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

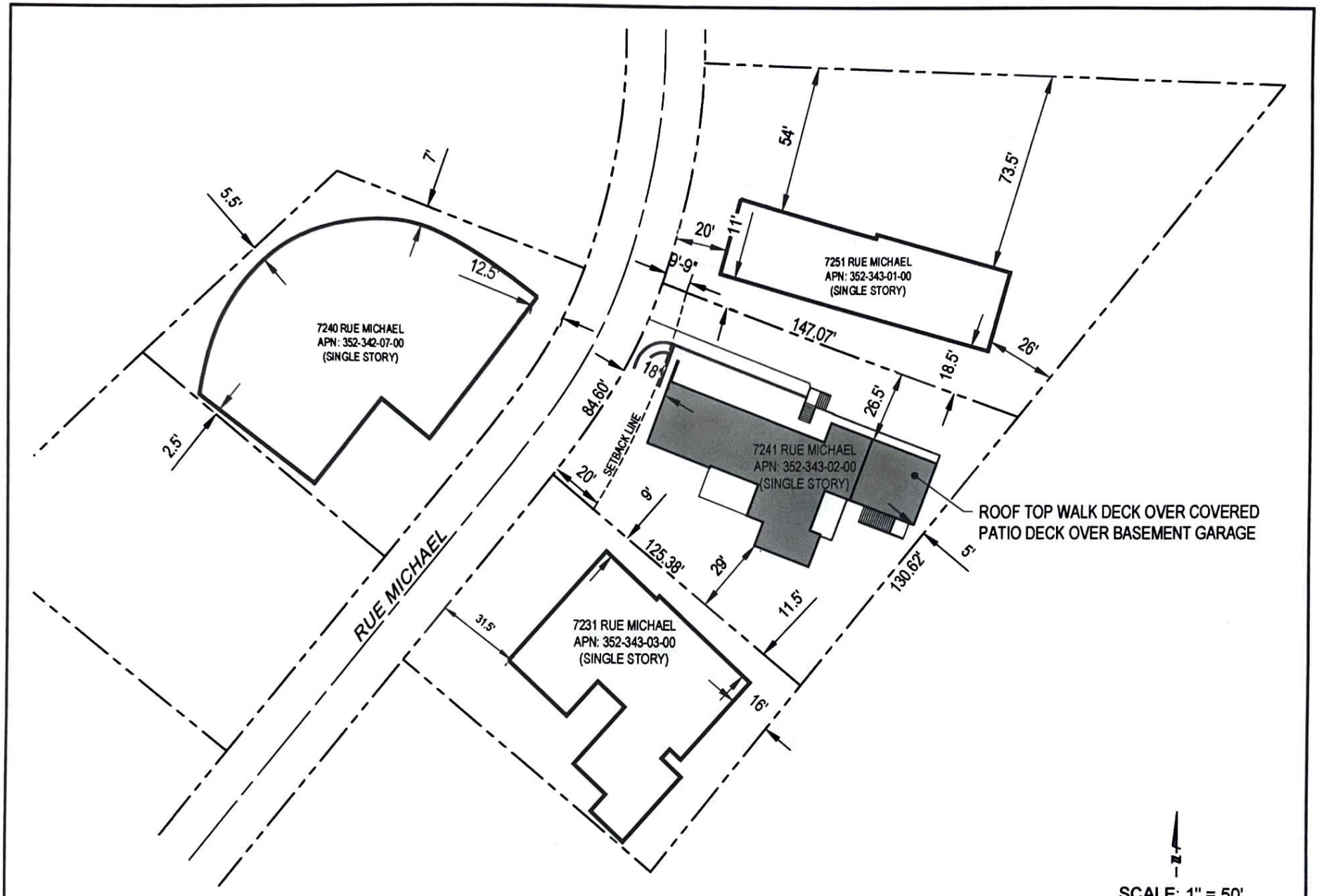
- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items): PRJ-1159757
- Address and APN(s): 7241 RUE MICHAEL, LA JOLLA, CA 92037, APN #352-343-07-00
- Project contact name, phone, e-mail: CARRISSA LUANGVISETH (619) 507-9749
- Project description: PROPOSED NEW 2 CAR GARAGE W/ROOF DECK & ADDITIONS (491 SF) TO AN (E) 1 STORY SFR
- Please indicate the action you are seeking from the Advisory Board:
  - ☑ Recommendation that the Project is minor in scope (Process 1)
  - ☐ Recommendation of approval of a Site Development Permit (SDP)
  - ☐ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  - ☐ Other: _____
- In addition, provide the following:
  - lot size: .32 AC
  - existing structure square footage and FAR (if applicable): 1980 SF
  - proposed square footage and FAR: 491 SF (LIVING AREA), GARAGE - 474 SF, ROOF DECK = 779 SF.
  - existing and proposed setbacks on all sides: 4.0'
  - height if greater than 1-story (above ground): 18.0'

