

La Jolla Shores Planned District Advisory Board (LJSPDAB) Online Virtual Meeting

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 and Project Name (only submitted projects can be heard as action items):

PTS 665412 HARPER RESIDENCE

- Address and APN(s):

8455 EL PASEO GRANDE, LA JOLLA, APN: 346-050-10-00

- Project contact name, phone, e-mail:

LETICIA BONNET, 858-459-6114, leticia@designlead.com

- Project description:

Coastal and Site Development permit for demolition of an existing 2-story single family residence, and construction of a new 2-story single family residence.

- 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: **6,193.73 SQ. FT.**

- existing structure square footage and FAR (if applicable): **3,700 SQ. FT. FAR = 060**

- proposed square footage and FAR: **4,967 SQ. F.T FAR = 0.80**

- existing and proposed setbacks on all sides:

EXISTING: FRONT = 12' REAR = 15' SIDES=4'

PROPOSED: FRONT = 15' TO 33' REAR = 11' TO 14'-10" RIGHT SIDE = 5' TO 8'-6"

LEFT SIDE = 4'-6" TO 12'

- height if greater than 1-story (above ground): **29' - 3.5"**

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 Trustees 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 a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab>

for view by the public:

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

Meeting Presentation – updated 8/31/20

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

PLEASE DO NOT PROVIDE THE FOLLOWING:

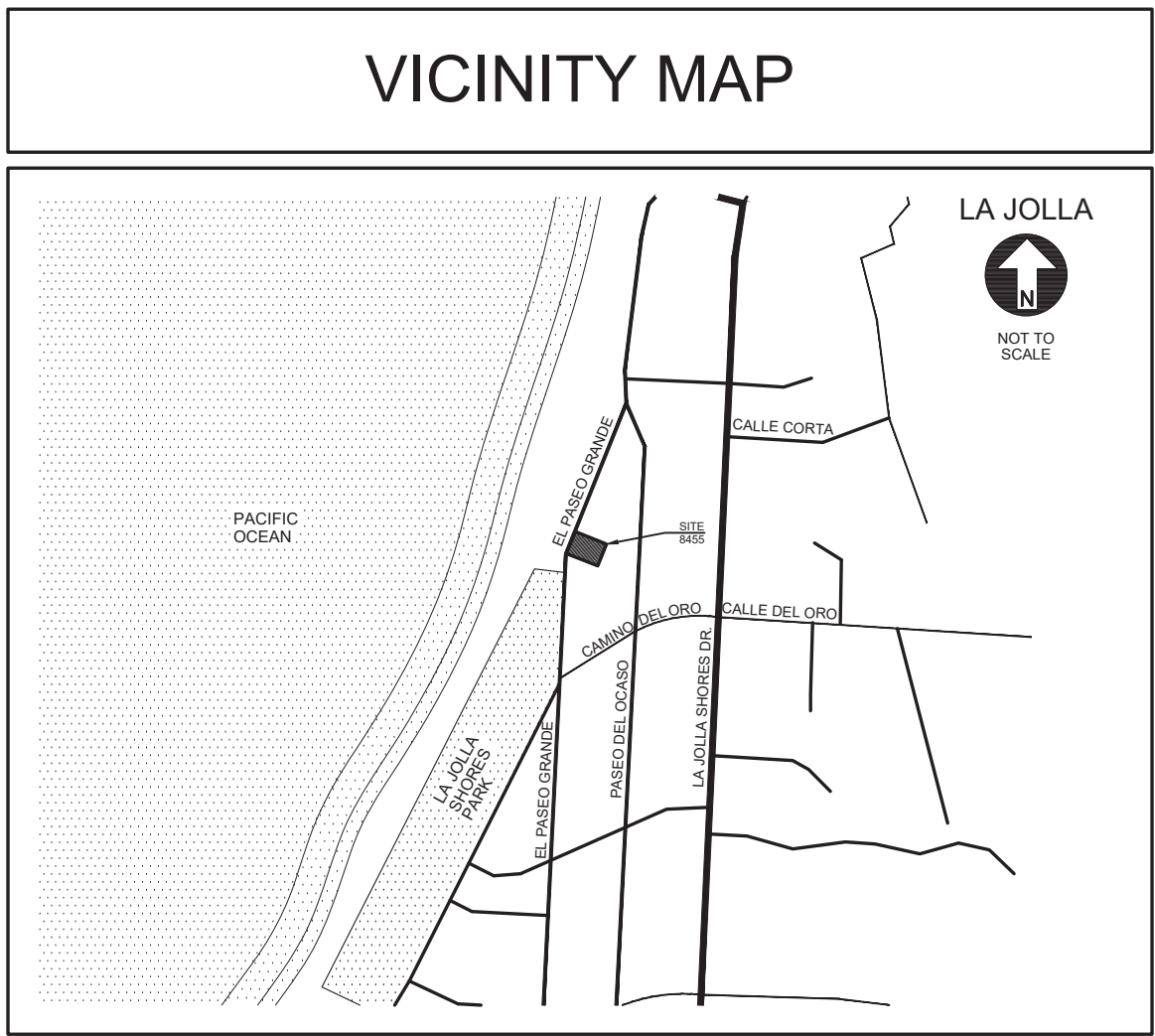
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information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

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

Thank you,

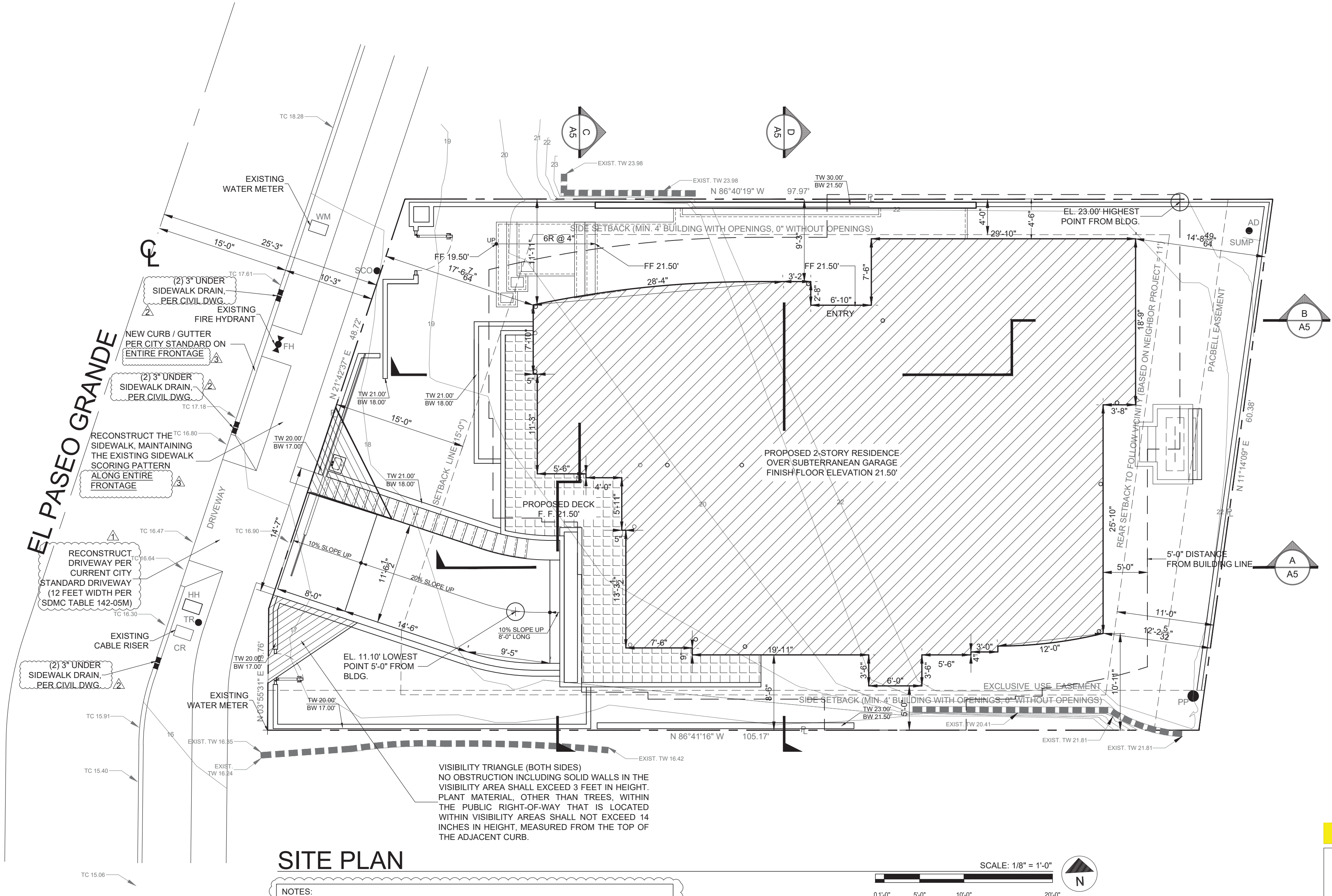
Please return the information requested to no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Senior Planner
mpangilinan@sandiego.gov
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293



DEVELOPMENT SUMMARY

SCOPE OF WORK	
COASTAL AND SITE DEVELOPMENT PERMIT FOR DEMOLITION OF AN EXISTING (3,700 SQ.FT. + 600 SQ.FT. SUBTERRANEAN GARAGE + 700 SQ.F.T DECK) SINGLE FAMILY RESIDENCE, AND CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE.	
PROJECT ADDRESS	
8455 EL PASEO GRANDE LA JOLLA, CALIFORNIA 92037	
PROJECT TEAM	
ARCHITECT: DESIGN LEAD, ARCHITECTS 7661 GIRARD AVENUE, SUITE "200" LA JOLLA, CA 92037 (658) 459-6114 CONTACT: SIAVASH KHAJEZADEH	LANDSCAPE ARCHITECT: LANDSCAPE RESOURCE GROUP 8401 BLUE LAKE DRIVE SAN DIEGO, CA 92119 (619) 497-0556 CONTACT: KENT WILSON
CIVIL / SURVEY: HALE ENGINEERING 7910 CONVOY COURT SAN DIEGO, CA 92111 (658) 715-1420 x 103 CONTACT: CLINT HALE	
LEGAL DESCRIPTION	
LOT 3 OF SHARP SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 5396 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 27, 1964.	
ASSESSOR PARCEL NO.	
346-050-10-00	
OWNER	
JEFFREY AND MICHELLE HARPER 8455 EL PASEO GRANDE LA JOLLA, CA 92037	
SITE INFORMATION	
TYPE OF CONSTRUCTION	TYPE "VB"
GROUP OCCUPANCY	R-3 (SINGLE FAMILY)
ZONING	LJSPD-SF
OVERLAY ZONES	COASTAL HEIGHT LIMIT COASTAL (CITY) PARKING IMPACT RESIDENTIAL TANDEM PARKING
HISTORIC	NO, (STRUCTURE BUILT IN 1988)
GROSS SITE AREA:	6,193.73 SQ. FT.
SETBACKS	FRONT SETBACK: 15'-0" SIDE SETBACK: BUILDING WITH OPENINGS: MIN. 4'-0, IF WITHOUT OPENINGS ON PROPERTY LINE (SETBACK SHALL FOLLOW VICINITY) REAR SETBACK: FOLLOWS VICINITY
BUILDING HEIGHT:	NO BUILDING SHALL BE CONSTRUCTED, ALTERED OR ENLARGED TO A HEIGHT GREATER THAN 30'-0"
FAR (FLOOR AREA RATIO)	0.80 (4,967.00 / 6193.73 = 0.80) LA JOLLA SHORES PLAN DIST.
LOT COVERAGE	ALLOWED: 60% (6,193.73 * 0.60 = 3,716.20 ALLOWED) PROPOSED: 2,648.00 SQ. FT. = 42.75% (SEE SHEET A-9 FOR CALCULATION)
GEOLOGIC HAZARD CATEGORY	52
PROPOSED BUILDING AREAS	AREA PART OF GFA (GROSS FLOOR AREA): FIRST FLOOR AREA: 2,648.00 SQ. FT. SECOND FLOOR AREA: 2,319.00 SQ. FT. TOTAL: 4,967.00 SQ. FT. SUBTERRANEAN / BASEMENT GARAGE: 3,290.00 SQ. FT. (NOT PART OF GFA / FAR CALCULATION)



SHEET INDEX

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	Architectural
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A-3.1	SECOND FLOOR PLAN AND ROOF PLAN
A-4	ELEVATIONS
A-4.1	PROJECT 3D IMAGE
A-5	SECTIONS
A-6	LANDSCAPE PLANS
A-6.1	LANDSCAPE IRRIGATION PLAN & LANDSCAPE CALCULATION
A-6.2	PLANTING IRRIGATION DETAILS
A-7	CLIMATE ACTION PLAN (CAP) CONSISTENCY CHECKLIST AND EXPLANATIONS
A-8	SETBACK SURVEY
A-9	GROUND LEVEL FLOOR PLAN: LOT COVERAGE CALCULATION
C-1	GRADING AND DRAINAGE PLAN
C-2	SITE DESIGN BMP CHECKLIST (I-5A) AND SOURCE CONTROL BMP CHECKLIST (I-4A)

