

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):
[Project No. 635054](#)
- Address and APN(s):
[8441 Whale Watch Way, APN: 346-69-025-00](#)
- Project contact name, phone, e-mail:
[Scott Huntsman \(Hayer Architecture\), 858-792-2800, \[shuntsman@hayerarchitecture.com\]\(mailto:shuntsman@hayerarchitecture.com\)](#)
- Project description:
[Demo existing single family residence and construct new 2-story, 11,745 S.F. single family residence with associated site walls, swimming pool, and spa](#)
[Note: S.F. to be reduced to 11,541 \(10,616 as applies to FAR\) per LJSCPA recommendations](#)
- In addition, provide the following:
 - lot size: [20,020 S.F. \(.46 AC.\)](#)
 - existing structure square footage and FAR (if applicable):
[Total Habitable = 8,121 S.F.](#)
[Gross Floor Area = 8,921 S.F. \(assumes 800 S.F. for 3-car garage\)](#)
[F.A.R. = .45](#)
 - proposed square footage and FAR:
[Total Habitable = 11,745 S.F. \(to be revised to 10,616 S.F. per LJSCPA\)](#)
[Gross Floor Area \(excludes subterranean\) = 11,890 S.F. \(to be revised to 11,652 S.F. per LJSCPA\)](#)
 - existing and proposed setbacks on all sides:
[North side yard: Existing = 7'-6" / Proposed = 5'-0"](#)
[South side yard: Existing = 6'-0" / Proposed = 5'-0"](#)
[Front Yard: Existing: 57'-0" / Proposed: 58'-6"](#)
[Rear Yard: Existing: 28'-2" / Proposed: 25'-3"](#)
[Note: Per LJSCPA, South side yard to increase to 6'-0" min. with added articulation and 2nd story step backs to 6'-6", 7'-0", and 7'-6". Refer to South side elevation for clarification.](#)
 - height if greater than 1-story (above ground):
[30'-0"](#)

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):

- 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 Trustee 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 for view by the public:

- 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 from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

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 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. Action Items will be heard first.