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

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

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of



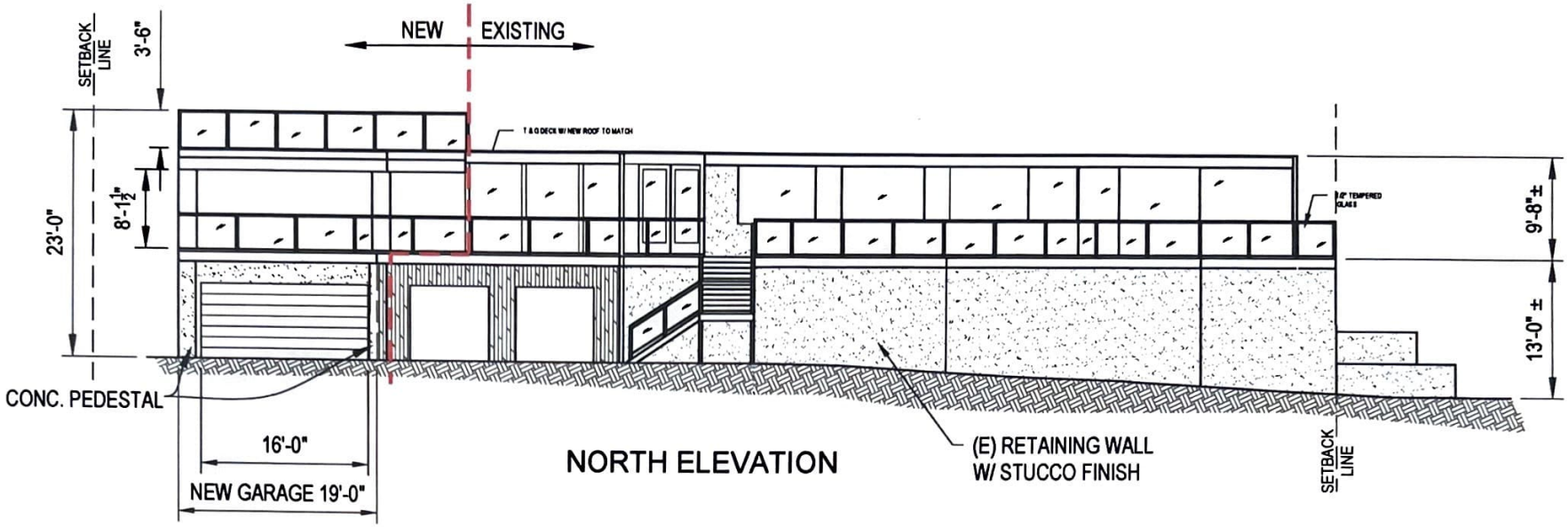
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Redlands, CA 92373
909.389.7316
909.389.7326 Fax
www.helfrich-associates.com

EXHIBIT A

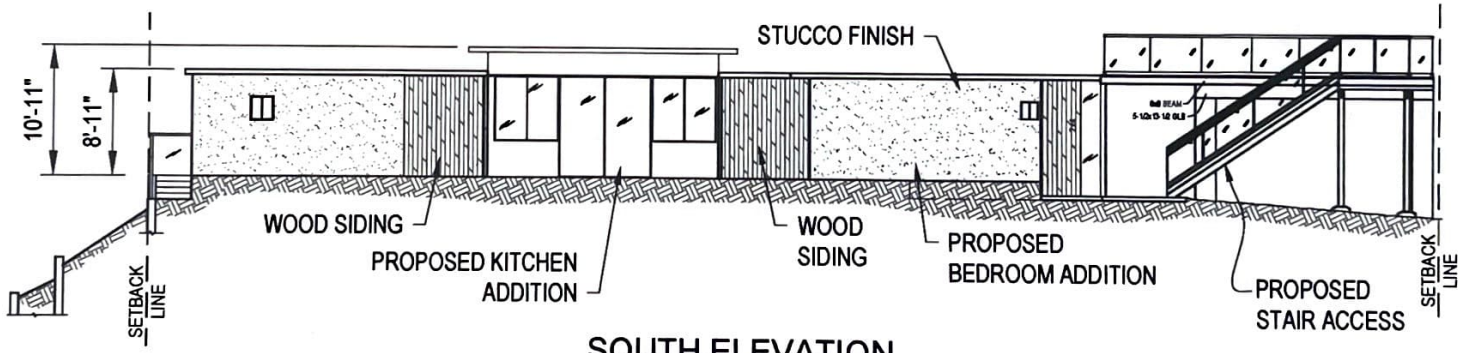
SITE PLAN WITH SETBACKS

SHEET 1 of 4

DATE: 10-6-26 r2
REV. 2



NORTH ELEVATION



SOUTH ELEVATION

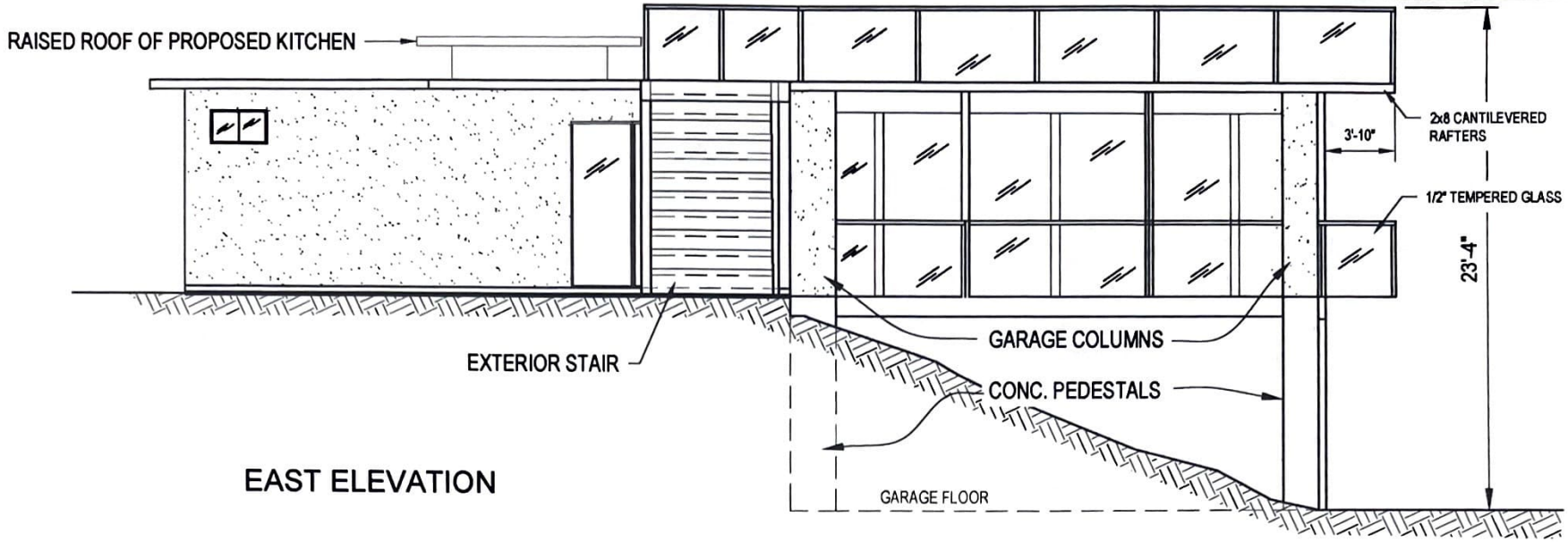
SCALE: 1/16" = 1'-0"

