La Jolla Shores Planned District Advisory Board La Jolla Recreation Center 615 Prospect Street, La Jolla CA 92037

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

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): 672883______
- Address and APN(s): 346-820-28-00_
- Project contact name, phone, e-mail: Fernando Gonzalez, Cell. (619)739-1492
- email: Fernygn1.6@gmail.com
- Project description: Existing single-family residence to add a new accessory unit above existing Garage including a new deck
- In addition, provide the following:
 - o lot size: 0.58 acres
 - o existing structure square footage and FAR (if applicable): 3,715 S.F. habitable area and 671.67 S.F. of Garage
 - o proposed square footage and FAR: 846.56 S.F.
 - o existing and proposed setbacks on all sides: to be determinate
 - o height if greater than 1-story (above ground): 21'-9"

For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): BellaKaren Residence
- Address and APN(s): 7861 Bellakaren Place, La Jolla CA. 92037
- Project contact name, phone, e-mail: Fernando Gonzalez, Cell. (619)739-1492
- Project description: Existing single-family residence to add a new accessory unit above existing Garage including a new deck
- In addition to the project description, please provide the following:
 - o lot size: 0.58 acres
 - existing structure square footage and FAR (if applicable): 3,715 S.F. habitable area and 671.67 S.F. of Garage
 - o proposed square footage and FAR: 846.56 S.F.
 - o existing and proposed setbacks on all sides: to be determinate
 - o height if greater than 1-story (above ground): 21'-9"
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): City of San Diego Planning Department ask for The Board approval before City approved.

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

SITE PLAN NOTES

- 1. The Designer is responsible for plotting only. The Civil engineer / Contractors responsible for horizontal control if a problem occurs the civil engineer / Contractor notify the Architect prior to start of construction.
- 2. The Contractor shall verify all site dimensions prior to start of construction and notify the Architect is any problem or discrepancies occur.
- 3. The Contractor shall verify finish floor elevations prior to start of construction.
- 4. Water meters shall note be located within driveways.
- 5. All building addresses shall be clearly seen form the street. See exterior elevations

6. Approved numbers and /or addresses shall be placed on all new or existing buildings an appropriate additional locations as to be plainly visible and legible form either direction of approach said numbers shall contrast with the following minimum standards as to size 4" high with a 3/8" stroke for residential buildings, post at roadway.

"THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEN INCORPORATED. MAY BE REQUIRED".

SIGNATURE ______OWNER/ LINCENSED ENGINEER OR ARCHITECT.

WINDOW NOTE:

PROVIDE AN EMERGENCY ESCAPE AND RESCUE OPENING THAT COMPLIES WITH ALL OF THE FOLLOWING: - MINIMUM NET CLEAR OF 5.7 SQ.FT. (5 FEETMINIMUM AT GRADE FLOOR OPENING) - MINIMUM 20 INCH NET CLEAR OPENING WIDTH - MINIMUM 24 INCHET CLEAR OPENING HEIGHT - BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR (CRC R310.1)

SHOWERS NOTE:

SHOWER COMPARTMENTS AND BATHTUBS WITH AN INSTALLED SHOWER HEADS SHALL BE FINIHES WITH NON ABSORBENT SURFACE THAT EXTENDS TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)

VICINITY MAP

LOCATION MAP

"NOTICE TO THE APPLICANT/OWNER'S AGENT/ARCHITECT **ORENGINEER OF RECORD:**

By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the reuirements of the City of San Diego for special inspections, structural observations, construction material testing and off-site frabrication of building components, contained in the statement of special inspections and, as required by the California construction codes." "NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-

CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of the requirements contained in the statement of special inspections, you area agree to comply with the requirements of the

City of San Diego for special inspections, structural observations, construction material

testing and off-site frabrication of building components, contained in the statement of special inspections and, as required by the California construction codes."

Building permit applications submitted shall comply with the following codes:

2019 Edition of the California Building Code 2019 Edition of the California Residential Code 2019 Edition of the California Mechanical Code 2019 Edition of the California Plumbing Code 2019 Edition of the California Electrical Code 2019 Edition of the California Fire Code 2019 Edition of the California Green Building Standards