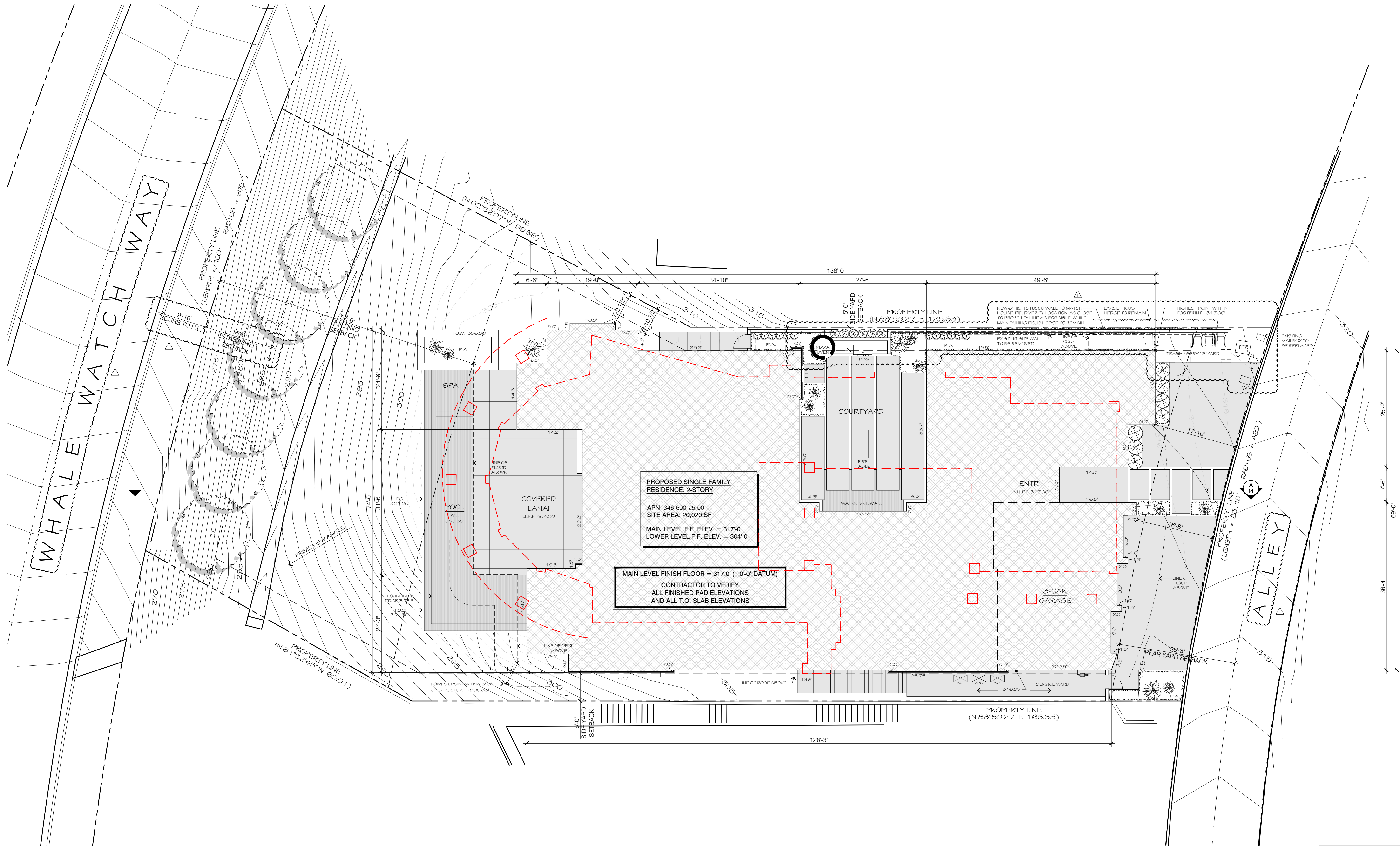
Thank you,

Please return the information requested to:

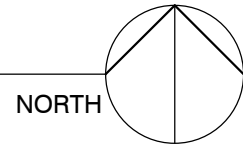
Marlon I. Pangilinan
 Senior Planner
 Planning Department
 9485 Aero Drive MS 413
 San Diego CA 92123
 619-235-5293
www.sandiego.gov/planning

Morgan Residence

8441 WHALE WATCH WAY
LA JOLLA, CA 92037
APN: 346-690-25-00



SITE FLOOR PLAN
0 5 10 20 FT. SCALE: 1" = 10'-0"