PROJECT TITLE

Harper Residence

8455 EL PASEO GRANDE
LA JOLLA, CALIFORNIA 92037

APN# 346-050-10-00

APPLICANT

Design Lead Architects

7661 Girard Avenue, Suite 200
La Jolla, California 92037

DRAWING TITLE

SITE PLAN
PROJECT INFORMATION

JOB # 2019-171	DATE May 04, 2021	ORIGINAL DRAWING PREPARATION DATE MAY 29, 2020
DRAWN	SCALE 1/8" = 1'-0"	REVISION

SHEET #
A-1
1 OF 15

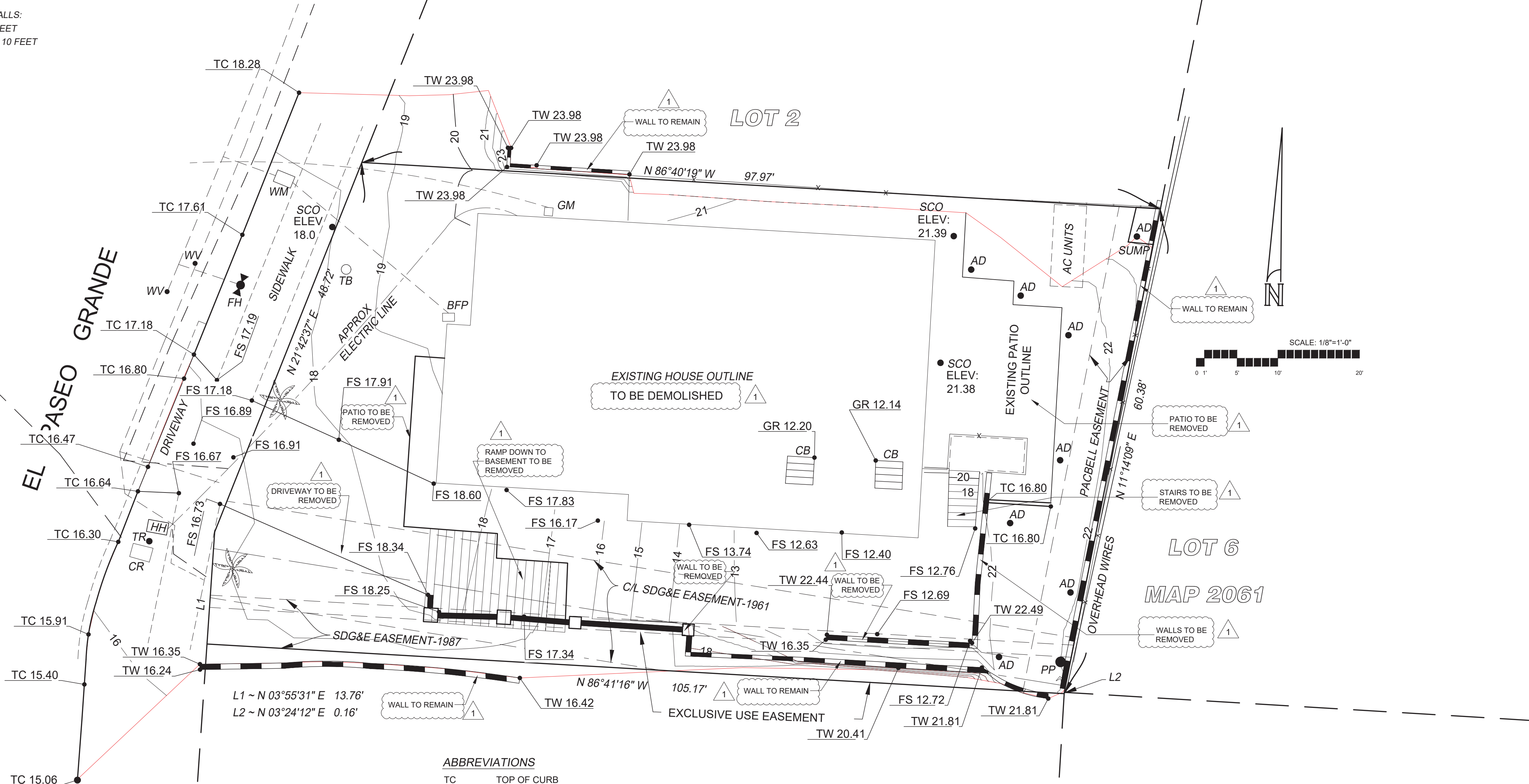
DESIGN LEAD ARCHITECTS

www.designlead.com

November 12, 2020
January 27, 2021
May 4, 2021

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PRELIMINARY GRADING TABULATIONS
TOTAL AMOUNT OF SITE AREA TO BE GRADED: 5,800 SQUARE FEET
% OF TOTAL SITE: 94 %
AMOUNT OF CUT: 200 CUBIC YARDS
MAXIMUM DEPTH OF CUT: 3 FEET
MAXIMUM HEIGHT OF CUT SLOPE: N/A FEET
RATIO OF SLOPE: N/A
AMOUNT OF FILL: 50 CUBIC YARDS
MAXIMUM DEPTH OF FILL: 2 FEET
MAXIMUM HEIGHT OF FILL SLOPE: N/A FEET
RATIO OF SLOPE: N/A
AMOUNT OF IMPORTED SOIL: 0 CUBIC YARDS
AMOUNT OF EXPORTED SOIL: 150 CUBIC YARDS
RETAINING WALLS:
LENGTH: 70 FEET
HEIGHT: 1 TO 10 FEET



ABBREVIATIONS

TC	TOP OF CURB
FS	FINISH SURFACE
GR	GRATE
PP	POWER POLE
AD	AREA DRAIN
SCO	SEWER CLEANOUT
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
HH	HAND HOLE
TR	TELEPHONE RISER
CR	CABLE RISER
TV	TELEVISION MARKOUT
AT&T	TELEPHONE MARKOUT
W	WATER MARKOUT
TW	TOP OF WALL
FM	FOUND MONUMENT
TB	TEST BORE

LEGEND

DESCRIPTION

COLUMN
FENCING
FIRE HYDRANT
PALM TREE
CONTOUR

SYMBOL



LOT AREA: 6,194 SQ FT ~ 0.14 ACRES

EXISTING UTILITIES PER MARK OUT

BASIS OF BEARING: NAD83 ZONE 6
BENCHMARK: R.O.S. 14492 STATION 665
ELEV: 34.73 NAVD 88

TITLE REPORT: CHICAGO TITLE
ORDER NO. 73719012631 DATED: 10/29/2019



DATE OF SURVEY: 10/7/2019
HALE
ENGINEERING
TOPOGRAPHIC SURVEY FOR:
HARPER RESIDENCE
LOT 3 MAP 5396
8445 EL PASEO GRANDE

PROJECT TITLE
Harper Residence

8455 EL PASEO GRANDE
LA JOLLA, CALIFORNIA 92037

APN# 346-050-10-00

APPLICANT
Design Lead Architects

7601 Girard Avenue, Suite 200
La Jolla, California 92037

DRAWING TITLE

SURVEY

JOB #
2019-171

DATE
May 04, 2021

ORIGINAL DRAWING PREPARATION DATE
MAY 29, 2020

DRAWN

SCALE
NTS

REVISION

1	November 12, 2020
2	January 27, 2021
3	May 4, 2021
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SHEET #
A-2

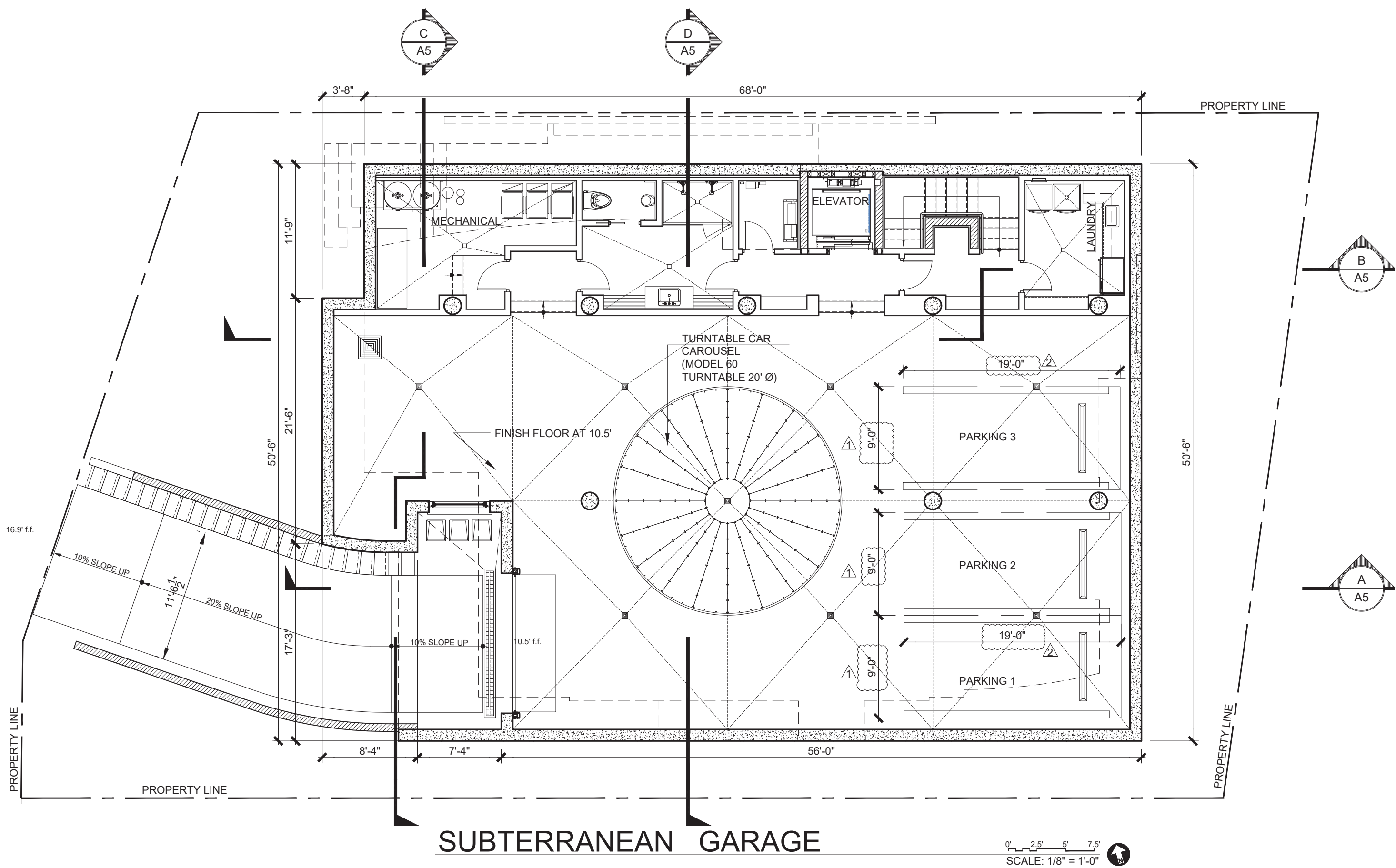
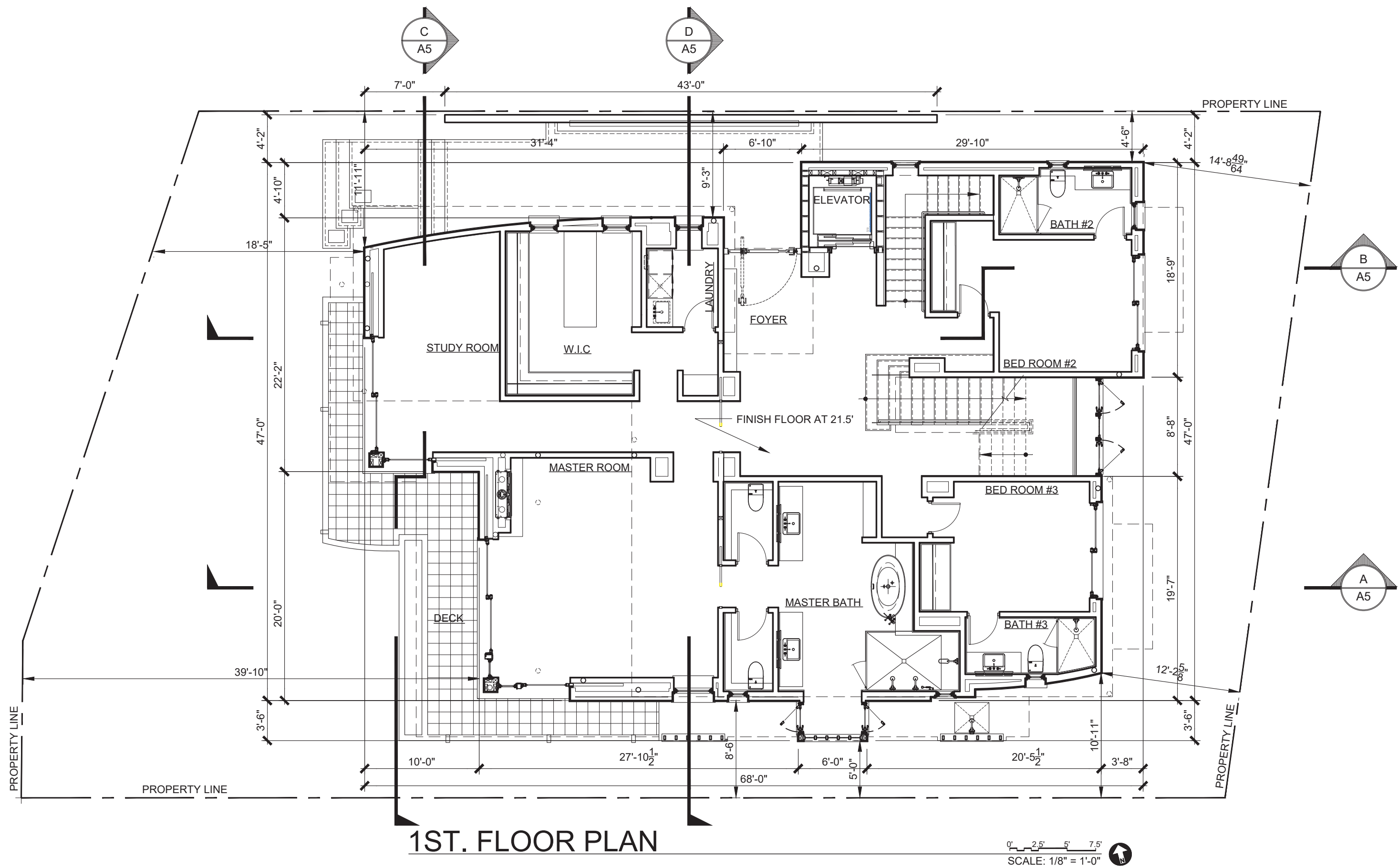
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PROJECT TITLE
Harper Residence

