-00        | 5,901 SF         | 2-CAR               | 20,786 SF        | 0.3           |
| AVERAGE                      |                      | 5,548 SF         |                     | 22,087 SF        | .24           |

## SETBACKS

| ADDRESS                      | FRONT         | REAR            | SIDE(SHORT)   | SIDE(LONG)    | LEVELS          |
|------------------------------|---------------|-----------------|---------------|---------------|-----------------|
| 1. 2429 CALLE DEL ORO        | 11'-6"        | 33'-3"          | 22'-6"        | 56'-6"        | 1-LEVEL         |
| 2. <b>2443 CALLE DEL ORO</b> | <b>15'-0"</b> | <b>21' - 6"</b> | <b>11'-0"</b> | <b>15'-0"</b> | <b>3-LEVELS</b> |
| 3. 2457 CALLE DEL ORO        | 15'-6"        | 65'-0"          | 5'-2"         | 12'-0"        | 1-LEVEL         |
| 4. 2471 CALLE DEL ORO        | 20'-0"        | 68'-6"          | 3'-0"         | 20'-0"        | 1-LEVEL         |
| 5. 8315 CALLE DEL CIELO      | 37'-0"        | 20'-0"          | 7'-0"         | 12'-0"        | 2-LEVELS        |
| 6. 8333 CALLE DEL CIELO      | 25'-0"        | 5'-0"           | 3'-6"         | 4'-0"         | 3-LEVELS        |
| 7. 8347 CALLE DEL CIELO      | 16'-10"       | 34'-3"          | 4'-0"         | 11'-0"        | 2-LEVELS        |
| 8. 8361 CALLE DEL CIELO      | 23'-0"        | 30'-8"          | 9'-0"         | 15'-9"        | 1-LEVEL         |
| 9. 2415 CALLE DEL ORO        | 25'-0"        | 42'-0"          | N/A           | 23'-7"        | 1-LEVEL         |
| 10. 2470 CALLE DEL ORO       | 10'-6"        | 15'-9"          | 3'-0"         | N/A           | 1-LEVEL         |
| 11. 2456 CALLE DEL ORO       | 16'-4"        | 55'-10"         | 2'-0"         | 3'-0"         | 1-LEVEL         |
| 12. 2442 CALLE DEL ORO       | 14'-6"        | 68'-0"          | 6'-0"         | 23'-0"        | 2-LEVELS        |
| 13. 2430 CALLE DEL ORO       | 7'-0"         | 16'-0"          | 102'-0"       | N/A           | 1-LEVEL         |
| 14. 8305 CALLE DEL CIELO     | 93'-0"        | 16'-0"          | 43'-0"        | 19'-6"        | 3-LEVELS        |
| 15. 8320 CALLE DEL CIELO     | 25'-0"        | 74'-10"         | 5'-6"         | 7'-6"         | 3-LEVELS        |
| 16. 8332 CALLE DEL CIELO     | 35'-6"        | 90'-0"          | 12'-0"        | 12'-0"        | 1-LEVEL         |
| 17. 8350 CALLE DEL CIELO     | 24'-0"        | 73'-0"          | 3'-0"         | 3'-0"         | 2-LEVELS        |
| 18. 8366 CALLE DEL CIELO     | 16'-0"        | 27'-6"          | 4'-0"         | 12'-0"        | 2-LEVELS        |
| 19. 8416 WESTWAY DR          | 13'-0"        | 7'-0"           | 32'-0"        | N/A           | 2-LEVELS        |
| AVERAGE                      | 23'-4"        | 42'-4"          | 16'-0"        | 16'-2"        |                 |

# 2443 CALLE DEL ORO

NEW SINGLE FAMILY HOME  
COASTAL DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT



DEVELOPERS  
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P: (619) 535-5537