SITE CONDITIONS

PALEONTOLOGICAL CONDITIONS

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, INCLUDING BUT NOT LIMITED TO, THE FIRST GRADING PERMIT, DEMOLITION PLANS/PERMITS AND BUILDING PLANS/PERMITS OR A NOTICE TO PROCEED FOR SUBDIVISIONS, BUT PRIOR TO THE FIRST PRECONSTRUCTION MEETING, WHICHEVER IS APPLICABLE, THE ASSISTANT DEPUTY DIRECTOR (ADD) ENVIRONMENTAL DESIGNER SHALL VERIFY THAT THE REQUIREMENTS FOR PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS IN 'VERBATIM' AS REFERENCED IN THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL FOR PALEONTOLOGICAL RESOURCES.
- THE APPLICANT SHALL SUBMIT A LETTER OF VERIFICATION TO MITIGATION MONITORING COORDINATION (MMC)/ENVIRONMENTAL DESIGNER (ED) IDENTIFYING THE PRINCIPAL INVESTIGATOR (PI), MONITORS, AND ALL PERSONS FOR THE PROJECT AND THE NAMES OF ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING PROGRAM, AS IDENTIFIED IN CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL FOR PALEONTOLOGICAL RESOURCES.
- MMC/ED WILL PROVIDE A LETTER TO THE APPLICANT CONFIRMING THE QUALIFICATIONS OF THE PI, MONITORS, AND ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT. PROFESSIONAL:
 - THE PRINCIPAL INVESTIGATOR (PI) SHOULD HAVE A PH.D. OR M.S. IN A FIELD RELATED TO PALEONTOLOGY, SUCH AS GEOLOGY OR BIOLOGY WITH AN EMPHASIS IN PALEOBIOLOGY. FOUR CUMULATIVE YEARS OF FULL-TIME PROFESSIONAL FIELD, RESEARCH, AND MUSEUM EXPERIENCE IN WORKING WITH THE GEOLOGICAL FORMATIONS OF SOUTHERN CALIFORNIA IS REQUIRED. TWO OF THE FOUR YEARS MUST BE IN A SUPERVISORY CAPACITY (CREW CHIEF OR ABOVE).
 - PALEONTOLOGICAL MONITORS SHOULD HAVE A B.S. IN A FIELD RELATED TO PALEONTOLOGY, SUCH AS GEOLOGY OR BIOLOGY WITH AN EMPHASIS IN PALEOBIOLOGY. TWO CUMULATIVE YEARS OF FULL-TIME PROFESSIONAL FIELD, RESEARCH, AND MUSEUM EXPERIENCE IN WORKING WITH THE GEOLOGICAL FORMATIONS OF SOUTHERN CALIFORNIA IS REQUIRED.
- PRIOR TO THE START OF WORK, THE APPLICANT SHALL OBTAIN APPROVAL FROM MMC FOR ANY PERSONNEL CHANGES ASSOCIATED WITH THE MONITORING PROGRAM.

LANDSCAPE CONDITIONS

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE CONSISTENT WITH APPROVED EXHIBIT A, THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN, AND THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
- THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) 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.

SITE NOTES

GENERAL

- RESIDENTIAL TRASH RECEPTACLES TO BE LOCATED IN A WALLED AREA.
- NO BUS OR TRANSIT STOPS ADJACENT TO SITE.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4)
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE UNOBTRUSIVE AND SHIELDED SUCH THAT NO LIGHT SHALL FALL EXCESSIVELY BEYOND THE SITE BOUNDARIES.
- THIS PROJECT SHALL COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF STRUCTURE NOT TO EXCEED 30 FEET (S.D.M.C. SECTIONS 131.0444 & 132.0505).

AREA SUMMARY

MAIN LEVEL HABITABLE:	6,695 SF.
LOWER LEVEL HABITABLE:	4,846 SF.
GARAGE / MECHANICAL / STORAGE:	1,459 SF.

TOTAL HABITABLE:	11,541 SF.
GROSS FLOOR AREA: (1,348 sf of subterranean removed)	11,652 SF.
SITE AREA:	20,020 SF. (.46 AC.)
F.A.R.:	58.20%
LOT COVERAGE	38.9%

MAIN LEVEL TERRACE	861 SF.
LOWER LEVEL TERRACE	847 SF.

BUILDING NOTES

PROJECT SCOPE:
DEMO EXISTING SINGLE FAMILY RESIDENCE. CONSTRUCT NEW 2-STORY
11,745 SF. SINGLE FAMILY RESIDENCE WITH ASSOCIATED SITE WALLS,
SWIMMING POOL, AND SPA.

- CODES IN EFFECT:
- 2016 CALIFORNIA BUILDING CODE (CBC)
 - 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2016 CALIFORNIA MECHANICAL CODE (CMC)
 - 2016 CALIFORNIA PLUMBING CODE (CPC)
 - 2016 CALIFORNIA ENERGY CODE
 - CALIFORNIA ELEVATOR SAFETY CODE
 - 2016 CALIFORNIA FIRE CODE
 - 2016 CALIFORNIA GREEN BUILDING CODE

- OCCUPANT CLASS: R-3 RESIDENTIAL / U - GARAGE
2 CONSTRUCTION TYPE: V-B - RESIDENCE / U - GARAGE
3 FIRE PROTECTION: 100% SPRINKLERED
5 BUILDING HEIGHT: LIMITED TO 30 FT. (PROP. D)
6 NO. OF STORIES: 2 STORIES

