

ATTACHMENT 3:

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

Denisse Prado-Liendo

denisse@jacksondesingandremodeling.com

- Project description, plus
 - o lot size 10,140 SQ FT

619-442-6125 x363

o existing structure square footage and FAR (if applicable)

Existing Living Area 1,933 SQ FT **Existing Garage** 256 SQ FT

Existing FAR 20%

.2 * 10,140 SQ (lot)= 2,028

1,933 < 2,028

o proposed square footage and FAR

First Floor

Proposed Living

Addition 54 SQ FT 1,364 SQ FT Remodel Living **Total Living** 1,987 SQ FT

Second Floor

Living 1,377 SQ FT

Proposed FAR 1,987<2,028



o existing and proposed setbacks on all sides

Existing FRONT 15' Proposed 15'

Existing REAR 5' (AT GARAGE) Proposed 17' (AT RESIDENCE)

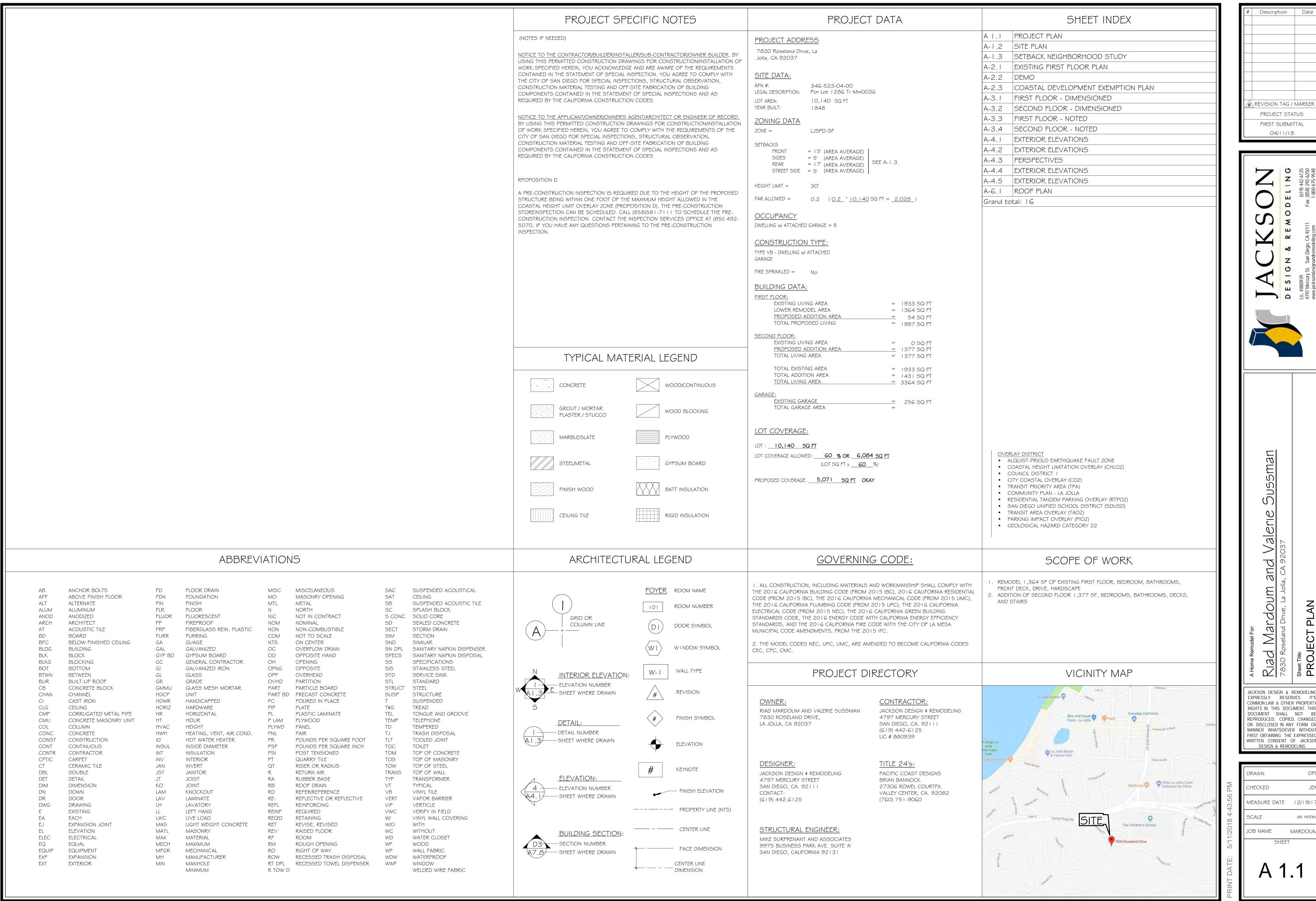
Existing SIDE 9' Proposed 9' Existing STREET 10' Proposed 10'

- o 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 21st 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 21st of May.