www.architectslocal.com

MICHAEL HALL

2443 CALLE DEL  
ORO, LA JOLLA,  
CA 92037

## SHEET INDEX

GENERAL  
G001 TITLE SHEET  
CIVIL  
C001 CIVIL SURVEY  
C100 CIVIL TITLE SHEET

LANDSCAPE  
L100 PLANTING PLAN  
L101 2ND FLOOR PLANTING

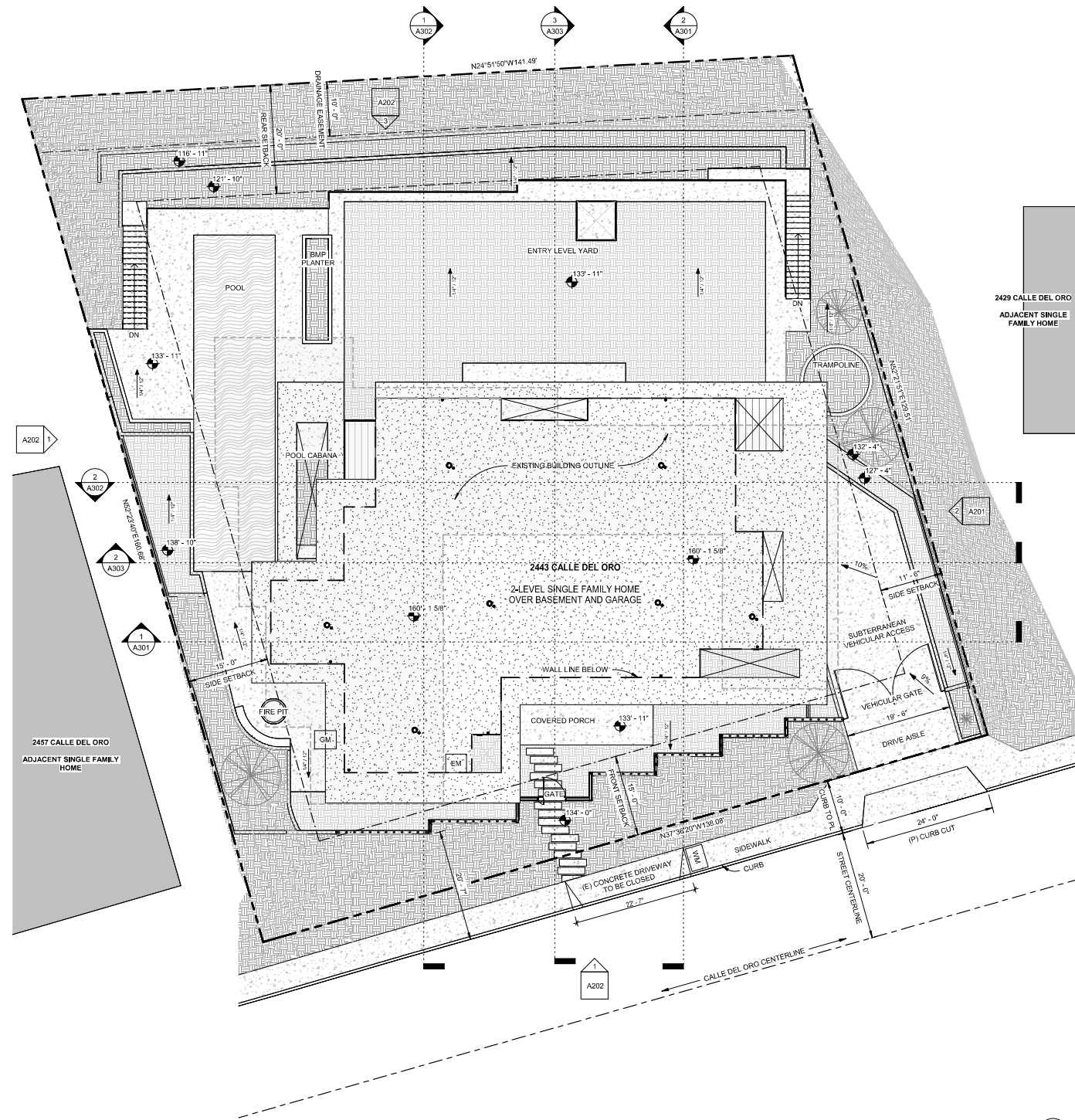
ARCHITECTURAL  
A101 GROUND LEVEL SITE PLAN  
A201 ELEVATIONS  
A202 ELEVATIONS  
A303 SITE SECTIONS

## SITE PLAN LEGEND

IMPERVIOUS SURFACE / CONCRETE  
PERVIOUS SURFACE / LANDSCAPE  
(P) BUILDING ADDITION  
(E) BUILDING FOOTPRINT  
(P) OPEN TO BELOW  
(P) IMPERVIOUS DECK  
(P) ROOF AREA  
WATER  
(P) 5" MASONRY  
(E) 5" MASONRY  
PROPERTY LINE  
SETBACK LINES  
STREET CENTERLINE  
WALL LINE BELOW  
(P) 6" FENCE  
(E) 6" FENCE

WM WATER METER  
EM ELECTRICAL METER  
GM GAS METER  
FH FIRE HYDRANT  
TREE

## SITE PLAN



3 SITE PLAN  
1" = 10'-0"

## PROJECT INFORMATION

ADDRESS: 2443 CALLE DEL ORO  
LA JOLLA, CA 92037  
APN: 346-201-02-00  
LEGAL DESCRIPTION:  
LOT: LOT 2\*  
BLOCK: 004392  
MAP: PRESTWICK ESTS UNIT # 1  
CITY COUNSEL DISTRICT: DISTRICT 1  
COUNSEL MEMBER: JOE LACAVA  
DATE BUILT: NOT POTENTIALLY DESIGNATED  
PER PRJ-1154592  
1962  
OVERLAY ZONE: COASTAL HEIGHT OVERLAY  
COASTAL OVERLAY ZONE  
AFFORDABLE HOUSING PARKING  
DEMAND  
FLOOD ZONE X  
HIGH FIRE SEVERITY ZONE  
BRUSH MANAGEMENT ZONE  
GEOLOGIC CATEGORY 26  
COMPLETE COMMUNITIES  
MOBILITY ZONE 4  
(E) OCCUPANCY: SINGLE FAMILY  
(P) OCCUPANCY: NO CHANGE  
(E) CONSTRUCTION TYPE: V-B  
(P) CONSTRUCTION TYPE: NO CHANGE  
(E) SPRINKLERED: NO  
(P) SPRINKLERED: YES (NFPA-13-D)  
(E) USE: R-3/U  
(P) USE: NO CHANGE  
(E) NUMBER OF STORIES: 1  
(P) NUMBER OF STORIES: 2 W/ BASEMENT  
(E) BUILDING HEIGHT: 18'  
(P) BUILDING HEIGHT: 29'

## ZONING DATA

ZONE: LJSFD-SF  
MAX DENSITY: 25 DU/ACRE  
PROPOSED DENSITY: 1  
REQUIRED SETBACKS:  
FRONT: GENERAL CONFORMITY W/ VICINITY  
PER G004  
4' MIN. AT OPENINGS  
SIDE: GENERAL CONFORMITY W/ VICINITY  
REAR: 30' MAX. + 10' GRADE DIFFERENTIAL  
HEIGHT: PER PER PROP D  
(E) SETBACKS  
FRONT: 15' - 0"  
SOUTH SIDE: 12' - 5"  
NORTH SIDE: 12' - 6"  
REAR: 47' - 0"  
(P) SETBACKS:  
(P) FRONT BASEMENT: 15' - 0"  
(P) FRONT LEVEL 1: 17' - 9"  
(P) FRONT LEVEL 2: 19' - 5"  
(P) SOUTH SIDE BASEMENT: 22' - 9"  
(P) SOUTH SIDE LEVEL 1: 21' - 10"  
(P) SOUTH SIDE LEVEL 2: 15' - 0"  
(P) NORTH SIDE BASEMENT: 11' - 6"  
(P) NORTH SIDE LEVEL 1: 23' - 10"  
(P) NORTH SIDE LEVEL 2: 29' - 5"  
(P) REAR BASEMENT: 21' - 6"  
(P) REAR LEVEL 1: 62' - 3"  
(P) REAR LEVEL 2: 58' - 7"  
LOT COVERAGE:  
LOT SIZE: 20,210 SF  
MAX COVERAGE: 12,128 SF (60%)  
(P) LOT COVERAGE: 6,930 SF (34%)  
FLOOR AREA RATIO:  
MAX FAR: .45 = 9094 SF  
(E) GROSS FAR: 3,717/20,210 = .18  
(P) GROSS FAR: 9,068/20,210 = .45

