

**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-0695001
- Address and APN(s): 7736 Moonridge Place, La Jolla, CA 92037 APN: 346-650-03
- Project contact name, phone, e-mail: Jesse Leon (619) 733-8134 jessealeon@hotmail.com
- Project description: Addition to main house and an audio suite connected by a catwalk to main house
- 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: 23,315 sq. ft.
  - existing structure square footage and FAR (if applicable): 6159 (26% FAR)
  - proposed square footage and FAR: 914 (30%)
  - existing and proposed setbacks on all sides: 10'-2" existing and proposed
  - height if greater than 1-story (above ground): 20'-2"

**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.): \_\_\_\_\_

November 10, 2021

To:

Sandie and Otto Nebel  
2795 Costebelle Dr  
La Jolla, CA 92037

From:

Elyse Sollender  
7736 Moonridge Place  
La Jolla, CA 92037

Subject: Remodel and addition to 7736 Moonridge Place

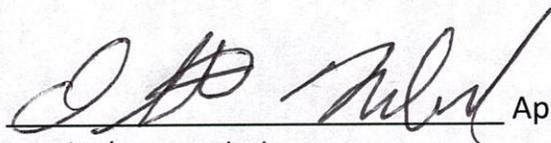
Dear Sandy/Otto,

Hope you all are doing well and are safe during these times.

Just to let you know, we are planning to do a small remodel and addition to the house. The remodel will be in the back yard. Per the La Jolla Shores Planning District we need to notify you of the remodeling.

For the Planning District, please sign this letter below in acknowledgement of receipt and approval for us.

Thank you so much!

  
\_\_\_\_\_  
Sandie/Otto Nebel

Approved.

November 10, 2021

To:

Jan and Sandy Feldman  
7724 Moonridge Place  
La Jolla, CA 92037

From:

Elyse Sollender  
7736 Moonridge Place  
La Jolla, CA 92037

Subject: Remodel and addition to 7736 Moonridge Place

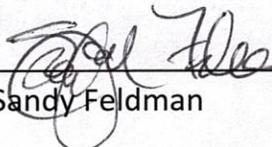
Dear Jan and Sandy,

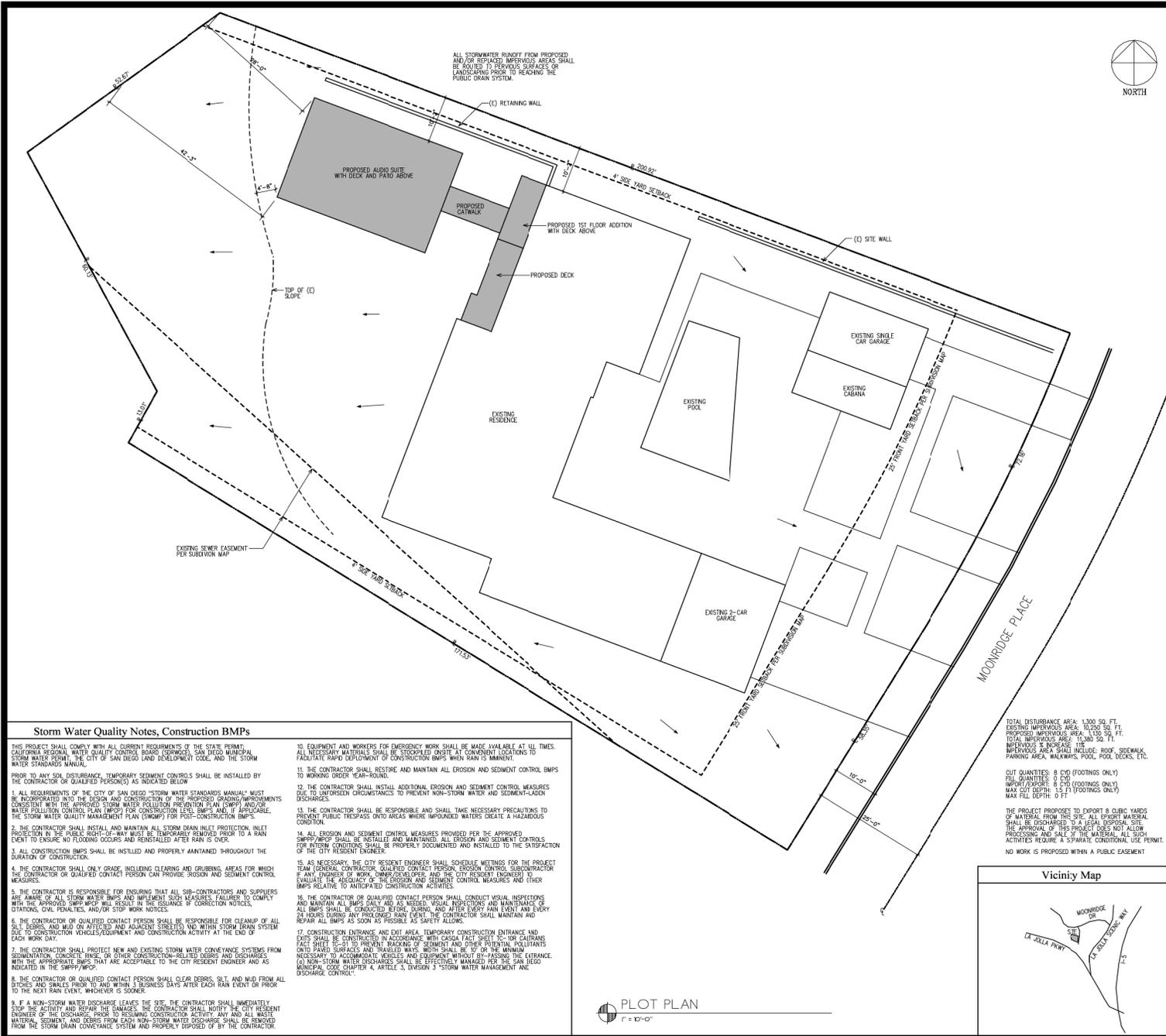
Hope you all are doing well and are safe during these times.

