



May 14, 2018

To: [La Jolla Shores Planned District Advisory Board](#)  
Project Nbr: [604983 \(City Number\)](#)  
Title: [Mardoum-Sussman Addn/Rmdl](#)

**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)  
[Mardoum Residence](#)
- Address and APN(s)  
[7830 Roseland Drive, La Jolla, CA 92037](#)  
[346-523-04-00](#)
- Project contact name, phone, e-mail  
[John Kavan](#)  
[619-442-6125 x314](#)  
[john@jacksondesingandremodeling.com](mailto:john@jacksondesingandremodeling.com)  
  
[Denisse Prado-Liendo](#)  
[619-442-6125 x363](#)  
[denisse@jacksondesingandremodeling.com](mailto:denisse@jacksondesingandremodeling.com)
- Project description, plus
  - lot size [10,140 SQ FT](#)
  - existing structure square footage and FAR (if applicable)  

<a href="#">Existing Living Area</a>	<a href="#">1,933 SQ FT</a>
<a href="#">Existing Garage</a>	<a href="#">256 SQ FT</a>
 <a href="#">Existing FAR</a>	 <a href="#">20%</a>
	<a href="#">.2 * 10,140 SQ (lot)= 2,028</a>
	<a href="#">1,933 &lt;2,028</a>
  - proposed square footage and FAR  

<a href="#">First Floor</a>	
<a href="#">Proposed Living Addition</a>	<a href="#">54 SQ FT</a>
<a href="#">Remodel Living</a>	<a href="#">1,364 SQ FT</a>
<a href="#">Total Living</a>	<a href="#">1,987 SQ FT</a>
<a href="#">Second Floor</a>	
<a href="#">Living</a>	<a href="#">1,377 SQ FT</a>
 <a href="#">Proposed FAR</a>	 <a href="#">1,987&lt;2,028</a>



- existing and proposed setbacks on all sides

Existing FRONT	15'	Proposed	15'
Existing REAR	5' (AT GARAGE)	Proposed	17' (AT RESIDENCE)
Existing SIDE	9'	Proposed	9'
Existing STREET	10'	Proposed	10'
- height if greater than 1-story (above ground)  
Max height 30'; Proposed under 30' See A-4.4 & A-4.5 for details elevation heights
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.)  
All of the aspects will be discuss at the meeting on the 21<sup>st</sup> of May.

The Trustees 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.

As part of the Site Development Permit package the community will be notify of the proposed design. Community conformity has been thought out during the design process and will be discuss in detail at the meeting on the 21<sup>st</sup> of May.













<u>AVERAGE</u>	15'-0"	17'-0"	9'-0"	10'-0"
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**JACKSON**  
DESIGN & REMODELING

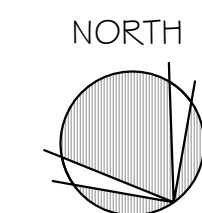
LI #800939  
4797 Mercury St., San Diego, CA 92111  
(619) 432-6175  
Fax: (619) 292-6250  
www.jacksonsdgremodeling.com  
1-800-675-9548



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DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUN
SHEET	
A-1.3	




$$1/4^n = 1^{1-O^n}$$
[illegible]

A Home Remodel For:  
**Riad Mardoum and Valerie Sussman**  
7830 Roseland Drive, La Jolla, CA 92037

Sheet Title:  
**EXISTING FIRST FLOOR PLAN**

DRAWN	DPL
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MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOMUM
SHEET	

## A-2.1

## ABBREVIATIONS

(E) - EXISTING NOTED FEATURE

(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED

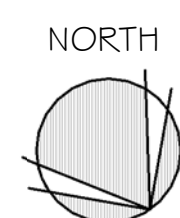
(N) - PROPOSED NOTED FEATURE

(R) - REMODELED ROOM / AREA

(R. & R.) - REMOVE AND REPLACE NOTED FEATURE

PRINT DATE: 5/11/2018 4:46:10 PM




$$1/4'' = 1'-0''$$
[illegible]

(E) - EXISTING NOTED FEATURE  
(D) - EXISTING NOTED FEATURE  
TO BE DEMOLISHED  
(N) - PROPOSED NOTED FEATURE  
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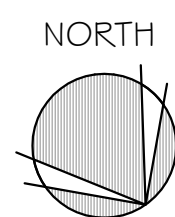
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MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	

## A-2.2

PRINT DATE: 5/11/2018 4:46:25 PM




$$1/4'' = 1'-0''$$

### A-2.3

PRINT DATE: 5/11/2018 4:46:36 PM





### A-3.1

PRINT DATE: 5/11/2018 4:47:09 PM










	Description	Date
A	REVISION TAG / MARKER	
PROJECT STATUS		
FIRST SUBMITTAL 04/11/18		



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A Home Remodel For:

**Riad Mardoum and Valerie Sussman**

7330 Roseland Drive, La Jolla, CA 92037

Sheet Title:

**PERSPECTIVES**

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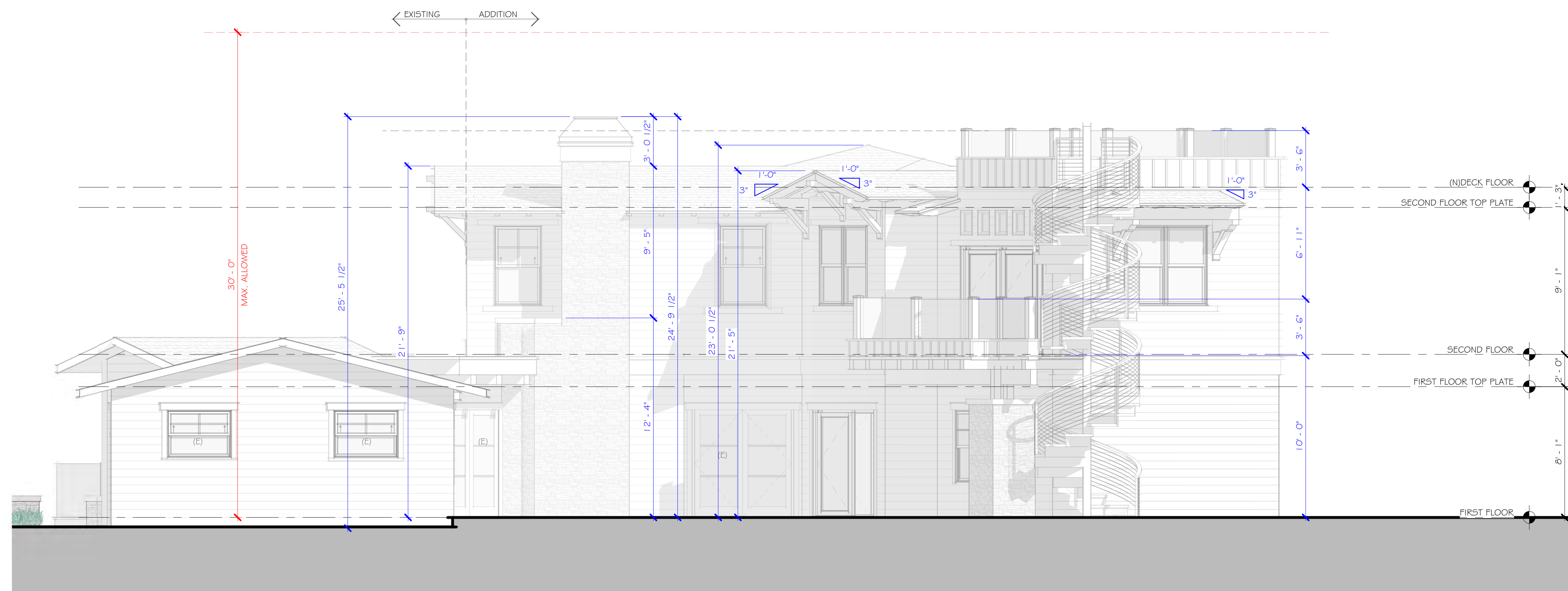
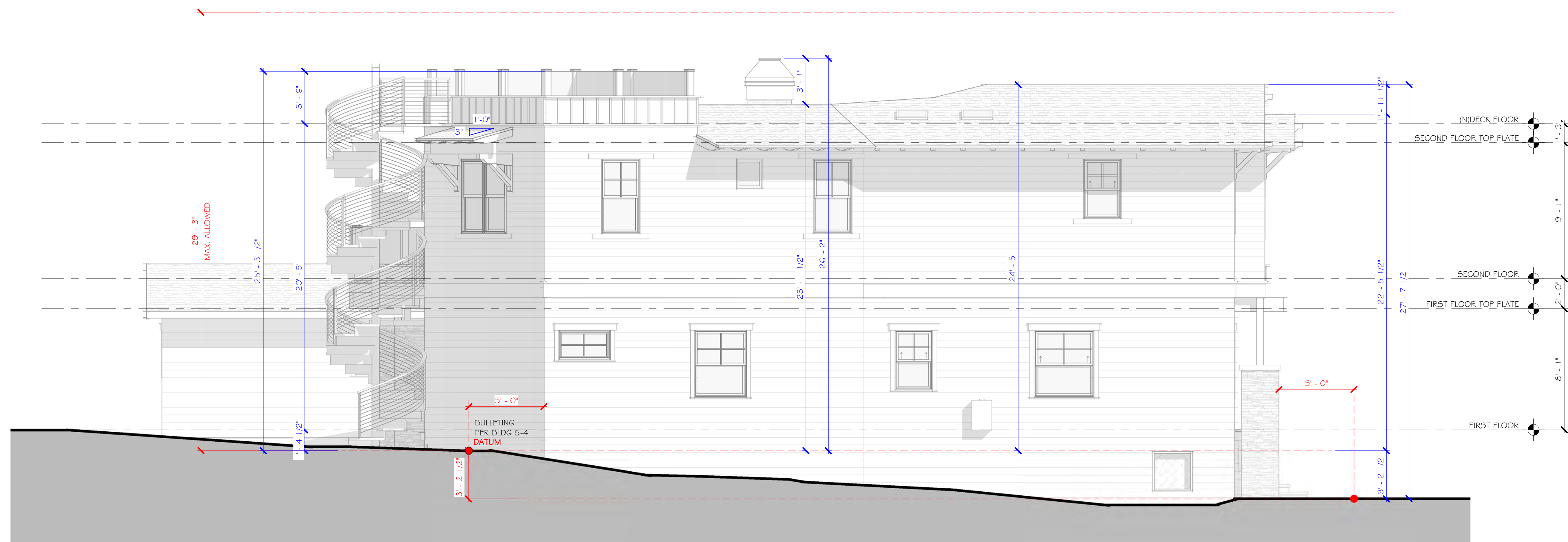
DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUN
SHEET	