2019 Edition of the California Energy Code,

GENERAL NOTES

15' SEWER EASEMENT GRANTED ON

EXISTING

LANDSCAPE

1

EXISTING

EXISTING

FLOOR DRAIN

EXISTING

FLOOR DRAIN

EXISTING

- CONCRETE

EXISTING WOOD

RETAINING WALL

EXISTING LANDSCAPE

EXISTING WATER

SITE PLAN

EXISTING

WOOD STAIRS

-CONCRETE

RETAINING WALL

FXISTING

LANDSCAPE

EXISTING

EXISTING

BUILDING

NEW BRIDGE

TO DECK

LANDSCAPE

NEW CONCRETE

EXISTING LANDSCAPE

EXISTING CURB-

BELLAKAREN PLACE

2:1

Propose

New ADU

2nd floor

756.43 sq fi

NEW ENTRY

GATE FOR ADU

WOOD DECK

305.10 S.L.

DRIVEWAY

NEW DECK ABOVE

ADU PARKING

240

245

250

255

275

EXISTING CONCRETE

295

EXISTING WOOD STEPS

310

WALL

EXISTING WOOD

EXISTING 3 CAR

EXISTING GAS METER

320

325

EXISTING 200 AMP

ELECTRICAL METER

EXISTING LANDSCAPE

- DO NOT SCALE DRAWINGS. NOTIFY OWNER/ DESIGNER IMMEDIATELY OF ANY
- 2 ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS SIZES. REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK AND TO THE WORK OF OTHER TRADES.
- 3 IT IS THE INTENT OF PROJECT DOCUMENTS INCLUDING DRAWINGS AND SPECIFICATIONS, THAT A COMPLETE AND WORKABLE FURNISHALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPERVISION, TRANSPORTATION, WAREHOUSING, AND OTHER SERVICES REQUIRED TO COMPLETE THE WORK INAN EFFICIENT AND TIMELY MANNER.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. DURING THIS PERIOD, ANY DEFECT FOUND IN MATERIAL OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE
- THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUB, AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING HEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE OF VERIFYALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO
- ALL DIMENSIONS SHALL TAKE PRECENDENCE OVER SCALE SHOWN ON PLANS SECTIONS AND DETAILS. DIMENSIONS ARE FACE TO FACE OF STUDS OR SLAB
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY MATERIAL FAILURE NOR ANY DEVIATIONS MADE FROM THE CONSTRUCTION DOCUMENTS DURING OR AFTER CONSTRUCTION OF THE DESCRIBED RESIDENCE.
- 10. ST. ADDRES SHALL BE LOCATED ON BLDG EXTERIOR, MSIBLE FROM STREET NUMBERS HALL BE MINIMUN OF 4" HIGH WITH A MINIMUN STROKE WIDTH OF 1/2"
- 11. 5% MIN. SLOPE REQUIRED FOR DRAINAGE AWAY FROM BLDG, AND SITE NATURALDRAINAGE SHALL NOT BE DIVERTED ONTO ADJACENT PROPERTY
- 12. ALL SPOTS ELEVATIONS ARE FOR REFERENCE ONLY, BUILDER SHALL FIELD VERIFY EXISTING ELEVATIONS AND JUST T.O.S. (TOP OF SLAB) ACCORDONLY.

Very High Fire Hazard **Severity Zone Note:**

This building shall conform to the provisions of CRC Section R327 and SDMC Sec. 145.0706 for structures located in very High Fire Severity Hazard Zone.

Accesory structures such as solarium, patio covers, decks and similar structures shal comply wuth the CRC Sec. R327 as adopted and amended by City of San Diego (SDMC Sec. 145.0702)

This Building is located in a Very High Fire Severity Hazard Zone. The structures located in VHFSHZ shall conform to the provisions of CRC Section R327 and SDMC Sec. 145.0706

Exceptions: Additions to and Remodels of buildings originally constructed prior to the applicable application Date (July 1, 2008)

BELLAKAREN Accesory Unit



Ш SIDI

PROJECT DATA

7861 BELLAKAREN PL PROJECT ADDRESS: LAJOLLACA. 92037

<u>A. P. N. #.</u> 346-820-28-00

> PM 12704 PAR 2 OF LAJOLLAKIRJAH PARK, INTHE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPTHEREOF NO. 8192 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

OCCUPANCYTYPE:

CONSTRUCTION TYPE: TYPE V -B,

EXISTING HOUSE BUILD IN 1986 YEAR BUILDED EXISTING STRUCTUR AND REMODEL IN 2006 AND 2019

SPRINKLERED:

NUMBER OF STORIES:

ALLOWABLE F.A.R.:

LEGAL DESCRIPTION:

ZONING INFORMATION: LJSPD-SF

BASE ZONE:

SENSITIVE OVERLAY ZONE:

EXISTING HOSUE 2 STORIES PROPOSEDADU 1 STORY

REQUIRED SETBACKS:

30'-0" **BUILDING HEIGHT LIMIT:**

0.58ACRES LOTAREA: 25,254 SQ.FT. LOTCOVERAGE:

25,254.00 X 0.59 = 14,899.86 SQ.FT ALLOWABLE FLOOR AREA

PROJECT SUMMARY

BUILDING AREAS:

EXISTING LOWER LEVEL TO REMAIN: 1,574.00 SQ.FT. EXISTING MAIN LEVEL TO REMAIN: 2,141.00 SQ.FT.

TOTAL EXISTING LIVING AREA: 3,715.00 SQ.FT

EXISTING GARAGE: 671.67 SQ.FT.

NEW ADU AREA:

846.56 SQ.FT. Floor plan area:

NEW DECK: 165.42 SQ.FT. **NEW BRIDGE:** 61.00 SQ.FT.

Parking Garage: Required:2

Provided:3 on Garage

1 carport

SCOPE OF WORK

EXISTING SINGLE FAMILY RESIDENCE. JOB CONSIST ON ADDING A NEW 846.56 SF. ACCESORY UNIT ABOVE EXITING GARAGE ADDING A NEW STAIR TO ACCES THE UNIT IN THE EXTERIOR TO A NEW DECK SERVING THE PROPOSED NEW ADU.

SHEETINDEX

GENERAL NOTES GREEN NOTES DS-560 STORM WATER REQ. PLAN

T-1 TITLE PAGE / SITE PLAN

SITE SECTION EXISTING & DEMO BUILDING

FLOOR PLANS FLOOR PLAN & ROOF PLAN

ELEVATIONS A-5 SECTIONS WINDOW AND DOOR SCHEDULE

TYP. DETAILS

ELECTRICAL LAYOUT **ENERGY CALCULATIONS** T24-2 ENERGY CALCULATIONS

STRUCTURAL GENERAL NOTES FOUNDATION PLAN

FLOOR FRAMING PLAN STRUCTURAL DETAILS

STRUCTURAL DETAILS DTRUCTURAL DETAILS

HARDY FRAME PLAN HFX2 HARDY FRAME PLAN

CONTACTS

OWNER Julia Ramirez 7861 Bellakaren Place La Jolla, CA 92037 Phone: 1(619) 871-8451

