

March 16, 2021

Re:

8561 EL PASEO GRANDE , LA JOLLA, CALIFORNIA 92037

PROJECT NO: 670093

Marlon Pangilinan and La Jolla Shores Advisory Board Members:

This Project should not be approved due to the Bulk and Scale. The project is not compatible with adjacent properties. The proposed construction is 5,804 Square Feet and the Underground Garage will be 3,342 Square Feet. Applicant lists the Lot Size as 6,330 Square Feet. The FAR exceeds adjacent properties.

The Applicants propose a 4 car garage and a 6 basement/garage with access directly from the alley. No elevation of the garage is available to determine exact dimensions nor depth of excavation required for construction. What is the amount of cubic yards to be excavated for the garage and what is the depth of the garage?

Keeping runoff out of the ABSB is important. How does the proposed construction address the underground water drainage onto El Paseo Grande? The existing runoff onto El Paseo Grande and Camino del Oro is significant on the storm drain without any additional construction.

In past years, a major storm drain problem has existed which caused flooding to 8554 El Paseo Grande. This drainage problem caused the City of San Diego and residents to pay \$1.4 million to cover flood damages.

The City of San Diego and all residents should be concerned with liquefaction in this area due to geological conditions. Scripps Earthquake Fault - classified by the City of San Diego Seismic Safety

Study (1995) - was identified as a potentially active fault. The Scripps Fault is located within 400 to 800 feet of 8561 El Paseo Grande.

It appears the proposed setbacks on the plans conflict with the setbacks existing on property. This should be explained by the Applicant.

I am concerned that neighbors within the 300 foot radius have not been properly noticed. Is the owner/architect able to provide a list of all residents approving the proposed project? This has been called to my attention by a neighbor across the street that was unaware of the proposed project.

This project should not be approved.

Respectfully Submitted,

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