### A-4.3









#	Description	Date
A	REVISION TAG / MARKER	
PROJECT STATUS		
FIRST SUBMITTAL 04/11/18		



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A Home Remodel For:  
**Riad Mardoum and Valerie Sussman**  
7830 Roseland Drive, La Jolla, CA 92037

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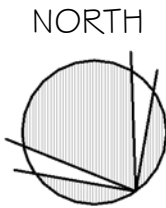
Sheet Title:  
**EXTERIOR ELEVATIONS**

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MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	

## A-4.5







# Remaining Cycle Issues



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

5/3/18 11:17 am

L64A-003A-2

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## Project Information

Project Nbr: **604983** Title: Mardoun-Sussman Addn/Rmdl  
Project Mgr: Vega, Jama (619) 687-5935 jvega@sandiego.gov



## Review Information

**Cycle Type:** 3 BDR-Planning (Submit) **Submitted:** 04/13/2018 Deemed Complete on 04/13/2018  
**Reviewing Discipline:** BDR-Planning **Cycle Distributed:** 04/13/2018  
**Reviewer:** Stanco Jr, Joseph **Assigned:** 04/16/2018  
(619) 446-5373 **Started:** 05/01/2018  
Jstanco@sandiego.gov **Review Due:** 04/30/2018  
**Hours of Review:** 1.00 **Completed:** 05/02/2018 **COMPLETED LATE**  
**Next Review Method:** BDR-Planning (Appmt) **Closed:** 05/02/2018

- 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 (Appmt).
- The reviewer has requested more documents be submitted.
- Your project still has 7 outstanding review issues with BDR-Planning (all of which are new).
- The reviewer has not signed off 1 job.
- Last month BDR-Planning performed 485 reviews, 98.1% were on-time, and 97.1% were on projects at less than < 3 complete submittals.

## 1ST REVIEW - MAY 2018

### Advisory Board Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	San Diego Municipal Code (SDMC) Section 1510.0201(d) requires a Site Development Permit (SDP) for development within the La Jolla Shores Planned District. However, this Section allows for minor additions to be approved through a building permit without obtaining an SDP. City staff will approve through a building permit additions that do not increase floor area by over 10 percent. (con't) (New Issue)
<input type="checkbox"/>	2	This project proposes to increase floor area by approx. 65 percent. 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 Advisory Board believes the addition to be minor in scope, per SDMC 1510.0201(d). Please contact Community Planner Marlon Pangilinan of the Planning Department at (619) 235-5293 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue)
<input type="checkbox"/>	3	After the La Jolla Shores Advisory Board has reviewed the project, please contact this 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)
<input type="checkbox"/>	4	If it is ultimately determined by City staff that this project is not minor, then an SDP will be required. Submittal guidelines for Development Permits and Approvals, including Site Development Permits, can be found on the City's web site at the following address: <a href="http://www.sandiego.gov/development-services/industry/codes.shtml#submanual">www.sandiego.gov/development-services/industry/codes.shtml#submanual</a> (New Issue)
<input type="checkbox"/>	5	Per Section 1510.0304(h), in no case shall the landscaped area be less than 30 percent of the total parcel area. The required landscaped area shall not be occupied by structures, unplanted recreational areas, walks and driveways. Please provide the percentage of landscaped area on the project data sheet. (New Issue)

### Coastal Demolition

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The project site is located within the Coastal Overlay Zone and is subject to the Coastal Development Permit Procedures, San Diego Municipal Code (SDMC) Section 126.0701. In order to qualify for a Coastal Development Permit (CDP) exemption, 50 percent or more of the existing exterior walls of the structure must be maintained, per SDMC Section 126.0704(a)(5). (con't) (New Issue)





# Remaining Cycle Issues



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

5/3/18 11:17 am

L64A-003A-2

Page 2 of 2

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The Demo Sheet (A-2.3) and Wall Matrix provided appear to accurately identify that 89 percent of the existing exterior walls will remain. As currently proposed, the project is exempt from the requirement to obtain a CDP per Section 126.0704(a).
		Please note, however, that the proposed development may still require a Site Development Permit (SDP) if it is ultimately determined by City staff that this project is not "minor in scope" per Section 1510.0201(d). (New Issue)