## GOVERNING CODES

2025 CALIFORNIA RESIDENTIAL CODE, TITLE 24, PART 2.5  
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11  
2025 CALIFORNIA BUILDING CODE, TITLE 24, PART 2, VOLUMES I AND II  
2025 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4  
2025 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5  
2025 CALIFORNIA FIRE CODE, TITLE 24, PART 9  
2025 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3  
2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6

## SCOPE OF WORK

DEMOLITION OF EXISTING 1-STORY SINGLE FAMILY HOME  
NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY HOME  
WITH A BASEMENT  
-SITE DEVELOPMENT PERMIT  
-COASTAL DEVELOPMENT PERMIT

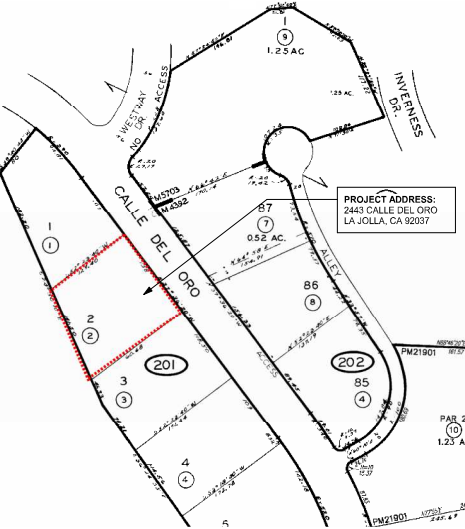
## PROJECT TEAM

OWNER:  
MICHAEL HALL  
2443 CALLE DEL ORO  
LA JOLLA, CA 92037  
MICHAELHALL@ERAYUMA.COM  
ARCHITECT:  
ARCHITECTS LOCAL  
CONTACT: AARON A BORJA, AIA  
740 13TH ST., SUITE 504  
SAN DIEGO, CA 92101  
619.535.0537 X 104  
AARONB@ARCHITECTSLOCAL.COM  
CIVIL ENGINEER:  
PEABODY TSUMURA ENGINEERING  
CONTACT: ROSS PEABODY  
1671 PLOVER CT.  
CARLSBAD, CA 92011  
916.257.9826  
RPEABODY@PEABODYENG.COM  
GEOTECHNICAL ENGINEER:  
UES PROFESSIONAL SOLUTIONS, INC.  
CONTACT: ANDRES BERNAL  
1441 MONTELE ROAD, SUITE 115  
ESCONDIDO, CA 92026  
760.696.6386  
ABERNAL@TEAMUES.COM  
SURVEYOR:  
METROPOLITAN MAPPING  
CONTACT: VERNON FRANCK  
3712 30TH STREET  
SAN DIEGO, CA 92104  
619.431.5250  
METROMAP.SD@GMAIL.COM  
LANDSCAPE ARCHITECT:  
CALIFORNIA LANDSCAPE TECH  
CONTACT: STEVEN SHERMAN  
3685 VISTA CAMPANA N. STE 41  
OCEANSIDE, CA 92057  
(760) 809-3241  
CLTLANDARCH@GMAIL.COM

## GROSS SQUARE FOOTAGE SUMMARY FAR

(P) SINGLE FAMILY HOME  
(P) HABITABLE BASEMENT LEVEL: 388 SF  
(P) ENTRY LEVEL: 3,947 SF  
(P) ENTRY LEVEL PHANTOM FLOOR: 208 SF  
(P) SECOND LEVEL: 4,226 SF  
(P) SECOND LEVEL PHANTOM FLOOR: 300 SF  
(P) TOTAL SINGLE FAMILY HOME: 9,068 SF  
(P) SCHOOL FEE AREA  
(E) SINGLE FAMILY HOME: 3,717 SF (DEMOLISHED)  
(P) SCHOOL FEE ADDITION AREA: 5,351 SF  
(PROPOSED HOME - EXISTING HOME)  
(NO GARAGE OR BASEMENT)  
(P) BASEMENT (EXEMPT FROM FAR)  
(P) HABITABLE BASEMENT: 3,775 SF  
(P) BASEMENT GARAGE: 3,475 SF  
(P) TOTAL BASEMENT: 7,250 SF  
(P) DECKS (EXEMPT FROM FAR)  
(P) BASEMENT COVERED PATIO: 762 SF  
(P) SECOND LEVEL DECK AREA: 638 SF  
(P) TOTAL DECK AREA: 1,400 SF

## PARCEL MAP



APN: 346-201-02-00



NO. ISSUANCE/REVISION DATE:  
DATE: AL PROJECT NUMBER:  
1/24/26 1-260402  
SCALE: A11 PROJECT NUMBER:  
As indicated

TITLE SHEET

G001



|                                 |        |
|---------------------------------|--------|
| EXISTING IMPERVIOUSNESS         | 43.34% |
| PROPOSED IMPERVIOUSNESS         | 51.05% |
| IMPERVIOUSNESS PERCENT INCREASE | 7.71%  |