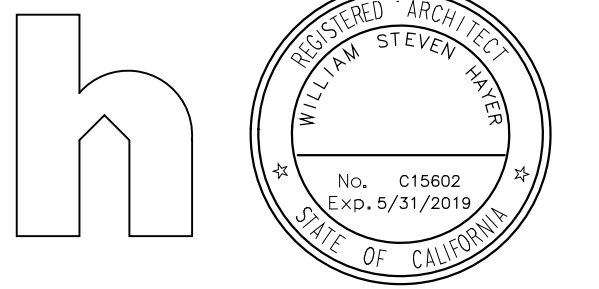
ZONING DATA

1. ZONE:	LUSD - SF
2. OVERLAY ZONES:	<ul style="list-style-type: none">COASTAL OVERLAY ZONECOASTAL HEIGHT LIMIT OVERLAY ZONESTEEP HILLSIDECAMPUS PARKING IMPACT OVERLAY ZONEGEOLOGICAL HAZARD CATEGORIES
3. SITE AREA (SQ FT): (ACRES):	20,020 SF. (0.46 AC)
4. BUILDING GROSS AREA:	PREVAILING 11,890 SF.
5. LOT COVERAGE:	50% 38.98%
6. FLOOR AREA RATIO (FAR):	PREVAILING 58.38%
7. LANDSCAPE AREA:	37.60%
8. HARDSCAPE AREA:	- 19.21%
9. PARKING:	2 2
10. BUILDING SETBACKS:	
FRONT YARD:	15'-0" 58'-6"
SIDE YARD:	5'-2" / 5'-1 1/2" 29'-3"
REAR YARD:	PREVAILING 29'-3"
11. NO. OF STORIES:	- 2
12. BUILDING HEIGHT:	30'-0" 30'-0"

DRAWING INDEX

- SITE PLAN AND NOTES
- DRAINAGE NOTES AND SPECIFICATIONS
- WATER QUALITY INFORMATION
- DRAINAGE AND GRADING SITE PLAN
- GRADING SECTIONS AND DETAILS
- EROSION CONTROL PLAN
- TOPOGRAPHIC SURVEY
- LANDSCAPE PLAN
- FLOOR PLAN - LOWER LEVEL
- FLOOR PLAN MAIN LEVEL
- ROOF PLAN
- ELEVATIONS
- ELEVATION
- SITE SECTION

PREPARED BY: HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com	KEY PLAN NTS VICINITY MAP NTS
PROJECT CONSULTANTS Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 755-1947 Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222 Surveyor: WOODLAND SURVEYING, INC. 2180 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700 Landscape Architect: GREG HEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083	

