

## 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 #672419 / 8553 La Jolla Shores Dr. - ADU
- Address and APN(s): 8553 La Jolla Shores Dr. APN #346-110-17-00
- Project contact name, phone, e-mail: SKIP REICHENBERG, (619) 457-7351, SKIPR@MARROKAL.COM
- Project description: NEW 1,200 S.F. DETACHED ADU WITH NEW 474 S.F. GARAGE
- 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: 19,181 S.F.
  - existing structure square footage and FAR (if applicable): 3,625 S.F. @ 19% FAR
  - proposed square footage and FAR: 5,299 S.F. @ 27.6% FAR
  - existing and proposed setbacks on all sides: 4'-0" SIDES, (FRONT & REAR - GENERAL CONFORMITY)
  - height if greater than 1-story (above ground): 24'-7" ABOVE GRADE.

### 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.): \_\_\_\_\_

**8553 La Jolla Shores Drive**

**Project No. 672419**

**March 17, 2021**

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## EXISTING SITUATION

The houses on the east side of La Jolla Shores Drive are all two stories, some of which are at or over 30 feet tall, except for 8551 and 8553 La Jolla Shores Drive.

- 8519 is two stories along its north side yard which also is the south side yard of 8551. This facade is about 84 feet long, has a first floor that is 18 feet tall and has a second story that is about 59 feet long and overhangs the first story by 3.5 feet. The height of this section is about 34 feet. This house has a red tile roof, stucco finish exterior with a partial stone veneer on the front of the house. The FAR is 0.30. (See FAR Study)
- 8551 is mostly single story with a partial second story and varies from 16 to 18 feet tall. The property has a storm drain easement which runs from the southeastern corner of the property under the middle of the house and out to La Jolla Shores Drive. The lot size is 0.31 Acres. It is a mostly flat parcel with a circular drive. This house is stucco with clapboard siding and slump stone on the front. The roof has asphalt shingles, the windows are wood framed with diamond mullions. The exterior has not been changed from the original 1956 construction, except the original shake shingle roof was replaced with asphalt shingles. This house has been owned by current owner for 29 years and is occupied by the son and daughter-in-law of the owners. The Far is 0.22 (See FAR Study)
- 8553 is mostly single story with multiple levels. The height of the house varies from 18 to 21 feet from grade. The lot size is 0.44 Acres. The rear property line has two parcels that abut it. These properties front on Avenida de las Ondas. The north side of rear lot line is dominated by a 5 to 6 foot tall retaining wall with five foot fence on top. The house (8560 Avenida de las Ondas) associated with the retaining wall is located at the top of the steep slope with a guest house and tennis court located on the fill area that is supported by the retaining wall. The southern portion of the rear lot line is at grade with the base of the steep slope for 8550 Avenida de las Ondas. The house on that property is located at the top of this steep slope with an elevation change of 25 to 30 feet. 8553 is board and batten and clapboard construction with wood framed windows and an asphalt shingle roof. Portions (painted blue) of the house date from the 1920's and there was an interest in keeping this visible from the street. The front entrance faces the rear lot line. There is a pool and large pine tree in the street front yard. This house was purchased in 2018 and is occupied by the owners, their daughter, son-in-law and infant grandson. The FAR is 0.19 (See FAR Study)
- 8575 is the neighbor to the north (See letter of support from Joyce Hendler). The house is two stories with a balcony to the front. It has clapboard siding and gable roof with asphalt shingles. The FAR is 0.34. (See FAR Study)

## SUPPORT LETTER



JOYCE MARILYN HENDLER PH.D

March 5, 2021

RE: Proposed ADU at 8553 La Jolla Shores Drive

Ladies and Gentleman:

With this letter I support in the strongest possible terms the Lightner family request to build a companion structure on the southeast corner of their property.

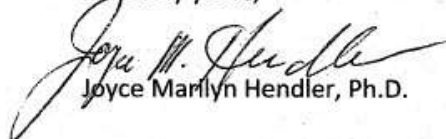
Of all La Jollans, I would be the most impacted by this new construction. I have resided next door, at 8575 La Jolla Shores Drive, for forty years, and I have great interest in maintaining a permanent friendly neighborhood.

I am delighted with the Lightner's proposal.

It is a family friendly solution to housing in this area. Also, the proposed structure is tucked in the back of their property and the surrounding houses will not lose any of their view.

I hope their proposal will advance in a speedy way, as I look forward to this lovely family being suitably housed on this property.

Sincerely yours,



Joyce Marilyn Hendler, Ph.D.

8575 La Jolla Shores Drive | La Jolla, CA 92037  
Phone: 858.232.7777 E-Mail: joycehendler@gmail.com



## PROPOSED ADU

The owners considered placement on either 8551 or 8553 La Jolla Shores Drive. The storm drain easement and access to the rear of 8551 were the reasons that 8553 was chosen as the site for the Accessory Dwelling Unit (ADU). With the required 15 foot front yard setback; the interest in retaining the giant pine tree on the property; the slope of the yard and the existing pool, the only viable placement was at the end of the existing driveway. The proposed ADU was placed to the rear of the property in the south-eastern corner on the south side property line. (See Figure 1) By siting the ADU in this location, the view impact to the neighbors on Avenida de las Ondas was minimized or eliminated. Ingress and egress from the garage was also a consideration in the placement of the ADU on the south side property line as is permitted by the La Jolla Shores Design Manual and SDMC 1510.0304(b)(2). There will be off street parking for at least four cars.

The board and batten and clapboard siding finish and windows on the front of the ADU were chosen to harmonize with the north house (8553 La Jolla Shores Drive). The stucco finish on the side and rear of the ADU was chosen for ease of maintenance and to reflect the exterior finish of the south house (8551 La Jolla Shores Drive) which is clapboard siding only on the front and the rest is stucco. The roof lines and material were chosen to reflect the character of the roofs for 8551, 8553 and 8575 La Jolla Shores Drive.

The topographic maps (Figure 2) that were done for the project show the existing grade for the ADU is 55 to 55.7 feet above sea level. The finish grade is at or less than that. Also shown on the topographic maps, the elevation of the top of the slope for the properties to the east of our property at 8550 and 8560 Avenida de las Ondas is 83 to 85+ ft above sea level. The maximum height of the ADU is 24ft 7in and will be below the top of the slope.

The site plan (Figure 3) shows the ADU and its proximity to other houses. It is a minimum of 70 feet from 8550 Avenida de las Ondas, 80 feet from 8519 La Jolla Shores Drive, 40 feet from 8551 La Jolla Shores Drive and 20 feet from primary residence at 8553 La Jolla Shores Drive.

The ADU has no roof deck and provides garage parking for two cars. As mentioned before it is placed on the south side property line and the south facing elevation is partially 2-stories tall. The second story portion is 14 feet long. The elevations are shown in Figure 4.

The ADU will be occupied full time by the daughter, son-in-law and grandson of the owners.

Landscaping of the property and the city-owned right-of-way will be completed after construction is completed.

## STORM WATER QUALITY NOTES CONSTRUCTION BMP's

This project shall comply with all current requirements of the State Permit, California Regional Water Quality Control Board (SRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

Prior to any soil disturbance, temporary sediment controls shall be installed by the contractor or qualified person(s) as indicated below:

1. All requirements of the city of San Diego "Storm Water Standards Manual" must be incorporated into the design and construction of the proposed grading / improvements consistent with the approved storm water pollution prevention plan (SWPPP) and / or water pollution control plan (WPCP) for construction level BMP's and, if applicable, the storm water quality management plan (SWQMP) for post-construction BMP's.

2. The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over.

3. All construction BMP's shall be installed and properly maintained throughout the duration of construction.

4. The contractor shall only grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment control measures.

5. The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water BMP's and implement such measures. Failure to comply with the approved SWPPP / WPCP will result in the issuance of correction notices, citations, civil penalties, and / or stop work notices.

6. The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within storm drain system due to construction vehicles / equipment and construction activity at the end of each work day.

7. The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete rinse, or other construction - related debris and discharges with the appropriate BMP's that are acceptable to the city resident engineer and as indicated in the SWPPP / WPCP.

8. The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event or prior to the next rain event, whichever is sooner.

9. If a non - storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the city resident engineer of the discharge, prior to resuming construction activity. Any and all waste material, sediment, and debris from each non - storm water discharge shall be removed from the storm drain conveyance system and properly disposed of by the contractor.

10. Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled onsite at convenient locations to facilitate rapid deployment of construction BMP's when rain is imminent.

11. The contractor shall restore and maintain all erosion and sediment control BMP's to working order year - round.

12. The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non - storm water and sediment laden discharges.

13. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.

14. All erosion and sediment control measures provided per the approved SWPPP / WPCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and installed to the satisfaction of the city resident engineer.

15. As necessary, the city resident engineer shall schedule meetings for the project team (General contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner / developer, and the city resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other BMP's relative to anticipated construction activities.

16. The contractor or qualified contact person shall conduct visual inspections and maintain all BMP's daily and as needed. Visual inspections and maintenance of all BMP's shall be conducted before, during, and after every rain event and every 24 hours during any prolonged rain event. The contractor shall maintain and repair all BMP's as soon as possible as safely allows.

17. **Construction entrance and exit area.** Temporary construction entrance and exits shall be constructed in accordance with CASQA fact sheet TC-1 or Caltrans fact sheet TC-01 to prevent tracking of sediment and other potential pollutants onto paved surfaces and traveled ways. Width shall be 10' or the minimum necessary to accommodate vehicles and equipment without by - passing the entrance. (a) Non - storm water discharges shall be effectively managed per the San Diego Municipal Code Chapter 4, Article 3, Division 3 "Storm Water Management and Discharge Control".

## DISTURBED AREA TABULATION

Total Disturbance Area =	1,400 Sq. Ft.
Existing Impervious Area =	6,360 Sq. Ft.
Proposed Impervious Area =	1,558 Sq. Ft.
Total Impervious Area =	6,948 Sq. Ft.

Impervious areas include rooftop, deck, concrete, pavement, brick, etc.

Amount of Cut =	0 Cubic Yards	(All footing cuts will be
Amount of Fill =	0 Cubic Yards	under the footprint of
Import / Export =	0 Cubic Yards	the new ADU)
Max. Cut Depth =	0 Ft.	
Max. Fill Depth =	0 Ft.	

5 feet or more of cut / fill measured vertically that is not directly under the footprint / envelope of the proposed structure requires a separate grading permit per SDMC 129.0602.

The project proposes to export 0 cubic yards of material from this site. All export material shall be discharged to a legal disposal site in accordance with the 2019 Greenbook and supplemental amendments. The approval of this project does not allow processing and sale of the material, all such activities require a separate conditional use permit.

The existing grade will not be modified.

No work will be performed in the Right of Way.

## BMP LEGEND

DIRECTION OF LOT DRAINAGE → → →

### MATERIALS & WASTE MANAGEMENT BMP's

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 SPILL PREVENTION AND CONTROL
- WM-3 CONCRETE WASTE MANAGEMENT
- WM-4 SOLID WASTE MANAGEMENT
- WM-5 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

### TEMPORARY EROSION CONTROL BMP's

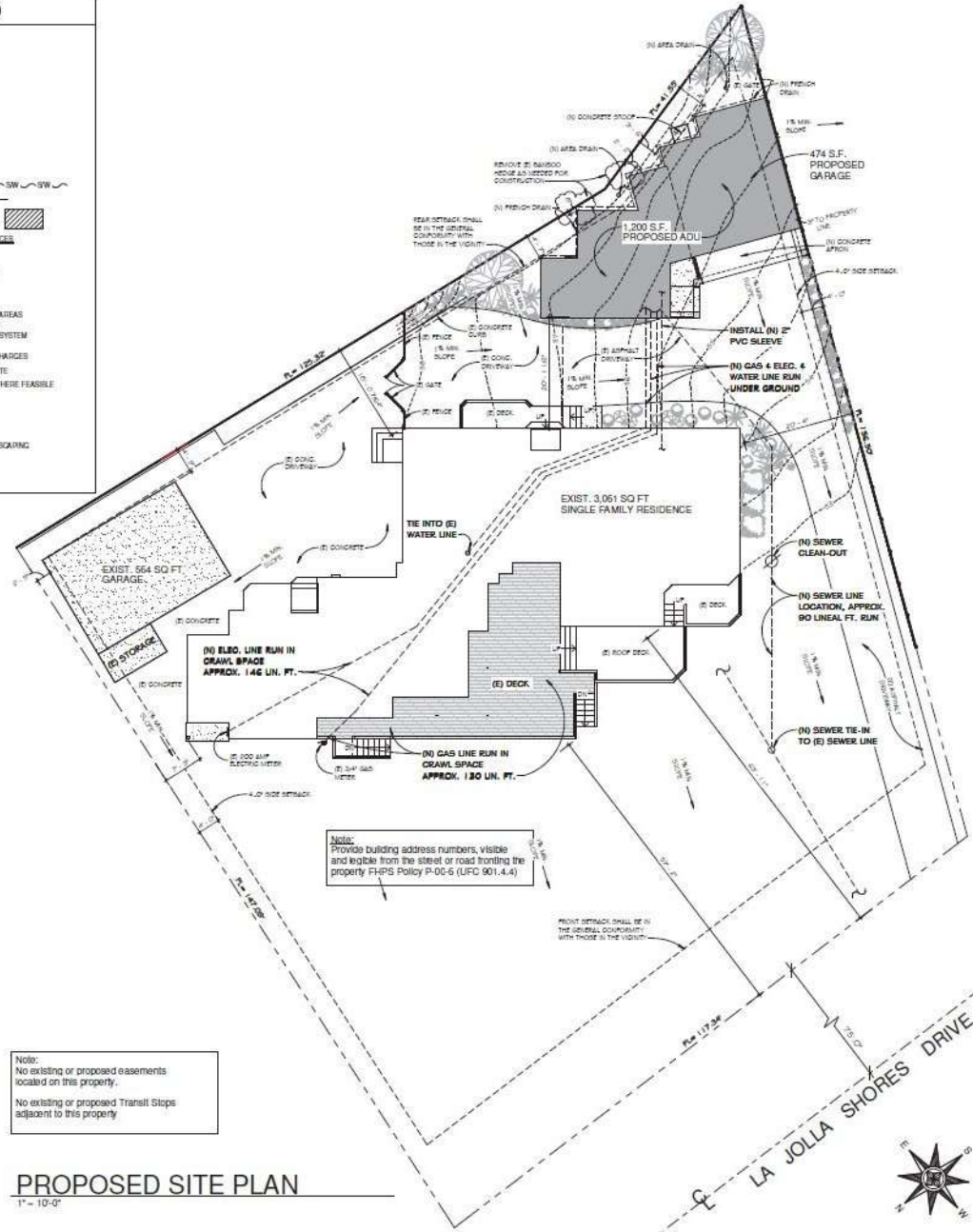
- SE-1 STORM OR WOOD MULCH
- SE-2 FIBER ROLLS
- SE-3 STABILIZED CONSTRUCTION ENTRANCE

### NON-IMPACT DEVELOPMENT DESIGN PRACTICES

- 3.1.0 STEEP HILLSIDE LANDSCAPING
- 3.1.1 USE EFFICIENT IRRIGATION SYSTEMS & LANDSCAPE DESIGN
- 3.1.2 DESIGN TRASH STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION
- 3.1.3 DESIGN OUTDOOR MATERIAL STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION
- 3.1.4 PROMOTE STORMWATER CONVEYANCE SYSTEM STABILIZATION AND STORAGE
- 3.1.5 MANAGE FIRE SPRINKLER SYSTEM DISCHARGES
- 3.1.6 MANAGE AIR CONDITIONING CONDENSATE
- 3.1.7 USE NON TOXIC ROOFING MATERIALS WHERE FEASIBLE

### LOW IMPACT DEVELOPMENT DESIGN PRACTICES

- 3.2.1 OPTIMIZE THE SITE LAYOUT
- 3.2.2 MINIMIZE IMPERVIOUS FOOTPRINT
- 3.2.3 DISPERSE RUNOFF TO ADJACENT LANDSCAPING
- 3.2.4 CONSTRUCTION CONSIDERATIONS
- 3.2.5 ADDITIONAL CONSIDERATIONS



## PROPOSED SITE PLAN

1" = 10'-0"

REVISIONS	BY
DATE	INI
	TIA
	LS

DESIGN CONSULTANT(S)  
John Paratore  
PROJECT DESIGNER  
Steve Walton  
Enrique C.