APN: 346-201-02-00



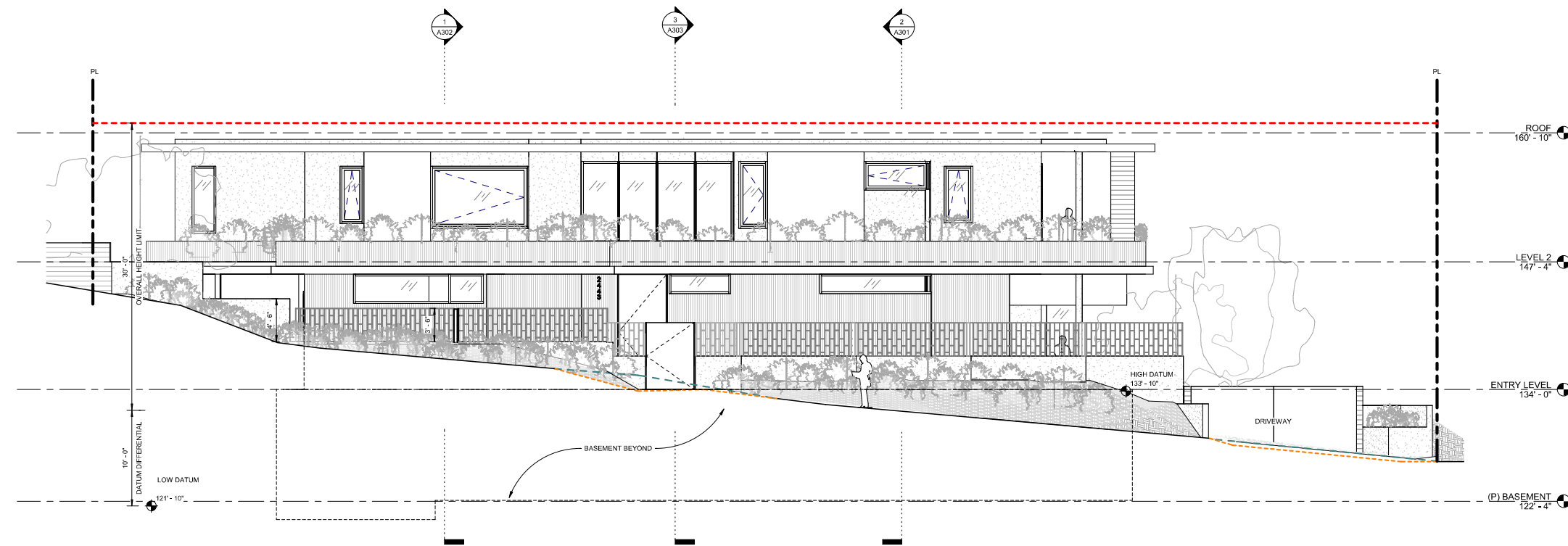
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

|              |                     |
|--------------|---------------------|
| DATE:        | AL PROJECT NUMBER:  |
| 7/24/26      | 1-260402            |
| SCALE:       | AHJ PROJECT NUMBER: |
| As indicated |                     |

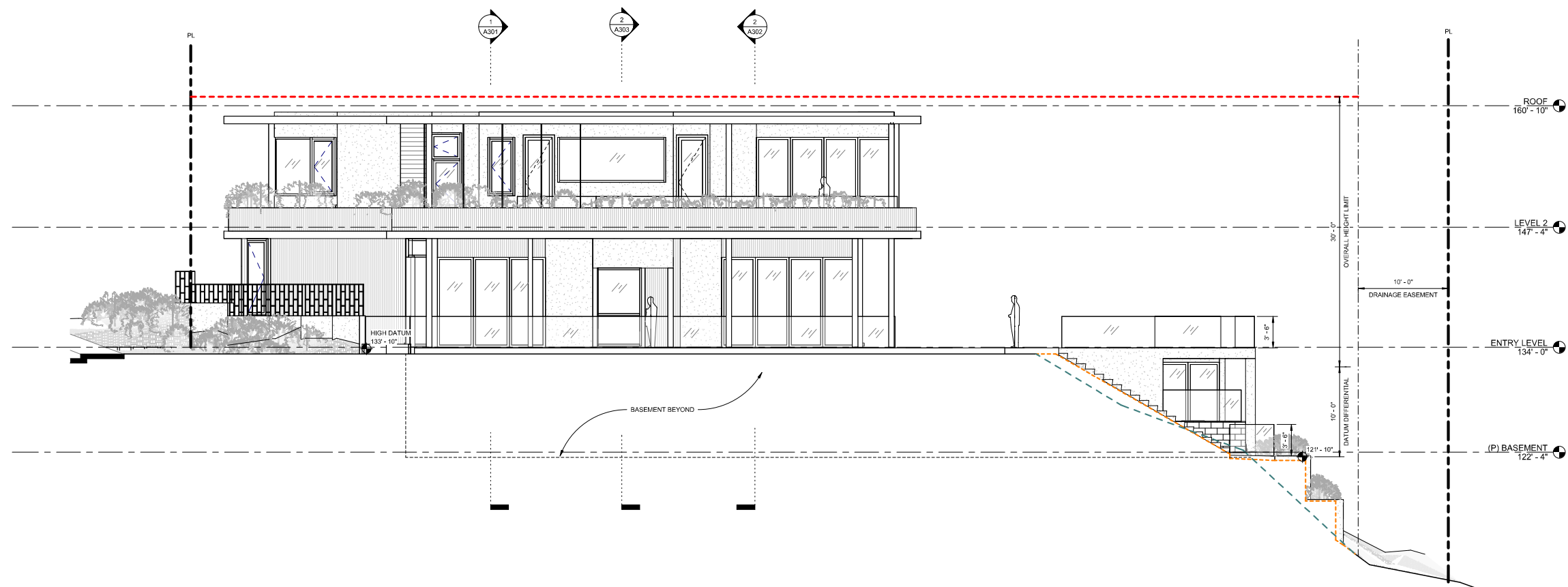
## GROUND LEVEL SITE PLAN

# A101





3 EAST ELEVATION  
3/16" = 1'-0"



2 NORTH ELEVATION  
3/16" = 1'-0"

## LEGEND

|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|  | (E) GRADE LINE (NO CHANGE)      |
|  | (E) GRADE LINE (AT CHANGE)      |
|  | (P) GRADE LINE AT CHANGE        |
|  | PLUMB LINE                      |
|  | OVERALL HEIGHT LIMIT            |
|  | PROPERTY LINE                   |
|  | SETBACK LINE                    |
|  | MATERIAL 1 - STUCCO             |
|  | MATERIAL 2 - WOOD CLAD ALUMINUM |
|  | MATERIAL 3 - FIBER CEMENT       |
|  | MATERIAL 4 - GLASS              |