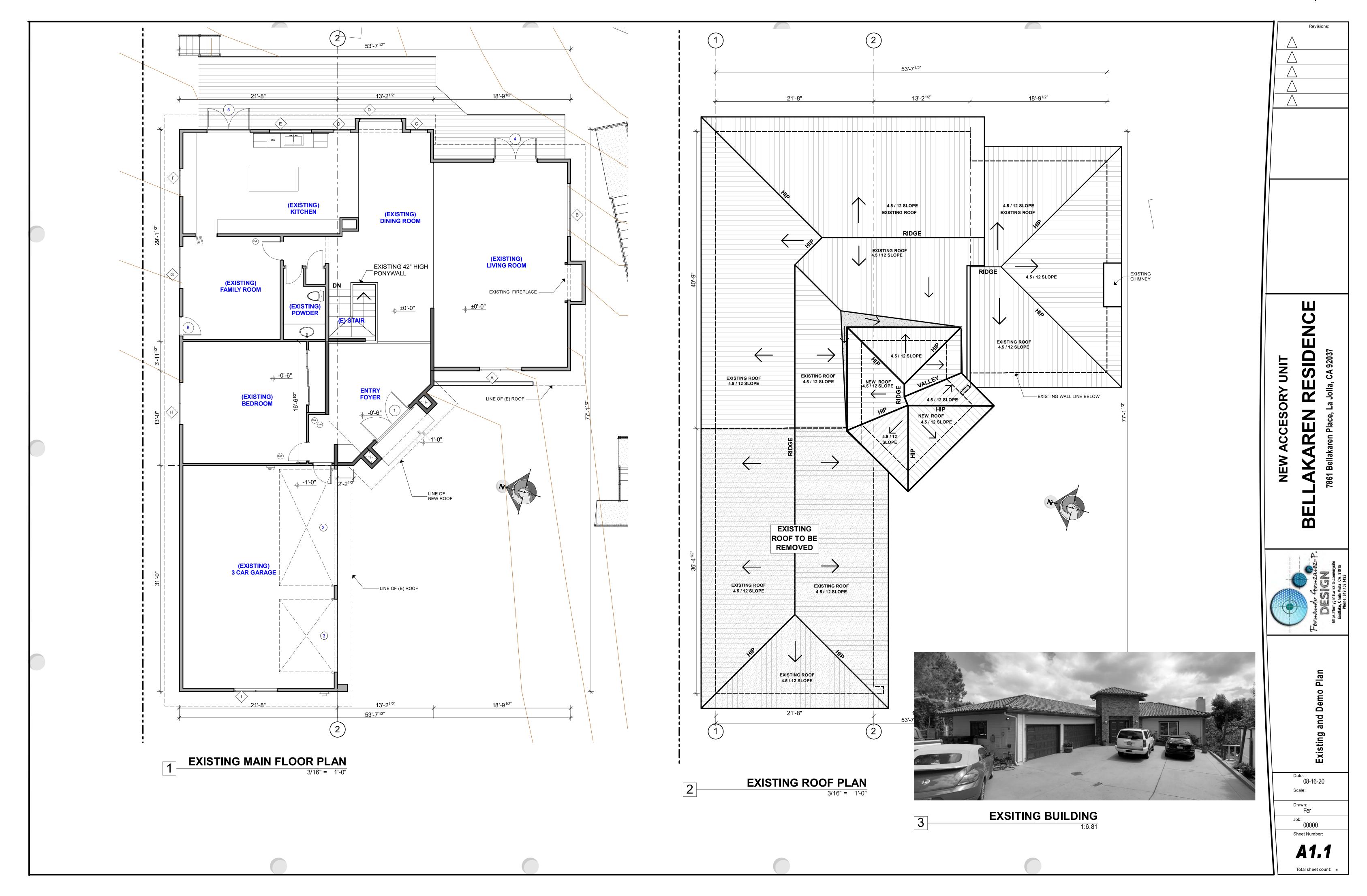
DESIGNER Fernando Gonzalez-Pacheco 2022 Azure Cove #6

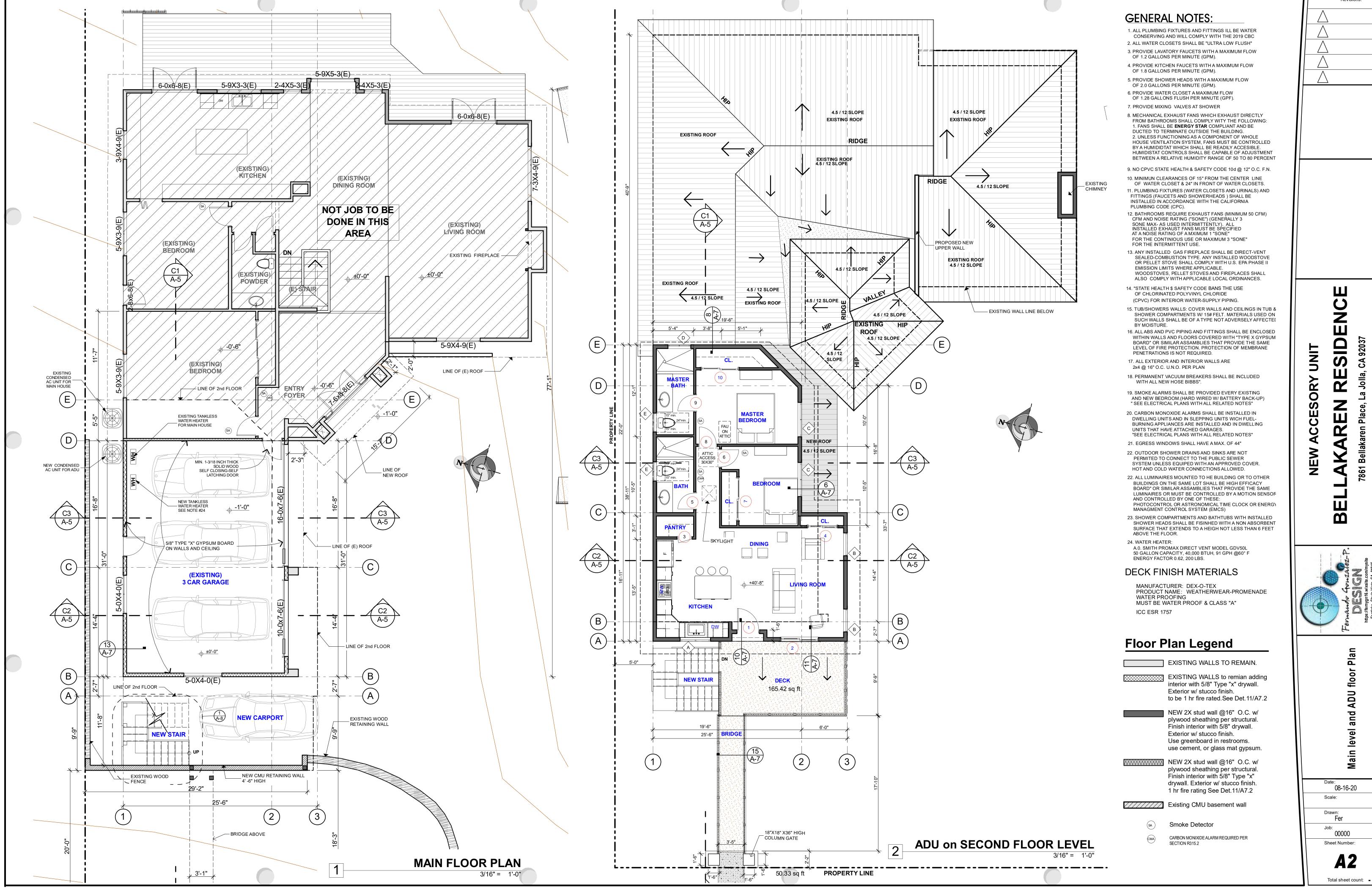
ENGINEER LAMAR ENGINEERING 217 Landis St. Chula Vista, CA Chula Vista, CA 92101 Phone:619-739-1492 Phone:619-473-4045 e-mail: arkheindesignstudio@gmail.com