Just to let you know, we are planning to do a small remodel and addition to the house. The remodel will be in the back yard. Per the La Jolla Shores Planning District we need to notify you of the remodeling.

For the Planning District, please sign this letter below in acknowledgement of receipt and approval for us.

Thank you so much!

 11/18/21  
\_\_\_\_\_  
Jan/Sandy Feldman Approved.



<p><b>Owner Information</b></p> <p>OWNER: LOHKEMPER                  ADDRESS: 7736 MOONRIDGE PLACE                  LA JOLLA, CA 92037</p>																																	
<p><b>Development Summary</b></p> <p>ADDRESS: 7736 MOONRIDGE PLACE                  LA JOLLA, CA 92037                  A.P.N.: 346-650-03                  LEGAL DESCRIPTION: LOT 65, MAP 5676                  AZURE COAST UNIT NO. 2                  TYPE OF CONSTRUCTION: VB NON-SPRINKLERED                  OCCUPANCY: R3                  ZONING: LUSFPD-SF                  GROSS SITE AREA: 23,315 SQ. FT.</p>																																	
<p><b>Scope of Project</b></p> <p>PROPOSED ADDITION AND REMODEL TO EXISTING SINGLE FAMILY DWELLING, CONSISTING OF ENLARGING EXISTING BEDROOM LABELED AS GYM, ADDITION OF AN AUDIO SUITE WITH DECK AND PATIO ABOVE.</p> <p>SINGLE FAMILY DWELLING:                  EXISTING LIVING AREA: 5,279 SQ. FT.                  PROPOSED LIVING AREA: 90 SQ. FT.                  NEW TOTAL LIVING AREA: 5,490 SQ. FT.                  PROPOSED DECK AREA: 220 SQ. FT.                  PROPOSED CATWALK: 81 SQ. FT.</p> <p>AUDIO SUITE:                  PROPOSED AREA: 824 SQ. FT.                  PROPOSED DECK AREA: 428 SQ. FT.                  PROPOSED PATIO AREA: 263 SQ. FT.</p>																																	
<p><b>Sheet Index</b></p> <table border="1"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>T1.0</td> <td>PLOT PLAN</td> </tr> <tr> <td>T2.0</td> <td>STORMWATER CHECKLIST NOTES</td> </tr> <tr> <td>A1.0</td> <td>EXISTING FLOOR PLANS</td> </tr> <tr> <td>A2.0</td> <td>PROPOSED FLOOR PLANS ELECTRICAL PLAN</td> </tr> <tr> <td>A3.0</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>T24.1</td> <td>TITLE 24 ENERGY CALCULATIONS</td> </tr> <tr> <td>T24.2</td> <td>TITLE 24 ENERGY CALCULATIONS</td> </tr> <tr> <td>S1</td> <td>STRUCTURA. GENERAL NOTES</td> </tr> <tr> <td>S2</td> <td>FOUNDATION PLAN</td> </tr> <tr> <td>S3</td> <td>FLOOR FRAMING PLAN</td> </tr> <tr> <td>S4</td> <td>ROOF FRAMING PLAN</td> </tr> <tr> <td>S5</td> <td>STRUCTURA. DETAILS</td> </tr> <tr> <td>S6</td> <td>STRUCTURA. DETAILS</td> </tr> <tr> <td>S7</td> <td>STRUCTURA. DETAILS</td> </tr> <tr> <td>S81</td> <td>STANDARD STRUCTURAL DETAILS</td> </tr> </tbody> </table>		SHEET	DESCRIPTION	T1.0	PLOT PLAN	T2.0	STORMWATER CHECKLIST NOTES	A1.0	EXISTING FLOOR PLANS	A2.0	PROPOSED FLOOR PLANS ELECTRICAL PLAN	A3.0	EXTERIOR ELEVATIONS	T24.1	TITLE 24 ENERGY CALCULATIONS	T24.2	TITLE 24 ENERGY CALCULATIONS	S1	STRUCTURA. GENERAL NOTES	S2	FOUNDATION PLAN	S3	FLOOR FRAMING PLAN	S4	ROOF FRAMING PLAN	S5	STRUCTURA. DETAILS	S6	STRUCTURA. DETAILS	S7	STRUCTURA. DETAILS	S81	STANDARD STRUCTURAL DETAILS