#\ REVISION TAG / MARKER PROJECT STATUS

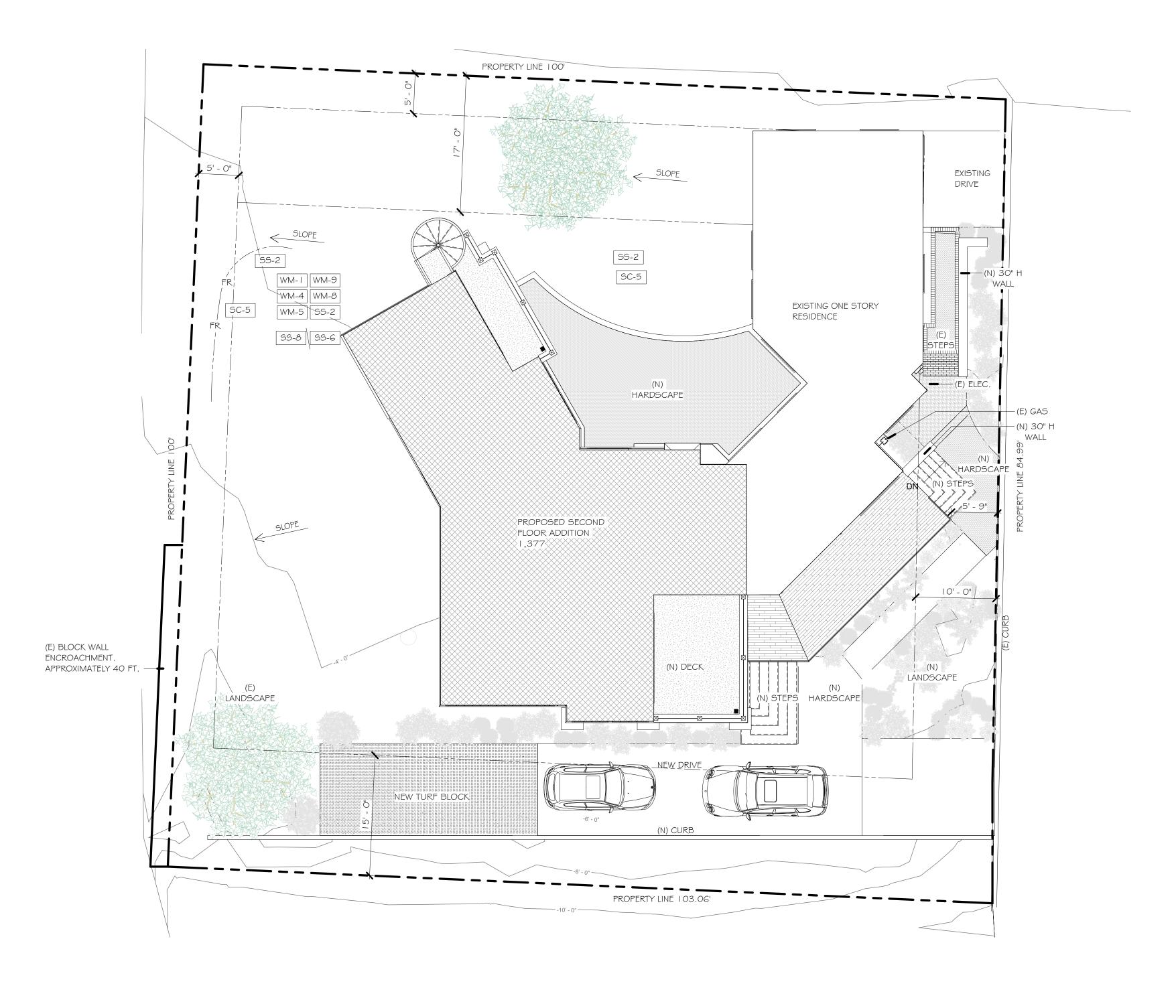
FIRST SUBMITTAL 04/11/18

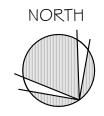


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MEASURE DATE | 12/19/17 as noted

MARDOUN





CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE					
IMPREVIOUS ITEMS	EXISTING AREA (SQ FT)	NEW OR REPLACED AREA (SQ FT)			
DRIVE	121	115			
FRONT DECK	0	604			
GARAGE	256				
HARDSCAPE	70	881			
HOUSE IST FLOOR	1,933	54			
HOUSE 2ND FLOOR		1,361			
STEPS		120			
TOTAL	2,380	3,135			

TOTAL DISTURBANCE AREA: 1,774 SQ FT EXISTING AMOUNT OF IMPREVIOUS AREA: 2,380 SQ FT PROPOSED AMOUNT OF IMPERVIOUS AREA: 1,7745Q FT TOTAL IMPERVIOUS AREA: 4,1545Q FT

IMPERVIOUS % INCREASE: 43 %

IMPREVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOLS, POOL DECKS, ETC. NO WORK WILL BE PERFORMED IN THE RIGHT OF WAY

SITE KEYNOTES

GENERAL SITE NOTES

- CONCRETE DRIVE SHALL BE 4" THICK COLORED CONCRETE TO MATCH REAR PATIO AREA. SEE SOILS REPORT FOR SPECIFICATIONS
- . PARKING AREA SHALL BE A MAXIMUM OF 6% SLOPE IN PARKING 3. ALL FENCING INCLUDING FOOTINGS SHALL BE WITHIN THE PROPERTY LINE AND SHALL
- NOT ENCROACH INTO PUBLIC TOW OR ADJACENT PROPERTIES. **4.** THE PROJECT PROPOSES TO EXPORT $\underline{\mathbf{0}}$ CUBIC YARDS OF MATERIAL FROM THIS SITE.
- ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF MATERIAL, ALL SUCH ACTIVIITES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. EARTHWORK QUANTITIES
- A. CUTQUANTITIES: O CYD
- B. FILL QUANTITIES: O CYD
- C. IMPORT/EXPORT: <u>O</u> CYD D. MAX CUT DEPTH: <u>O</u> FT
- E. MAX FILL DEPTH: OFT

STORMWATER QUALITY & BMPs NOTES

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STROM WATER STANDARDS MANUAL.

- NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP's
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREECH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR
- EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET. 2. ALL STOCK PILES OF SOIL AND / OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THEN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE. 4. THE CONTRACTOR SHALL RESTORE ALL EROSION / SEDIMENT CONTROL DEVICES TO
- WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS. 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE
- PROTECTED AGAINST EROSION SEDIMENT TRANSPORT AT ALL TIMES. 5. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE
- ". THE PROJECT PROPOSES TO EXPORT $\underline{\mathbf{0}}$ CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE
- MATERIAL, ALL SUCH ACTIVITES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. 8. DIVERT ALL RUINOFF FROM IMPERVIOUS AREAS TO LANDSCAPE

SITE LEGEND

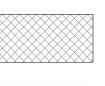
CONCRETE HARDSCAPE



EXISTING FLOOR AREA AS NOTED



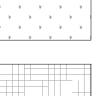
PROPOSED 1st FLOOR AREA



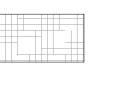
PROPOSED 2nd FLOOR AREA



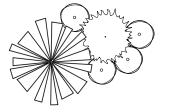
NEW INTERIOR REMODELED AREA



GRASS / TURF



GROUND COVER



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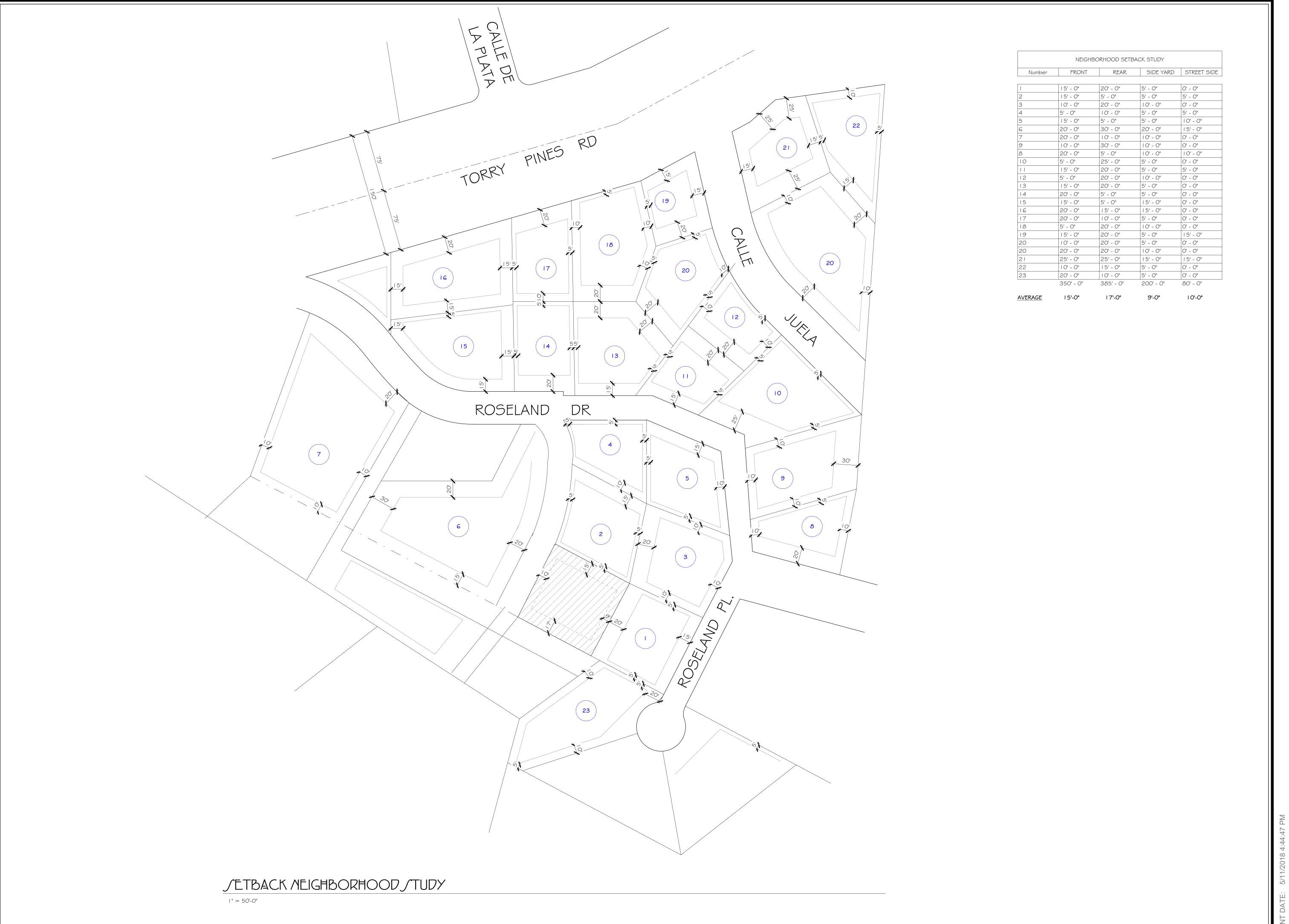
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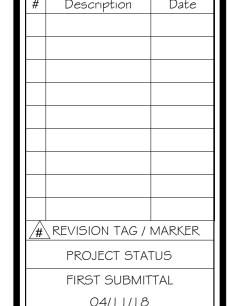
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MEASURE DATE | 12/19/17 JOB NAME MARDOUN SHEET





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CA 92111 Fax: (858) 292-6250
Ina.com 1-800-675-9548