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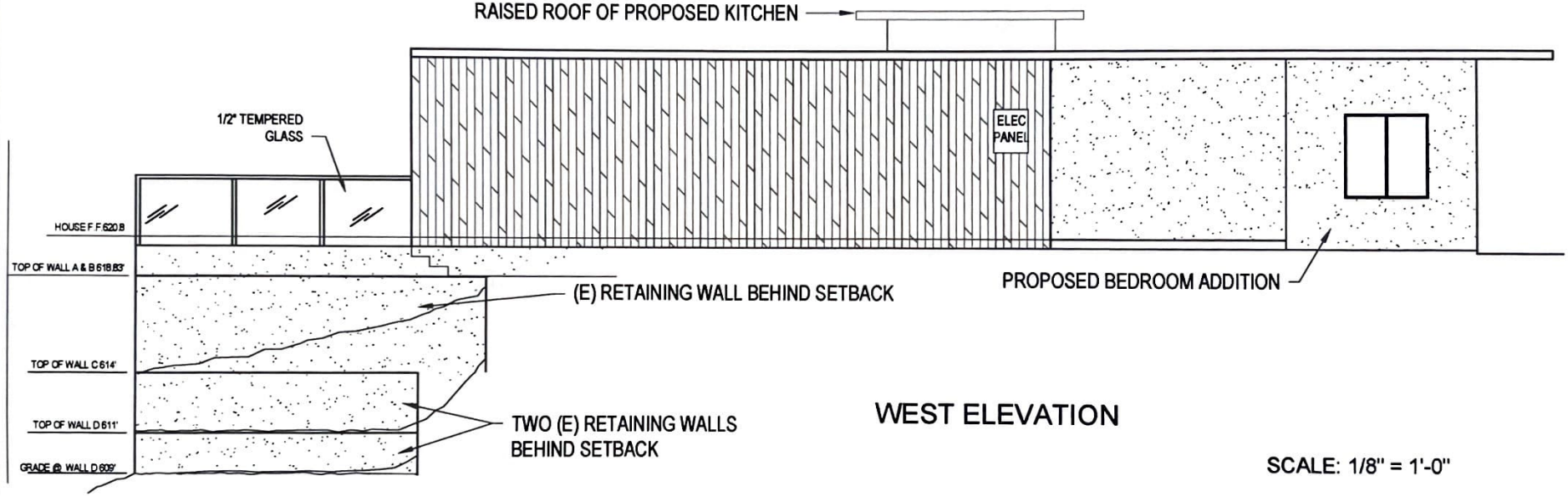
EXHIBIT B1

NORTH AND SOUTH EXTERIOR ELEVATIONS

DATE: 10-6-26 r2
REV. 2



EAST ELEVATION



WEST ELEVATION

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

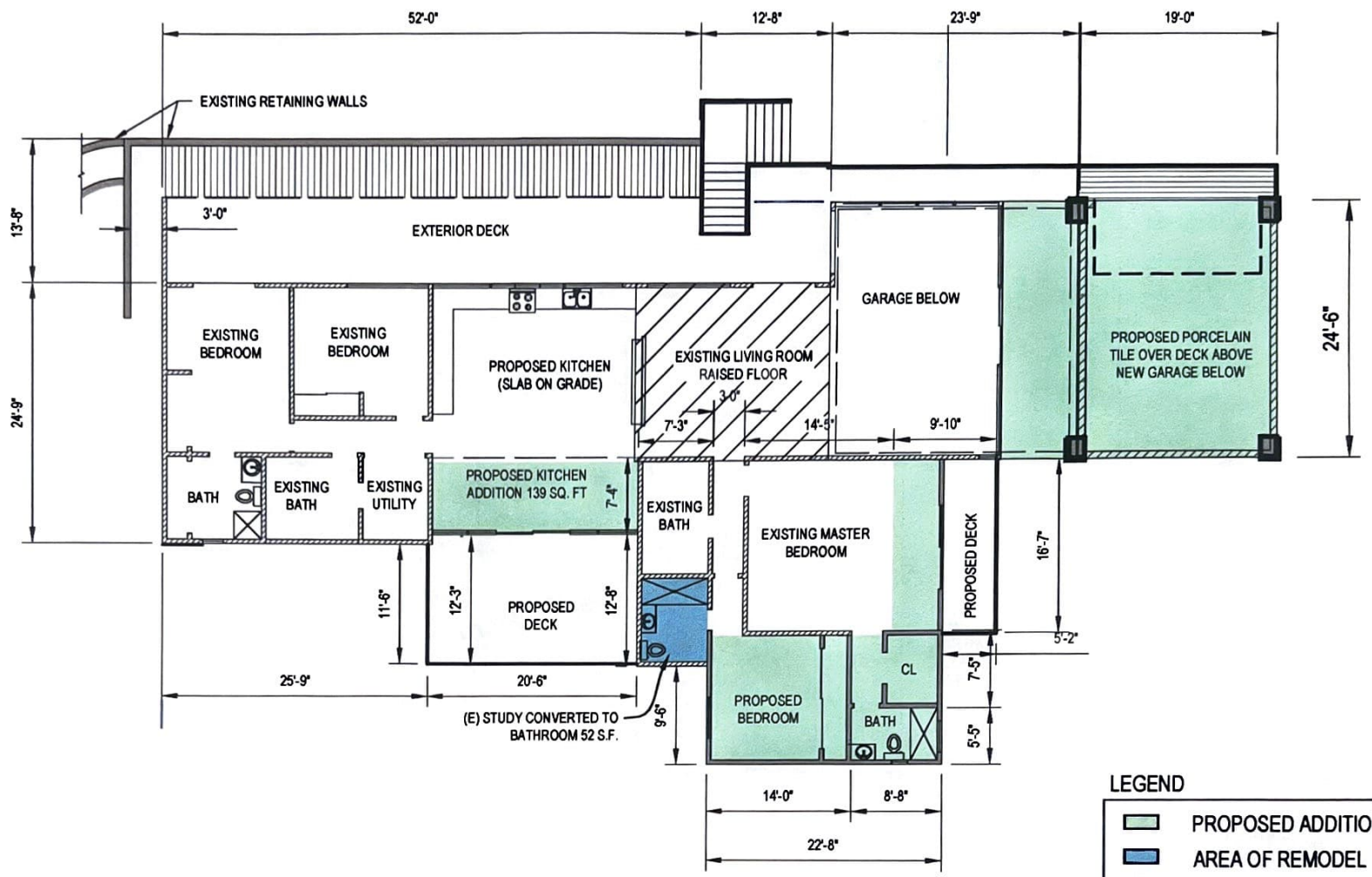
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EXHIBIT B2