8455 EL PASEO GRANDE
LA JOLLA, CALIFORNIA 92037

APN# 346-050-10-00

APPLICANT
Design Lead Architects

7661 Girard Avenue, Suite 200
La Jolla, California 92037

DRAWING TITLE
**SUBTERRANEAN GARAGE AND
FIRST FLOOR**

JOB #

2019-171

DATE

May 04, 2021

ORIGINAL DRAWING PREPARATION DATE

MAY 29, 2020

DRAWN

SCALE

1/8" = 1'-0"

REVISION

November 12, 2020

January 27, 2021

May 4, 2021

SHEET #
A-3

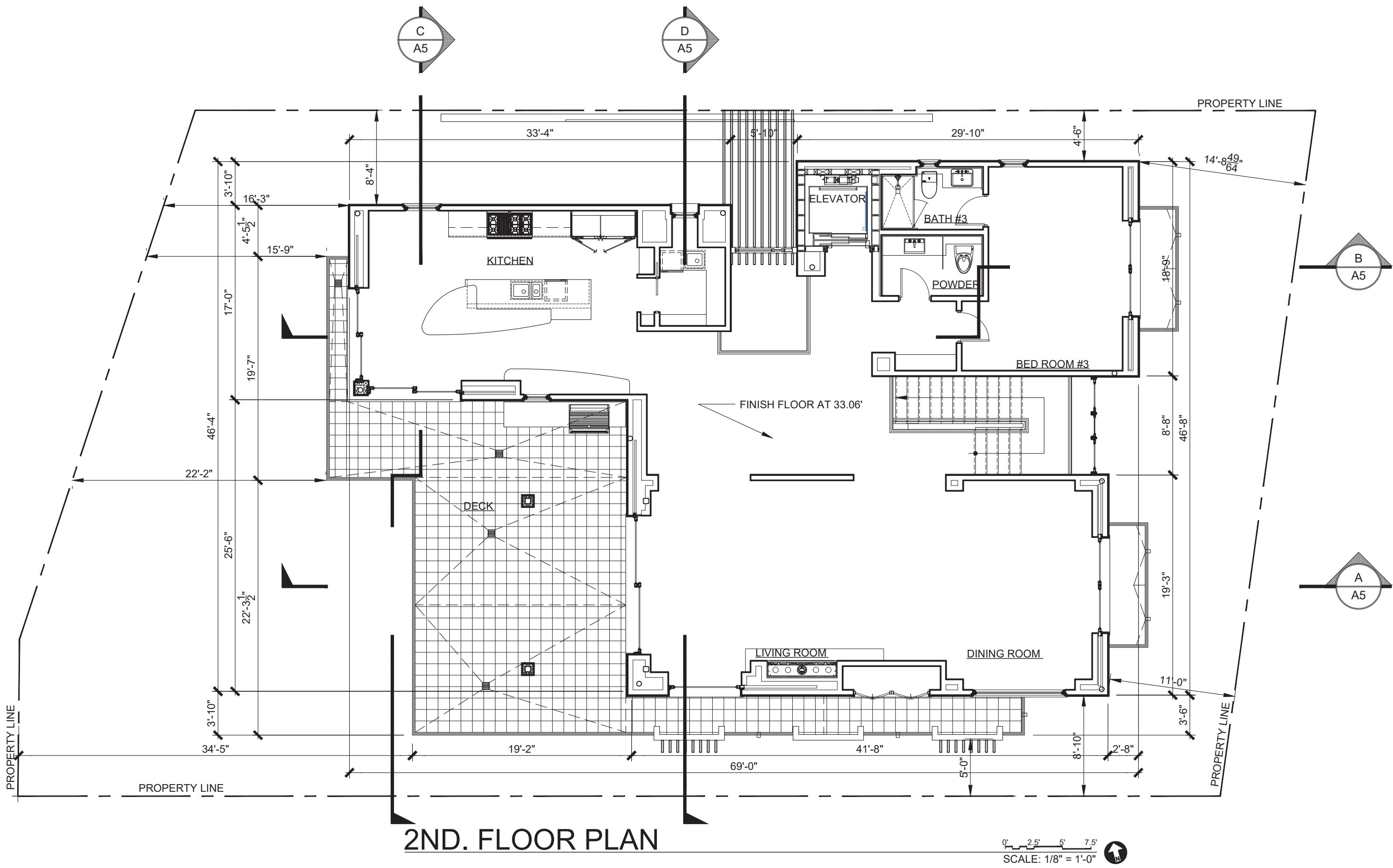
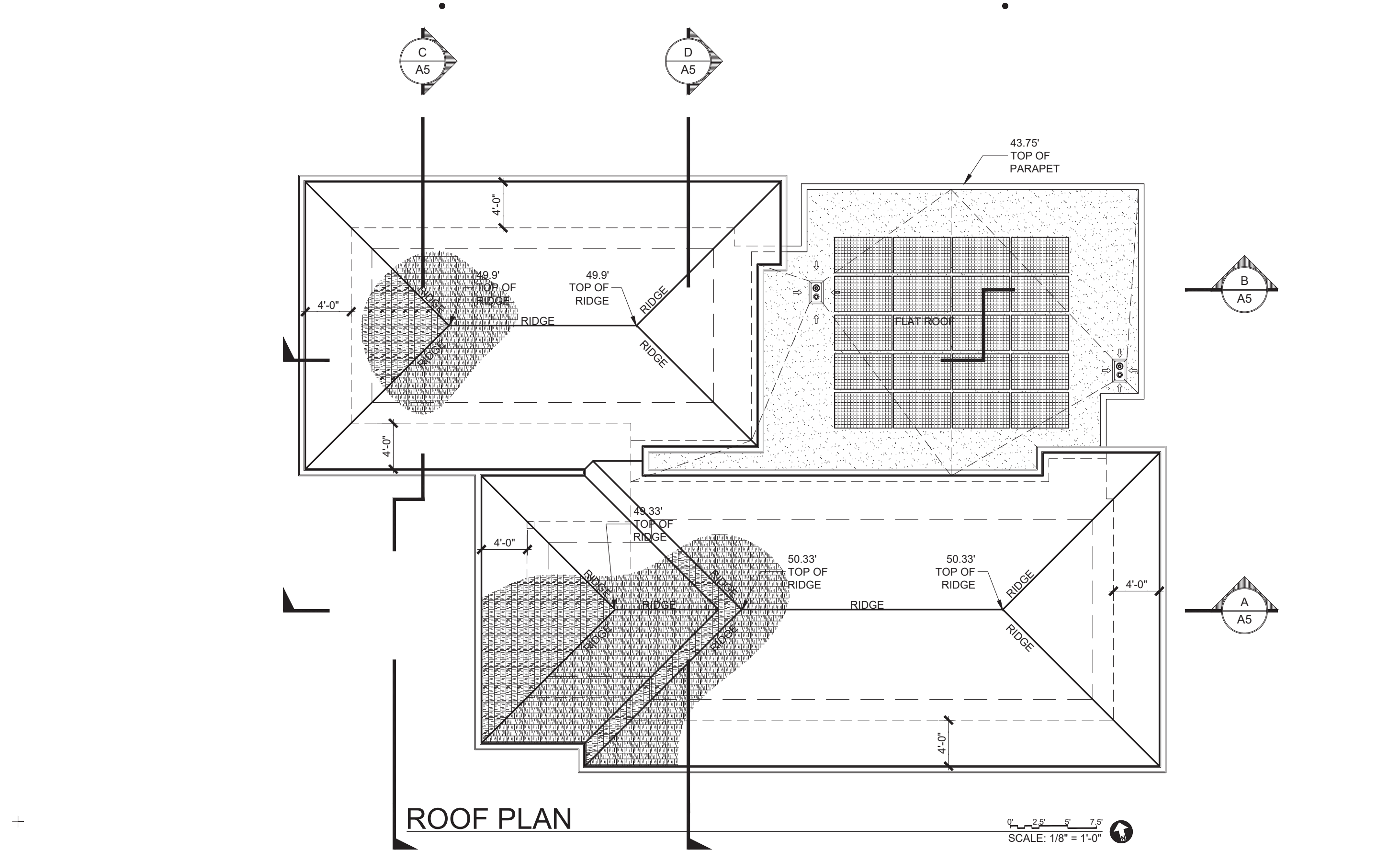
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Harper Residence

8455 EL PASEO GRANDE
LA JOLLA, CALIFORNIA 92037

APN# 346-050-10-00

APPLICANT

Design Lead Architects

7601 Girard Avenue, Suite 200
La Jolla, California 92037

DRAWING TITLE

SECOND FLOOR AND
ROOF PLAN

JOB #
2019-171

DATE
May 04, 2021

ORIGINAL DRAWING PREPARATION DATE
MAY 29, 2020

DRAWN

SCALE
1/8" = 1'-0"