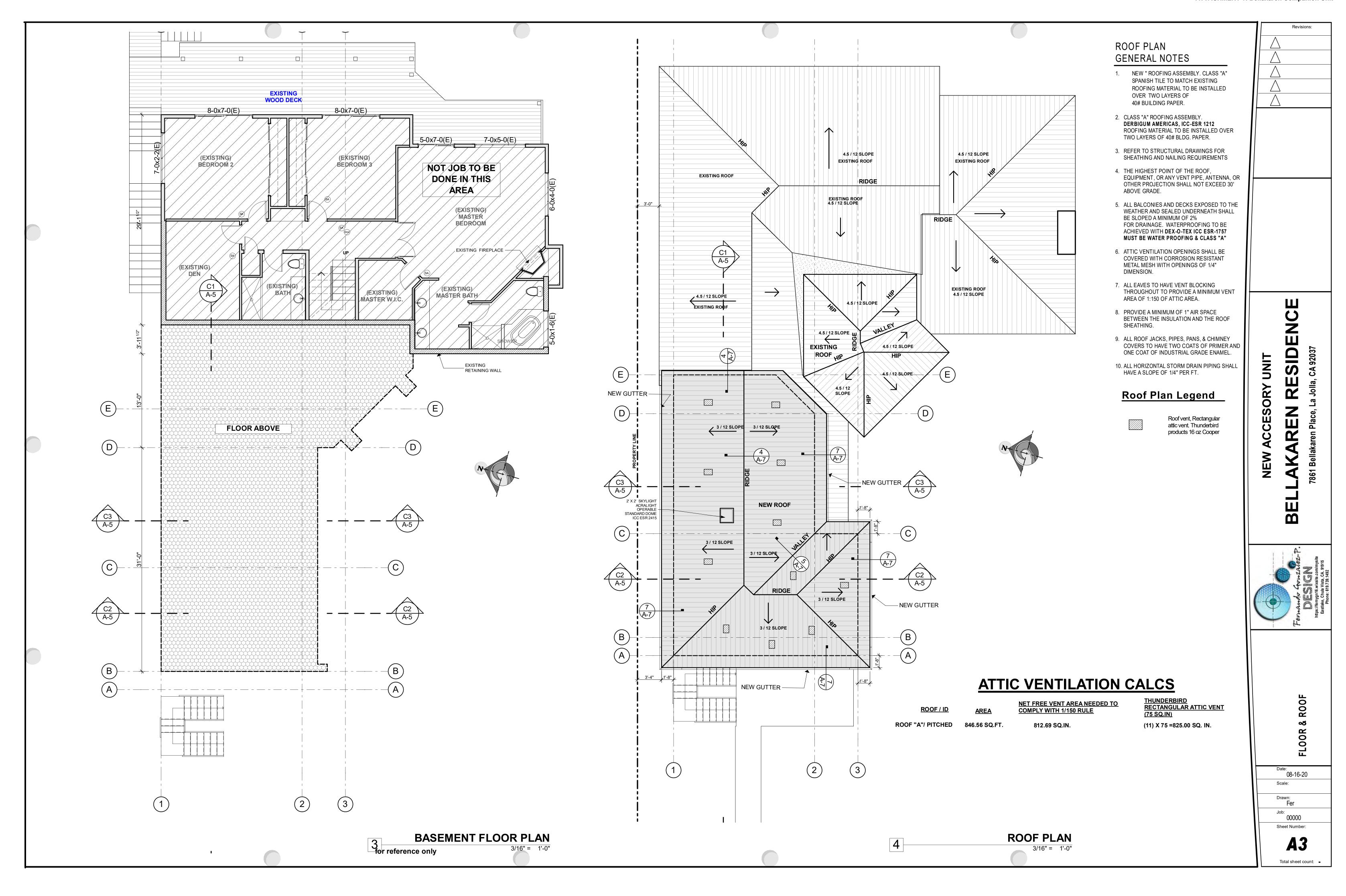
Fer STRUCTURAL 00000 Sheet Number: e-mail: llabrada@lamareng.com