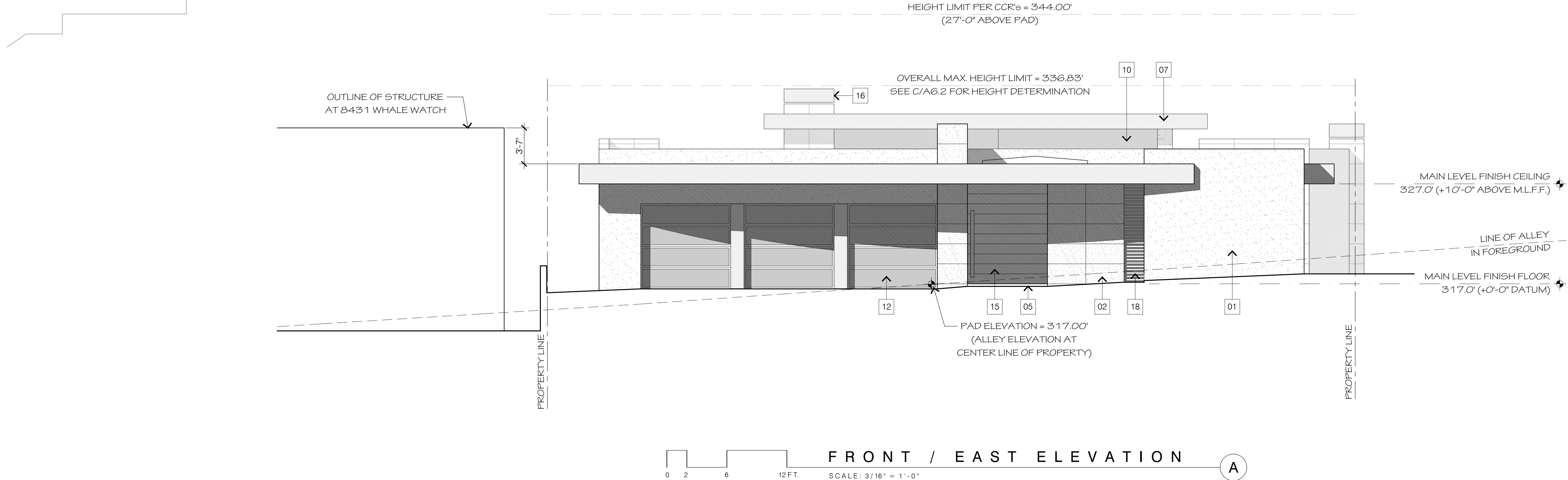
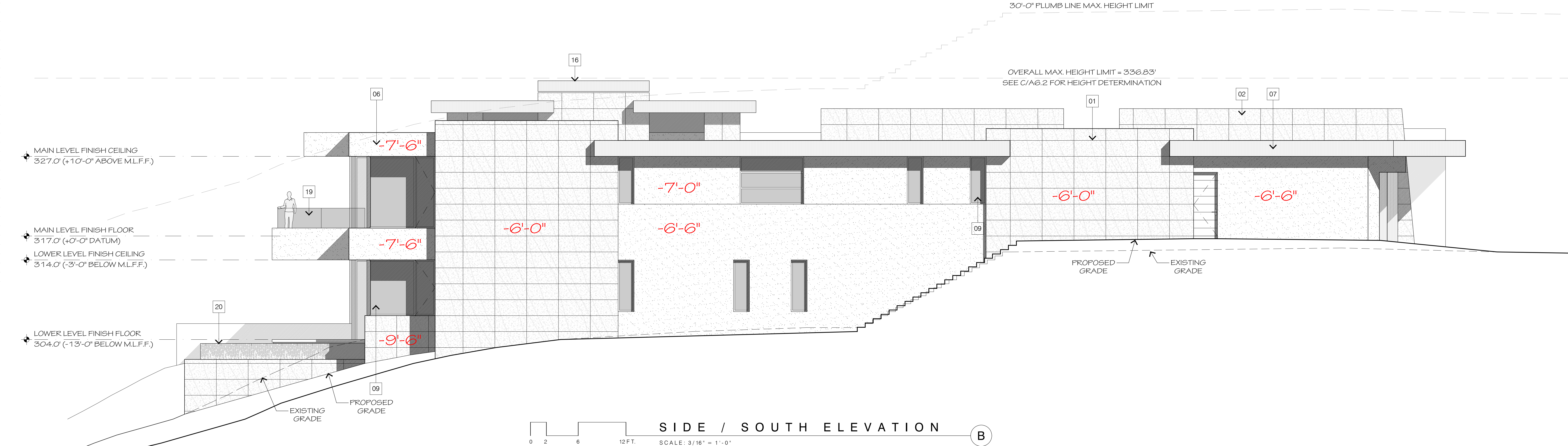