[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

|              |                     |
|--------------|---------------------|
| DATE:        | AL PROJECT NUMBER:  |
| 7/24/26      | 1-260402            |
| SCALE:       | AHJ PROJECT NUMBER: |
| As indicated |                     |



LEGEND

(P) GRADE LINE W/O CHANGE

(P) GRADE LINE AT CHANGE

(E) GRADE LINE AT CHANGE

PLUMB LINE

PROP D COASTAL HEIGHT LIMIT

PROPERTY LINE

SETBACK LINE

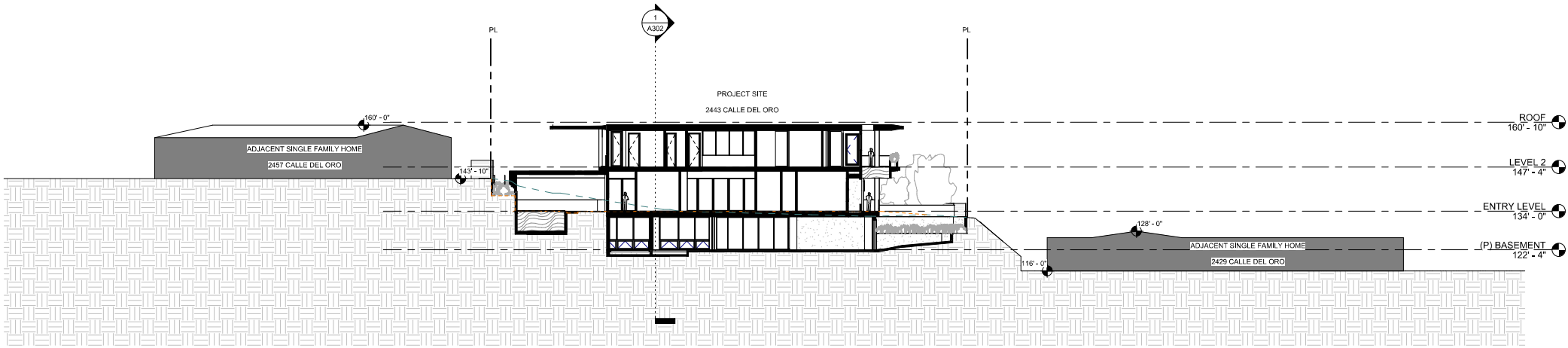
DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

LOCAL

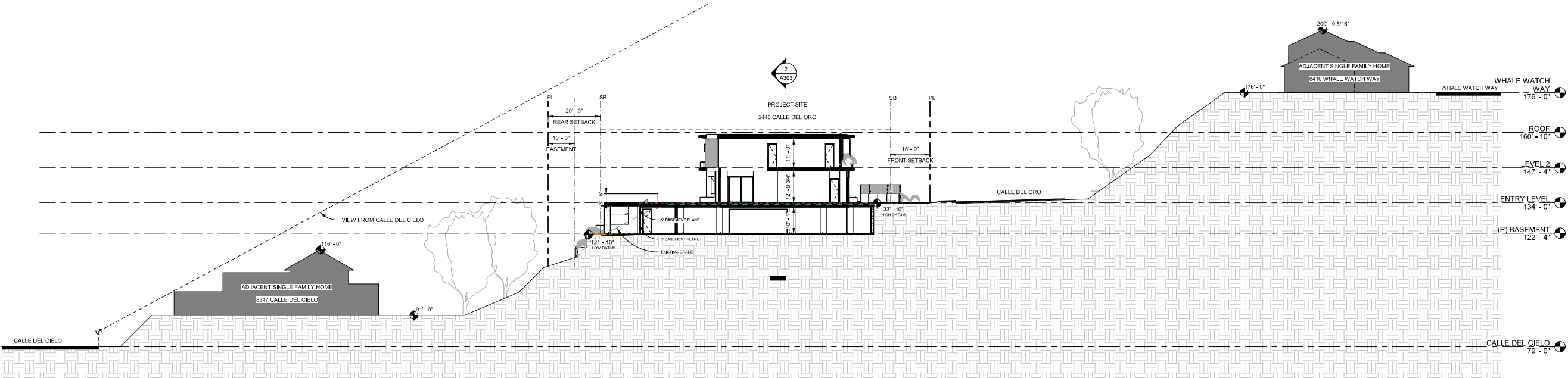
740 13th Street, Suite 504  
San Diego, CA 92101  
P: (619) 535-5537  
www.architectslocal.com

MICHAEL HALL

2443 CALLE DEL ORO, LA JOLLA, CA 92037



2 SITE SECTION - NORTH / SOUTH  
1/16" = 1'-0"



3 SITE SECTION 2 - EAST / WEST  
1/16" = 1'-0"

APN: 346-201-02-00

LICENSED ARCHITECT  
MASON BOON  
C-41687  
REV 02-28-2021  
STATE OF CALIFORNIA

NO. ISSUANCE/REVISION DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

DATE: 8/13/26 AL PROJECT NUMBER: 1-260402  
SCALE: AS INDICATED AHJ PROJECT NUMBER:

SITE SECTIONS

A303

| REVISIONS | BY |
|-----------|----|
|           |    |
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|           |    |
|           |    |
|           |    |