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<p><b>Storm Water Quality Notes, Construction BMPs</b></p> <p>THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.</p> <p>PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW.</p> <p>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 (WPCL) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.</p> <p>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 RESTORED AFTER RAIN IS OVER.</p> <p>3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.</p> <p>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.</p> <p>5. 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 WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.</p> <p>6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SOIL, DEBRIS, AND MUD ON ADJACENT AND ADJACENT STREETS AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.</p> <p>7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE BINES, 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/WPCL.</p> <p>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, WHEREVER IS SOONER.</p> <p>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 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.</p> <p>9. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.</p> <p>10. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.</p> <p>11. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE IMPROVED WATERS CREATE A HAZARDOUS CONDITION.</p> <p>13. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCL SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.</p> <p>14. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY) IN ORDER TO WORK, UNDEVELOPED AND THE CITY RESIDENT ENGINEER TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.</p> <p>15. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NOTICED 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.</p> <p>16. CONSTRUCTION ENTRANCE AND EXIT AREA, TEMPORARY CONSTRUCTION ENTRANCE AND EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA FACT SHEET 15-109 CAUTIONS FACT SHEET 15-81 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. BOTH SHALL BE 12" 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".</p>	<p><b>Vicinity Map</b></p>																																
<p><b>Plot Plan</b></p> <p>T = 10'-0"</p>	<p><b>Notes</b></p> <p>THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDIST. NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOIL OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION, A SOIL OR GEOLOGICAL REPORT AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED. _____ (OWNER) SIGNED.</p> <p>THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, 2019 RESIDENTIAL CODE, 2019 CA GREEN CODE, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CA ENERGY EFFICIENCY STANDARDS, 2019 FIRE CODE AND THE CITY OF SAN DIEGO MUNICIPAL CODE.</p> <p>IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY FIELD CONDITIONS MATCH PLANS.</p>																																



Project:  
**Lohkemper Residence**  
 7736 Moonridge Place  
 La Jolla, CA 92037

Sheet Title:  
**Plot Plan**

Plan Prepared By:  
 Jesse A. Leon

Revisions	Date	By

Project Number:  
 Plot Date: 1/8/2021  
 Scale: 1"=10'-0"  
 Drawn By: JAL  
 Checked By: JAL