D E S I G N
Lic. #880939
4797 Mercury St. San D



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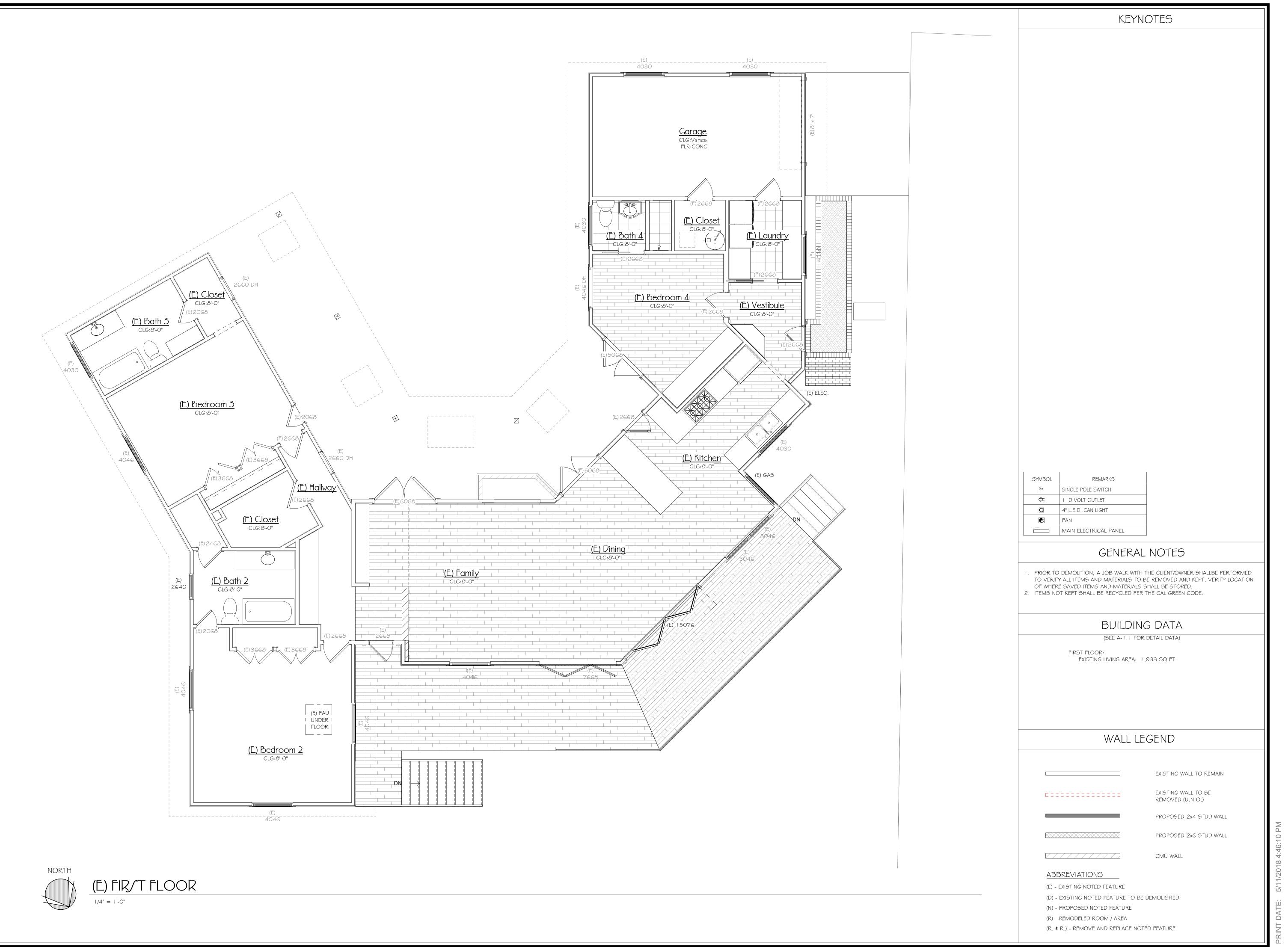
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Houm and Valerie Susive, La Jolla, CA 92037