EAST AND WEST EXTERIOR ELEVATIONS

SHEET 3 of 4

DATE: 10-6-26 r2
REV. 2



PROPOSED FLOOR PLAN

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

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EXHIBIT C

FLOOR PLAN

SHEET 4 of 4

DATE: 10-6-26 r2
REV. 2

Required Submittal
PRJ-1159757

THE CITY OF SAN DIEGO
Development Service Department
1222 1st Avenue, San Diego,CA 92101

Project Address:	7241 Rue Michael, San Diego, CA 92037	**Project Type:**	Building Construction
Primary Contact:	CARRISSA LUANGVISETH luangvisethdesign@yahoo.com		

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues	DSD-Combined
Applicant Response to Issues	DSD-Engineering Building Review
Applicant Response to Issues	DSD-Landscape Review
Applicant Response to Issues	DSD-Planning Review
Applicant Response to Issues	DSD-Structural
Building Construction Plans	DSD-Combined
Building Construction Plans	DSD-Engineering Building Review
Building Construction Plans	DSD-Landscape Review
Building Construction Plans	DSD-Planning Review
Building Construction Plans	DSD-Structural
DSD-Planning Review Reference Material	DSD-Planning Review
Historic Resource Information	DSD-Historic
Photographic Survey	DSD-Planning Review
Storm Water Req. Applicability Checklist (DS-560)	DSD-Engineering Building Review
Structural Calculations - Addendum	DSD-Structural
Water Pollution Control Plan - Minor (DS-570)	DSD-Engineering Building Review

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

Project Address 7241 Rue Michael
San Diego, CA 92037

Project Type Building Construction

Primary Contact CARRISSA LUANGVISETH
luangvisethdesign@yahoo.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1159757.pdf

DSD-Combined

Alicia Maldonado
AXMaldonado@sandiego.gov
619-446-5341

[Comment 00022 | Sheet S8 | Open]

There are two rooms that are labeled as existing bath on the proposed floor plan, please include the plumbing fixtures in these two areas.

[Comment 00023 | Sheet S8 | Open]

Show the existing location of the Washer.

[Comment 00024 | Sheet S8 | Open]

For water meter sizing purposes. Provide a Floor Plan or Table on the Plans showing all existing water meter fixtures from the existing Dwelling Units, and the new fixtures of the proposed ADU and JADU that are served by the same Water Meter. Please base table off of DS-16, Water Meter Data Card:
https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds016.pdf

[Comment 00025 | Sheet S8 | Open]

Provide energy compliance documentation demonstrating compliance with either the prescriptive or performance method, and incorporate the documentation into the plan set.

Additionally, cross-reference all applicable requirements identified in the Title 24 energy compliance documentation with the floor plans and building sections, including, but not limited to, SHGC values, U-factors, insulation R-values, HVAC systems, water heater specifications, indoor air quality (IAQ) requirements, and other applicable energy features.

[Comment 00026 | Sheet S8 | Open]

Include 2025 Low-Rise Residential Mandatory Measures Summary on Plan Set.

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

Please use link below to incorporate measures into plans:

https://www.energy.ca.gov/sites/default/files/2025-04/2025_Residential_Mandatory_Measures_Summary_ADA.pdf

[Comment 00027 | Sheet S8 | Open]

Provide mechanical ventilation for the bathroom. Indicate exhaust fan capacity in CFM's. Capacity should be a minimum of 50 CFM.

[Comment 00028 | Sheet S8 | Open]

Show Water Heater location and specifications on plans. Information on plans must match that of CF1R/ Water Heaters table.

[Comment 00029 | Sheet S8 | Open]

Indicate the method to heat the new conditioned area on floor plan. Information on plans must match that of CF1R/ HVAC table.

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

Project Address 7241 Rue Michael
San Diego, CA 92037

Project Type Building Construction

Primary Contact CARRISSA LUANGVISETH
luangvisethdesign@yahoo.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1159757.pdf

DSD-Engineering Building Review

Luis Perez
lfperez@sandiego.gov

[Comment 00060 | Sheet S2 | Open]

Please submit the following, in accordance with the amount of grading/soil disturbance proposed:

<= 999 SF of Grading/Soil Disturbance, Provide a Storm Water Quality Notes Construction BMP's

> 1,000 SF, < 4,999 of Grading/Soil Disturbance, Provide a MWPCP

[Comment 00061 | Sheet S2 | Open]

Add the following note to the Site Plan:

"All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system."

[Comment 00062 | Sheet TS | Open]

On the BMP Plan (or Site Plan): Please show existing/proposed drainage patterns by using arrow symbols supported by spot elevations or contour lines to identify roof drains, existing/proposed swales, or drainage system used to convey storm water through the site. All concentrated flows must be conveyed in pipe and connect/discharge to public drainage system.

[Comment 00063 | Sheet TS | Open]

If no work is proposed in the public Right-of-Way please add the following note: "No work will be performed in the Right-of-Way".

[Comment 00064 | Sheet TS | Open]

THE CITY OF SAN DIEGO
Development Services Department
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Name the easement owners

Storm Water Req. Applicability Checklist (DS-560) PRJ-1159757.pdf

DSD-Engineering Building Review

Luis Perez
lfperez@sandiego.gov

[Comment 00058 | Sheet P4 | Open]

This project appears to be a STANDARD DEVELOPMENT PROJECT. Item 2 in Part F of the DS-560 should be the only "YES". The rest should be "NO".