Prepared By  
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DESIGN & REPRODUCTION LLC

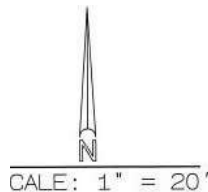
At Home Network For:  
**Bruce & Sherri Lightner**  
8855 La Jolla Shores Drive, La Jolla, CA 92037

Sheet Title:  
**Proposed Site Plan and General Notes**

DRWN: CACAGO  
S.E.R. / S.W.  
DATE: 11/9/2020  
TIME: 1:55:16 PM  
PROJECT NUMBER:  
20-0029  
JOBNAME:  
LIGHTNER  
SHEET:

**A-1-1**

OR 1 SHEETS



## LEGAL DESCRIPTION

PORTION OF LOT 1257, RUEBLO LANDS OF SAN DIEGO, CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36. SEE GRANT DEEDS FOR FULL LEGAL DESCRIPTIONS.

## NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED OUT THE UTILITY LOCATIONS.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED OUT THE UTILITY LOCATIONS.
3. THE ADDRESSES FOR THE SUBJECT PROPERTIES ARE 8551 AND 8553 LA JOLLA SHORES DRIVE, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PROPERTIES ARE 34-345-101-01.
5. THE TOTAL AREA OF THE SUBJECT PARCELS IS 0.75 ACRES.

## BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTH-WESTERLY CORNER DRIVE AND CAMINO DEL COLLADO. ELEVATION 48.756' MEAN SEA LEVEL.

*P. F. Christensen*  
PATRICK F. CHRISTENSEN, P.L.S., 7208  
06-17-20 Date



Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
PHONE (658) 271-9001 EMAIL: CEANDS@AOL.COM

Project Address:  
8551 & 8553 LA JOLLA SHORES DRIVE  
LA JOLLA, CA 92037

Revision 5:  
Revision 4:  
Revision 3:  
Revision 2:  
Revision 1:

Project Name:  
LIGHTNER RESIDENCES

Original Date:

Sheet Title:

Sheet 1 Of 1

TOPOGRAPHIC MAP

DEPW

**CHRISTENSEN ENGINEERING & SURVEYING**  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (658) 271-9901 EMAIL: CEANDS@AOL.COM







PROPOSED ELEVATION (FRONT)

1/4" = 1'-0"



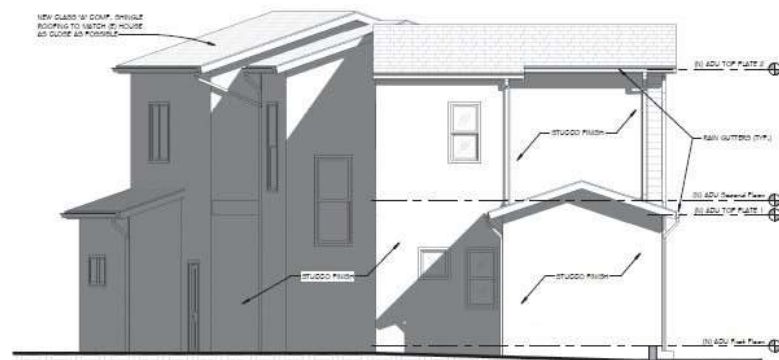
PROPOSED ELEVATION (REAR)

1/4" = 1'-0"



PROPOSED ELEVATION (RIGHT SIDE)

1/4" = 1'-0"



PROPOSED ELEVATION (REAR)

1/4" = 1'-0"

REVISIONS	BY
1	John Paratore
2	Steve Walton
3	Enrique C.

DESIGN CONSULTANTS  
John Paratore  
Steve Walton  
PROJECT DESIGNER  
Enrique C.

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www.marrok.com

ATTACHMENT 14-8553-LA  
Jolia Shores Dr  
Bruce & Sherr Lightner  
8553 La Jolia Shores Drive, La Jolla, CA 92037  
Sheet Title

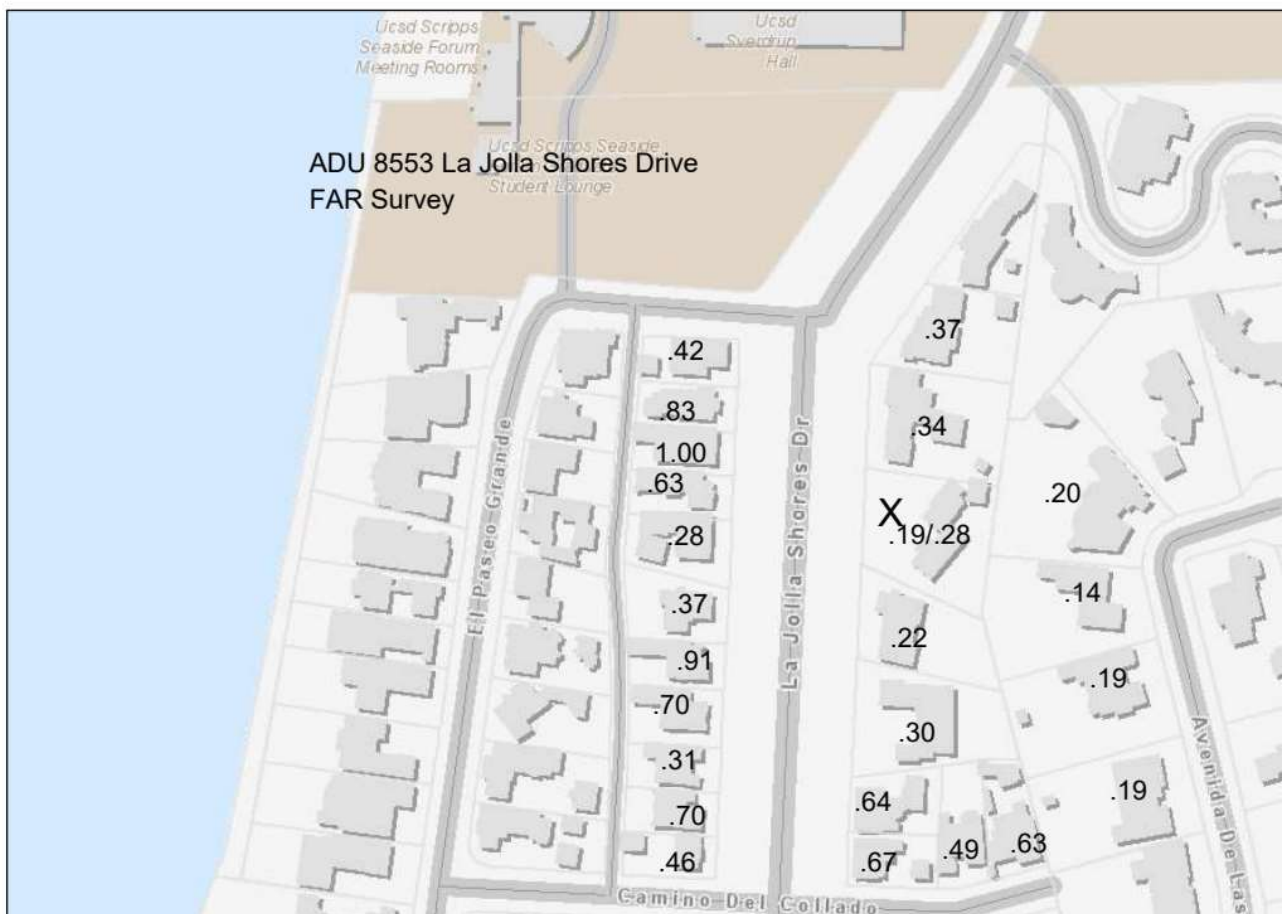
DRAWN: GEORGE  
S.E.R. / S.W.  
DATE: 11/9/2020  
PROJECT NUMBER: 20-0009  
JOB NAME: LIGHTNER  
SHEET: A-6

## FAR STUDY

The following plot shows the FAR's for the area. It was generated using SANGIS maps and information from Zillow regarding interior space and the number of garage stalls. Average sizes were used to account for the garages with the exception of the project site which used actual square footages. The project site is indicated by the X on the map shown below.

The existing FAR for the project site is 0.19 and the proposed FAR is 0.27. The average FAR for the area shown below is 0.47. The average FAR for the homes on the west side of La Jolla Shores Drive is 0.60 and the Far for the east side is 0.40. The average for the four homes on Avenida de las Ondas is 0.18. The homes on Avenida de las Ondas are up a steep slope from most of the parcels on La Jolla Shores Drive.