Riad Mardoum
7830 Roseland Drive, La Jol

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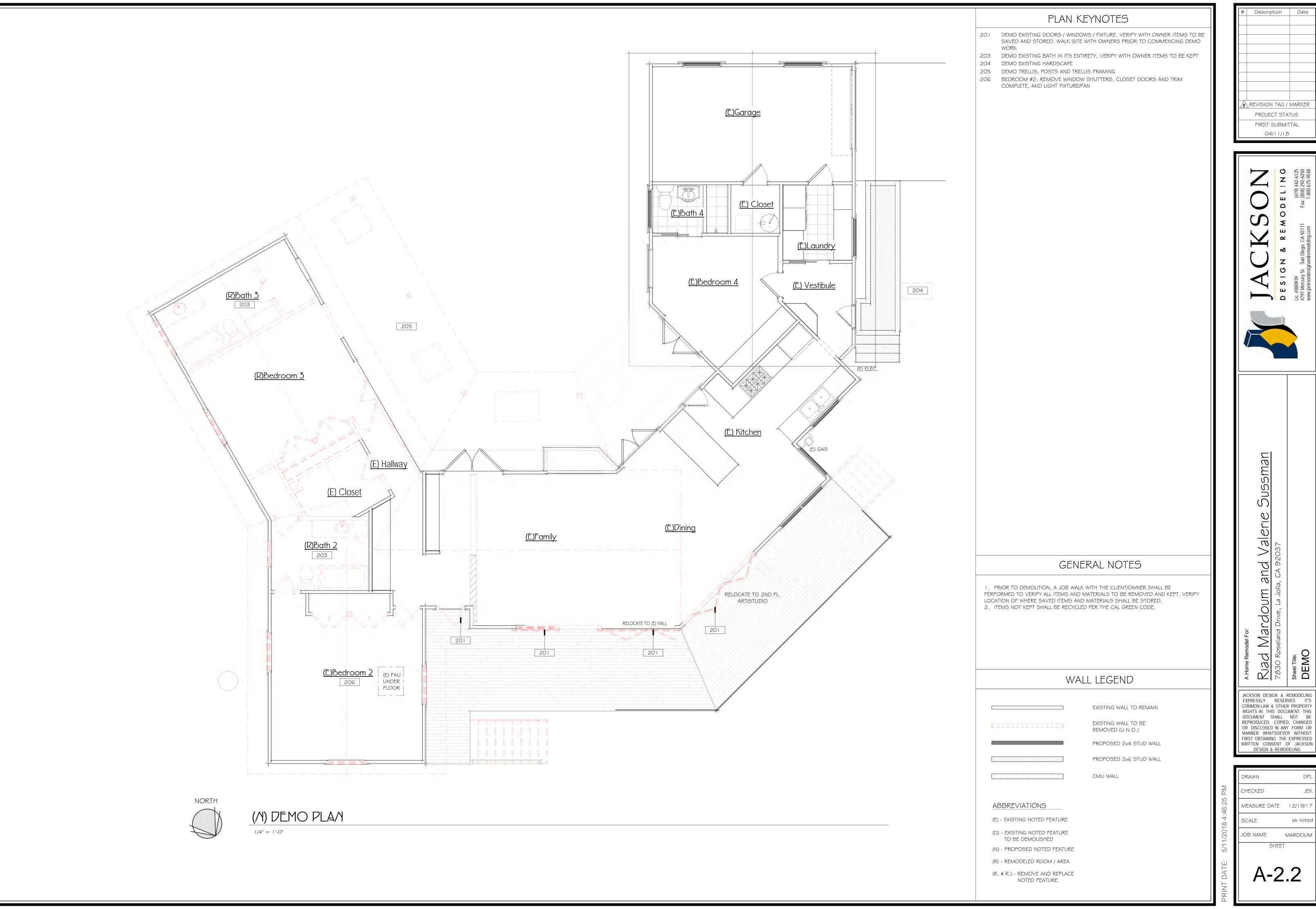
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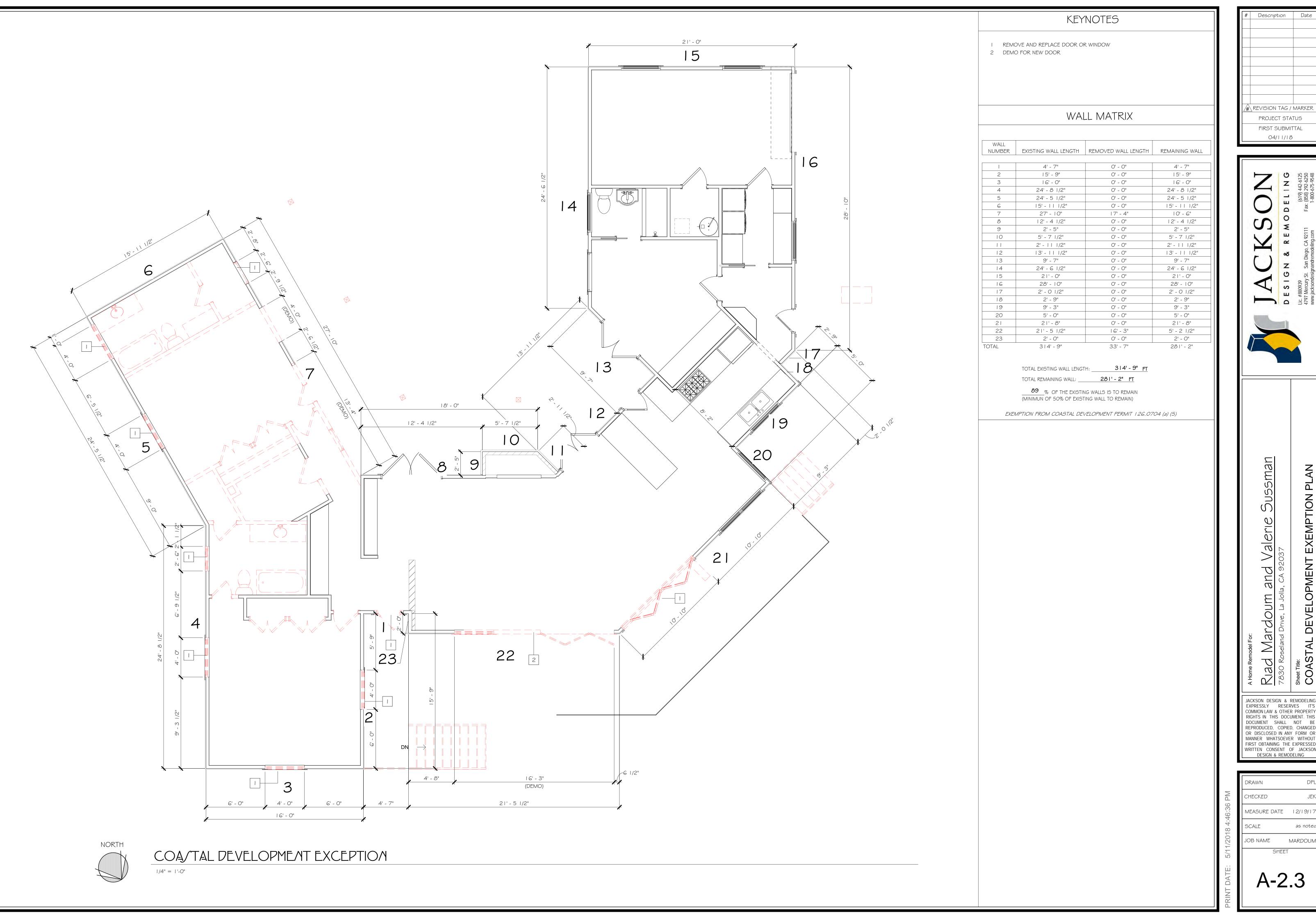