REVISION

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November 12, 2020

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January 27, 2021

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May 4, 2021

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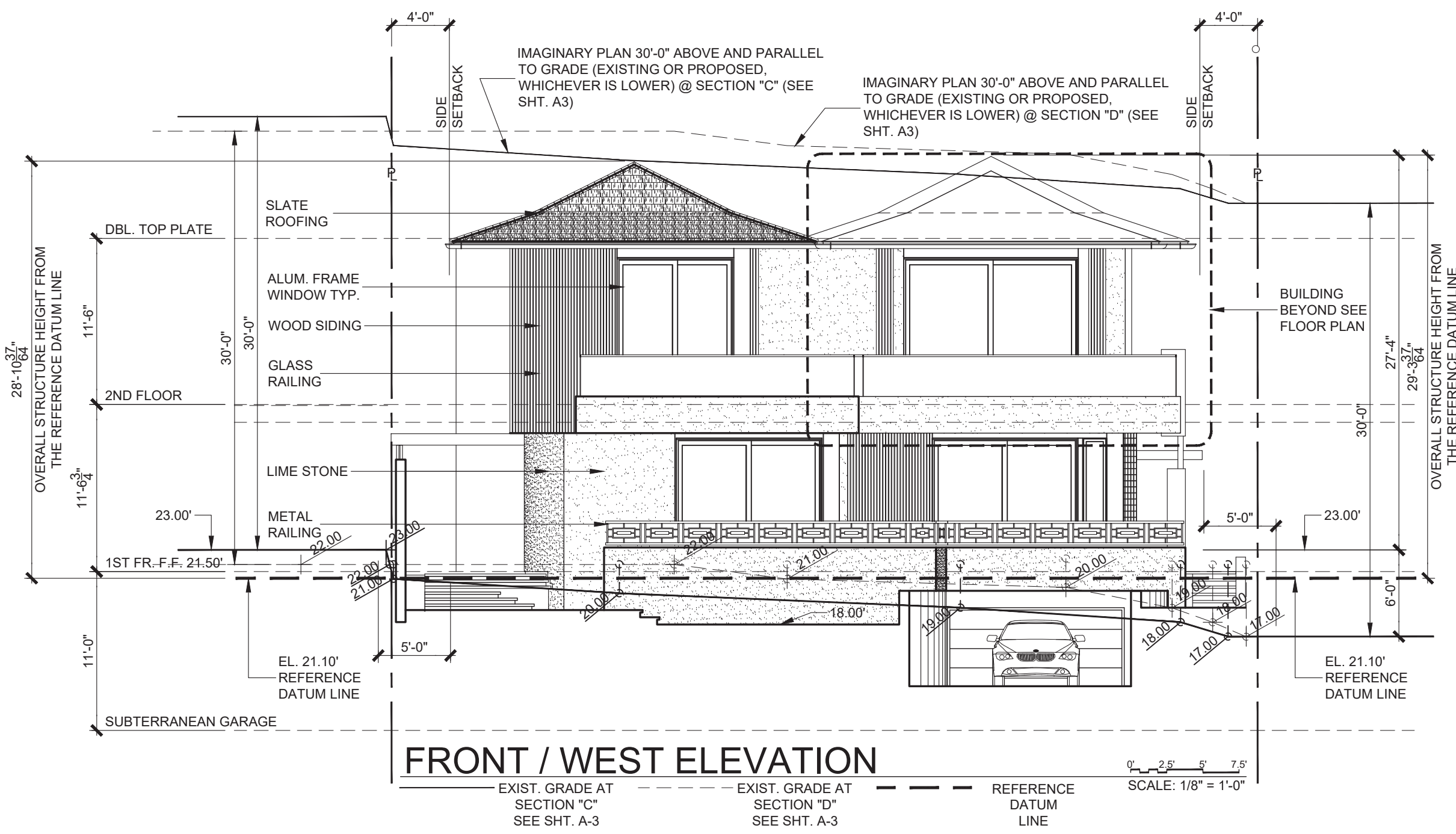
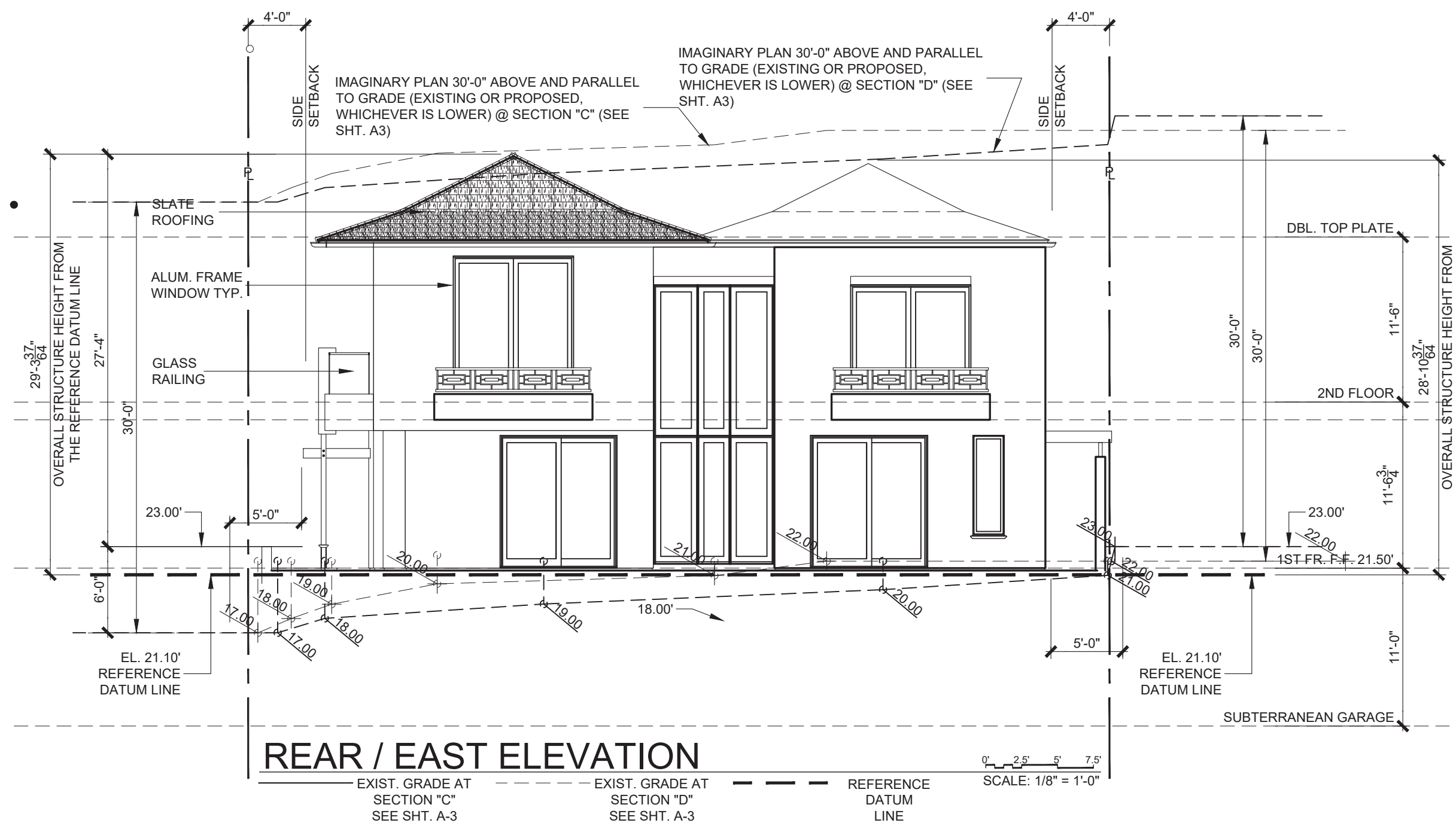
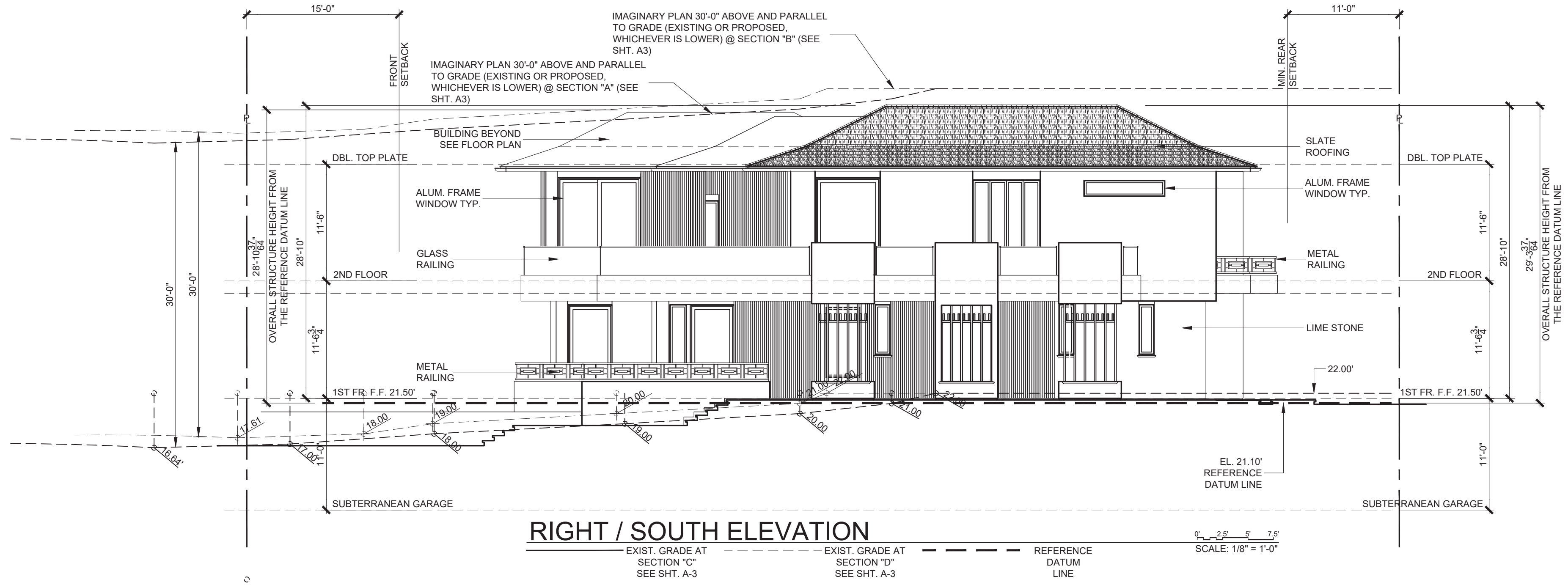
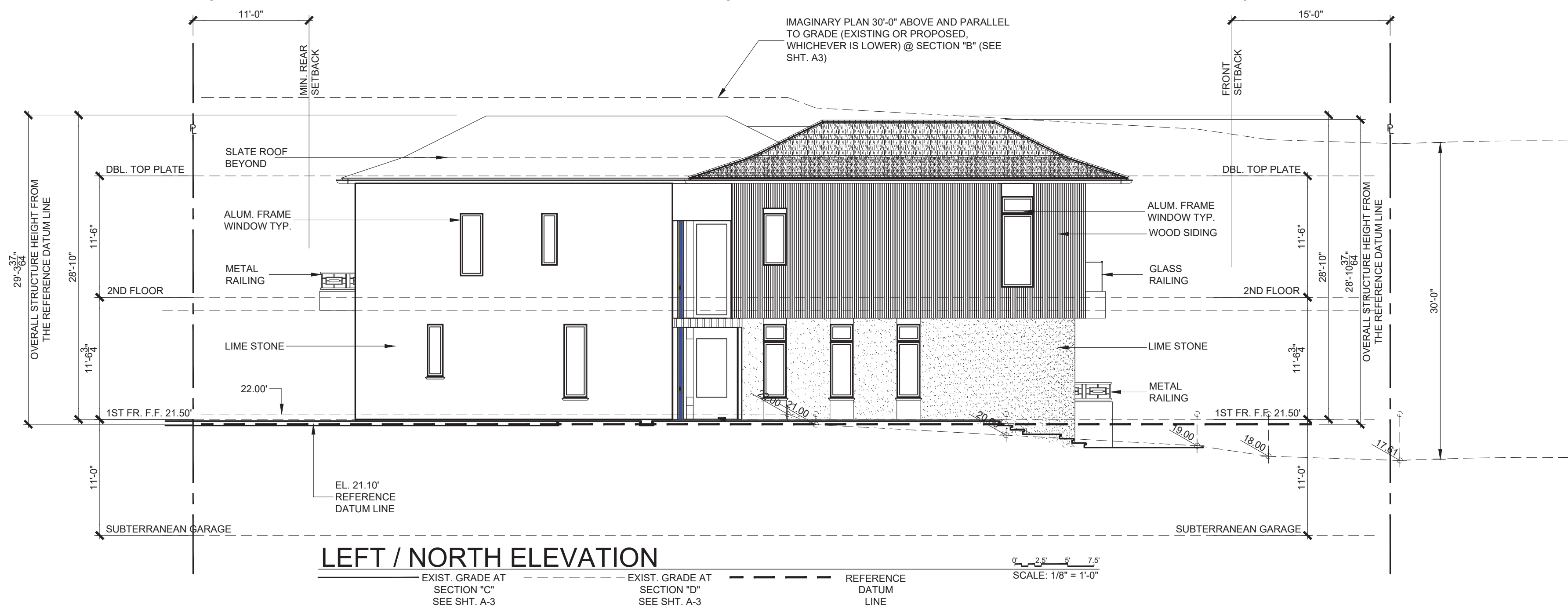
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ARCHITECTURE & INTERIOR DESIGN

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Harper Residence

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LA JOLLA, CALIFORNIA 92037

APN# 346-050-10-00

APPLICANT
Design Lead Architects

7601 Girard Avenue, Suite 200
La Jolla, California 92037

DRAWING TITLE
ELEVATIONS

JOB #

2019-171

DATE

May 04, 2021

ORIGINAL DRAWING PREPARATION DATE

MAY 29, 2020

DRAWN

SCALE

1/8" = 1'-0"