## Parcel Lookup Tool









## NEIGHBORHOOD STREET VIEWS

The following are street frontage photographs using Google Maps March 2020 along both sides of the 8500 block of La Jolla Shores Drive. The side away from the ocean is shown first, traveling from north to south. The ocean side of La Jolla Shores Drive is given next. It is also shown from north to south. No street views are shown for the homes on Avenida de las Ondas. The homes on Avenida de las Ondas are up a steep slope from most of the parcels on La Jolla Shores Drive. The change in elevation from the proposed project site to the top of the slope is approximately 27 to 30 feet. Note the boxy character of a lot of the houses on La Jolla Shores Drive.



8585 La Jolla Shores Drive

- FAR = 0.37
- Amenities:: 2-Story, Gated, Pool



8585 south driveway – 8575 north driveway





8575 La Jolla Shores Drive

- FAR=0.34
- Amenities: 2-Story, Gated, Guest House, Carport



8575 La Jolla Shores Drive – south driveway





8553 La Jolla Shores Drive – north curb cut – house viewed in gap

- FAR=0.19 existing and 0.27 proposed
- Amenities: 1, partial 2 and 2 story, Pool



8553 La Jolla Shores Drive driveway shared with 8551 La Jolla Shores Drive

Chimney shown to the right of pine tree is house at 8553

House overlooking 8553 is shown to left of pine tree





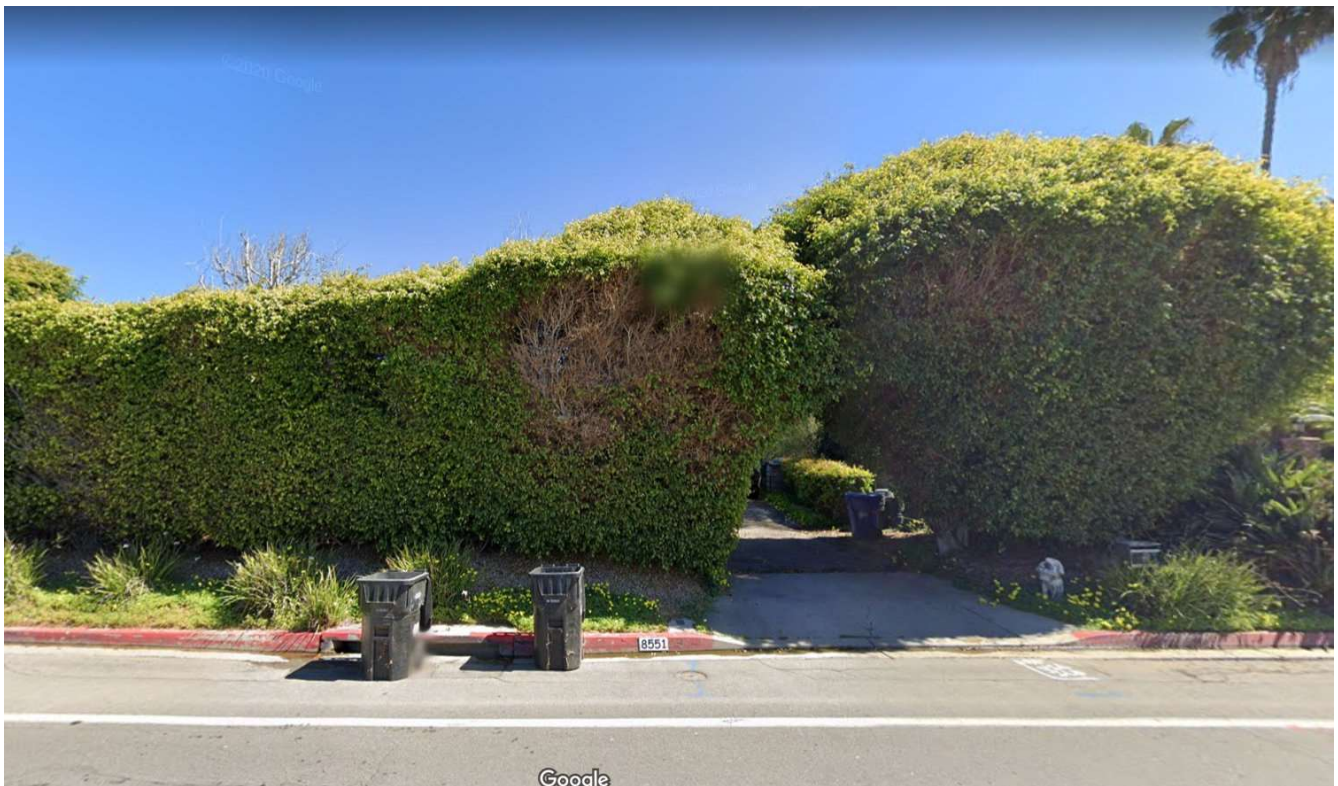
8553 La Jolla Shores Drive. Shows the rambling character and the two story house to the north.





8551 La Jolla Shores Drive

- FAR=0.22
- Amenities: 1, partial 2-story



8551 La Jolla Shores Drive – south driveway





8519 La Jolla Shores Drive

- FAR=0.30
- Amenities: Mixed 1 and 2 Story, Gated, Pool, 34 ft tall with reverse wedding cake second story. First story is about 18 ft. tall.





8519 La Jolla Shores Drive





8509 La Jolla Shores Drive

- FAR=0.64
- Amenities: 2 Story, Gated, Pool



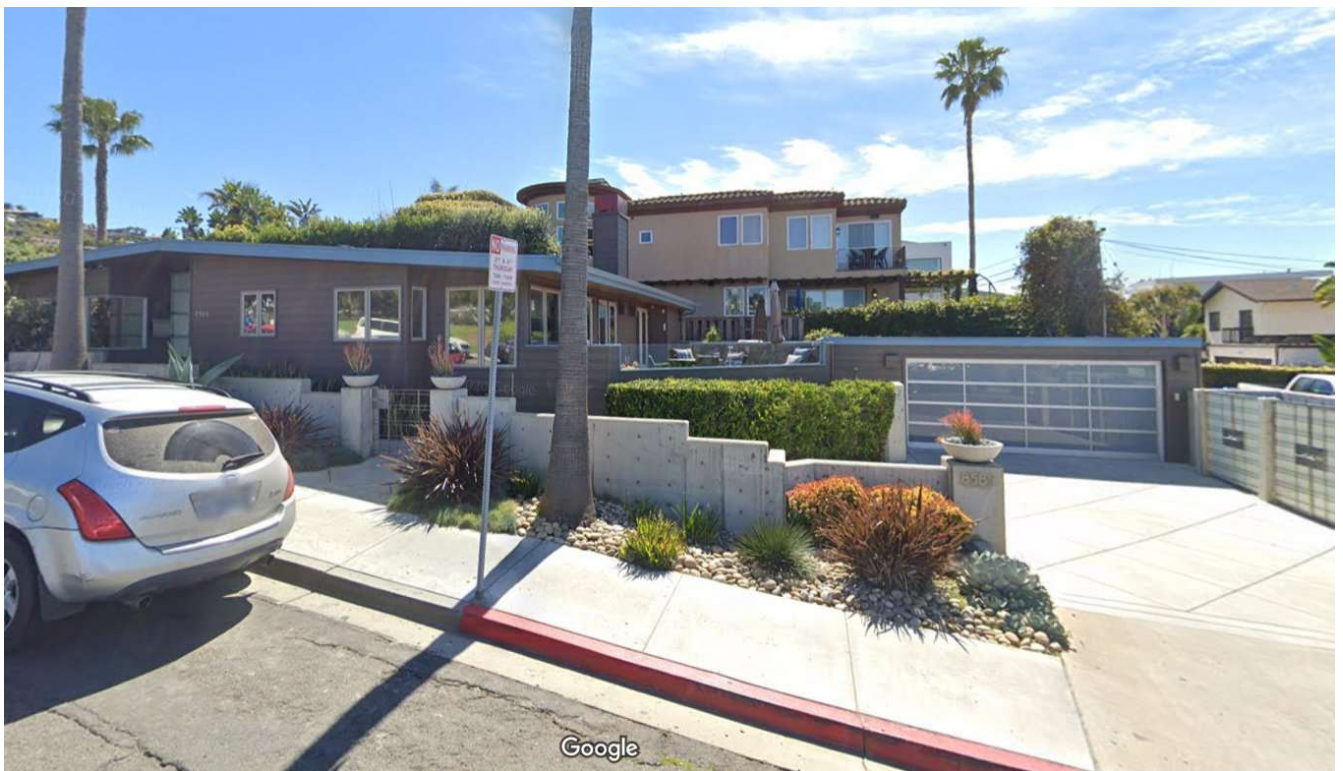
8509 La Jolla Shores Drive 2312 Camino del Collado