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Sheet Title: DEMO

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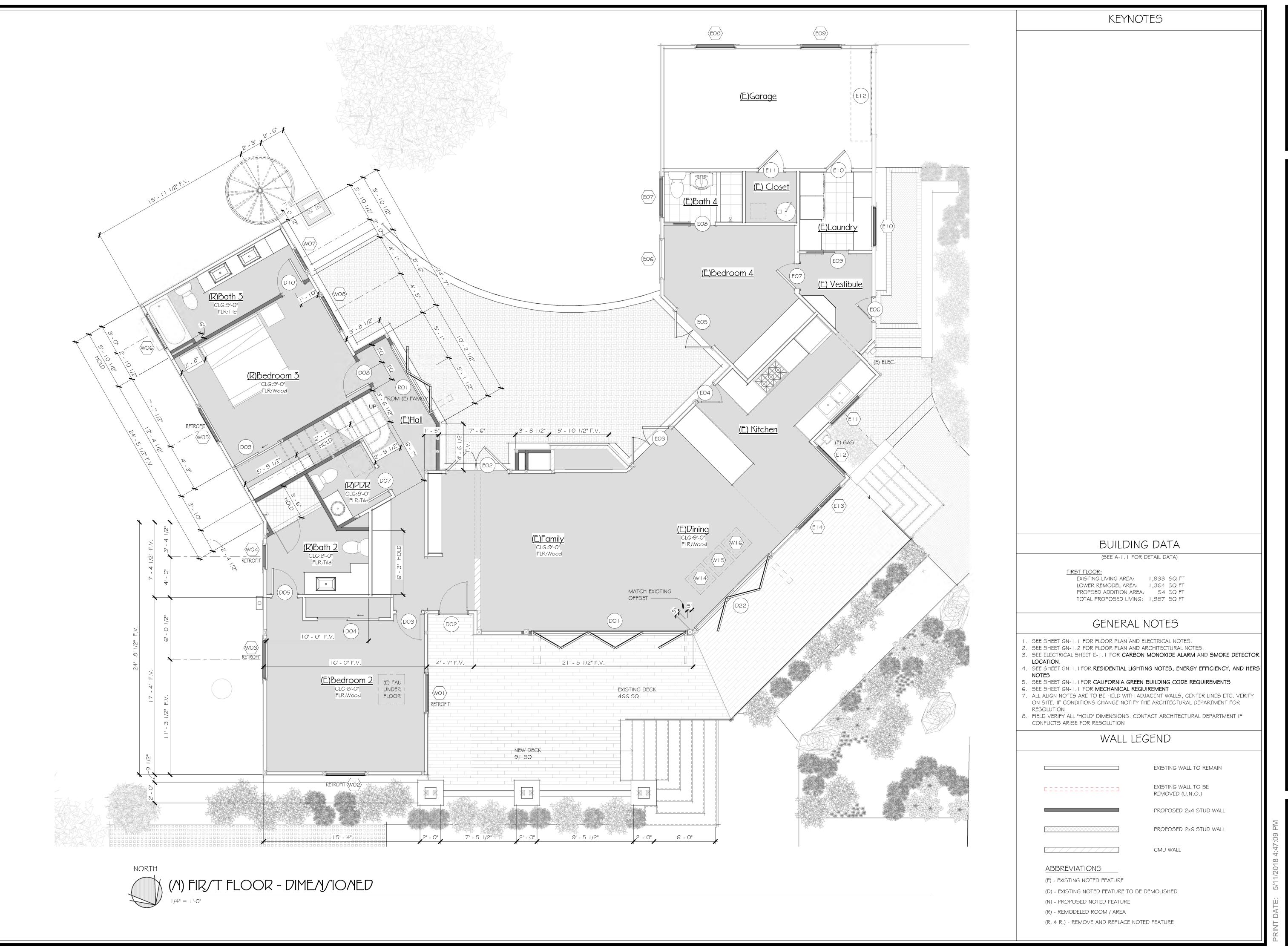


Valerie

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Sugas

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and Valerie Sussman

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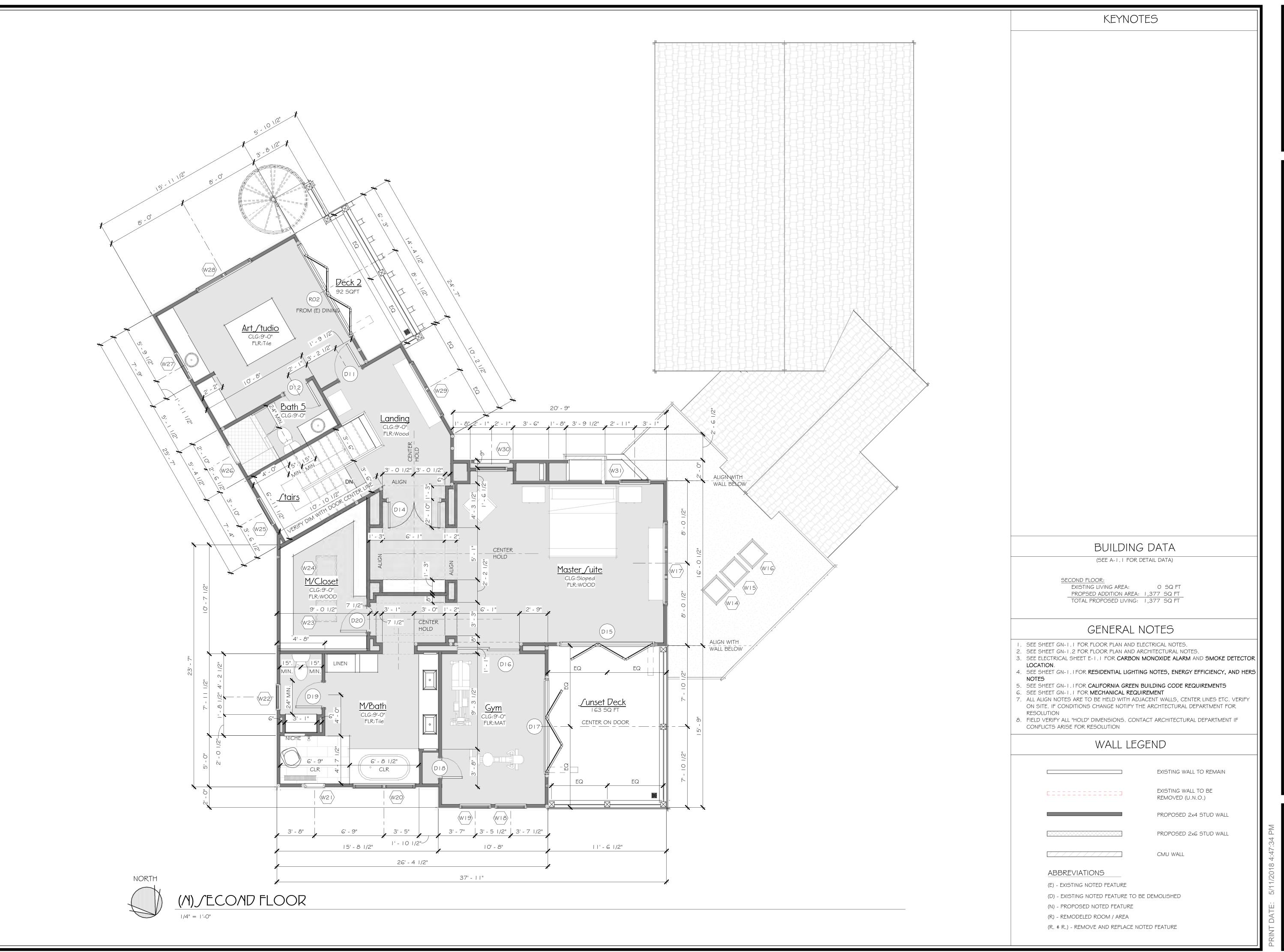
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and Valerie Sussia, cA 92037