REVISION

November 12, 2020

January 27, 2021

May 4, 2021

SHEET #
A-4

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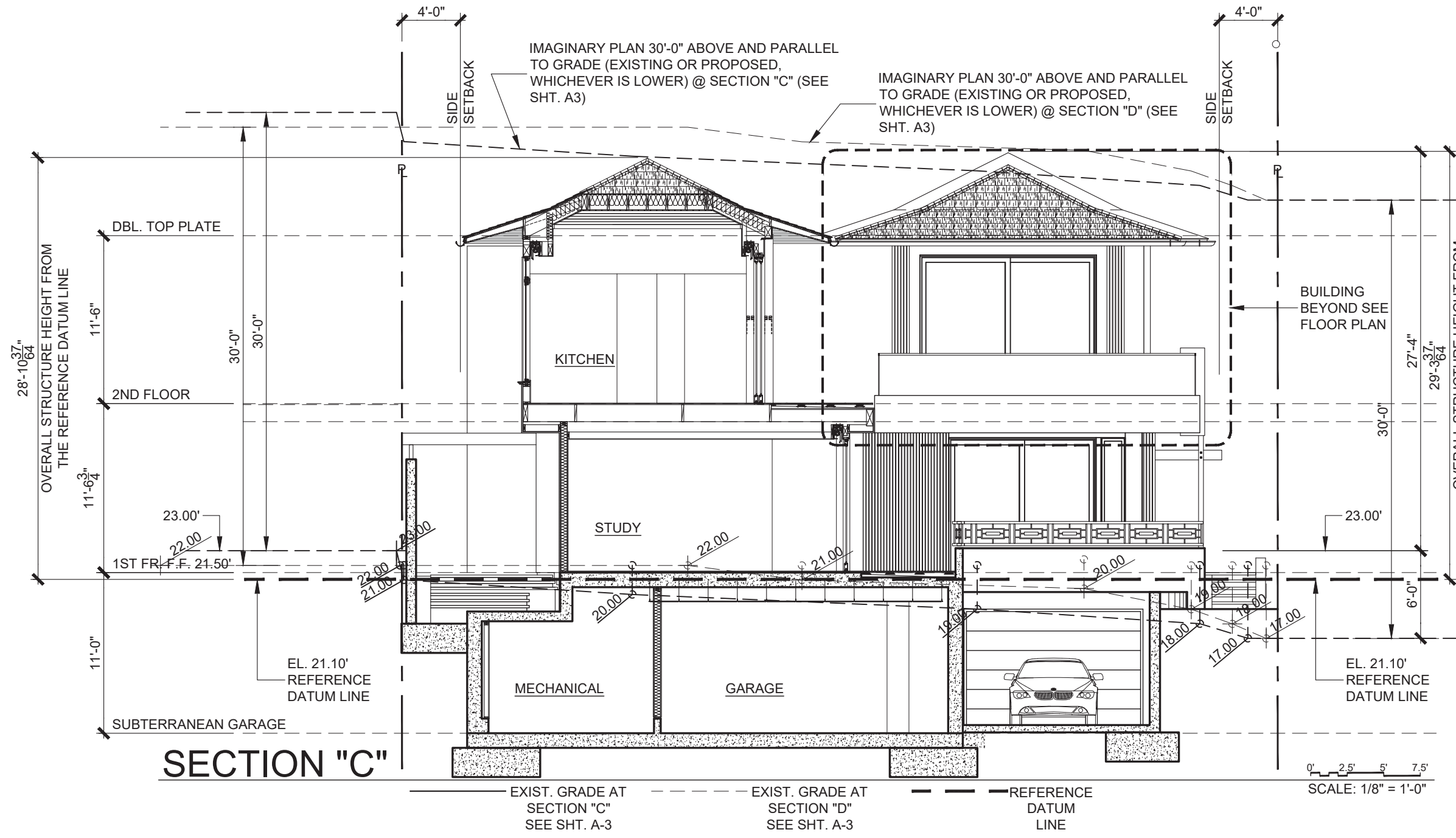
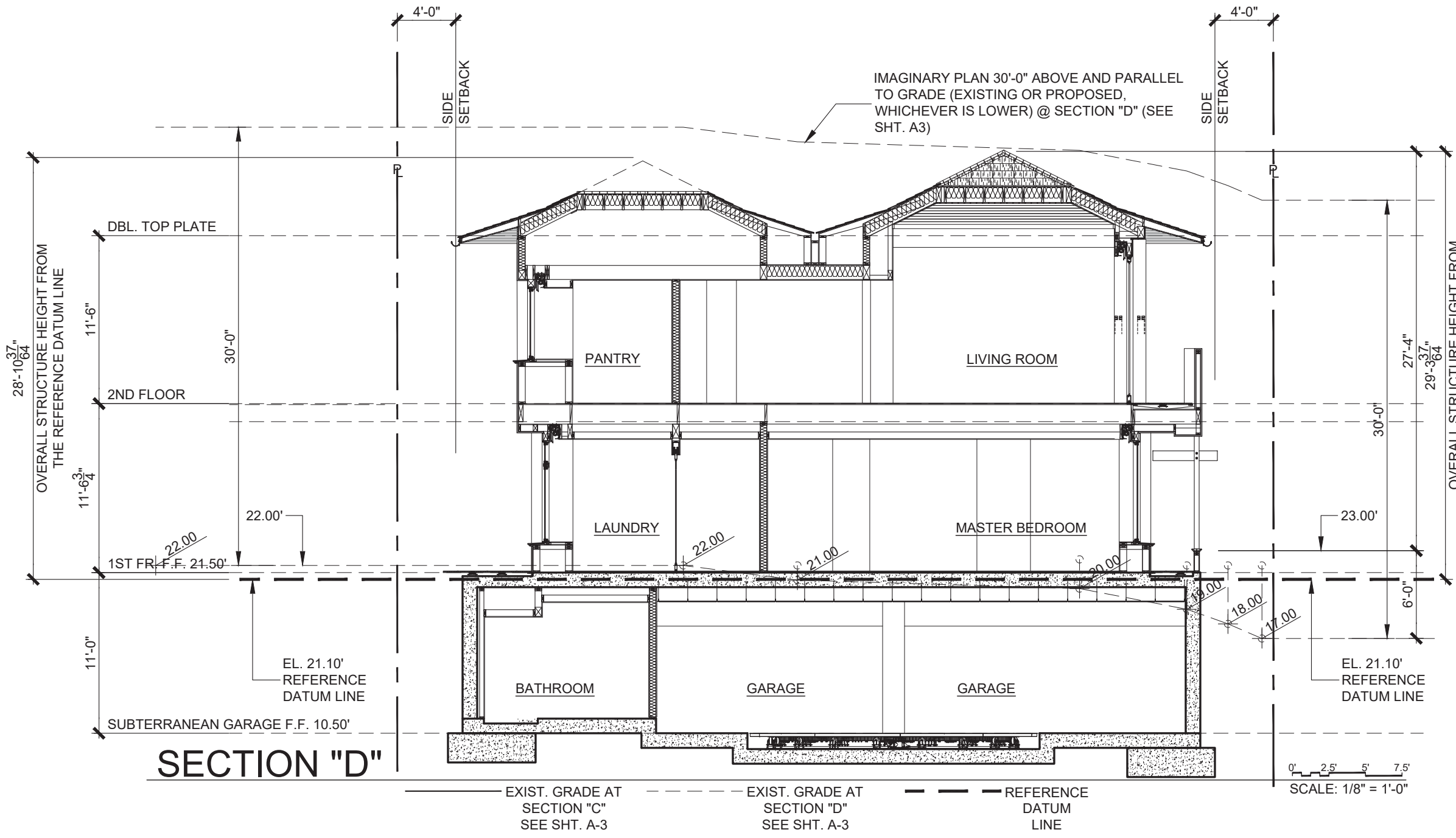
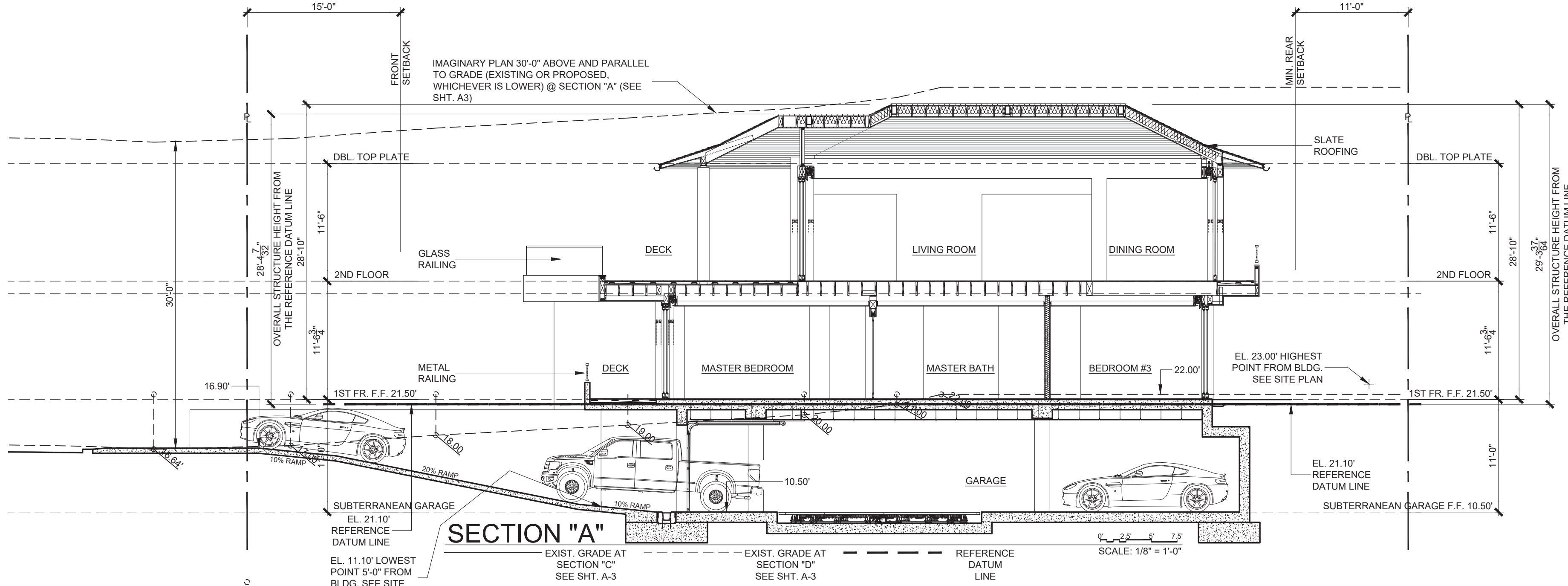
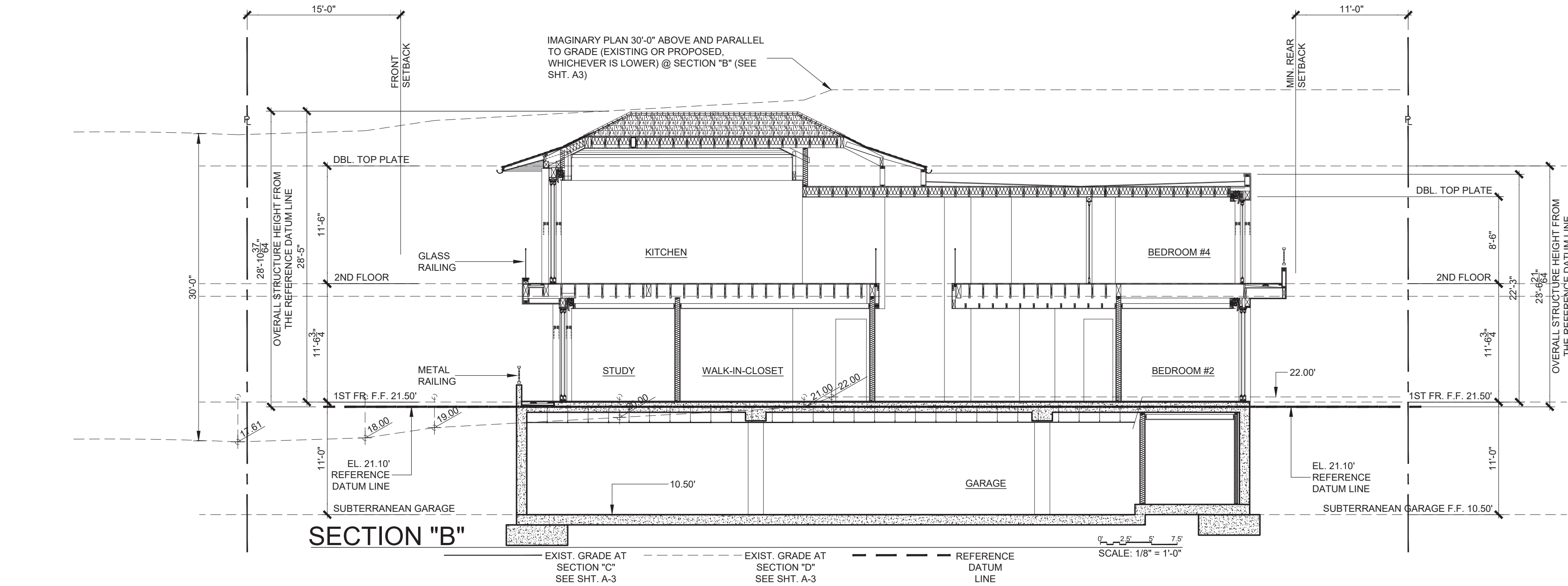
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PROJECT TITLE Harper Residence		
8455 EL PASEO GRANDE LA JOLLA, CALIFORNIA 92037		
APN# 346-050-10-00		
APPLICANT Design Lead Architects <small>7601 Girard Avenue, Suite 200 La Jolla, California 92037</small>		
DRAWING TITLE PROJECT 3D IMAGE		
JOB # 2019-171	DATE May 04, 2021	ORIGINAL DRAWING PREPARATION DATE MAY 29, 2020
DRAWN	SCALE NTS	REVISION
SHEET # A-4.1 6 OF 15		<div>▲ November 12, 2020</div> <div>▲ January 27, 2021</div> <div>▲ May 4, 2021</div> <div>▲</div> <div>▲</div> <div>▲</div> <div>▲</div> <div>▲</div> <div>▲</div> <div>▲</div>
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APN# 346-050-10-00

APPLICANT

Design Lead Architects

7601 Girard Avenue, Suite 200
La Jolla, California 92037

DRAWING TITLE

SECTIONS

JOB #

2019-171

DATE

May 04, 2021

ORIGINAL DRAWING PREPARATION DATE

MAY 29, 2020

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SCALE

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REVISION

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January 27, 2021

May 4, 2021

SHEET #

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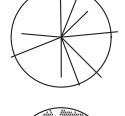
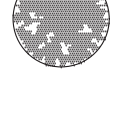







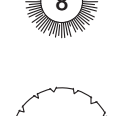
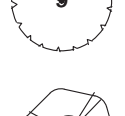
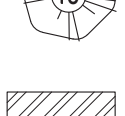
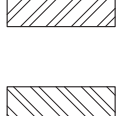
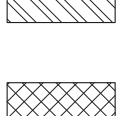
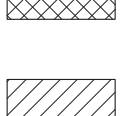
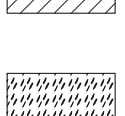
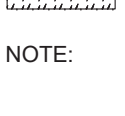
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DESIGN
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ARCHITECTS