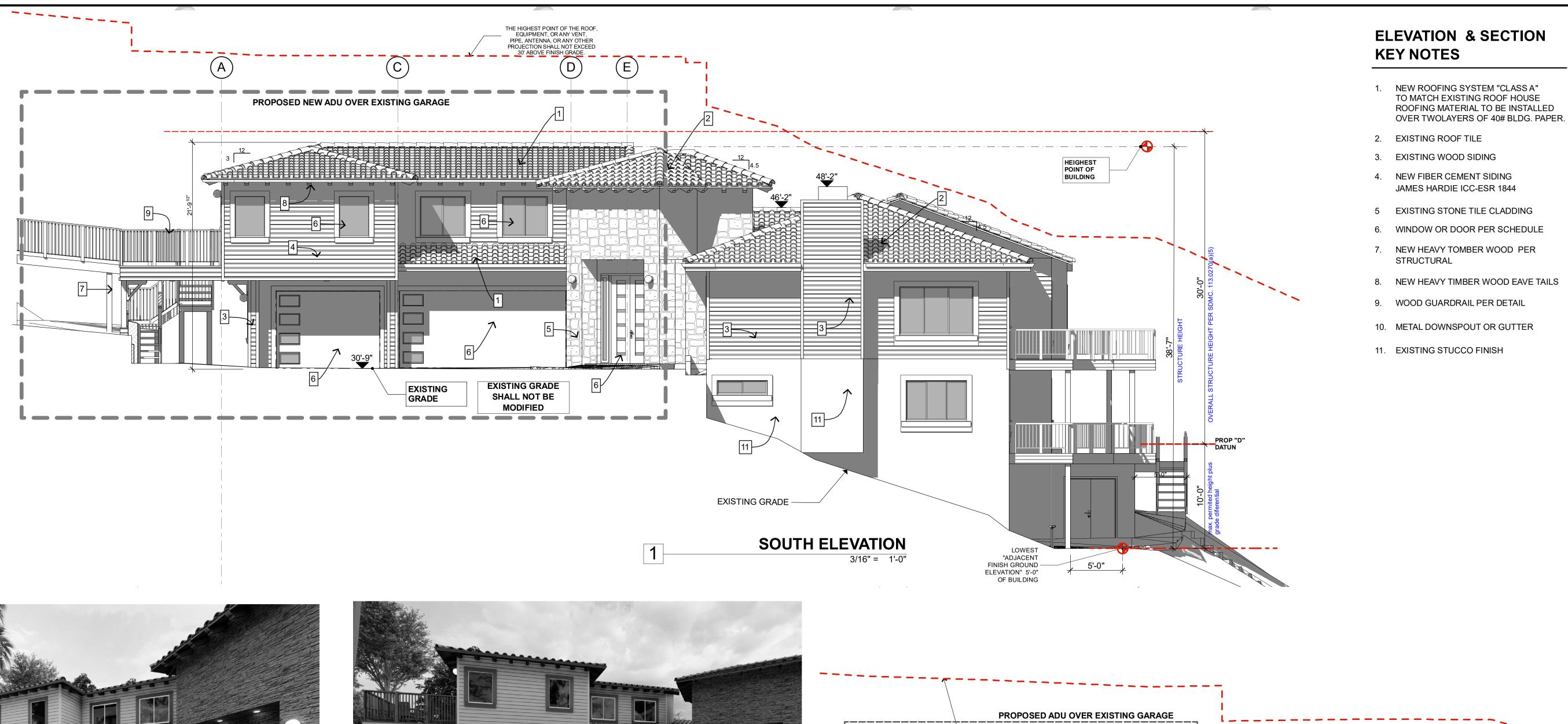
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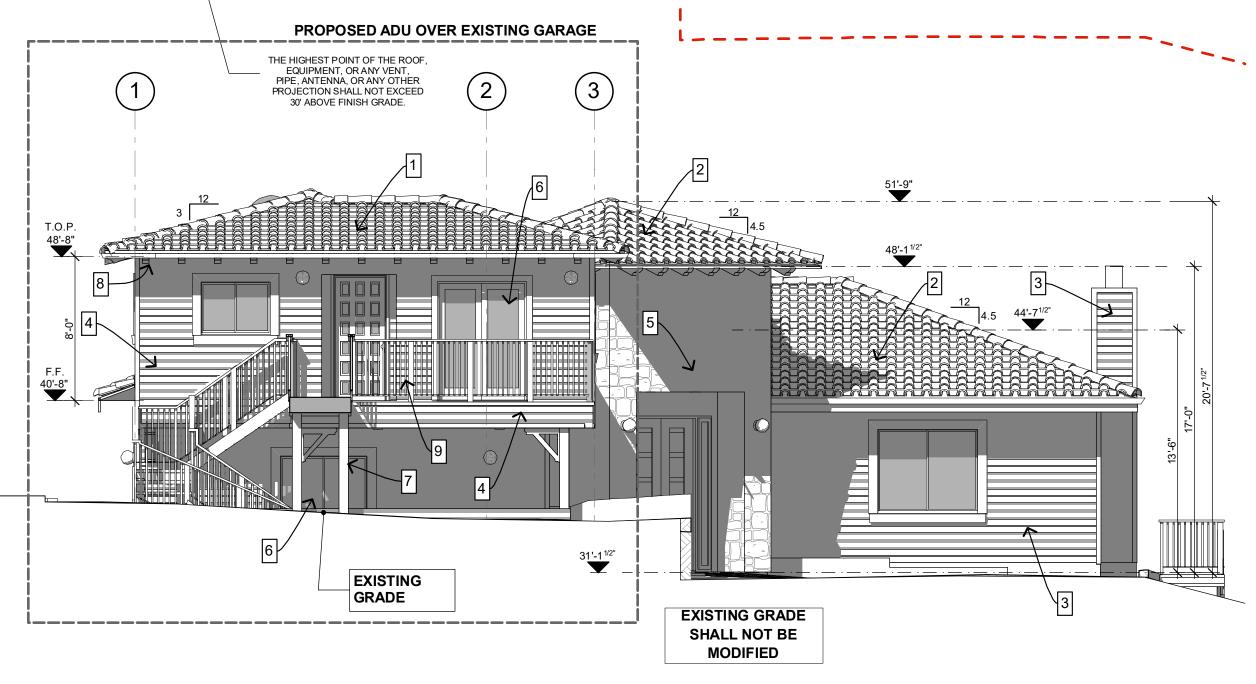












2 **WEST ELEVATION**3/16" = 1'-0"

W ACCESORY UNIT

Fernando Gouzalez-P.