- FAR=.67
- Amenities: 2-Story, Gated, Pool





8585 El Paseo Grande – House to right of traffic signal



8585 El Paseo Grande (Shows 8558 La Jolla Shores Drive behind)

- FAR=0.42
- Amenities: 1 Story





8558 La Jolla Shores Drive – street view

- FAR=0.83
- Amenities: 2 story, Gated



8554 and 8556 La Jolla Shores Drive. 8556 to right and its information is:

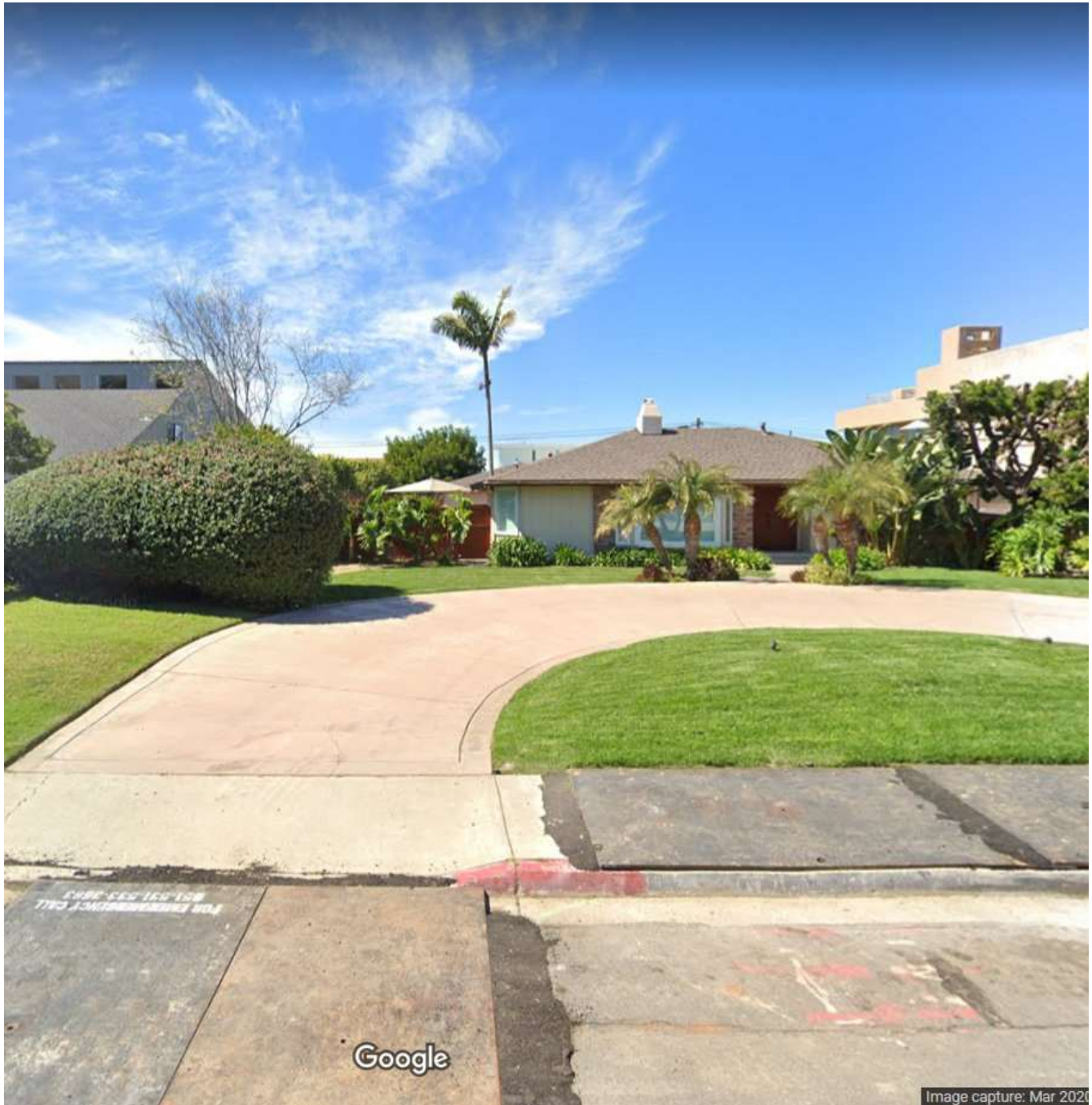
- FAR=1.00
- Amenities: 2 Story, Gated, Pool