2443 Calle Del Oro  
SAN DIEGO, CA

CONCEPTUAL LANDSCAPE PLAN

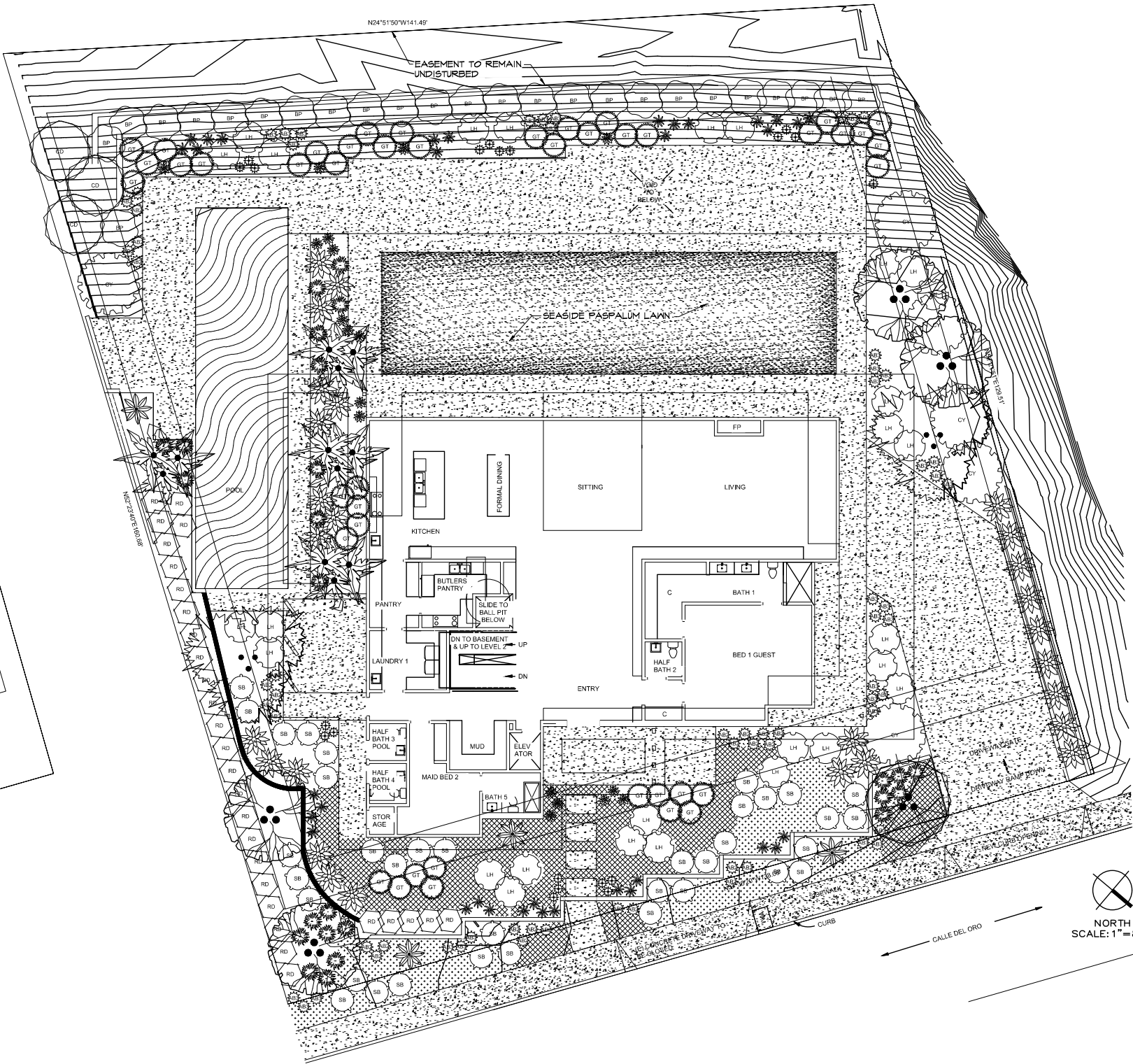
|                      |
|----------------------|
| DRAWN                |
| CHECKED              |
| DATE<br>7-13-26      |
| SCALE<br>1"=8'-0"    |
| JOB NO.<br>008-26-AL |
| SHEET<br>L100        |