consultant

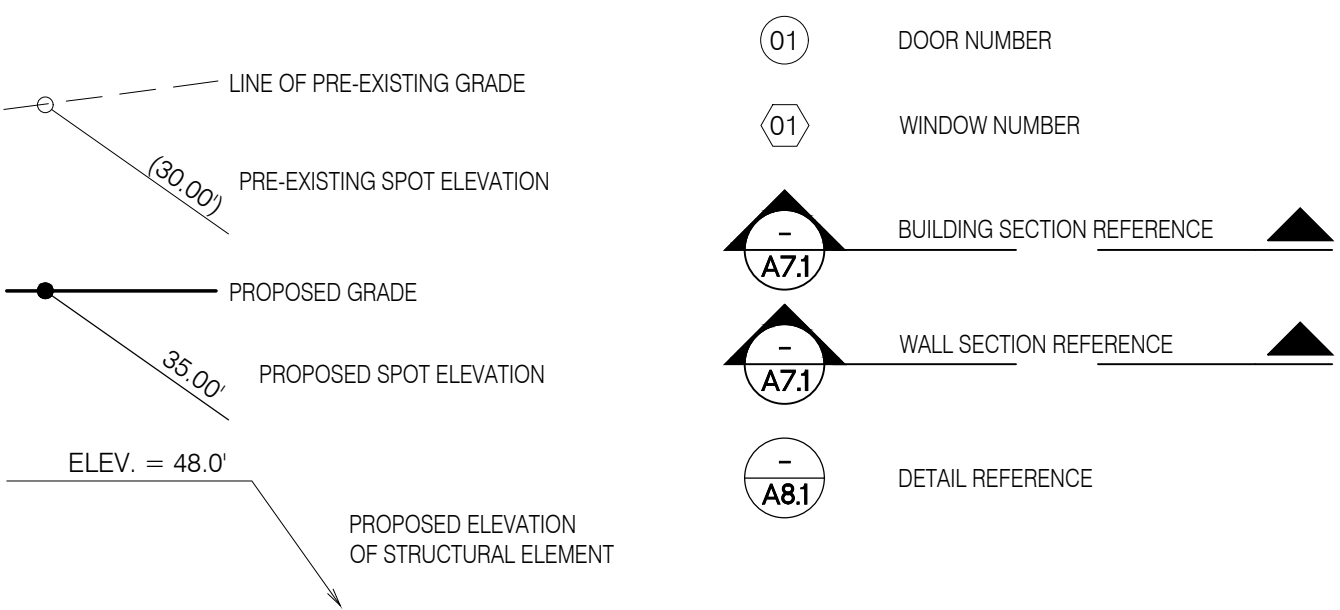
project

Morgan Residence

8441 WHALE WATCH WAY
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APN: 346-690-25-00



KEY



ELEVATION NOTES

- WALL INSULATION (R-21) AND CEILING INSULATION (R-38) THROUGHOUT PER TITLE-24 ENERGY CALC.
- FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS:
0'-0" OR 0.00'
EQUIVALENT TO SURVEYOR'S ELEVATION OF 146'-6" OR 146.5'
- CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
- IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.