8554 La Jolla Shores Drive

- FAR=0.63
- Amenities: 2 Story, Gated, Pool, Roof Deck



8552 La Jolla Shores Drive

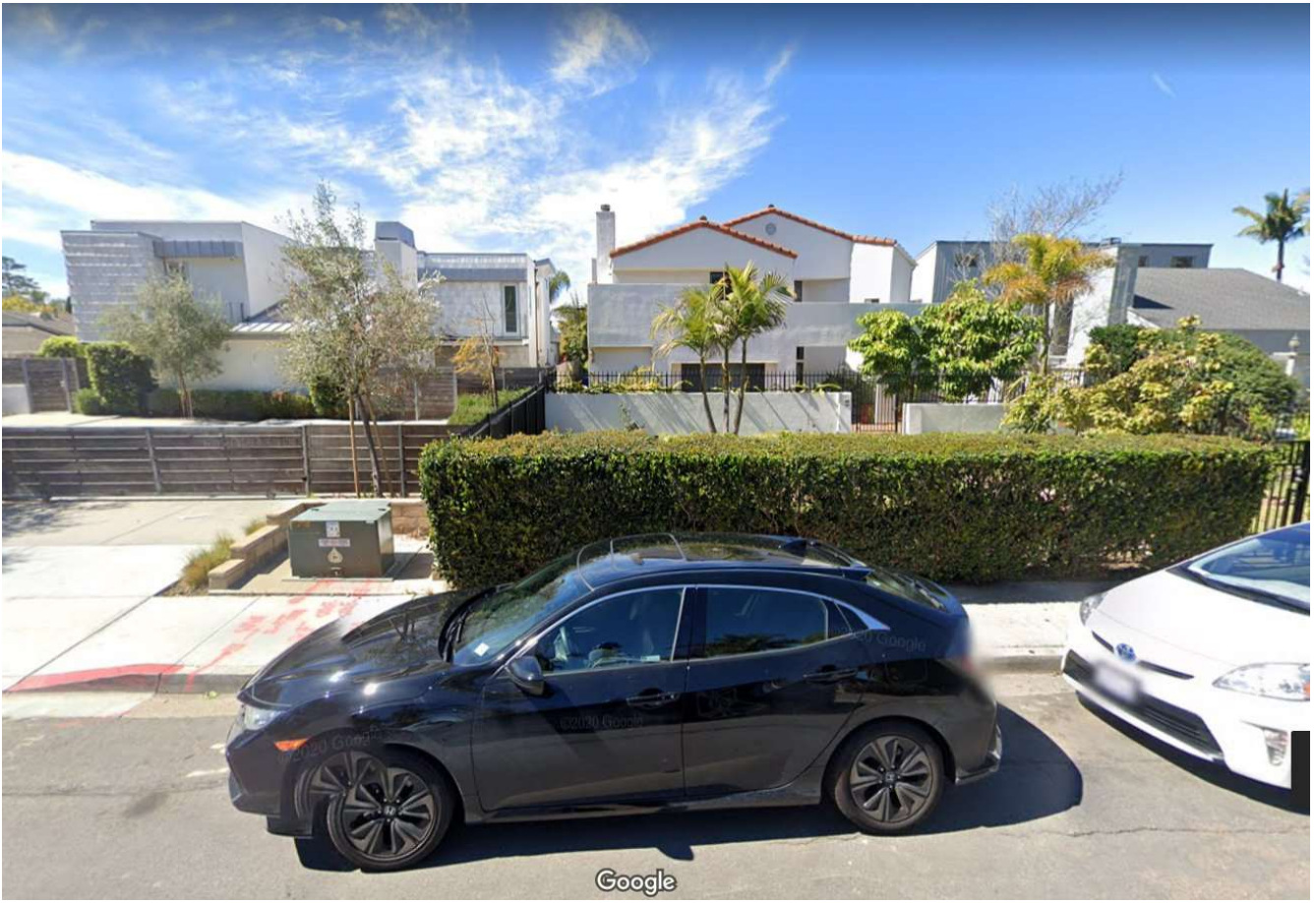
- FAR=0.28
- Amenities: 1 Story





8550 La Jolla Shores Drive

- FAR=0.37
- Amenities: 2 Story, Gated



Center house is 8542 La Jolla Shores Drive

- FAR=0.91
- Amenities: 2 story, Gated

House on left is 8526 La Jolla Shores Drive

- FAR=0.91
- Amenities: 2 Story, Gated, Pool, Roof Deck





8516 La Jolla Shores Drive

- FAR=0.31
- Amenities: 1 Story, Pool





8516 La Jolla Shores Drive – south driveway



8508 La Jolla Shores Drive

- FAR=0.70
- Amenities: 2 Story, Gated





2202 Camino del Collado (corner with La Jolla Shores Drive)

- FAR=0.46
- Amenities: 2 Story, Gated, Guest House



STORM WATER QUALITY NOTES  
CONSTRUCTION BMP's

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- The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water BMPs and implement such measures. Failure to comply with the approved SWPPP / WPCP will result in the issuance of correction notices, citations, civil penalties, and / or stop work notices.
- The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within storm drain system due to construction vehicles / equipment and construction activity at the end of each work day.
- The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete rinse, or other construction - related debris and discharges with the appropriate BMPs that are acceptable to the city resident engineer and as indicated in the SWPPP / WPCP.
- The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event or prior to the next rain event, whichever is sooner.
- If a non - storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the city resident engineer of the discharge, prior to resuming construction activity. Any and all waste material, sediment, and debris from each non - storm water discharge shall be removed from the storm drain conveyance system and properly disposed of by the contractor.
- Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled onsite at convenient locations to facilitate rapid deployment of construction BMPs when rain is imminent.
- The contractor shall restore and maintain all erosion and sediment control BMPs to working order year - round.
- The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non - storm water and sediment laden discharges.
- The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
- All erosion and sediment control measures provided per the approved SWPPP / WPCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and installed to the satisfaction of the city resident engineer.
- As necessary, the city resident engineer shall schedule meetings for the project team (General contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner / developer, and the city resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other BMPs relative to anticipated construction activities.
- The contractor or qualified contact person shall conduct visual inspections and maintain all BMPs daily and as needed. Visual inspections and maintenance of all BMPs shall be conducted before, during, and after every rain event and every 24 hours during any prolonged rain event. The contractor shall maintain and repair all BMPs as soon as possible as safety allows.
- Construction entrance and exit area.** Temporary construction entrance and exits shall be constructed in accordance with CASQA fact sheet TC-1 or Caltrans fact sheet TC-01 to prevent tracking of sediment and other potential pollutants onto paved surfaces and traveled ways. Width shall be 10' or the minimum necessary to accommodate vehicles and equipment without by - passing the entrance. (a) Non - storm water discharges shall be effectively managed per the San Diego Municipal Code Chapter 4, Article 3, Division 3 "Storm Water Management and Discharge Control".

DISTURBED AREA TABULATION

Total Disturbance Area = 1,400 Sq. Ft.  
Existing Impervious Area = 8,380 Sq. Ft.  
Proposed Impervious Area = 1,568 Sq. Ft.  
Total Impervious Area = 9,948 Sq. Ft.

Impervious areas include rooftop, deck, concrete, pavement, brick, etc

Amount of Cut = 0 Cubic Yards  
Amount of Fill = 0 Cubic Yards (All footing cuts will be  
Import / Export = 0 Cubic Yards under the footprint of  
Max. Cut Depth = 0 Ft. the new ADU)  
Max. Fill Depth = 0 Ft.

5 feet or more of cut / fill measured vertically that is not directly under the footprint / envelope of the proposed structure requires a separate grading permit per SDMC 129.0602

The project proposes to export 0 cubic yards of material from this site. All export material shall be discharged to a legal disposal site in accordance with the 2019 Greenbook and supplemental amendments. The approval of this project does not allow processing and sale of the material, all such activities require a separate conditional use permit.

The existing grade will not be modified.  
No work will be performed in the Right of Way.

BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

MATERIALS & WASTE MANAGEMENT BMPs:

WM-1	MATERIAL DELIVERY & STORAGE
WM-4	SPILL PREVENTION AND CONTROL
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

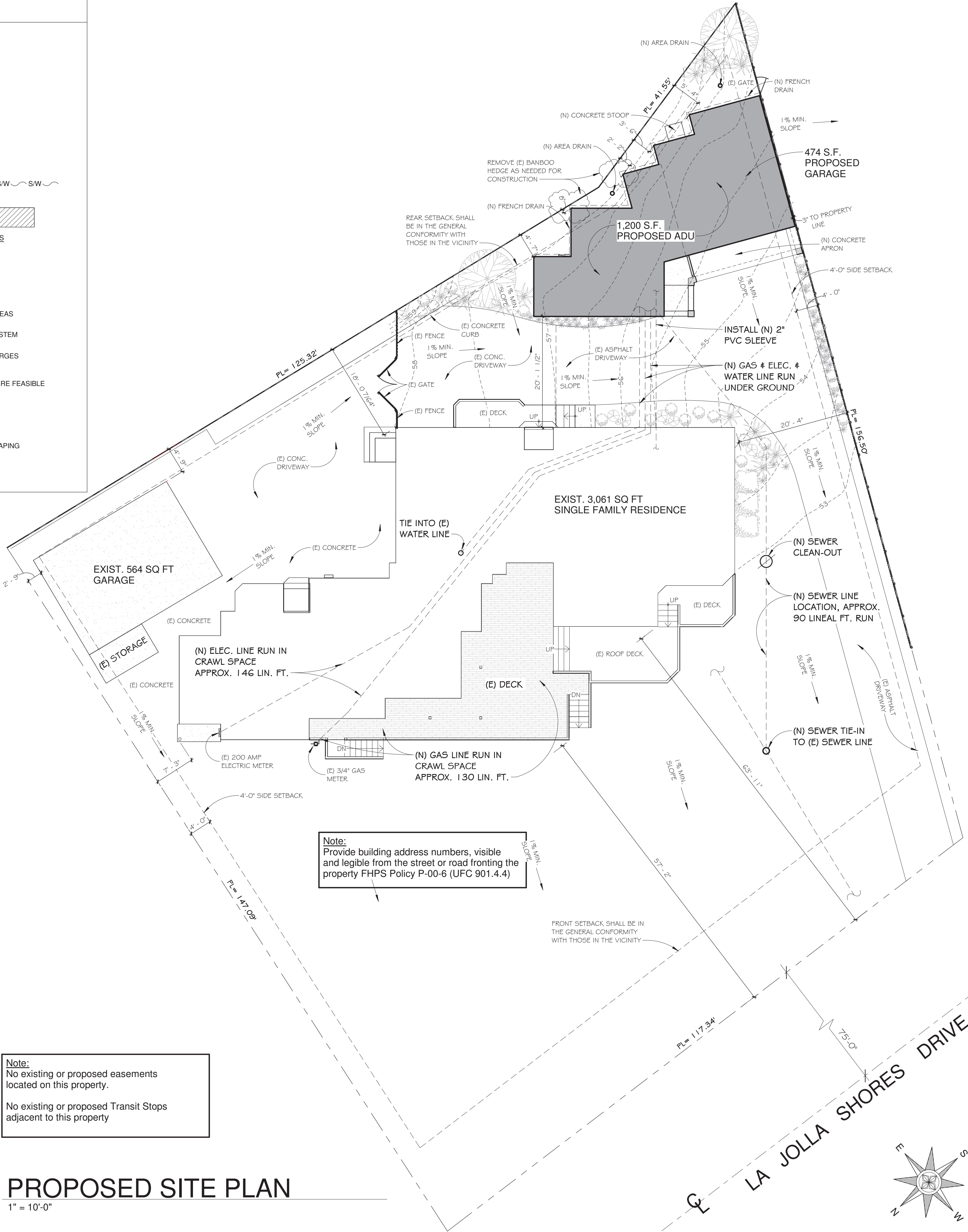
SS-6	SS-8	STRAW OR WOOD MULCH	S/W	S/W
SC-5		FIBER ROLLS	FR	FR
TC-1		STABILIZED CONSTRUCTION ENTRANCE		

REQUIRED PERMANENT BEST MANAGEMENT PRACTICES FOR STANDARD DEVELOPMENT PROJECTS:

3.1.5	STEEP HILLSIDE LANDSCAPING
3.1.6	USE EFFICIENT IRRIGATION SYSTEMS & LANDSCAPE DESIGN
3.1.7	DESIGN TRASH STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION
3.1.8	DESIGN OUTDOOR MATERIAL STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION
3.1.11	PROVIDE STORM WATER CONVEYANCE SYSTEM STAMPING AND SIGNAGE
3.1.12	MANAGE FIRE SPRINKLER SYSTEM DISCHARGES
3.1.13	MANAGE AIR CONDITIONING CONDENSATE
3.1.14	USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE

LOW-IMPACT DEVELOPMENT DESIGN PRACTICES:

3.2.1	OPTIMIZE THE SITE LAYOUT
3.2.2	MINIMIZE IMPERVIOUS FOOTPRINT
3.2.3	DISPERSE RUNOFF TO ADJACENT LANDSCAPING
3.2.4	CONSTRUCTION CONSIDERATIONS
3.2.5	ADDITIONAL CONSIDERATIONS



Note:  
No existing or proposed easements located on this property.  
No existing or proposed Transit Stops adjacent to this property

PROPOSED SITE PLAN

1" = 10'-0"

REVISIONS	BY
3 DATE	INI
	TIA
	LS

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PROJECT DESIGNER  
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MARROK  
DESIGN & REMODELING LLC

A Home Remodel For:  
Bruce & Sherri Lightner  
8553 La Jolla Shores Drive, La Jolla, CA 92037  
Sheet Title:  
Proposed Site Plan and General Notes

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DATE / TIME 11/9/2020 1:55:16 PM
PROJECT NUMBER 20-0029
JOB NAME LIGHTNER
SHEET

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REVISIONS	BY

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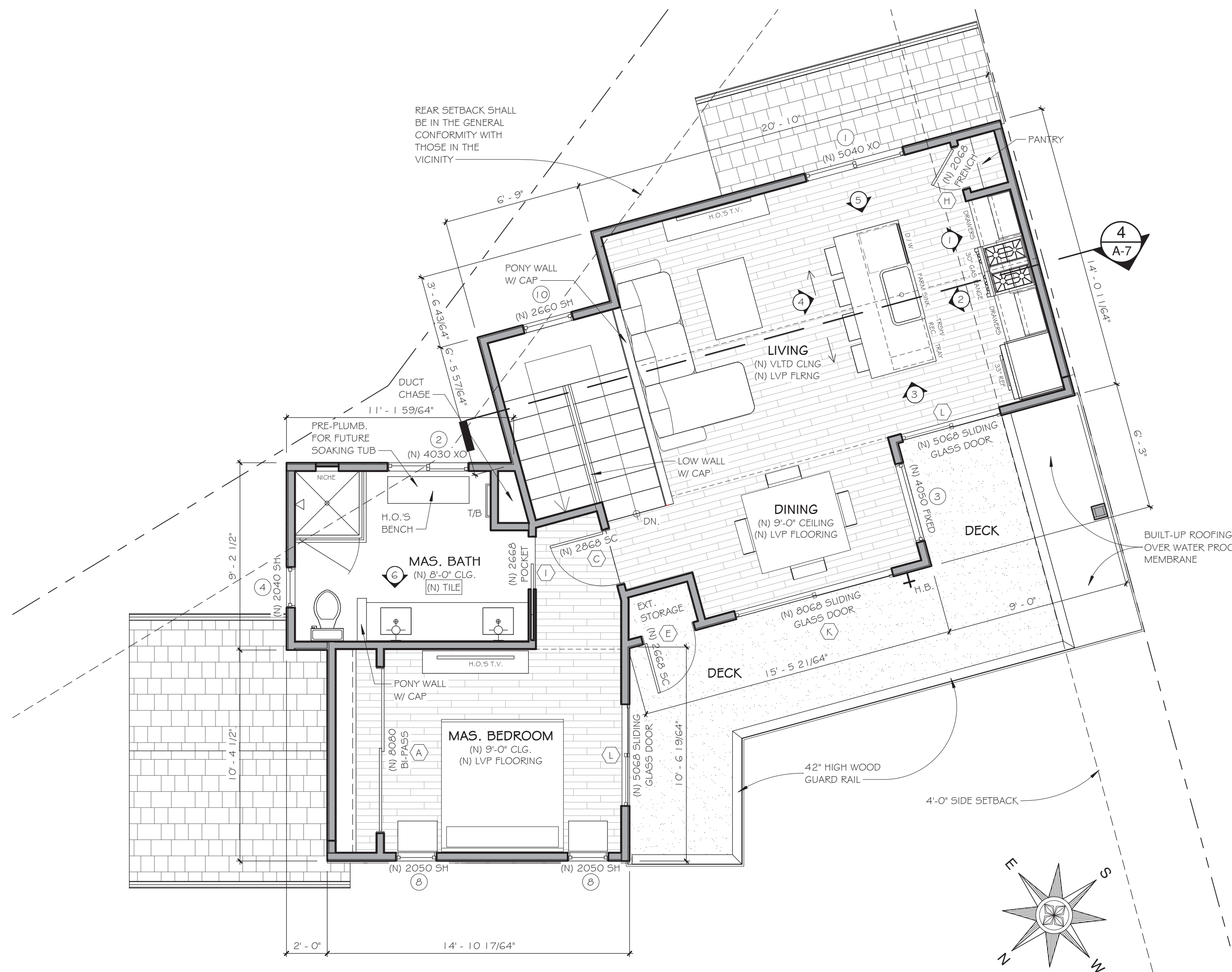
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A Home Remodel For:  
**Bruce & Sherri Lightner**  
8553 La Jolla Shores Drive, La Jolla, CA 92037  
Sheet Title:  
**Proposed First and Second Floor ADU Plans**

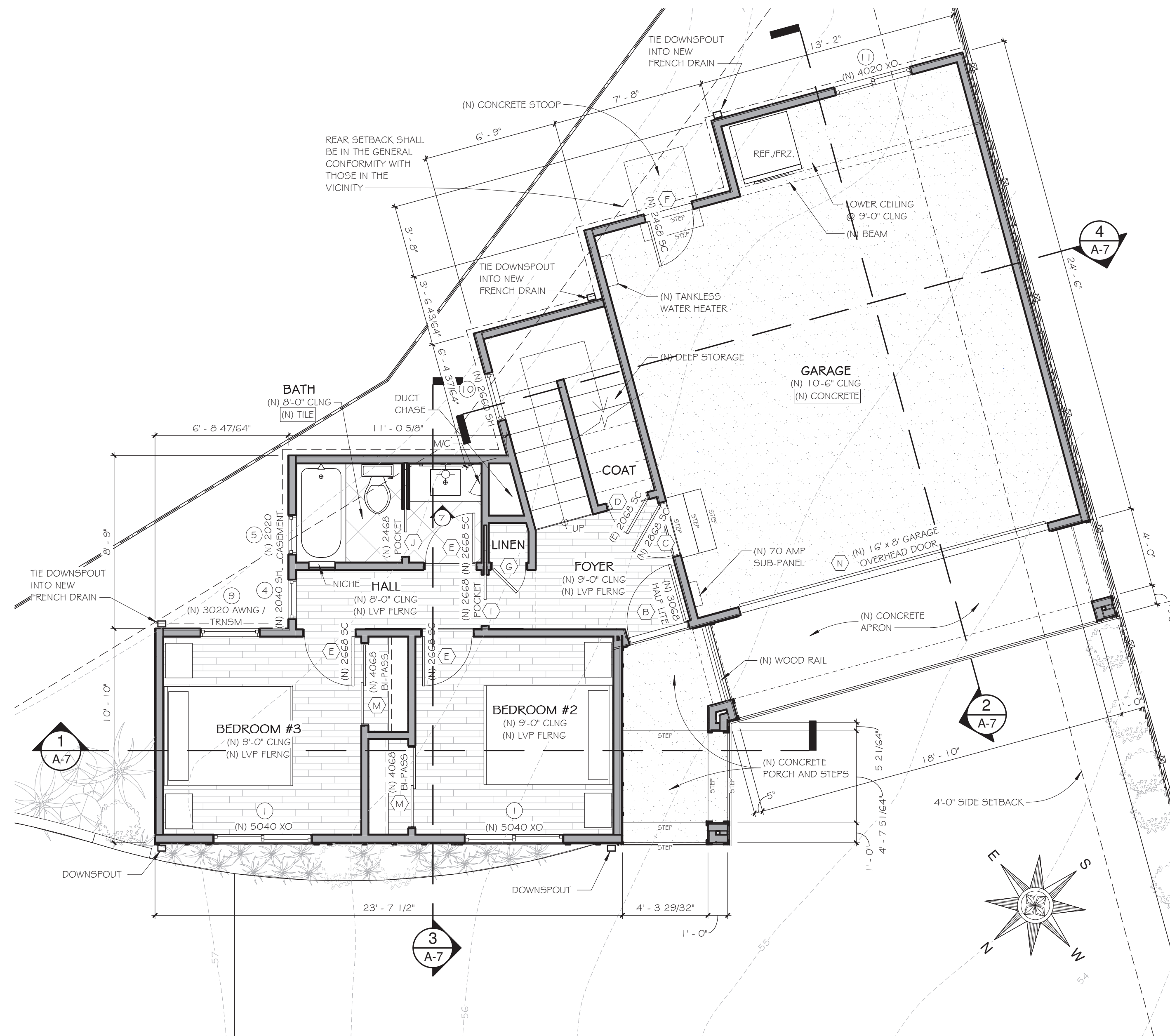
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PROPOSED SECOND FLOOR PLAN - COMPANION UNIT