[Comment 00059 | Sheet P1 | Open]

Insert project number "PRJ-1159757"

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

Project Address 7241 Rue Michael
San Diego, CA 92037

Project Type Building Construction

Primary Contact CARRISSA LUANGVISETH
luangvisethdesign@yahoo.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1159757.pdf

DSD-Structural

Joon Lee
LeeJS@sandiego.gov
(619) 446-5340

[Comment 00065 | Sheet TS | Open]

Plans will need to be electronically resubmitted for review through Open DSD. Instructions for document upload will be provided via e-mail once all reviewers complete their review of the provided documents.
Additional information on e-submittals can be found at https://www.sandiego.gov/development-services/permits and https://www.sandiego.gov/sites/default/files/opendsd-user-guide-pts-projects.pdf.

[Comment 00066 | Sheet TS | Open]

Plan is incomplete. Provide each of the following:
- On site plan, show elevations on each contour line.
- Provide the geotechnical report. It appears to exist boring data. Further review will be performed.
- Provide complete furniture layout on each floor plan.
- Separate foundation plan S5 with basement plan. The foundation plan must include slab on grade and foundations supporting raised floor. The basement plan must include garage foundation and retaining walls below.
- Provide typical door and window sill/head/jamb details.
- Provide architectural roof eave details.
- Provide detailed door schedule
- Provide detailed window schedule
- Provide stair details
- Provide new roof assembly details
- Provide civil drawing with grading information and site work information. Note that new garage is being built over sloped site.

Additional comments will be issued upon receipt of all the information shown above.

[Comment 00067 | Sheet TS | Open]

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

Provide PRJ number for both site retaining walls and pool/spa on TS sheet.

[Comment 00068 | Sheet TS | Open]

There are multiple similar plans which have exact same information:

- Garage FDN plans: S5, S7 and 1/S14

- Deck framing plans over garage: S6, S7 and 2/S14

- Roof framing plans over new deck: S11, 2/S14, plan view/S15, 4 & 5/S18

Please, get rid of duplicated plans which have almost same information.

[Comment 00069 | Sheet TS | Open]

On S5, there is a stair at north. Show the stair information whether it is existing or new.

[Comment 00070 | Sheet TS | Open]

On S8, along existing retaining walls, there are 1) proposed deck and 2) existing deck to be replaced. Add the work with square footage on scope of work of TS sheet. Clearly show the extent of the work on S8 and provide details.

[Comment 00071 | Sheet TS | Open]

Structural engineer of record must verify all the walls/posts to be removed on S4. The removed walls must be clearly identified as to whether they are bearing and/or shear walls on S4. Note that there is no new beam or header for the removed walls except for one 4×12.

[Comment 00072 | Sheet TS | Open]

Show a 34" - 38" high handrail on at least on one side of the stairs. The handrail height shall be measured vertically from the sloped plane adjoining the tread nosing. [CRC R320.2].

[Comment 00073 | Sheet TS | Open]

Specify the roof pitch on the plans. [CRC R905]

[Comment 00074 | Sheet TS | Open]

Provide a fire-retardant roof covering that is at least Class 'A'. Specify the roofing material and the ICC, UL or other the approved listing report number on the plans. [SDMC 149.0902(a) (1)]

[Comment 00075 | Sheet TS | Open]

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

[Comment 00076 | Sheet TS | Open]

Specify on the plans an approved waterproof decking material for balconies/decks over interior spaces. Specify manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1].

[Comment 00077 | Sheet TS | Open]

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Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Typical details of wood shear wall are missing. Provide and cross reference each detail on plan.

[Comment 00078 | Sheet TS | Open]

Along grid line 1, seismic base is located on garage floor. Provide detailed seismic design of the grid line. Note that ASCE 7-22 Sec. 12.2.3(Vertical combination) must be applied.
Clearly show seismic force resisting system of the concrete pedestal in the calculation and plan. Incorrect R=4 system shown on E-3 page for ordinary reinforced concrete system has been used in the calculation(Table 12.14-1 does not have such system. In addition, check if any system is allowed in the SDC category).

[Comment 00079 | Sheet TS | Open]

Provide new details for post installed holddown/anchor connection into existing concrete foundation. The details are missing.

[Comment 00080 | Sheet TS | Open]

The proposed addition and/or remodel is to an existing building located within a Very High Fire Severity Zone. All materials and construction methods used for the addition/remodel shall comply with the requirements of the California Wildland-Urban Interface Code (CWUIC), as adopted and amended by the City of San Diego. [CWUIC 503.1; SDMC §511.4904]

[Comment 00081 | Sheet TS | Open]

Add the following note to the plans: "Roof gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. [CWUIC 504.4]"
Add the following note to the plans: "Drip edge flashing used at the free edges of roofing materials shall be non-combustible. [SDMC §512.0504(a)]"
Add the following note to the plans: "Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of AAMA/WDMA/CSA 101/I.S.2/A440-22 structural requirements. [SDMC §512.0504(b)]"

[Comment 00082 | Sheet TS | Open]

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

THE CITY OF SAN DIEGO
Development Services Department
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Such material shall extend from the top of the foundation to the underside of the roof sheathing.

[Comment 00083 | Sheet TS | Open]

Provide a minimum of 6 inches of metal flashing or noncombustible material applied vertically on the exterior of the wall, at the ground, decking and roof intersections. [CWUIC 504.5.1]

[Comment 00084 | Sheet TS | Open]

Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. [CWUIC 504.5.2.1]

[Comment 00085 | Sheet TS | Open]

Show that the underside of the exposed underfloor are protected by one or more of the following [CWUIC 504.7.1]:
1. Noncombustible material.
2. Ignition-resistant building material shall be labeled for exterior use and shall meet the requirements of Section 503.2.
3. Fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2.
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
7. The underside of a floor assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.
8. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
Exception: Structural columns and beams are not required to be protected in accordance with Section 504.7.1 when constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.

[Comment 00086 | Sheet TS | Open]

Show that the walking surface of the DECK/STAIRS is constructed with one of the following materials [CWUIC 504.7.3.2]:
1. Material that complies with the performance requirements of Section 504.7.3.3 when tested in accordance with ASTM E2632 and ASTM E2726.
2. Ignition-resistant building material that complies with the performance requirements of Section 503.2.4.
3. Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4.
4. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.
5. Noncombustible material.
6. Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.
Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.
7. Any material that complies with the performance requirements of Section 504.7.3.4 when tested in accordance with ASTM E2632 and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.
Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame

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

spread index.