NUMBERED NOTES

- EXTERIOR PLASTER WALLS:
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS. FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
- EXTERIOR STONE CLAD WALLS:
HONED LIMESTONE PANELS
24X48 & COLOR PER ARCHITECT
- FLAT ROOF: CLASS A ASSEMBLY
3-PLY, MODIFIED BIT. B.U. ROOFING
w/ STONE BALLAST
- FLAT CANOPY ROOF: CLASS A ASSEMBLY
MEDIUM BRONZE METAL FASCIA W/ E.P.D.M. MEMBRANE ROOF SYSTEM
- EXTERIOR STONE PAVERS:
MUD-SET LIMESTONE, COLOR PER ARCHITECT
- PLASTER FASCIA:
3-COAT STUCCO OVER METAL LATH, 7/8" MIN. THICKNESS. FINE SAND TEXTURE W/ INTEGRAL "SENERGY" COLOR PER ARCHITECT
- METAL FASCIA: 1/8" ALUMINUM WITH
"KYNAR" FINISH, COLOR PER ARCHITECT
- DOORS:
CUSTOM UNITS PER SPECIFICATIONS -
MEDIUM BRONZE COLOR WITH CLEAR, LOW E.
INSUL. GLASS. TEMPER ALL GLASS DOORS.
OPERATION PER DOOR SCHEDULE.
- WINDOWS:
CUSTOM UNITS PER SPECIFICATIONS -
MEDIUM BRONZE COLOR WITH CLEAR, LOW E.
INSUL. GLASS. TEMPERED GLASS AND
OPERATION PER WINDOW SCHEDULE.
- CLERESTORY WINDOWS:
CUSTOM FRAMELESS GLASS. CLEAR, LOW E.
INSUL. GLAZED
- VENTS & FLUES:
ALL VENTS & FLUES FROM FAUL, WATER
HEATERS, WASTE VENTS, ETC. ARE TO BE
CONCEALED BEHIND PARAPETS OR SHROUDS
- GARAGE DOORS:
CUSTOM UNITS PER SPECIFICATIONS -
MEDIUM BRONZE COLOR WITH PRIVACY
GLASS. TEMPER ALL GLASS DOORS.
OPERATION PER DOOR SCHEDULE.
- SITE WALL:
MAXIMUM 6 FT. HIGH C.M.U. WALL W/ PLASTER
OR STONE SURFACE PER PER PLANS. VERIFY
COLOR SELECTION WITH ARCHITECT
- GATES:
CUSTOM UNITS. ALL SHOP DRAWINGS.
DETAILS. COLOR AND FINISH TO BE REVIEWED
BY ARCHITECT PRIOR TO FABRICATION
- ENTRY DOOR:
CUSTOM WOOD PIVOT DOOR
- CHIMNEY CAP:
CHIMNEY KING - METAL KYNAR PAINTED
STYLE: #10 IMPERIAL - OPEN TOP
UL: DGOU-MH25027
- BUILDING ENVELOPE:
ENVELOPE LOCATION PER ZONING STANDARDS
- FIXED METAL LOUVERS:
ALUMINUM WITH "KYNAR" FINISH, COLOR PER
ARCHITECT
- GLASS GUARDRAIL:
42" MIN. HEIGHT ABOVE F.F.
- INFINITY EDGE AT POOL

KEY PLAN	NTS	VICINITY MAP	NTS
PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue, Suite 280 Del Mar, CA 92014 (858) 792-2800 bhayer@hayerarchitecture.com		PROJECT DATA Construction: VB Sprinklered Occupancy: R-3 S.F.R. Code: 2016 Edition-C.R.C. Zoning: LUSPD-SF Surveyor: WOODLAND SURVEYING, INC. 2189 Garnet Ave., Suite 3G San Diego, CA 92108 (858) 273-4700	
PROJECT CONSULTANTS Civil Engineer: EARTH WIND WATER CIVIL ENGINEERING 11440 West Bernardo Court, Suite 300 Rancho Bernardo, CA 92127 (858) 759-1947 Geotechnical Engineer: GEOTECHNICAL EXPLORATION, INC 7420 Trade Street San Diego, CA 92121 (858) 549-7222 Landscape Architect: GREG HIEBERT LANDSCAPE ARCHITECT 3153 Third Avenue San Diego, CA 92103 (619) 283-5083		PROJECT ADDRESS 8441 Whale Watch Way La Jolla, CA 92037 PROJECT OWNER Romme & Marci Morgan ASSESSOR'S PARCEL NO.: 346-690-25-00 LEGAL DESCRIPTION: LOT 25 OF LA JOLLA COSTA DORADO MAP NO. 6865 BENCHMARK: Brass plug in top of curb at Northwest corner of Prestwick Drive & Prestwick Court Record from: City of San Diego Vertical Control 350.289 MSL, NGVD 1929	
OVERLAY ZONES • Coastal Overlay Zone • Coastal Height Limit Overlay Zone • Steep Hillside • Campus Parking Impact Overlay Zone • Geological Hazard Categories		EXISTING BUILDING Status: To Be Demolished Occupancy: R-3 S.F.R. Constructed: 1983 Non-Historic Soil Condition: Prev. Developed	
APPROVALS:		PROJECT NO.: 635054 PROJECT NAME: MORGAN RESIDENCE SHEET TITLE: EXTERIOR ELEVATIONS	
PERMITS REQUIRED: Coastal Development Permit Site Development Permit		ORIGINAL DATE: 05-23-2019 REVISIONS: 09-20-2019 SHEET NUMBER: 12 OF 16	