DES | Call |

https://femygn16.wixite.com/mysite
Eastlake, Chula Vista, CA. 91915

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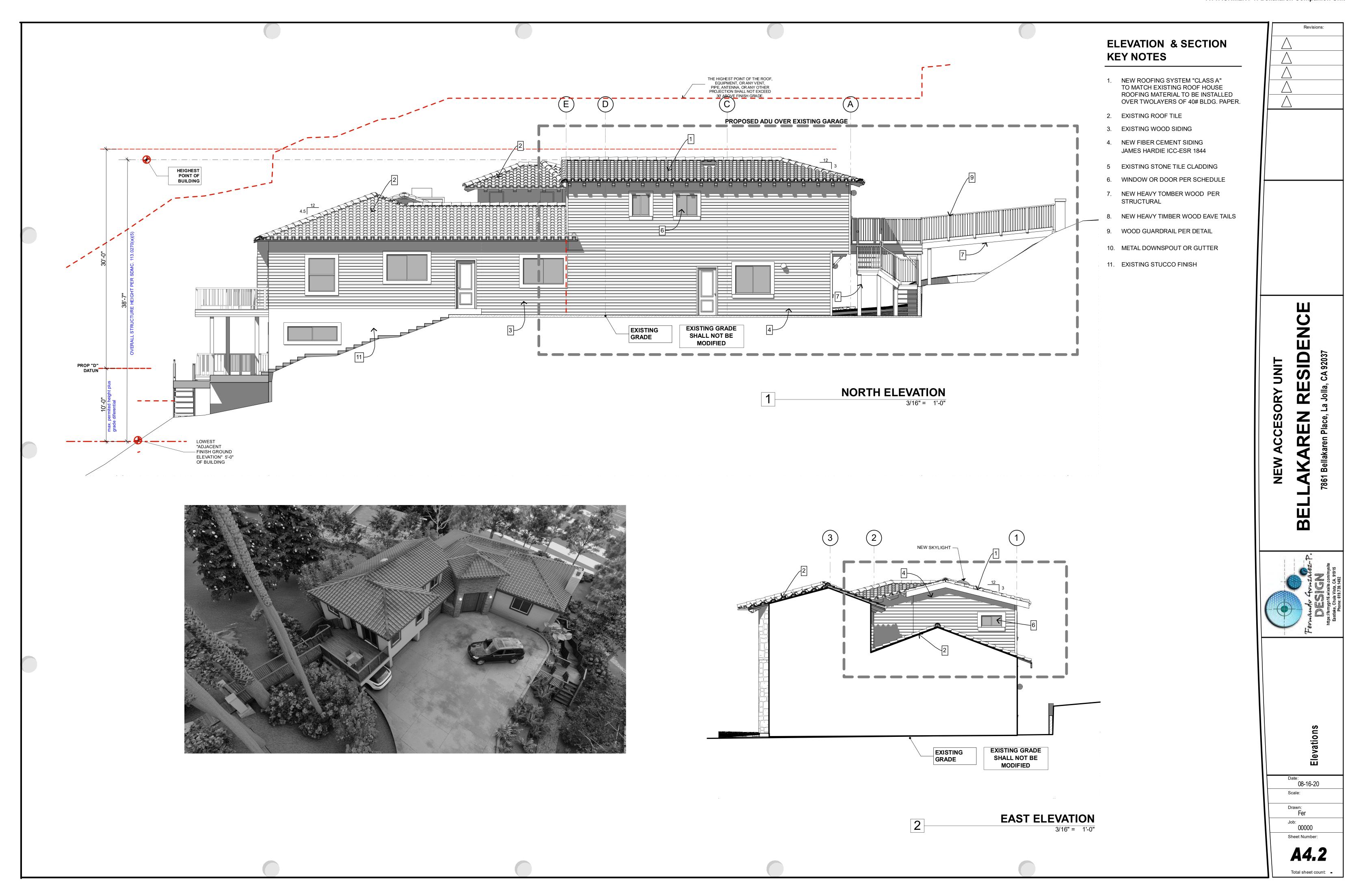
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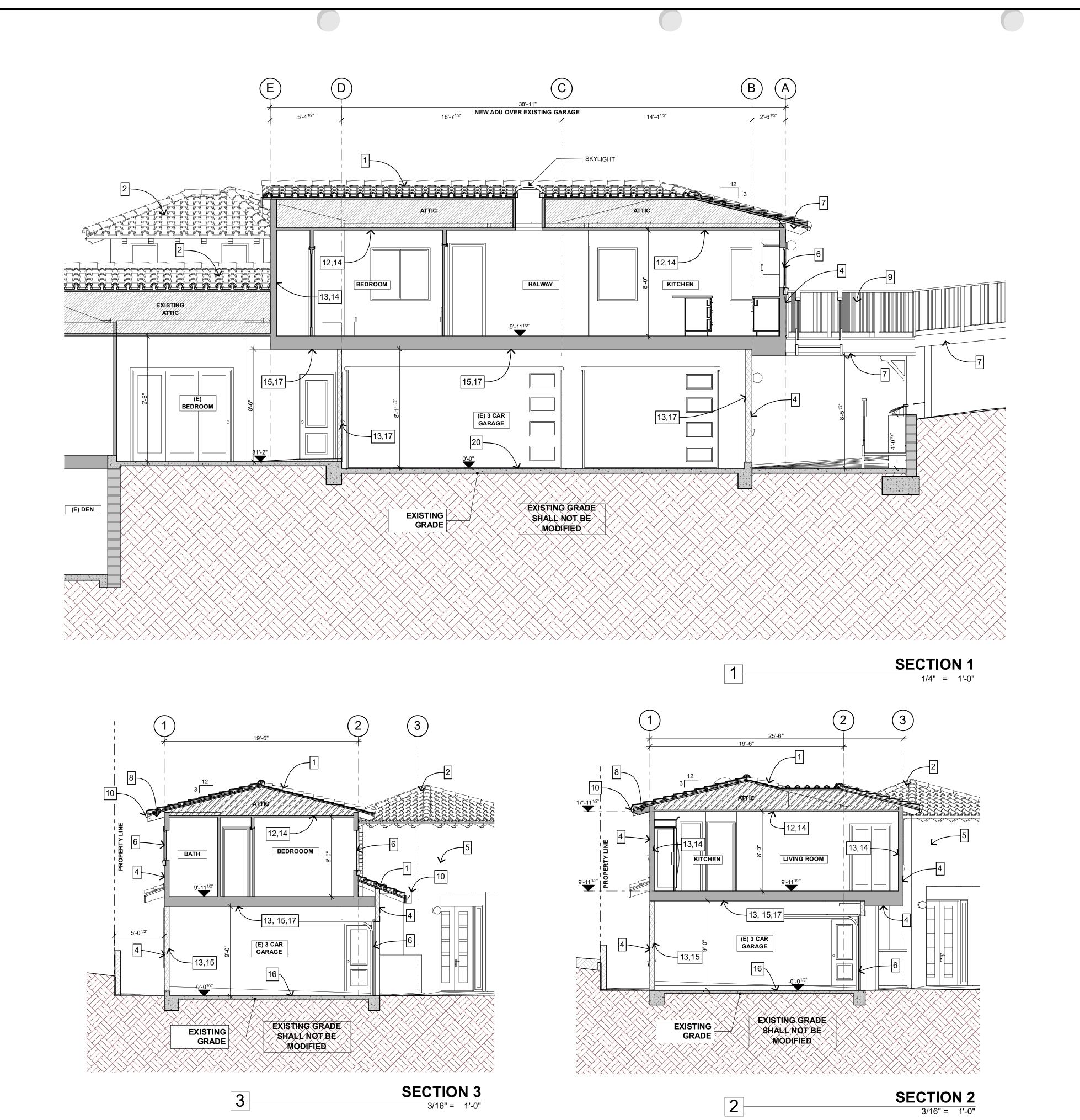
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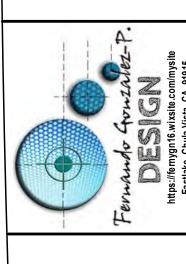
ELEVATION & SECTION KEY NOTES