[Comment 00087 | Sheet TS | Open]

Provide a minimum of 6 inches of metal flashing applied vertically on the exterior of the wall, at all deck-to-wall intersections. [CWUIC 504.7.3.1]

[Comment 00088 | Sheet TS | Open]

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

[Comment 00089 | Sheet TS | Open]

Show that all exterior doors are constructed in accordance with any of the following: [CWUIC 504.9]:
1. Noncombustible construction.
2. Solid-core wood not less than 13/4 inches thick.
3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
3.1. Stiles and rails shall not be less than 1-3/8 inches thick.
3.2. Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
4. Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.
5. The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.
6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

[Comment 00090 | Sheet TS | Open]

Automatic garage door openers for vehicle doors serving a residential building shall be equipped with a battery backup function. [CWUIC 504.9.1, SDMC §145.0406 & §149.0317(b)]

[Comment 00091 | Sheet TS | Open]

Show that the exterior garage doors resist the intrusion of embers by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch.
Additionally, Show that the gaps between garage doors and door openings are controlled by one or more of the following methods:
1. Weather-stripping products constructed of materials that which comply with both of the following:
1.1. The tensile strength of the material shall be tested in accordance with ASTM D638 before and after exposure to ASTM G155 for a period of 2,000 hours, and the maximum allowable difference in tensile strength values between exposed and nonexposed samples shall not exceed 10 percent.
1.2. When tested to UL 94, the materials shall have a flammability rating of V-2 or better.
2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.
[CWUIC 504.9.2]

THE CITY OF SAN DIEGO
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[Comment 00092 | Sheet TS | Open]

Show that the ventilation openings are fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:
1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
[CWUIC 504.10.1]

[Comment 00093 | Sheet TS | Open]

Provide smoke alarms, interconnected and hard-wired with battery back-up. [CRC R310.2.2, R310.4]:
- In each sleeping room
- Outside each separate sleeping area in immediate vicinity of bedrooms
- On each story of the dwelling, including basements and habitable attics
- Shall be installed a min. of 3 ft. away horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.
(Battery operated smoke alarms may be used in existing areas of bldg. where the installation of hard-wired alarms requires the removal of interior wall and ceiling finishes).

[Comment 00094 | Sheet TS | Open]

Provide carbon monoxide alarms, interconnected and hard-wired with battery back-up, in the dwelling undergoing an addition, alteration/repair [CRC R311.3, 311.6]:
-Outside of each separate dwelling unit sleeping area in the vicinity of the bedroom(s)
-On every level of a dwelling unit including basement.
-Where a fuel-burning appliance is located within a bedroom or attached bathroom.
(Battery operated carbon monoxide alarms may be used in existing areas of bldg. where the installation of hard-wired carbon monoxide alarms requires the removal of interior wall and ceiling finishes).

[Comment 00095 | Sheet TS | Open]

Provide new details between (ex) raised floor foundation and slab on grade/conti. Footing.

[Comment 00096 | Sheet TS | Open]

New pad footing detail 2/S16 must show both SOG and raised floor foundation.

[Comment 00097 | Sheet TS | Open]

Garage south and east walls are retaining wall. Provide structural calculation and details.

[Comment 00098 | Sheet TS | Open]

Specify special inspections and tests of existing site soil conditions, fill placement and load-bearing requirements as per CBC Table 1705.6, to be performed in accordance with a valid geotechnical investigation report. [CBC 1705.6].

Add note: "Soils special inspections shall be performed by the registered design professional in responsible charge (Soils Engineer or Geotechnical Engineer of record), who has prepared the approved geotechnical investigation report."

THE CITY OF SAN DIEGO
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Add note: "A soils special inspection report (signed, stamped and dated by the Soils Engineer or Geotechnical Engineer of record) shall be submitted to, and approved by the City's building inspector verifying soils special inspection items in accordance with the Statement of Special inspections prior to foundation concrete placement."

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

Project Address 7241 Rue Michael
San Diego, CA 92037

Project Type Building Construction

Primary Contact CARRISSA LUANGVISETH
luangvisethdesign@yahoo.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1159757.pdf

DSD-Planning Review

Adan Pacheco Palma
APachecoPalm@sandiego.gov

[Comment 00001 | Sheet TS | Closed]

1. The subject property is located at 7241 Rue Michael, La Jolla, CA 92037 (APN 352-343-0200) in the La Jolla Shores Planned Development – Single Family (LJSPD-SF) zone.

2. The subject property is located within the following overlay zones:
• Coastal Height Limit Overlay Zone (CHLOZ)
• Coastal Overlay Zone: Non-Appealable Zone 2 (N-APP-2)
• Environmentally Sensitive Lands (ESL): Sensitive Vegetation
• Multiple Species Conservation Program (MSCP): Coastal Sage Scrub
• Very High Fire Hazard Severity Zone (VHFSZ)
[Informational Only]

[Comment 00002 | Sheet TS | Open]

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

Melissa Garcia magarcia@sandiego.gov
Senior Planner
City Planning Department
[Comment to be Addressed]

[Comment 00003 | Sheet TS | Open]

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4. A Site Development Permit (Process 3) is generally required for additions within the La Jolla Shores Planned District. Minor additions may be processed ministerially through a Process 1 building permit if they meet the applicable criteria in Information Bulletin 621. The proposed addition exceeds the 10 percent floor area increase threshold and does not satisfy Criteria A. Therefore, Planning staff will consider the La Jolla Shores Advisory Board's recommendation in determining whether the proposed addition qualifies as minor in scope and may proceed without a Site Development Permit. [Comment to be addressed]

[Comment 00004 | Sheet TS | Open]

5. Additionally, the submittal does not address the remaining applicable criteria (Criteria B through G). Please demonstrate how the proposed development complies with the visibility of the proposed addition from adjacent public rights-of-way, changes in structure height, setback compliance, lot coverage, impacts to public views, and consistency with the policies and recommendations of the La Jolla Community Plan. Refer to Information Bulletin 621 for more detailed information on the review criteria. [Comment to be addressed]

[Comment 00005 | Sheet TS | Open]

6. The site is located within the Coastal Overlay Zone (COZ). Any demolition exceeding 30% in this zone requires a pre-demolition inspection prior to sign-off. Refer to Informational Bulletin 402 for guidance on accurately calculating exterior wall demolition. Additionally, include a demolition wall matrix table consistent with the format provided in the bulletin to clearly identify the percentage of walls proposed for removal. [Comment to be addressed]