ARCHITECTURAL DRAWING

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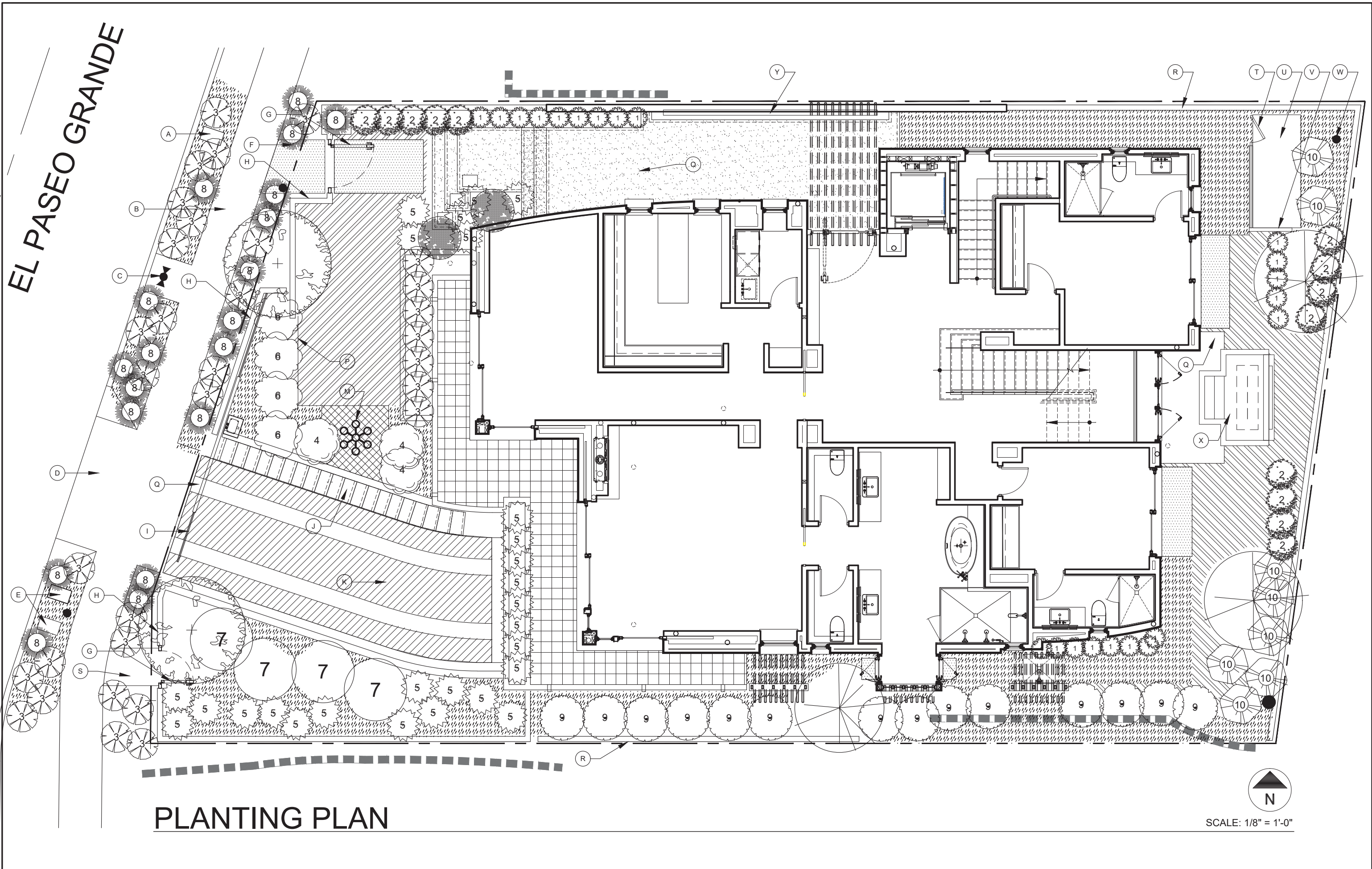
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PLANT LEGEND			
TREES			
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
	PROPOSED STREET TREE (20'-25'HEIGHT): CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE (STANDARD)	02	24"BOX
	SMALL SCALE FLOWERING ACCENT TREE (20'HEIGHT): TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE ERIBOTRYA DEFLEXA / BRONZE LOQUAT	03	24"BOX
	SMALL SCALE FLOWERING ACCENT TREE (10'HEIGHT): PLUMERIA VARIETY / FRANGIPANI	02	15GAL
SHRUBS, PERENNIAL & GROUNDCOVERS			
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
	EVERGREEN, GRASS/ACCENT PLANTING 8' HEIGHT (18' HEIGHT): ASPARAGUS DENSIFLORUS 'MYERII' / MYERS ASPARAGUS FERN	22	5GAL
	EVERGREEN VERTICAL ACCENT PLANT (3'-5'HEIGHT): CORDYLINE AUSTRALIS 'RED STAR' / BRONZE DRACAENA	13	5GAL
	ACCENT SCULPTURAL SUCCULENT PLANTS (12'-18'HT): ALOE STIATA / CORAL ALOE	29	5GAL
	EVERGREEN, MEDIUM SCALE ACCENT SHRUB (4' - 5' HEIGHT): FURCRAEA GIGANTEA STRIATA MEDIOPICTA ALBA / MAURITIUS HEMP	03	15GAL
	EVERGREEN, FLOWERING, GROUNDCOVER (12'-18'HT): TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	27	5GAL
	EVERGREEN, MEDIUM SCALE FLOWERING ACCENT SHRUB (3' - 4' HEIGHT): STRELITZIA REGINAE / BIRD OF PARADISE	04	15GAL
	TRANSPLANTED SPECIMEN SAGO PALMS FROM SITE	04	15GAL
	EVERGREEN, LOW PROFILE GROUNDCOVER (12'HEIGHT): SENECIO MONDRALISCAE / NCN	19	4"POTS
	EVERGREEN, MEDIUM SCALE FLOWERING SHRUB (5' - 6' HEIGHT): CAMELLIA JAPONICA / CAMELLIA	14	5GAL
	EVERGREEN, MEDIUM SCALE FLOWERING SHRUB (5' - 6' HEIGHT): LEUCOSPERMUM SUNRISE / EARLY SALMON PINCUSHION	08	5GAL
	EVERGREEN, LOW PROFILE GROUNDCOVER (3'HEIGHT): DYMONDIA MARGARETAE /	AS NEEDED	FLATS @ 6" O.C.
	EVERGREEN, LOW PROFILE GROUNDCOVER (3'HEIGHT): HERNIARIA GLABRA / GREEN CARPET	AS NEEDED	FLATS @ 6" O.C.
	EVERGREEN, LOW PROFILE GROUNDCOVER (6'HEIGHT): SEDUM SPATHULIFOLIUM 'PURPUREUM' / NCN	AS NEEDED	FLATS @ 6" O.C.
	EVERGREEN, DRIVEWAY TURF-BLOCK GROUNDCOVER (2'HEIGHT): DYMONDIA MARGARETAE / NCN	AS NEEDED	FLATS @ 4" O.C.
	3' LAYER WOOD BARK MULCH GROUNDCOVER		
NOTE: INSTALL 3" WOOD BARK MULCH GROUNDCOVER THROUGHOUT PLANTING AREAS AND ON ALL EXPOSED NON-PLANTED LANDSCAPE AREAS PER SDMC 142.0413(C).			


SITE NOTES LEGEND	
A.	EXISTING WATER METER.
B.	EXISTING SIDEWALK AND CURB.
C.	EXISTING FIRE HYDRANT.
D.	EXISTING DRIVEWAY APRON.
E.	EXISTING TELECOMMUNICATION UTILITIES.
F.	PROPOSED TILE VENEERED CONCRETE ENTRY WALK - SEE ARCHITECTURAL PLANS.
G.	PROPOSED 3'HEIGHT STEEL AND TEMPERED GLASS GATE - SEE ARCHITECTURAL PLANS.
H.	PROPOSED 3'HEIGHT STUCCO FINISHED MASONRY WALL - SEE ARCHITECTURAL PLANS.
I.	PROPOSED 3'HEIGHT STEEL DRIVEWAY GATE - SEE ARCHITECTURAL PLANS.
J.	PROPOSED CONCRETE DRIVEWAY ACCESS STEPS - SEE ARCHITECTURAL PLANS.
K.	PROPOSED TURF-BLOCK DRIVEWAY WITH GROUNDCOVER PLANTINGS - SEE PLANT LEGEND.
L.	PROPOSED CONCRETE WALKWAY AND STEPS.
M.	PROPOSED FOCAL SCULPTURE.
N.	-
O.	PROPOSED TILE VENEERED CONCRETE STEPS.
P.	PROPOSED PERMALOC BRUSHED ALUMINUM EDGING, TYPICAL.
Q.	PROPOSED TILE VENEERED PAVING AND STEPS.
R.	PROPOSED STUCCO FINISHED MASONRY PROPERTY WALLS - SEE ARCHITECTURAL PLANS.
S.	PROPOSED COMPACTED CRUSHED GRAVEL PAVING.
T.	PROPOSED 6'HEIGHT HORIZONTAL IPE WOOD PANEL FENCING AND GATE.
U.	PROPOSED SPA EQUIPMENT AREA.
V.	PROPOSED 6'HEIGHT STUCCO FINISHED FREESTANDING MASONRY WALL.
W.	EXISTING UTILITY POLE.
X.	PROPOSED SPA AND WATER WALL FEATURE.
Y.	PROPOSED WATER FEATURE.
NOTE:SEE ARCHITECTURE PLANS FOR SITE DEVELOPMENT SPECIFICATIONS AND ADDITIONAL SITE NOTES.	

GENERAL LANDSCAPE NOTES	
a.	ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
b.	ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH GROUNDCOVER TO A MINIMUM DEPTH OF 3". ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH PER THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS. SDMC 142.0413(C).
c.	TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT BE WRAPPED AROUND THE ROOT BALL. SDMC 142.0403(B)(12).
d.	IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY SDMC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED AND SHALL BE AN AUTOMATIC DRIP SYSTEM. ALL PROPOSED IRRIGATION SYSTEMS SHALL HAVE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. SDMC 142.0403(C)(3)(D).
e.	MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITH LIKE KIND PER THE CONDITIONS OF THE PERMIT.
f.	A MINIMUM ROOT ZONE OF 40SF. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 8', PER SDMC 142.0403(B)(5).
g.	TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(B)(10).
h.	IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
i.	THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

MINIMUM TREE SEPARATION DISTANCE	
TRAFFIC SIGNALS (STOP SIGNS)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
(INTERSECTING CURB LINES OF TWO STREETS)	
SEWER LINES	10 FEET



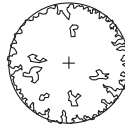
LANDSCAPE CALCULATIONS



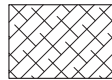
STREET YARD PLANT POINTS:
TOTAL AREA 1,440SF. X 50% = 720SF. PLANTING AREA REQUIRED
PLANTING AREA PROVIDE - 861SF.
PLANT POINTS REQUIRED - 72
PLANT POINTS PROVIDED - 218
ADDITIONAL PLANT POINTS PROVIDED - 146

QTY	SIZE	PLANT POINTS	TOTAL POINTS
02	24"BOX TREE	20 POINTS/TREE	40
01	15GAL TREE	10 POINTS/TREE	10
11	15GAL SHRUB	10 POINTS/SHRUB	110
29	5GAL SHRUB/VINE	2 POINTS/SHRUB	58

218 TOTAL STREET YARD POINTS
50 PLANT POINTS FROM TREES
146 EXCESS POINTS



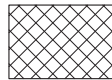
STREET TREE REQUIREMENTS: (1 TREE PER 30 FEET OF STREET FRONTAGE)
STREET TREES REQUIRED - 02
PROPOSED STREET TREE (25'-30'HEIGHT) SUCH AS:
CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE (STANDARD)
NOTE: PROPOSED STREET TREES ARE LOCATED WITHIN 10' OF STREET YARD PROPERTY LINE;
EXISTING ABOVE AND BELOW GROUND UTILITIES PREVENT STREET TREE PLANTINGS IN
EXISTING PARKWAY. SDMC 142.0409(A)(1).