Riad Mardoum ar 7830 Roseland Drive, La Jolla, C

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Court View 1



Front View 4





Front View 5

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m and Valerie Sussman Jolla, CA 92037

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A Home Remodel For:

Riad Mardoum and Valerie Sussmar
7830 Roseland Drive, La Jolla, CA 92037

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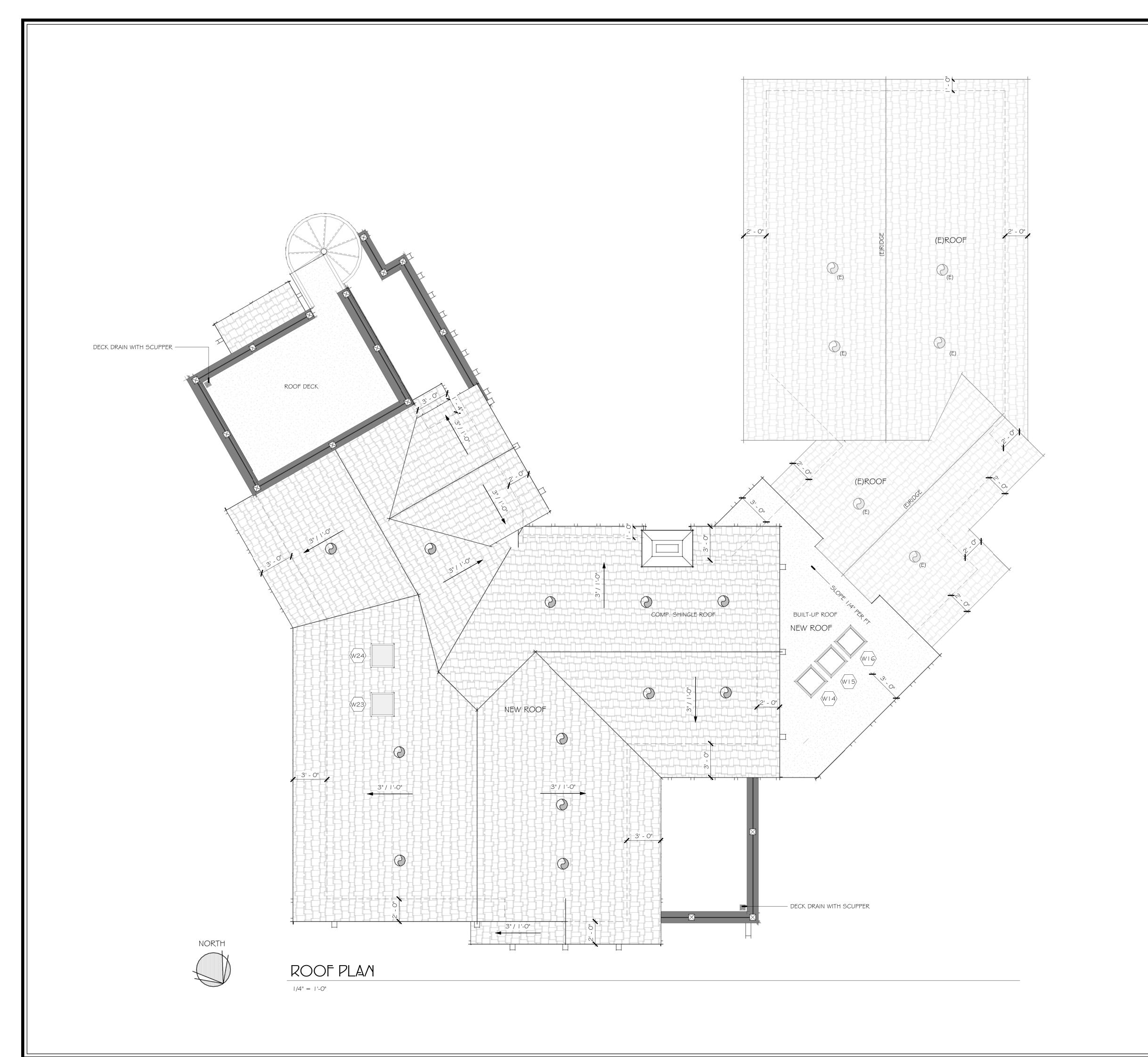
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Valerie

MEASURE DATE | 12/19/17 MARDOUN

DESIGN & REMODELING



KEYNOTES

GENERAL NOTES

- SEE SHEET GN-1.1 FOR FLOOR PLAN AND ELECTRICAL NOTES.
 ALL GYPSYM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH FOR THE FINISH THEY ARE INTENDED TO RECEIVE.
- 3. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN BUILDING SHELL COLUMNS, EXTERIOR WALLS, CORE AREAS, ETC. SEE BASE BUILDING ARCHITECTURAL.
- ALL "HOLD" OR "CLR" DIMENSIONS MUST BE MAINTAINED TO FINISH
 FRAMER TO FIELD VERIFY ALL CONDITIONS AND COORDINATE WHERE NEW AND EXISTING FRAMING ALIGN. COORDINATE AND ALIGN WHEN POSSIBLE.