[Comment 00006 | Sheet TS | Open]

7. Include the following note on the demolition plan: "Any demolition resulting in the removal of over 50% of the existing walls, a Coastal Development Permit (CDP) will be required in accordance with section 126.0704 of the SDMC. [Comment to be addressed]

[Comment 00007 | Sheet TS | Open]

8. All walls identified as "to remain" on the Demolition Sheet shall be secured and held in place and shall not be shifted in any direction. Any walls that are shifted or moved from their original position, even temporarily, will be excluded from the calculation of "walls to remain". [Comment to be addressed]

[Comment 00008 | Sheet TS | Open]

9. The project site is located within La Jolla Shores Planned Development. Upon resubmittal, include a 300-foot-radius map showing that the setbacks are in general conformity with those in the vicinity per section 1510.0304(b)(4) of the SDMC. Please ensure the front, side, and rear yard setbacks are labeled for all required yards. [Comment to be addressed]

[Comment 00009 | Sheet TS | Open]

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

[Comment 00010 | Sheet TS | Open]

11. Include the gross floor area calculations to determine whether the proposed development complies with the maximum permitted gross floor area ratio. Refer to section 1510.0304(i) and Table 131-04J of the SDMC. [Comment to be Addressed]

[Comment 00011 | Sheet TS | Open]

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

[Comment 00012 | Sheet TS | Open]

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

[Comment 00013 | Sheet TS | Open]

14. Please include a dimension for all guardrails on all elevation and section drawings. [Comment to be Addressed]

[Comment 00014 | Sheet TS | Open]

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

[Comment 00015 | Sheet TS | Open]

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

[Comment 00016 | Sheet TS | Open]

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

[Comment 00017 | Sheet TS | Open]

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

[Comment 00018 | Sheet TS | Open]

19. City mapping indicates that the rear portion of the site potentially contains Environmentally Sensitive Lands (ESL) in the form of Potentially Sensitive Vegetation. Development on premises containing ESL must comply with section 143.0110 of the SDMC. Per section 143.0110(c)(2)(E)(ii), development may be exempt from a Site Development Permit (SDP) if located within a legally graded or developed portion of the site that is separated from ESL by an existing fence, wall, or other physical barrier. The plans do not identify an existing physical barrier along the rear property line. However, based on historical aerial imagery, Planning staff has determined that the developed portion of the site has remained substantially unchanged since approximately the 1960s, but no physical barrier appears to exist. Please revise the plans to clearly show and label an existing barrier to demonstrate eligibility for the SDP exemption. [Comment to be addressed]

[Comment 00019 | Sheet TS | Open]

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20. Projects proposing new structures or additions to existing structures on sites that contain or may contain (ESL) Environmentally Sensitive Lands (steep slopes, sensitive biological resources, etc., See San Diego Municipal Code, Chapter 11, Article 3, Division 1) must provide a Photographic Survey. Color photographs must be taken from the project boundaries at four or more locations, with on- and off-site views, within at least 50 feet of the property line, including slopes. The number of photographs will vary depending on the size of the project site; however, the quantity must be sufficient to adequately view the entire site. The photo survey must include views for evaluating factors such as the need for brush management, type of vegetation, environmental adjacency issues, and/or comparisons between the proposed project and the existing neighborhood. The photographs must be in color and include a key map indicating the location and direction of each photograph taken. [Comment to be addressed]

[Comment 00020 | Sheet TS | Open]

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

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

b. A minimum 6-foot high solid screening enclosure that is architecturally consistent with the primary structure, in accordance with section 142.0810(c).

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

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

[Comment 00021 | Sheet TS | Closed]

22. Additional comments may be forthcoming upon receipt of new information and/or revised plans. [Comment to be addressed]

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luangvisethdesign@yahoo.com

Instructions

The following issues require corrections to the documents submitted.

Other

DSD-Landscape Review

Jill Chorak
JChorak@sandiego.gov
(619) 446-5183

[Comment 00030 | Page | Open]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: jchorak@sandiego.gov or call 619-466-5183.

Refer to the following link for DSD's user guide on electronic submittals:
https://www.sandiego.gov/sites/default/files/opendsd-user-guide-pts-projects.pdf

[Comment 00031 | Page | Open]

Project Scope: Building Permit for an addition and remodel to the existing SDU located in La Jolla. Work to include a new two-car garage, a new addition for a kitchen and bedrooms, a new roof deck, and new patio decks.

[Comment 00032 | Page | Open]

Applicability: The site is constrained by the Brush Management overlay / Very High Fire Hazard Severity Zone with structures proposed within 100-ft of native/naturalized vegetation – Information Only.

[Comment 00033 | Page | Open]

Brush Management: Due to the site being located within proximity to highly flammable native/naturalized vegetation, a Brush Management Plan is required in accordance with §142.0412 & §512.0603.

· Zone 0 is ember-resistant and typically consists of hardscape & non-combustible items.

· Zone 1 typically consists of pavement and permanently irrigated ornamental planting.

· Zone 2 consists of thinned, native or naturalized non-irrigated vegetation.

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[Comment 00034 | Page | Open]

Please provide a separate Brush Management Plan which includes the information requested below:

Refer to the following links for more information:
http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf

https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

[Comment 00035 | Page | Open]

Brush Management Plans shall contain the following:
- Delineation of the fuel modification zones from all structures. See zone details in subsequent comments.
- Identification of existing vegetation to remain and proposed new vegetation;
- Identification of irrigated areas;
- A plant legend with both botanical and common names, and identification of all plant material symbols;
- Identification of ground coverings within the 30-foot fuel modification zone;
- Identification of all hardscapes within the 100-foot fuel modification zone from all structures; and
- Identification of all slope grade breaks between fuel modification zones: 0-20%, 20-40%, and over 40%.

[Comment 00036 | Page | Open]

Show zones areas and dimensions directly on the Brush Management Plan. Refer to the link below for diagrams and additional information regarding zone distribution: https://www.sandiego.gov/fire/community-risk-reduction/defensible-space-property-owners

[Comment 00037 | Page | Open]

Zone 1 Transition [§512.0604(f)]: Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet (1524 mm) of Zone 0 or to the property line, whichever is closer. Plants within this transitional zone shall not be greater than 2 feet (610 mm) in height. Ensure all plants within the Zone 1 transition area (5'-10' from the structure) meet this height requirement.