OF 4 SHEETS

PLANT SCHEDULE LEVEL 1 YARD

| SYMBOL        | CODE | BOTANICAL / COMMON NAME                                                     | CONT   | WUGCLS | SIZE           | QTY |
|---------------|------|-----------------------------------------------------------------------------|--------|--------|----------------|-----|
| TREES         |      |                                                                             |        |        |                |     |
|               | CH   | Chamaerops humilis / Mediterranean Fan Palm                                 | 24"box | LOW    | 15"x15"        | 2   |
|               | HM   | Hovea forsteriana / Kentia Palm Multi-Trunk                                 | 24"box | MOD    | 15"x15"        | 4   |
|               | LP2  | Leptospermum petersonii / Lemon-scented Tea Tree                            | 24"box | LOW    | 15"x15"        | 4   |
|               | LP   | Leptospermum petersonii / Lemon-scented Tea Tree                            | 36"box | LOW    | 15"x15"        | 1   |
| SHRUBS        |      |                                                                             |        |        |                |     |
|               | AB3  | Anigozanthos x 'Bush Gold' / Bush Gold Kangaroo Paw                         | 5 gal  | LOW    | 3"x2"          | 36  |
|               | AB2  | Anigozanthos x 'Bush Ranger' / Bush Ranger Kangaroo Paw                     | 5 gal  | LOW    | 3"x2"          | 30  |
|               | BP   | Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush              | 1 gal  | LOW    | 3"x6"          | 25  |
|               | CY   | Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper | 5 gal  | LOW    | 3"x10"         | 6   |
|               | CD   | Ceanothus x 'Dark Star' / Dark Star Wild Lilac                              | 5 gal  | LOW    | 8"x10"         | 3   |
|               | GT   | Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea       | 5 gal  | LOW    | 2"x4"          | 44  |
|               | HT   | Hesperaloe parviflora 'Brakelights' / Brakelights Dwarf Red Yucca           | 5 gal  | LOW    | 3"x2"          | 34  |
|               | LH   | Lantana x 'New Gold' / New Gold Lantana                                     | 5 gal  | LOW    | 2"x5"          | 28  |
|               | LS   | Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush        | 5 gal  | LOW    | 3"x5"          | 25  |
|               | RD   | Rhipidolepis umbellata 'Minor' / Dwarf Yedda Hantorn Standard               | 15 gal | LOW    | 8"x4"          | 24  |
|               | SB   | Salvia leucantha 'Santa Barbara' / Santa Barbara Mexican Bush Sage          | 5 gal  | LOW    | 3"x4"          | 36  |
|               | SR   | Strelitzia reginae / Bird Of Paradise                                       | 15 gal | LOW    | 5"x5"          | 27  |
| SUCCULENTS    |      |                                                                             |        |        |                |     |
|               | AB   | Aloe brevifolia 'Variegata' / Variegated Short-leaved Aloe                  | 1 gal  | LOW    | 2"x2"          | 20  |
|               | AS   | Aloe striata / Coral Aloe                                                   | 1 gal  | LOW    | 2"x2"          | 18  |
|               | AH   | Aloe x 'Hercules' / Hercules Aloe                                           | 24"box | LOW    | 15"x15"        | 4   |
| GROUND COVERS |      |                                                                             |        |        |                |     |
|               | PS   | Paspalum vaginatum 'Platinum TE' / Platinum TE® Paspalum                    | sod    | LOW    | 2"x12"         |     |
|               | RS   | Ruschia lineolata 'Nana' / Dwarf Carpet of Stars                            | flat   | LOW    | 6" o.c. 12"x2" |     |
|               | SM   | Senecio mandraliscae / Blue Fingers                                         | 1 gal  |        | 18" o.c.       |     |

NOTES:  
ALL AREAS OF THE LOT TO BE WATERED WITH INLINE DRIP IRRIGATION AND SHALL BE A LOW WATER HYDROZONE, EXCEPT FOR HONEA PALMS WHICH SHALL BE A MODERATE WATER HYDROZONE. ALL PALMS TO BE WATERED WITH BUBBLERS.  
ALL BEDS NOT PLANTED WITH GROUND COVER SHALL BE INSTALLED WITH 3" OF PARTIALLY DECOMPOSED MULCH SUCH AS 'FOREST FINES'.



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

CALIFORNIA



LANDSCAPE TECHNOLOGIES

landscape architecture irrigation design

3685 Vista Campana N.  
Unit 41, Oceanside  
CA 92057  
760.809.3241

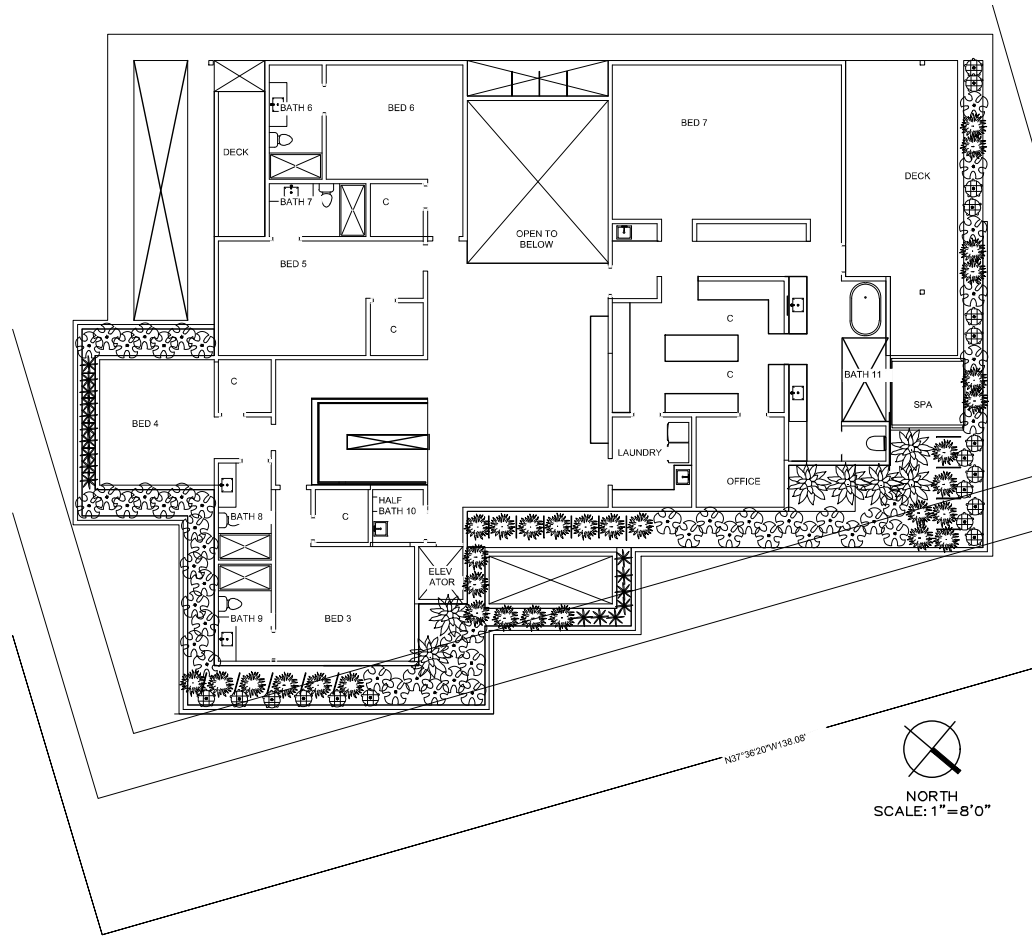


CONCEPTUAL 2nd FLOOR PLAN/PLANT PHOTOS

2443 Calle Del Oro

SAN DIEGO, CA

|                      |
|----------------------|
| DRAWN                |
| CHECKED              |
| DATE<br>7-13-28      |
| SCALE<br>1"= 8'-0"   |
| JOB NO.<br>009-26-AL |
| SHEET                |
| L101                 |
| OF 4 SHEETS          |