REMAINING YARD PLANTING REQUIREMENTS:
PLANT POINTS REQUIRED - 60
PLANT POINTS PROVIDED - 156

QTY	SIZE	PLANT POINTS	TOTAL POINTS
03	24"BOX TREE	20 POINTS/TREE	60
44	5GAL SHRUB/VINE	2 POINTS/SHRUB	88

148 TOTAL REMAINING YARD POINTS
60 PLANT POINTS FROM TREES

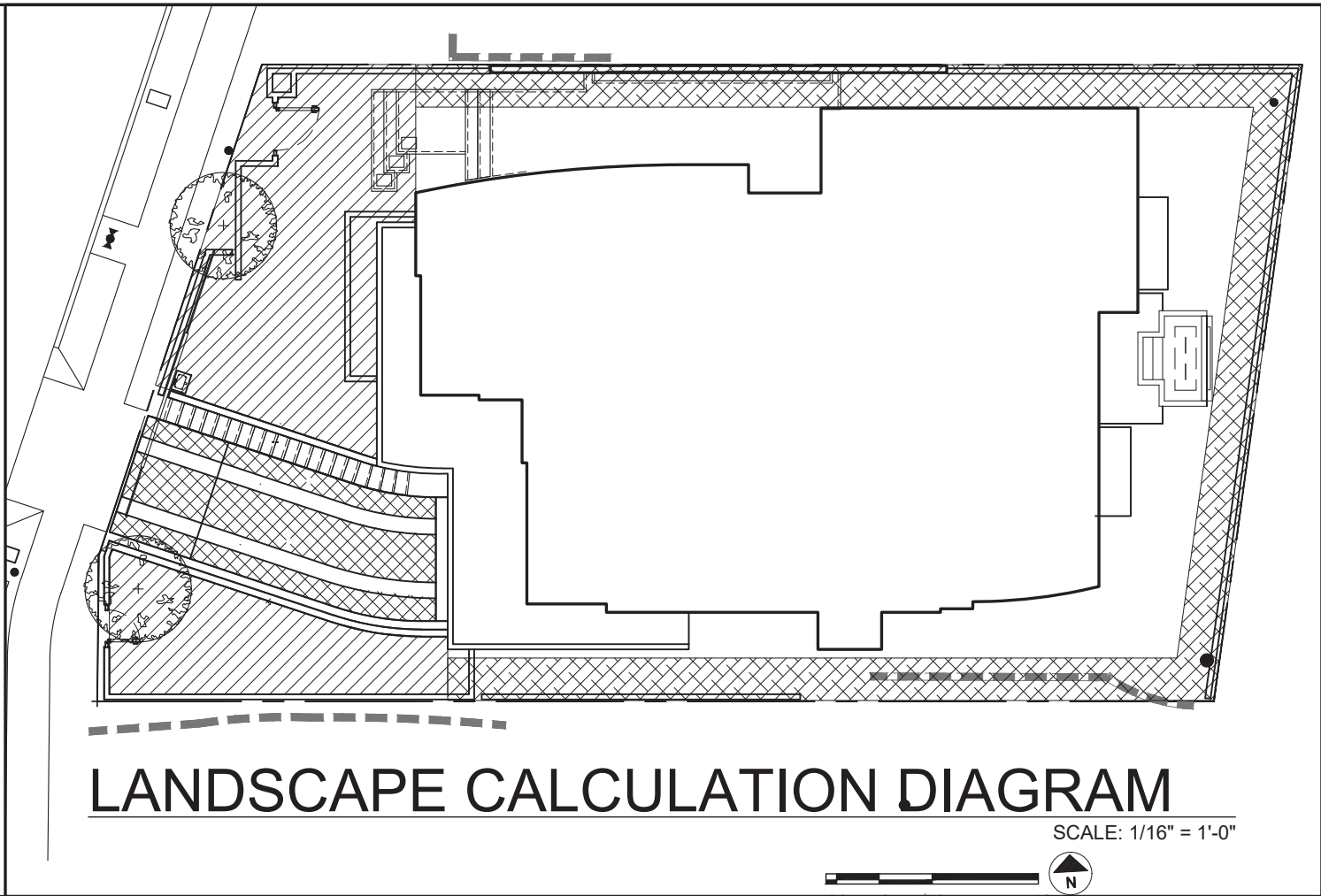


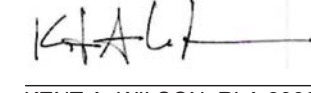

VEHICULAR USE AREA REQUIREMENTS: (<6,000SF.)
TOTAL AREA 325 X 0.05 = 16 PLANT POINTS REQUIRED
PLANT POINTS PROVIDED - 90


QTY	SIZE	PLANT POINTS	TOTAL POINTS
01	24"BOX TREE	20 POINTS/TREE	20
06	15GAL SHRUB/VINE	10 POINTS/SHRUB	60
05	5 GAL. SHRUB/VINE	2 POINTS/SHRUB	10

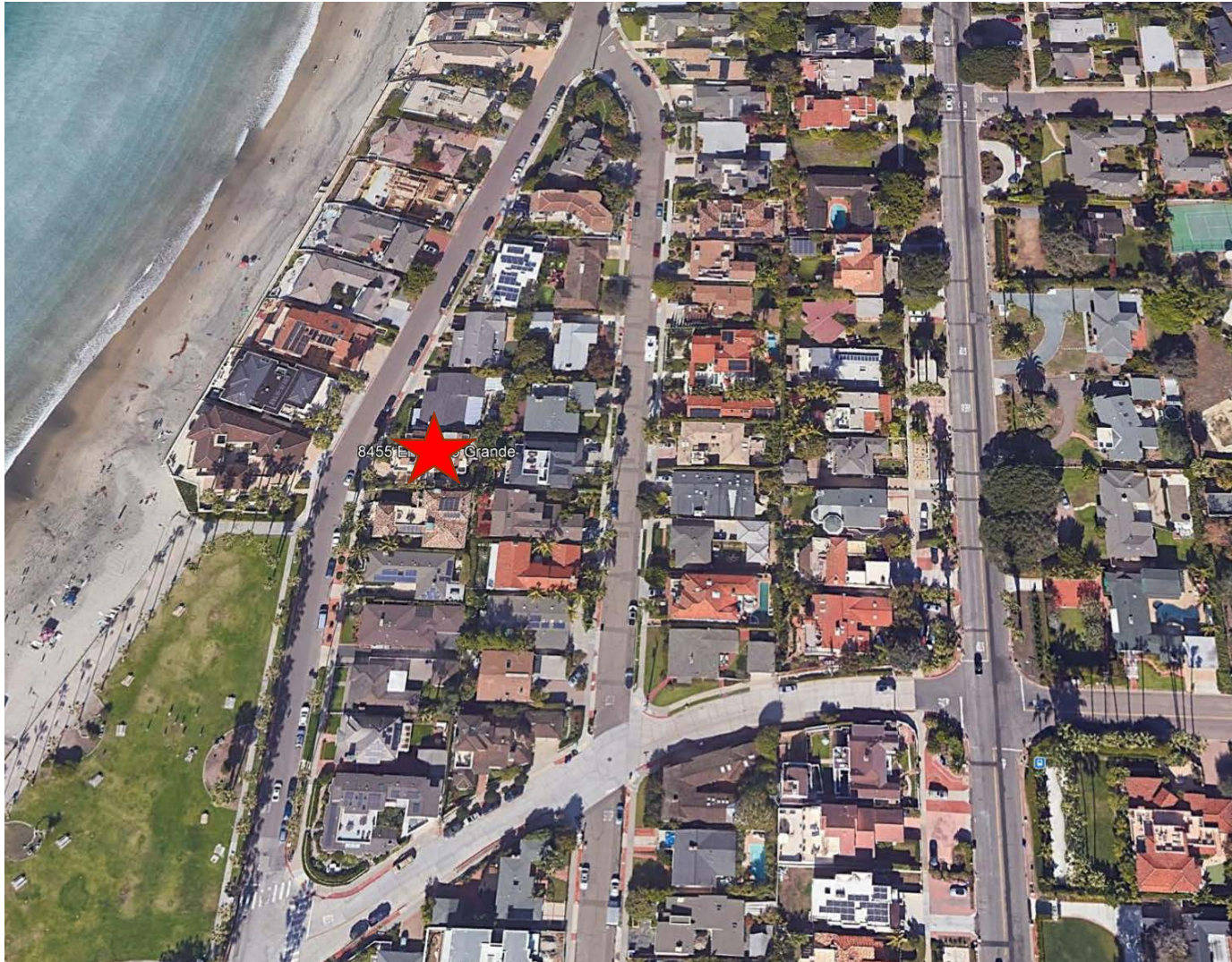
90 TOTAL VEHICULAR USE POINTS
20 PLANT POINTS FROM TREES

DESIGN STATEMENT	
THE DESIGN INTENT FOR THIS PROJECT IS TO CREATE A SCULPTURAL LANDSCAPE WHICH BOTH COMPLIMENT THE ARCHITECTURE AND INTEGRATE WITH THE EXISTING TERRAIN AND NEIGHBORHOOD CHARACTER. THE SIMPLE DROUGHT TOLERANT PLANT PALLET IS SELECTED TO RESPOND TO THE SUN EXPOSURES AROUND THE PROJECT WITH RESPECT TO THEIR MICRO-CLIMATE AND HYDRO-ZONE LOCATIONS. THIS PROJECT WILL HAVE AN AUTOMATED, LOW VOLUME DRIP IRRIGATION SYSTEM DESIGNED WITH RESPECT TO THEIR MICRO-CLIMATE AND HYDRO-ZONE AREAS. WITH PROPER WATER MANAGEMENT AND MAINTENANCE THIS LANDSCAPE WILL BE DROUGHT TOLERANT AFTER ESTABLISHMENT.	



LANDSCAPE RESOURCE GROUP LANDSCAPE ARCHITECTURE - GARDEN DESIGN - CONSTRUCTION CONSULTATION DECLARATION OF RESPONSIBLE CHARGE:	
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK ON PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.	
 KENT A. WILSON, RLA 3006 MY LICENSE EXPIRES 04/30/21 LANDSCAPE RESOURCE GROUP + ASSOC. 8828 JEFFERSON AVENUE LA MESA, CA 91941 (619) 497-0556	6/11/2020 DATE
	

PROJECT TITLE Harper Residence	
8455 EL PASEO GRANDE LA JOLLA, CALIFORNIA 92037	
APN# 346-050-10-00	
APPLICANT Design Lead Architects	
7601 Girard Avenue, Suite 200 La Jolla, California 92037	
DRAWING TITLE PLANTING PLAN	
JOB # 2019-171	DATE May 04, 2021
DRAWN	SCALE
ORIGINAL DRAWING PREPARATION DATE MAY 29, 2020	
REVISION	
November 12, 2020	
January 27, 2021	
May 4, 2021	
SHEET # A-6 OF 15	
	
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, DESIGN LEAD ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT WRITTEN PERMISSION OF DESIGN LEAD ARCHITECTS.	