[Comment 00038 | Page | Open]

Minimum Brush Management Zones: The minimum allowable brush management zone is 10' as established by the FPB-Policy B-18-01 (VI)(A), although a greater fire protection zone is advised. Landscape defers to Fire for minimum allowable brush management zones. [Information Only]

https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf

[Comment 00039 | Page | Open]

Photo Documentation: Plot 4-6 photos, directly on the Brush Management Plan that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation towards the North, West and East portions of the property. Provide a photo key map that identifies the photos' location.

[Comment 00040 | Page | Open]

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:

· No plants shall occur within Zone 0 adjacent to new development.

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· Plants within Zone 1 shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

· Plants within the first 5' of Zone 1 shall be limited to 2 feet in height.

· Trees within Zone 1 shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

Refer to Table 604.3.6(1) & Table 604.3.6(2) for additional guidance on vegetation spacing, grouping, and heights within Zones 1 and 2.

https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

[Comment 00041 | Page | Open]

Zone 1 Trees [§142.0412(g)(5)]: Trees within Zone 1 shall be located away from structures to a minimum distance of 10' as measured from the structure to the drip line of the tree at maturity. Please relocate proposed trees to meet the minimum distance requirement.

[Comment 00042 | Page | Open]

Irrigation: Permanent irrigation is typically required for all planting areas within Zone One. Graphically identify and label the extents of irrigation system in the Zone One area.
If an existing and functional system is to remain, note on the plan and show location of controller and valves. In lieu of a full irrigation system, hose-bibs within 50-ft of all Zone One areas shall be acceptable for this small scale, single-dwelling unit development. Identify all location of hose-bibs on the Brush Management plan.

[Comment 00043 | Page | Open]

Structures: Clearly show and label all structures and hardscape within Zone 0 & Zone 1. Structures in Zone 1 shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code. Please call out these criteria on the plans AND provide construction details/specs which are consistent with this requirement.

[Comment 00044 | Page | Open]

Brush Management Alternative Compliance [§142.0412(i)]: Development is subject to alternative compliance measures as it appears reduced brush management zones will be proposed in conjunction with the design at hand, due to existing site conditions. Alternative compliance measures shall be submitted to the Deputy Fire Marshal (Fire-Plan Review) for review, per FPB-Policy B-18-01. Please clearly label and identify alternative compliance measures directly on the Brush Management Plan.

https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf

[Comment 00045 | Page | Open]

Brush Management Alternative Compliance [§142.0412(i)]: Development is subject to alternative compliance measures as it appears vegetation is proposed within Zone 0 /Zone 1 to meet other applicable City landscape regulations. Alternative compliance measures shall be submitted to the Deputy Fire Marshal (Fire-Plan Review) for review.

[Comment 00046 | Page | Open]

Previously Conforming Structures: Provide the following note on the Brush Management Plan: "Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone 1 must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement."

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[Comment 00047 | Page | Open]

Notes: Include all the Brush Management Notes from SDMC 142.0412(g) and (h) and notes on Brush Management Implementation, as well as Section III from the Landscape Standards. Please email your reviewer for a pdf of the updated Brush Management excerpts that include Zone 0 to be placed directly on your plans.

[Comment 00048 | Page | Open]

Provide the following note on the Brush Management Plan: "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

[Comment 00049 | Page | Open]

Provide the following note: All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

[Comment 00050 | Page | Open]

Offsite Brush Management on Adjacent Properties – Include the following note on the Site Plan: "Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor – Brush/Weed Complaint line at: (619) 533-4444."

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luangvisethdesign@yahoo.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1159757.pdf

DSD-Historic

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

[Comment 00051 | Sheet TS | Open] OK

The property located at **7241 Rue Michael, APN 352-343-0200**, is not an individually designated resource. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

The property was previously reviewed in accordance with SDMC Section 143.0212 under project number **PRJ-1113783**. During that review, it was determined that the property appeared eligible for designation under one or more HRB designation criteria. The scope of work proposed under the prior application was determined consistent with the US Secretary of the Interior's Standards, and the applicant was advised that any future projects submitted would require review by Plan-Historic staff under the 45-year review (SDMC 143.0212).

Based on the prior determination, all modifications and additions must be consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria.

The U.S. Secretary of the Interior's Standards can be viewed at the following website:
https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm (For Reference Only, No Response or Action Required)

[Comment 00052 | Sheet TS | Open] OK, SEE ATTACHED SITE SURVEY PHOTOS

Before DSD-Historic review can commence, additional documents are required to identify the current and historical design of the building. Please provide the following documents:

[Comment 00053 | Sheet TS | Open] SEE ATTACHED SITE SURVEY PHOTOS

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1. Your initial submittal photo survey is several years old, which cannot be accepted. Please provide a new intensive photo survey that captures all exterior elevations in their entirety. Ensure every single wall, opening, and exterior architectural feature is captured. Ensure all facades (front, sides, rear) are included. Ensure the photos are detailed and high-quality.

[Comment 00054 | Sheet TS | Open] * BOOKED APPT. OCT. 2, 26 @ 1:30 PM

2. Provide the complete building permit records for the subject property. Permit records can be obtained from the Development Services Department – Records Section. Please visit the following web link to book an appointment to obtain the aforementioned document: https://www.sandiego.gov/development-services/records

[Comment 00055 | Sheet TS | Open]

3. Original Building Construction Plans: Provide the c.1961 original building construction plans for the subject property. This document is either retained by the property owner or can be obtained from the Development Services Department – Records Section. Please visit the following web link to learn about the process for obtaining the aforementioned document: https://www.sandiego.gov/development-services/records/architectural-building-plans-request

[Comment 00056 | Sheet TS | Open]

Please combine all the requested historical review document(s) into a single PDF and upload to Accela under document type "Historic Resource Information."

[Comment 00057 | Sheet TS | Open] OK

INFO ONLY: Additional cycle comments regarding acceptable design once staff receives the aforementioned documents.