Sheet:  
**T1.0**



10245 Casa Court  
 San Jose, CA 92071  
 Tel: (408) 752-2854  
 www.kkandd.com

Project:

# Lohkemper Residence

7736 Moonridge Place  
 La Jolla, CA 92037

Sheet Title:

## Existing Floor Plans

Plan Prepared By:

Jesse A. Leon

Revisions

Rev.	Date	By

Project Number:

Plot Date: 7/8/2021

Scale: 1/4"=1'-0"

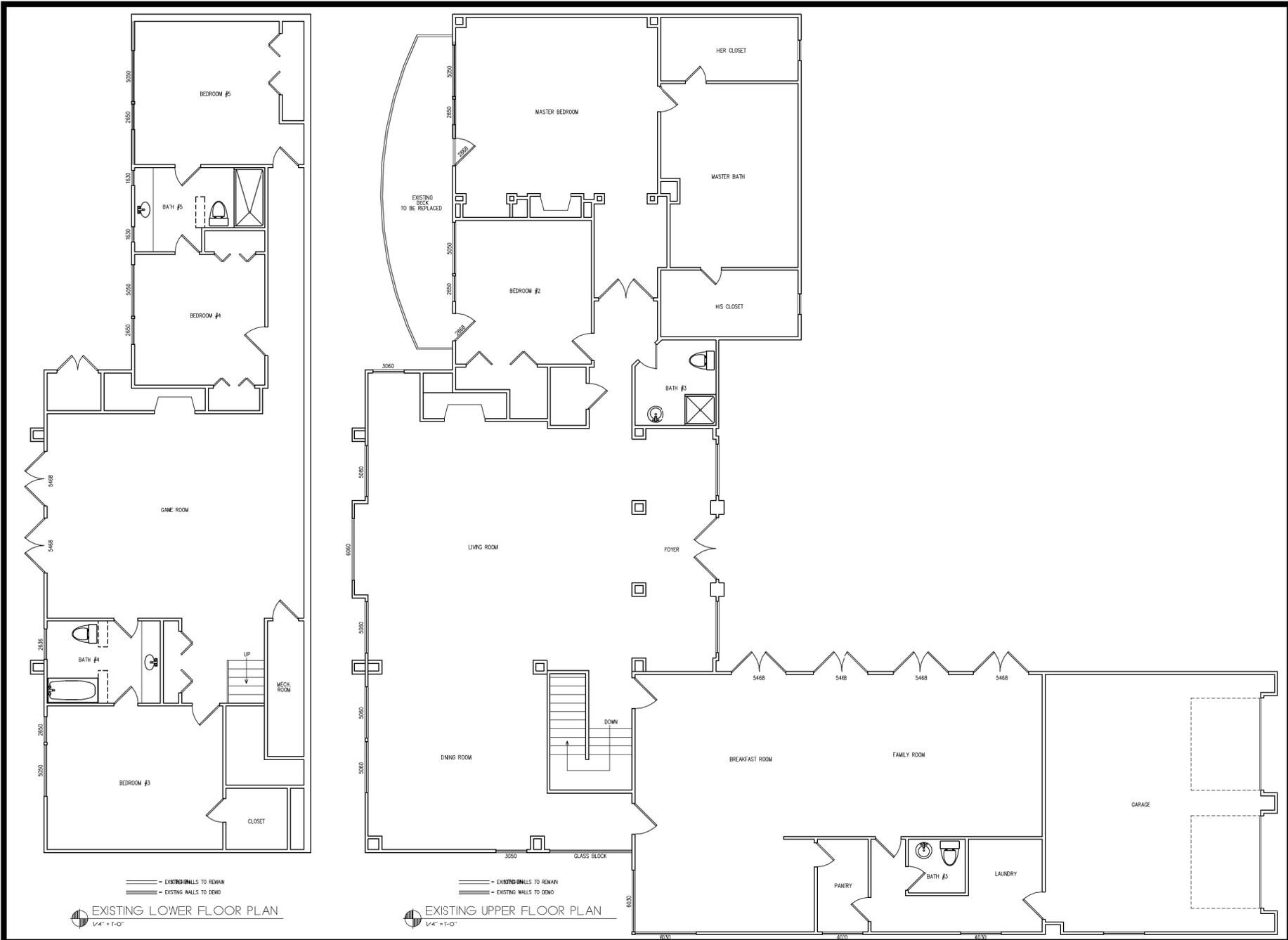
Drawn By: JAL

Checked By: JAL

Sheet:

# A1.0

PTS-0695001







10245 Casa Court  
 Sonoma, CA 92071  
 Tel: (619) 733-8354  
 www.kdrafting.com

Project:

**Lohkemper Residence**

7736 Moonridge Place  
 La Jolla, CA 92037

Sheet Title:

**Exterior Elevations**

Plan Prepared By:

Jesse A. Leon

Revisions

Rev.	Date	By

Project Number:

Plot Date: 7/8/2021

Scale: 1/4"=1'-0"

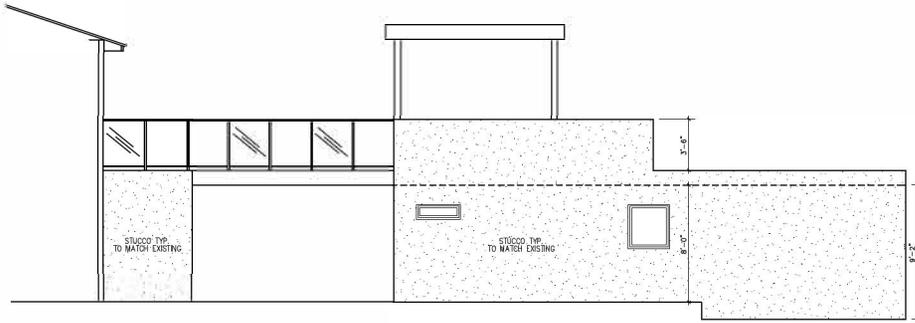
Drawn By: JAL

Checked By: JAL

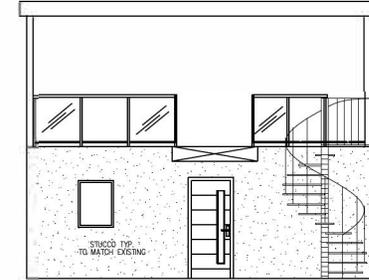
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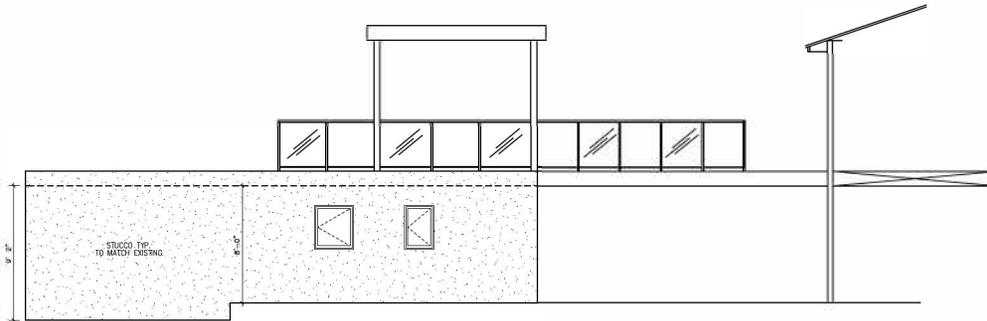
PTS-0695001



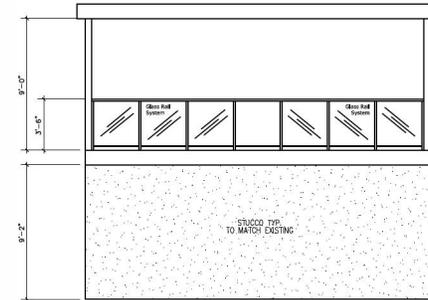
AUDIO STUDIO NORTH FACING ELEVATION  
 1/4" = 1'-0"



AUDIO STUDIO EAST FACING ELEVATION  
 1/4" = 1'-0"



AUDIO STUDIO SOUTH FACING ELEVATION  
 1/4" = 1'-0"



AUDIO STUDIO WEST FACING ELEVATION  
 1/4" = 1'-0"



HOUSE WEST FACING ELEVATION  
 1/4" = 1'-0"