PLANT SCHEDULE 2ND FLOOR

| SYMBOL                                                                              | BOTANICAL / COMMON NAME                                              | CONT   | QTY | WUCOLS | H&W     |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------|-----|--------|---------|
| SHRUBS                                                                              |                                                                      |        |     |        |         |
|  | Aeonium x 'Kiwi' / Kiwi Aeonium                                      | 1 gal  | 19  | LOW    | 12"x18" |
|  | Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush | 5 gal  | 31  | LOW    | 3'x3'   |
|  | Philodendron x 'Xanadu' / Xanadu Philodendron                        | 5 gal  | 50  | MOD    | 3'x3'   |
|  | Sansevieria tritaeniata 'Laurentii' / Laurentii Snake Plant          | 5 gal  | 17  | LOW    | 24"x30" |
|  | Strelitzia reginae / Bird Of Paradise                                | 15 gal | 7   | LOW    | 5'x5'   |

NOTES:

2nd FLOOR DECK TO BE WATERED TO LOW END OF MODERATE REQUIREMENT. ALL PLANTS SELECTED CAN ACCOMODATE A 0.4 WATERING SCHEDULE.

ALL BEDS ON 2nd FLOOR TO BE WATERED WITH INLINE DRIP IRRIGATION AS A SINGLE MODERATE HYDROZONE.

PLANTER MIX SHALL BE WELL DRAINED CACTUS MIX.

A SUB-DRAIN SYSTEM SHALL BE DESIGNED BY OTHERS. ALL WATER PROOFING DETAILINGS SHALL BE PROVIDED BY OTHERS.



## 2443 Calle Del Oro

### A note to our neighbors

*Proposed single-family residence | City of San Diego Project No. PRJ-1164279*



Dear Neighbor,

My name is Michael Hall, and I am the owner of 2443 Calle Del Oro. I am planning to build a new home on the property for myself and my children. As the project moves through the City of San Diego's review process, I wanted to personally reach out to the surrounding neighbors to introduce the project and share the proposed design.

The project will replace the existing one-story residence with a new two-story single-family home with a basement. An application for a Site Development Permit and Coastal Development Permit has been submitted to the City of San Diego under Project No. PRJ-1164279. The project will also be reviewed at the next available local advisory board meeting, which we currently anticipate will be in October.

My architect, Aaron Borja of Architects Local, and I have worked to develop a home that responds thoughtfully to the property and its surroundings. We understand that a new home can raise questions for nearby neighbors, particularly regarding building

height and scale, views, privacy, landscaping, and the relationship to neighboring properties.

We have enclosed several drawings that we believe are most helpful in understanding the proposed home, including the landscape plan, building elevations, and site sections showing the home in relation to the surrounding topography and neighboring properties.

Aaron and I would be happy to meet with you personally to walk through the plans, answer any questions, and hear any concerns you may have. We appreciate the opportunity to communicate directly with our neighbors and hear your feedback as the project moves through the review process.

We have also included a Neighbor Review + Response Form and would appreciate you completing and returning it to us. A stamped, pre-addressed envelope has been included for your convenience. You may also take a photo or scan the completed form and email it to [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com).

If we missed you when delivering this information, please don't hesitate to contact either Aaron or me directly. We appreciate you taking the time to review the project and hope to have your support for our new home.

Warm regards,

**Michael Hall**

Property Owner

928-750-3927 | [michaelhall@erayuma.com](mailto:michaelhall@erayuma.com)

**Aaron Borja, Architect**

Architects Local | Architect

619-535-0537 | [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com)

*For scheduling or general correspondence:*

**Korri Wright | Owner's Representative**

928-941-3061 | [korri@erayuma.com](mailto:korri@erayuma.com)

---



## We would appreciate your response

Thank you for taking the time to review our proposed home at 2443 Calle Del Oro and the enclosed drawings. We appreciate the input of our neighbors and would appreciate you completing and returning this page. The project is expected to be reviewed at the next available La Jolla Shores local advisory board meeting, likely in October 2026, and we welcome your feedback in advance of that meeting.

Please check the option below that best reflects your response:

- ☐ I support the proposed home at 2443 Calle Del Oro.
- ☐ I have no objection to the proposed home.
- ☐ I would like to discuss the proposed home further with Michael and/or Aaron.

## Your information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone or email: \_\_\_\_\_

## Comments, questions, or concerns

We welcome any comments, questions, or concerns you may have.

---



---



---

## Acknowledgment

My signature below confirms that I have had an opportunity to review and comment on the proposed home at 2443 Calle Del Oro, City of San Diego Project No. PRJ-1164279.

**Signing this form does not indicate support for the project unless I have selected one of the response options above.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Returning your response

We would appreciate you returning this completed page to us. A **stamped, pre-addressed envelope** has been included for your convenience.

You may also take a photo or scan this page and email it to **aaronb@architectslocal.com**.

Thank you again for taking the time to review our proposed home. If you would like to discuss the project before responding, please don't hesitate to reach out to us directly. We would be happy to meet with you and walk through the plans.

## Project contacts

**Michael Hall | Property Owner**  
928-750-3927 | [michaelhall@erayuma.com](mailto:michaelhall@erayuma.com)

**Aaron Borja, Architect | Architects Local**  
619-535-0537 | [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com)

**Korri Wright | Owner's Representative**  
928-941-3061 | [korri@erayuma.com](mailto:korri@erayuma.com)

### City of San Diego contact

If you have questions regarding the City's review process, you are also welcome to contact the City's project manager directly. Please reference **PRJ-1164279**.

**Sarah Hätinén | Project Manager**  
City of San Diego | Development Services Department  
619-446-5394 | [SHatinen@sandiego.gov](mailto:SHatinen@sandiego.gov)