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN - COMPANION UNIT

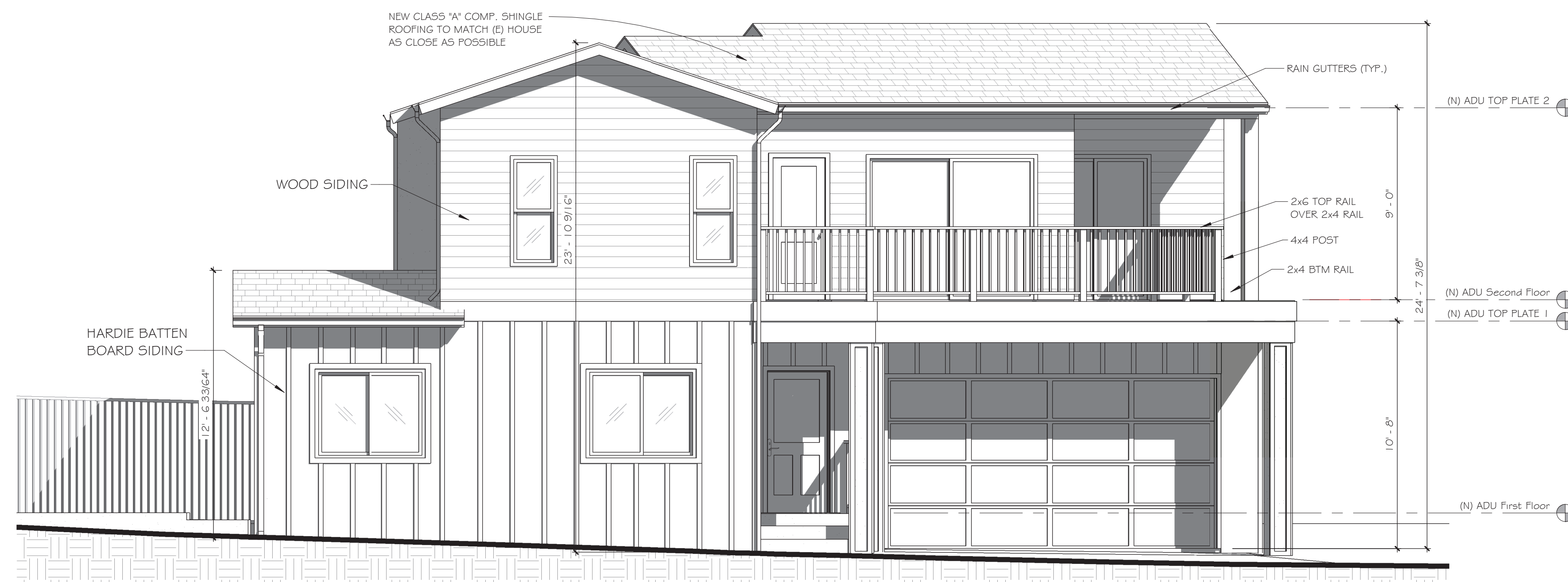
1/4" = 1'-0"

WALL LEGEND

- (E) TO REMAIN
- (N) 2 x 4 WALLS
- (N) 2 x 6 WALLS

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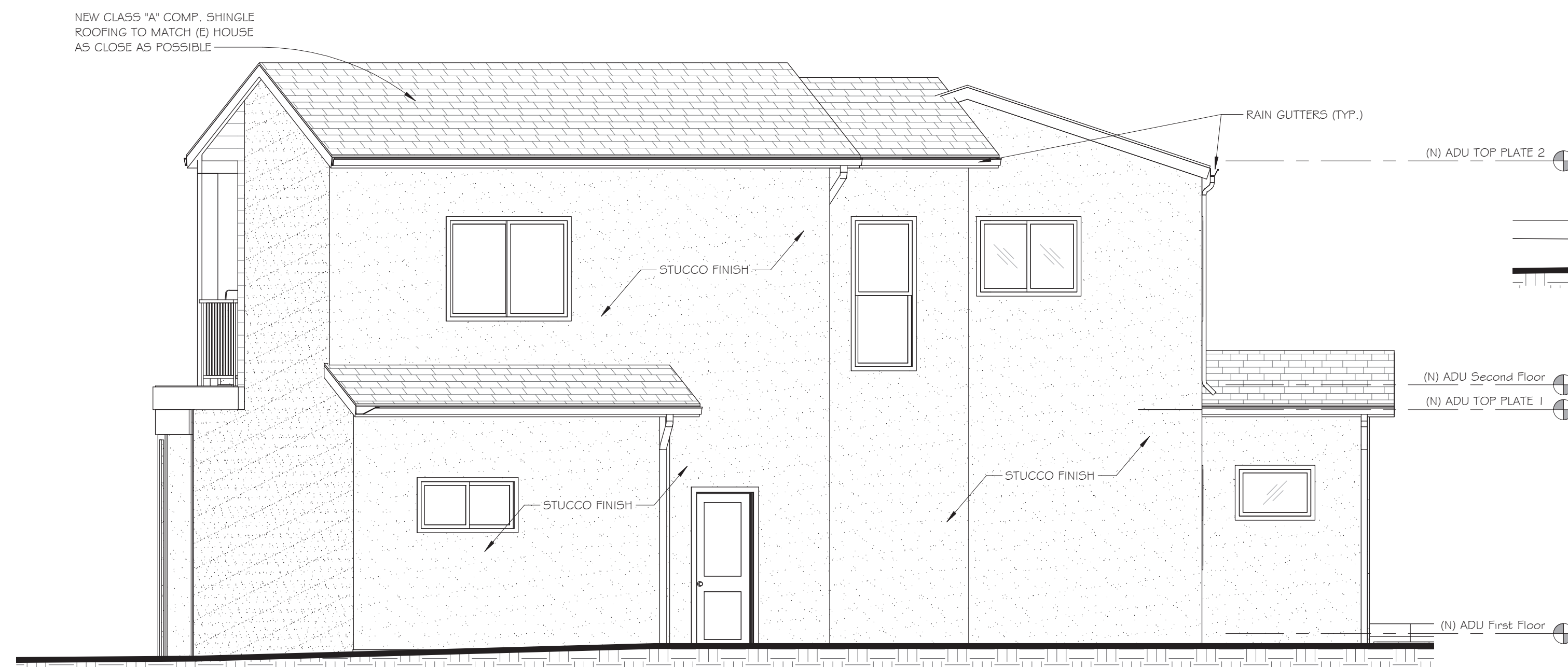
## PROPOSED ELEVATION (FRONT)

1/4" = 1'-0"



## PROPOSED ELEVATION (RIGHT SIDE)

1/4" = 1'-0"



## PROPOSED ELEVATION (REAR)

1/4" = 1'-0"



## PROPOSED ELEVATION (REAR)

1/4" = 1'-0"

REVISIONS	BY
△	
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△	

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**MARROKAL**  
 DESIGN & REMODELING  
 LLC

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**Bruce & Sherri Lightner**  
 8553 La Jolla Shores Drive, La Jolla, CA 92037  
 Sheet Title:  
**Proposed Exterior Elevations**

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OF 1 SHEETS