- NEW ROOFING SYSTEM "CLASS A"
 TO MATCH EXISTING ROOF HOUSE
 ROOFING MATERIAL TO BE INSTALLED
 OVER TWOLAYERS OF 40# BLDG. PAPER.
- 2. EXISTING ROOF TILE
- EXISTING WOOD SIDING
- NEW FIBER CEMENT SIDING JAMES HARDIE ICC-ESR 1844
- 5 EXISTING STONE TILE CLADDING
- 6. WINDOW OR DOOR PER SCHEDULE
- NEW HEAVY TOMBER WOOD PER STRUCTURAL
- 8. NEW HEAVY TIMBER WOOD EAVE TAILS
- 9. WOOD GUARDRAIL PER DETAIL
- 10. METAL DOWNSPOUT OR GUTTER
- 11. EXISTING STUCCO FINISH
- 12. R-30 INSULATION AT CEILING
- 13. R-19 INSULATION AT WALLS AND UNCONDITIONED SPACES
- 14. 5/8" GYP. BOARD
- 15. 5/8" TYPE "X" GYP. BOARD
- 16. EXISTING CONCRETE FLOOR
- 17. WOOD FRAMING FLOOR PER STRUCTURAL
- 20. DEX-O-TEX MEMBRANE
 WEATHERWEAR-PROMENADE
 WATER PROOFING
 ICC ESR 1757

Revisions:

EW ACCESORY UNIT

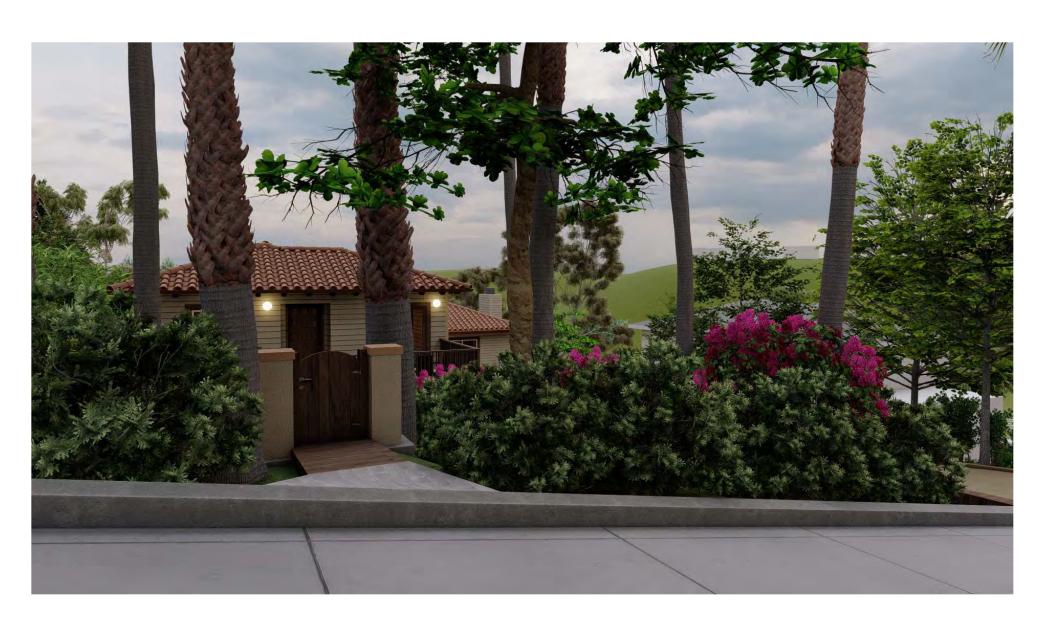
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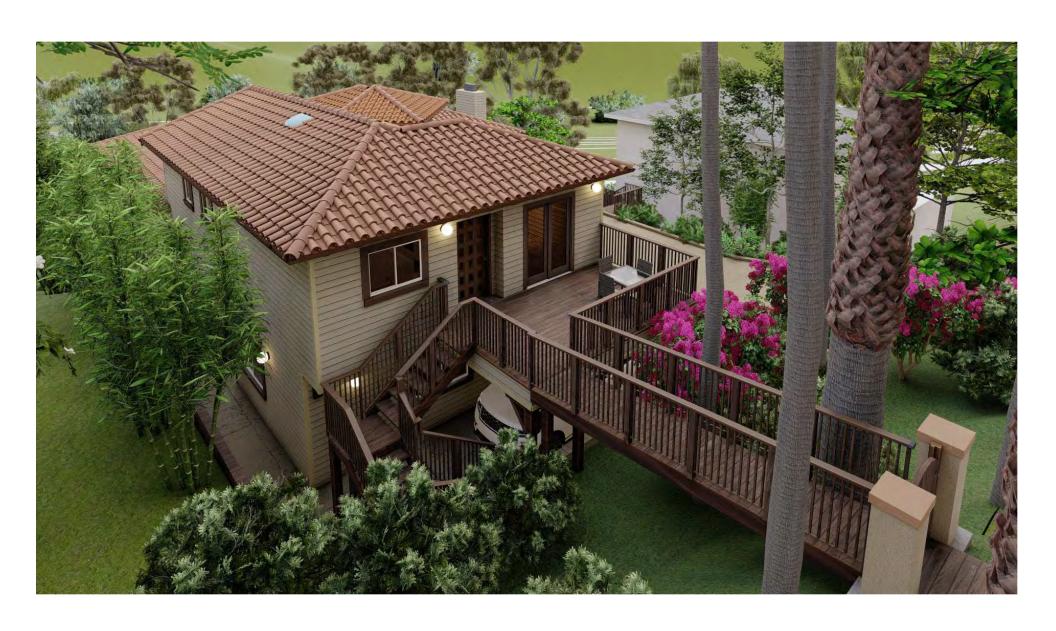