8477 EL PASEO GRANDE
(3 HOUSES FROM HARPER RESIDENCE)



8466 EL PASEO GRANDE
(4 HOUSES ACROSS FROM HARPER RES.)



8481 EL PASEO GRANDE
(5 HOUSES FROM HARPER RES.)



8405 EL PASEO GRANDE
FAR = 0.87



8462 EL PASEO GRANDE



8450 EL PASEO GRANDE
(ACROSS THE STRET FROM HARPER RESIDENCE)



8423 EL PASEO GRANDE
(4 HOMES TO THE SOUTH OF HARPER RESIDENCE)
CITY APPROVED REPLACEMENT HOME
FAR 0.97



8438 PASEO DEL OCASO
(SITE BEHIND HARPER RESIDENCE)



8448 PASEO DEL OCASO



8374 PASEO DEL OCASO



8463 PASEO DEL OCASO

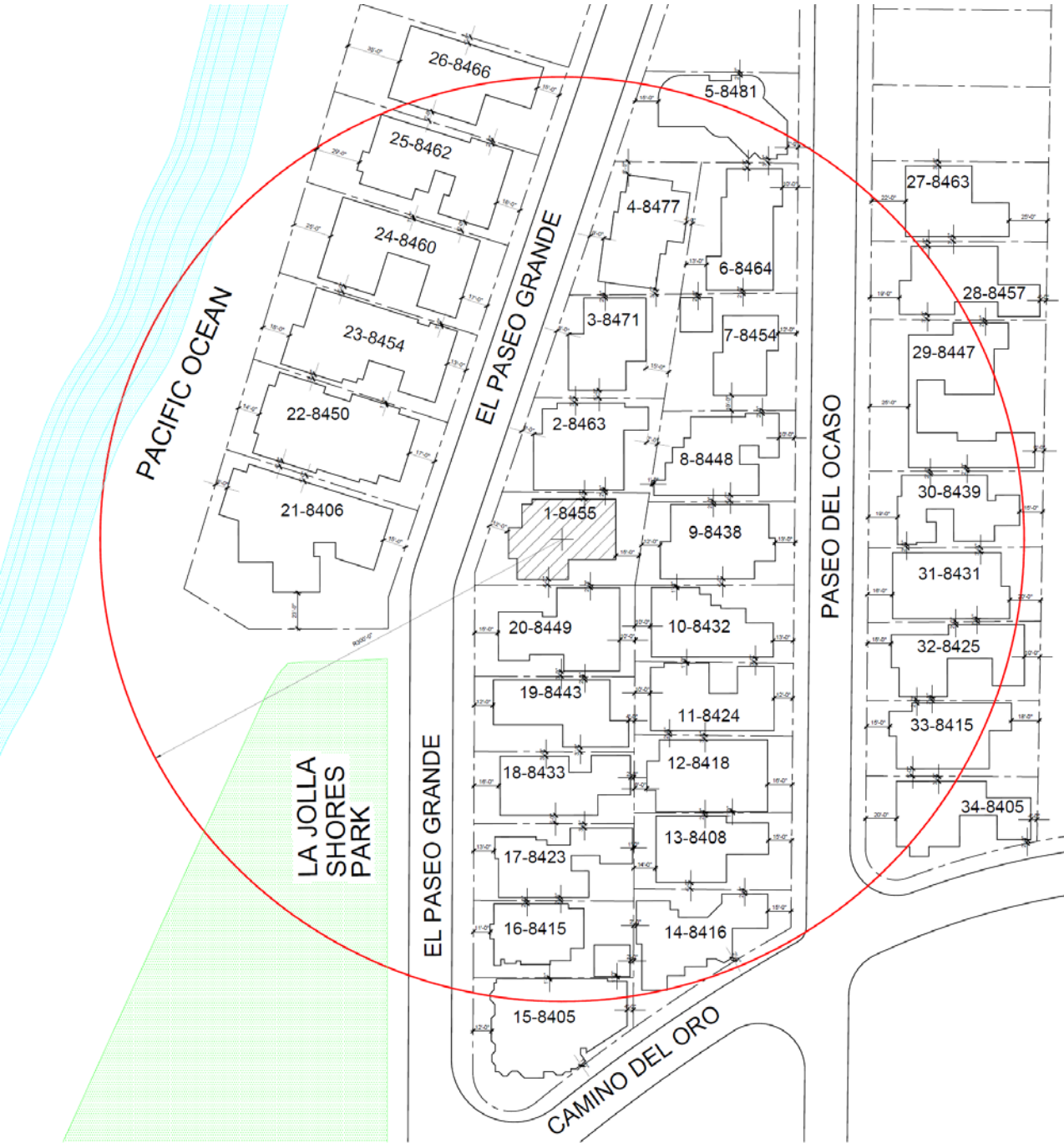


8368 PASEO DEL OCASO



8356 PASEO DEL OCASO

SETBACK STUDY



PROJECT SITE
EXISTING SETBACKS

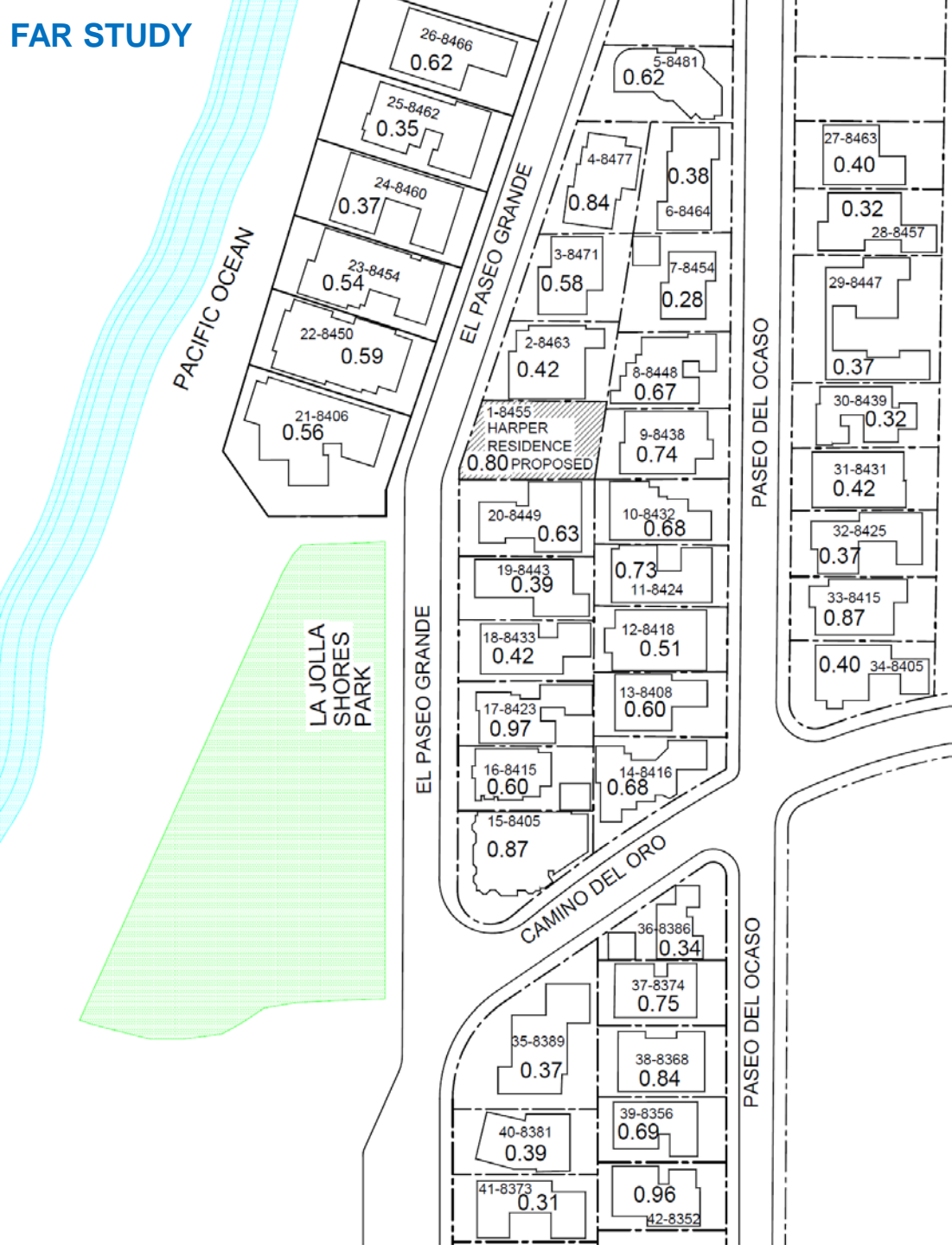
VICINITY AVERAGE SETBACKS:

FRONT = 14'-0"
REAR = 10'-10"
RIGHT SIDE = 2'-8"
LEFT SIDE = 3'-7"

PROVIDED SETBACKS:

FRONT = 15'-0" – 33'-0"
REAR = 11'-0" – 14'-10"
RIGHT SIDE = 5'-0" – 8'-6"
LEFT SIDE = 4'-6" – 12'-0"

SETBACK SURVEY 300' RADIUS		SETBACKS			
SITE	ADDRESS	FRONT	REAR	RIGHT	LEFT
ATTACHMENT 3: Harper Residence					
1	8455 EL PASEO GRANDE	12'-0"	15'-0"	4'-0"	4'-0"
2	8463 EL PASEO GRANDE	8'-0"	7'-0"	2'-0"	3'-0"
3	8471 EL PASEO GRANDE	8'-0"	15'-0"	2'-0"	5'-0"
4	8477 EL PASEO GRANDE	9'-0"	4'-0"	3'-0"	8'-0"
5	8477 EL PASEO GRANDE	15'-0"	7'-0"	3'-0"	2'-0"
6	8464 PASEO DEL OCASO	10'-0"	13'-0"	4'-0"	2'-0"
7	8454 PASEO DEL OCASO	12'-0"	0'-0"	4'-0"	2'-0"
8	8448 PASEO DEL OCASO	10'-0"	1'-0"	2'-0"	4'-0"
9	8438 PASEO DEL OCASO	13'-0"	12'-0"	2'-0"	4'-0"
10	8432 PASEO DEL OCASO	13'-0"	10'-0"	1'-0"	3'-0"
11	8424 PASEO DEL OCASO	12'-0"	10'-0"	1'-0"	2'-0"
12	8418 PASEO DEL OCASO	16'-0"	8'-0"	3'-0"	1'-0"
13	8408 PASEO DEL OCASO	15'-0"	14'-0"	2'-0"	4'-0"
14	8416 CAMINO DEL ORO	2'-0"	2'-0"	15'-0"	2'-0"
15	8405 EL PASEO GRANDE	12'-0"	4'-0"	1'-0"	1'-0"
16	8415 EL PASEO GRANDE	11'-0"	2'-0"	1'-0"	2'-0"
17	8423 EL PASEO GRANDE	13'-0"	1'-0"	2'-0"	3'-0"
18	8433 EL PASEO GRANDE	16'-0"	2'-0"	5'-0"	3'-0"
19	8433 EL PASEO GRANDE	12'-0"	4'-0"	3'-0"	2'-0"
20	8449 EL PASEO GRANDE	15'-0"	10'-0"	3'-0"	2'-0"
21	8406 EL PASEO GRANDE	15'-0"	8'-0"	4'-0"	23'-0"
22	8450 EL PASEO GRANDE	17'-0"	14'-0"	1'-0"	4'-0"
23	8454 EL PASEO GRANDE	13'-0"	18'-0"	1'-0"	3'-0"
24	8460 EL PASEO GRANDE	17'-0"	25'-0"	1'-0"	4'-0"
25	8462 EL PASEO GRANDE	16'-0"	29'-0"	2'-0"	6'-0"
26	8462 EL PASEO GRANDE	15'-0"	35'-0"	4'-0"	6'-0"
27	8463 PASEO DEL OCASO	22'-0"	25'-0"	3'-0"	3'-0"
28	8457 PASEO DEL OCASO	19'-0"	4'-0"	3'-0"	3'-0"
29	8447 PASEO DEL OCASO	25'-0"	6'-0"	2'-0"	2'-0"
30	8447 PASEO DEL OCASO	19'-0"	15'-0"	2'-0"	2'-0"
31	8431 PASEO DEL OCASO	16'-0"	20'-0"	2'-0"	3'-0"
32	8425 PASEO DEL OCASO	15'-0"	10'-0"	2'-0"	2'-0"
33	8415 PASEO DEL OCASO	15'-0"	18'-0"	5'-0"	2'-0"
34	8405 PASEO DEL OCASO	20'-0"	4'-0"	2'-0"	3'-0"
TOTAL:		478'-0"	372'-0"	97'-0"	125'-0"
AVERAGE:		14'-0"	10'-10"	2'-8"	3'-7"



SITE	PROPERTY ADDRESS	LOT SIZE	TOTAL RESIDENTIAL GROSS FLOOR AREA	FAR
1	8455 EL PASEO GRANDE	6,193.00	4,967.00	0.80
2	8463 EL PASEO GRANDE	5,600.00	2,324.00	0.42
3	8471 EL PASEO GRANDE	5,443.00	3,146.00	0.58
4	8477 EL PASEO GRANDE	5,650.00	4,760.00	0.84
5	8481 EL PASEO GRANDE	6,534.00	4,027.00	0.62
6	8464 PASEO DEL OCASO	6,227.00	2,371.00	0.38
7	8454 PASEO DEL OCASO	6,098.00	1,700.00	0.28
8	8448 PASEO DEL OCASO	5,435.00	3,647.00	0.67
9	8438 PASEO DEL OCASO	5,550.00	4,094.00	0.74
10	8432 PASEO DEL OCASO	5,125.00	3,507.00	0.68
11	8424 PASEO DEL OCASO	4,883.00	3,584.00	0.73
12	8418 PASEO DEL OCASO	5,270.00	2,672.00	0.51
13	8408 PASEO DEL OCASO	5,397.00	3,233.00	0.60
14	8416 PASEO DEL OCASO	5,555.00	3,758.00	0.68
15	8405 EL PASEO GRANDE	6,197.00	5,361.00	0.87
16	8415 EL PASEO GRANDE	5,294.00	3,182.00	0.60
17	8423 EL PASEO GRANDE	5,241.00	5,096.00	0.97
18	8433 EL PASEO GRANDE	5,104.00	2,125.00	0.42
19	8443 EL PASEO GRANDE	5,197.00	2,052.00	0.39
20	8449 EL PASEO GRANDE	6,361.00	4,010.00	0.63
21	8406 EL PASEO GRANDE	14,262.00	8,000.00	0.56
22	8450 EL PASEO GRANDE	11,286.00	6,620.00	0.59
23	8454 EL PASEO GRANDE	11,182.00	6,000.00	0.54
24	8460 EL PASEO GRANDE	11,526.00	4,276.00	0.37
25	8452 EL PASEO GRANDE	11,722.00	4,067.00	0.35
26	8456 EL PASEO GRANDE	12,241.00	7,649.00	0.62
27	8463 PASEO DEL OCASO	5,485.00	2,200.00	0.40
28	8457 PASEO DEL OCASO	5,538.00	1,785.00	0.32
29	8447 PASEO DEL OCASO	11,279.00	4,226.00	0.37
30	8439 PASEO DEL OCASO	5,611.00	1,821.00	0.32
31	8431 PASEO DEL OCASO	5,221.00	2,172.00	0.42
32	8425 PASEO DEL OCASO	5,323.00	1,951.00	0.37
33	8415 PASEO DEL OCASO	5,424.00	4,738.00	0.87
34	8405 PASEO DEL OCASO	5,283.00	2,101.00	0.40
35	8389 EL PASEO GRANDE	9,596.00	3,562.00	0.37
36	8386 PASEO DEL OCASO	6,090.00	2,050.00	0.34
37	8374 PASEO DEL OCASO	5,247.00	3,925.00	0.75
38	8368 PASEO DEL OCASO	5,162.00	4,348.00	0.84
39	8356 PASEO DEL OCASO	4,970.00	3,443.00	0.69
40	8381 EL PASEO GRANDE	5,475.00	2,135.00	0.39
41	8373 EL PASEO GRANDE	5,249.00	1,615.00	0.31
42	8352 PASEO DEL OCASO	5,255.00	5,033.00	0.96

PROJECT SITE (PROPOSED FAR)
FAR THAT MATCHES OR EXCEEDS PROPOSED PROJECT

ATTACHMENT 3: Harper Residence

55 OF THE 80 (NEARLY 70%) HOMES IN THIS IMAGE ARE 2 & 3 STORIES TALL



 HOMES IN THE VICINITY THAT ARE 2-STORY OR TALLER

2-STORY RESIDENCE WITH UNDERGROUND GARAGE

LOT SIZE: 6,193.73 SQ. FT.

GROSS FLOOR AREA: First Floor = 2,648 Sq. Ft.
 Second Floor = 2,319 Sq. Ft.
 Total = 4,967 Sq. Ft.

FAR: $4,967 / 6,193.73 = 0.80$

LOT COVERAGE = 42.75% (MAX. ALLOWED 60%)

SETBACKS: FRONT = 15'-0" – 33'-0"
 REAR = 11'-0" – 14'-10"
 RIGHT SIDE = 5'-0" – 8'-6"
 LEFT SIDE = 4'-6" – 12'-0"