ATTIC VENT CALCULATION

NEW - SECOND FLOOR

PROPOSED ATTIC AREA = 1,260 SQ FT

ATTIC CALCULATION: $1,260 \times 144 = 181,440 = 1,210 = 1$

VENT ARE PROVIDED= PROVIDE O'HAGIN CLOAKED

1,210 SQ. IN. / (97.5 SQ.IN) = 12 VENTS

PLACE VENTS ON THE UPPER 1/3 OF ROF AND SCREENED 2" DIA. HOLED VENTS IN

THE EAVE TO PROVIDE FOR 1,210 SQ. IN. OF VENTING. EVENLY SPACE THROUGH-OUT

EXISTING - FIRST FLOOR

PROPOSED ATTIC AREA = 580 SQ FT

ATTIC CALCULATION: 580 x | 44 = 83,520 SQ. IN. /| 50 = 557 SQ. IN.

REQUIRED VENT AREA = 557

VENT ARE PROVIDED= PROVIDE O'HAGIN CLOAKED

 $_{-}$ 557 SQ. IN. / (97.5 SQ.IN) = $_{-}$ 6 VENTS PLACE VENTS ON THE UPPER I/3 OF ROF AND SCREENED 2" DIA. HOLED VENTS IN

THE EAVE TO PROVIDE FOR 557 SQ. IN. OF VENTING. EVENLY SPACE THROUGH-OUT

ATTIC VENTILATION NOTES:

- I. HALF OF REQUIRED ATTIC VENTILATION TO BE PROVIDED BY VENTS SERVING UPPER PART OF ATTIC.
- 2. PROVIDE MIN. 3' HEIGHT DIFFERENCE BETWEEN 'HIGH' AND 'LOW' VANTILATION
- 3. ATTIC VENTS TO BE LOCATED TO PROVIDE CROSS VENTILATIONATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS)

SYMBOL LEGEND



(N) ROOF VENT PER VENTILATION CALCS (TYP.)

(E) ROOF VENT PER
VENTILATION CALCS (TYP.)

3": | 2" PITCH AT ROOF SLOPE

■ DIRECTION OF ROOF SLOPE

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5 I G N & R E M O D E L I 939 (619) 4 cury St. San Diego, CA 92111 Fax: (858) 2 sondesignandremodeling.com 1-800-6



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Remaining Cycle Issues



5/3/18 11:17 am

Development Services Department 1222 First Avenue, San Diego, CA 92101-4154 L64A-003A-2

Page 1 of 2

Project Information

Project Nbr: 604983

Title: Mardoum-Sussman Addn/Rmdl

Project Mgr: Vega, Jama (619) 687-5935 jvega@sandiego.gov

Review Information

Cycle Type: 3 BDR-Planning (Submit)

Cycle Distributed: 04/13/2018

Deemed Complete on 04/13/2018

Reviewing Discipline: BDR-Planning Reviewer: Stanco Jr. Joseph

Assigned: 04/16/2018

Submitted: 04/13/2018

(619) 446-5373 Started: 05/01/2018 Jstanco@sandiego.gov Review Due: 04/30/2018

> Completed: 05/02/2018 **COMPLETED LATE**

Hours of Review: 1.00 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.

Ph 1ST REVIEW - MAY 2018

Advisory Board Review

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) 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 Marion Pangillinan of the Planning Department at (619) 235-5293 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue) 3 After the La Jolla Shores Advisory Board has reviewed the project, please contact this Planning Reviewer for a appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue) 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: www.sandlego.gov/development-services/industry/codes.shtml#submanual (New Issue) 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) 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 126.0704. In order to qualify for a Coastal Development Permit Procedures, San Diego Municipal Code (SDMC) Section 126.0704. In order to qualify for a Coastal Development Permit Procedures, Permit (CDP) exemption, 50 percent	- 1		<u>Issue</u>	
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) 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) 3 After the La Jolla Shores Advisory Board has reviewed the project, please contact this Planning Reviewer for a appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue) 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: www.sandiego.gov/development-services/industry/codes.shtml#submanual (New Issue) 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) 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	i	Cleared?	<u>Num</u>	<u>Issue Text</u>
Con't) (New Issue)	1 3 4 (1	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
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) After the La Jolla Shores Advisory Board has reviewed the project, please contact this Planning Reviewer for a appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue) 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: www.sandiego.gov/development-services/industry/codes.shtml#submanual (New Issue) 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 Ssue	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0	2	(con't) (New Issue) 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
appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue) 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: www.sandiego.gov/development-services/industry/codes.shtml#submanual (New Issue) 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 Ssue	; ; ; ;			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.
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(New Issue) 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) Cleared? Num Issue Text 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).	1 1 1 1	, 🗖	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:
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(CONT)	1 1 1 1 1 1		6	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 extenor walls of the structure must

For questions regarding the 'BDR-Planning' review, please call Joseph Stanco Jr at (619) 446-5373. Project Nbr. 604983 / Cycle: 3

p2k v 02.03.38

(New Issue)

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Remaining Cycle Issues



5/3/18 11:17 am

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

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	<u>Issue</u>	
Cleared?	Num	Issue Text
	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)