ATTACHMENT 1: Bellakaren Companion Unit



Reviewer Issues

9/23/20 3:06 pm

THE CITY OF SAN DIEGO
Development Services Department

L64A-002A 1222 1st Avenue, San Diego, CA 92101-4154 Page 1 of 2

Project Information

Project Nbr: 672883 Title: Digital-Bellakaren Companion

Project Mgr: *System Managed, Project (619) 446-5000 DSDProjectInfo@sandiego.gov

Review Information

Cycle Type: 6 BDR-Planning (Submit) Submitted: 09/08/2020 Deemed Complete on 09/11/2020

Reviewing Discipline: BDR-Planning Cycle Distributed: 09/11/2020
Reviewer: Aceves, Grecia Assigned: 09/14/2020

 (619) 446-5455
 Started:
 09/23/2020

 Hours of Review:
 1.00
 Review Due:
 09/23/2020

Next Review Method: BDR-Planning (Submit) Completed: 09/23/2020 COMPLETED ON TIME

Closed: 09/23/2020

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Submit).
- The reviewer has requested more documents be submitted.
- Your project still has 11 outstanding review issues with BDR-Planning (all of which are new).
- The reviewer has not signed off 1 job.
- Last month BDR-Planning performed 512 reviews, 77.0% were on-time, and 89.3% were on projects at less than < 3 complete submittals.

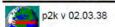
General Info.

	10000	
Cleared?	Num	Issue Text
	1	Please address all issues noted as comments to this project and resubmit set of plans for recheck (New Issue)
	2	Owners and Contractors: Please see the new COVID 19 requirements for all constructions sites for everyone's safety.
		Non-compliance can result in failed inspections or stop work orders for job locations. https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf (New Issue)
	3	Additional comments may follow once information has been provided. (New Issue)

1000	Issue	
leared?	Num	Issue Text
	4	Project is proposing a new attached companion unit to an existing two story single family residence. Work to include adding an companion unit above existing garage, new stairs and deck. Premise is located within the La Jolla Community Planning Area and Base zone LJSPD-SF. Existing overalys include Fire Brush Management, ESL'S and, Earthquake Fault 12. (New Issue)
	5	San Diego Municipal Code Sec. 1510.0201(d) requires a Site Development Permit for additions within the La Jolla Shores Planned District. However, this section allows for minor additions to be approved through a building permit without first obtaining a Site Development Permit. City staff will approve through a building permit additions that do not increase floor area by over 10%. This project proposes to increase floor area by over 10%. This proposal may still be minor in scope, but City staff would like input from the La Jolla Shores Advisory Board before City staff makes a determination. (New Issue)
	6	This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believe the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Senior Planner Marlon Pangilinan of the City Planning (619) 235-5293 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue)
	7	After the La Jolla Shores Advisory Board has reviewed the project please contact this BDR-Planning reviewer for an appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue)
	8	§1510.0304 (b) Siting of Buildings (4) Building and structure setbacks shall be in general conformity with those in the vicinity.
	9	Please provide further information on the setbacks within the front and side yard setback. The setbacks would need to conform with those in the vicinity. (New Issue) Please make corrections to the FAR allowance .60%. The LJSPD does not have a standard FAR for the base zone and is in conformity with those in the vicinity. The lot coverage maximum is .60% per §1510.0304 (d) not flood area ratio.

For questions regarding the 'BDR-Planning' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 672883 / Cycle: 6

Refer to 113.0240 Lot Coverage within Rules and Calculation Ch 11. (New Issue)



ATTACHMENT 1: Bellakaren Companion Unit



Reviewer Issues

L64A-002A

9/23/20 3:06 pm

THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

Page 2 of 2

	Issue	
Cleared?	Num	Issue Text
	10	(f) Off-Street Parking
		(1) Parking shall be provided in accordance with Land Development Code
		Chapter 14, Article 2, Division 5 (Parking Regulations)
		Please comply with the parking dimension requirements in Table 142-05K
		Minimum Off-Street Parking Space Dimensions. (New Issue)
	11	The carport would need to meet the openings of a carport in order to considered the structure as a carport.
		At least two elevations with an opening of 75% is required to be considered a carport. Refer to §113.0234
		Calculating Gross Floor Area (6). Otherwise, the caport would be calculated as part of the increase in square
		footage. Refer to Diagram 113-02M
		Garages/Carports (New Issue)

For questions regarding the 'BDR-Planning' review, please call Grecia Aceves at (619) 446-5455. Project Nbr: 672883 / Cycle: 6

