



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 25, 2019 REPORT NO. HO-19-092

HEARING DATE: October 2, 2019

SUBJECT: GLENISTER SDP, Process Three Decision

PROJECT NUMBER: [621184](#)

OWNER/APPLICANT: Vanessa Glenister, Trustee of the Steritech Trust Number Two, dated December 31, 1998. Owner
Trip Bennett, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for a second-floor addition/remodel to an existing single-family dwelling unit and a new attached one-car garage located at 7777 Lookout Drive in the La Jolla Community Plan area?

Staff Recommendation: Approve Site Development Permit No. 2221725.

Community Planning Group Recommendation: On February 7, 2019, the La Jolla Community Planning Association voted 12-1-1 to recommend approval of the project with no conditions. (Attachment 7).

La Jolla Shores Advisory Board: On February 20, 2019, the La Jolla Shores Advisory Board voted 5-0-1 to recommend approval of the project without conditions (Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 3, 2019, that determination was circulated and the opportunity to appeal that determination ended April 17, 2019.

BACKGROUND/PROJECT DESCRIPTION

The existing home on the project site was built in 1926, and is located at 7777 Lookout Drive, on the east side of Lookout Drive, just south of Torrey Pines Road, approximately five blocks east of the

Pacific Ocean (Attachment 1). The surrounding properties are fully developed and form a well-established single-dwelling-unit residential neighborhood (Attachment 3).

The existing structure is more than 45 years old, requiring City staff to evaluate it for historic significance. Staff concluded the house is not significant nor eligible for historic designation under local, state or federal criteria.

The 0.23-acre project site is located in the Single-Family Zone (SF Zone) of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Campus) Overlay Zone, and within the La Jolla Community Plan area. The proposal would demolish a portion of the home and construct a 1,704-square-foot, second floor addition to an existing, 3,303-square-foot, one-story, single family dwelling unit on the property. Pursuant to SDMC 126.0704 (a), the proposed development is exempt from the requirement of a Coastal Development Permit. A Site Development Permit is required by SDMC Section 1510.0201(d) for major development within the La Jolla Shores Planned District.

DISCUSSION

The project proposes a second-floor addition/remodel to an existing, one-story, single dwelling unit located within an established residential neighborhood. The La Jolla Community Plan designates the site as Very Low Density (0-5 DU/acre) Residential. The residential use of the property is consistent with that land use designation at 4.34 DU/acre. The site does not contain any form of Environmentally Sensitive Lands (ESL). The proposed addition will be located within the previously developed portion of the property. Currently the existing residence does not have a garage or covered parking but has two off-street parking spaces located in the driveway. The proposed addition/remodel includes a proposed attached one-car garage. The second parking space will remain located in the driveway.

The La Jolla Shores Planned District contains General Design Regulations, San Diego Municipal Code Section 1510.0301, which state that, "no structure shall be approved which is substantially like other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The proposed addition/remodel is designed to include stucco exterior walls, wood trim and fascia, half rounded gutters, wrought iron balcony rails, roofing tile, all in a Spanish architectural theme to match the existing structure, which demonstrate conformance with the La Jolla Shores General Design Regulations. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed addition/remodel was found to be in general conformity with setbacks, bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance SF Zone. All surface drainage run-off will be conveyed through an existing drain system to Lookout Drive. The project proposes 32 cubic yards of cut grading, zero cubic yards of fill, and 32 cubic yards of export. Following the remodel, the residence will be approximately 24 feet, 6 inches in height, and in compliance with the 30-foot height limit.

CONCLUSION:

This proposed project is designed to comply with the development regulations of the La Jolla Shores Planned District's SF Zone, and the Community Plan Residential Element recommendations to

maintain character of La Jolla's residential areas. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends the Hearing Officer approve Site Development Permit No. 2221725, as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 2221725, with modifications.
2. Deny Site Development Permit No. 2221725, if the findings required to approve the project cannot be affirmed.

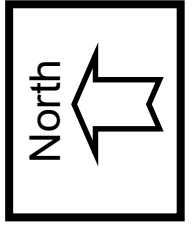
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Glenn Gargas", is written over a horizontal line.

Glenn Gargas, Development Project Manager

Attachments:

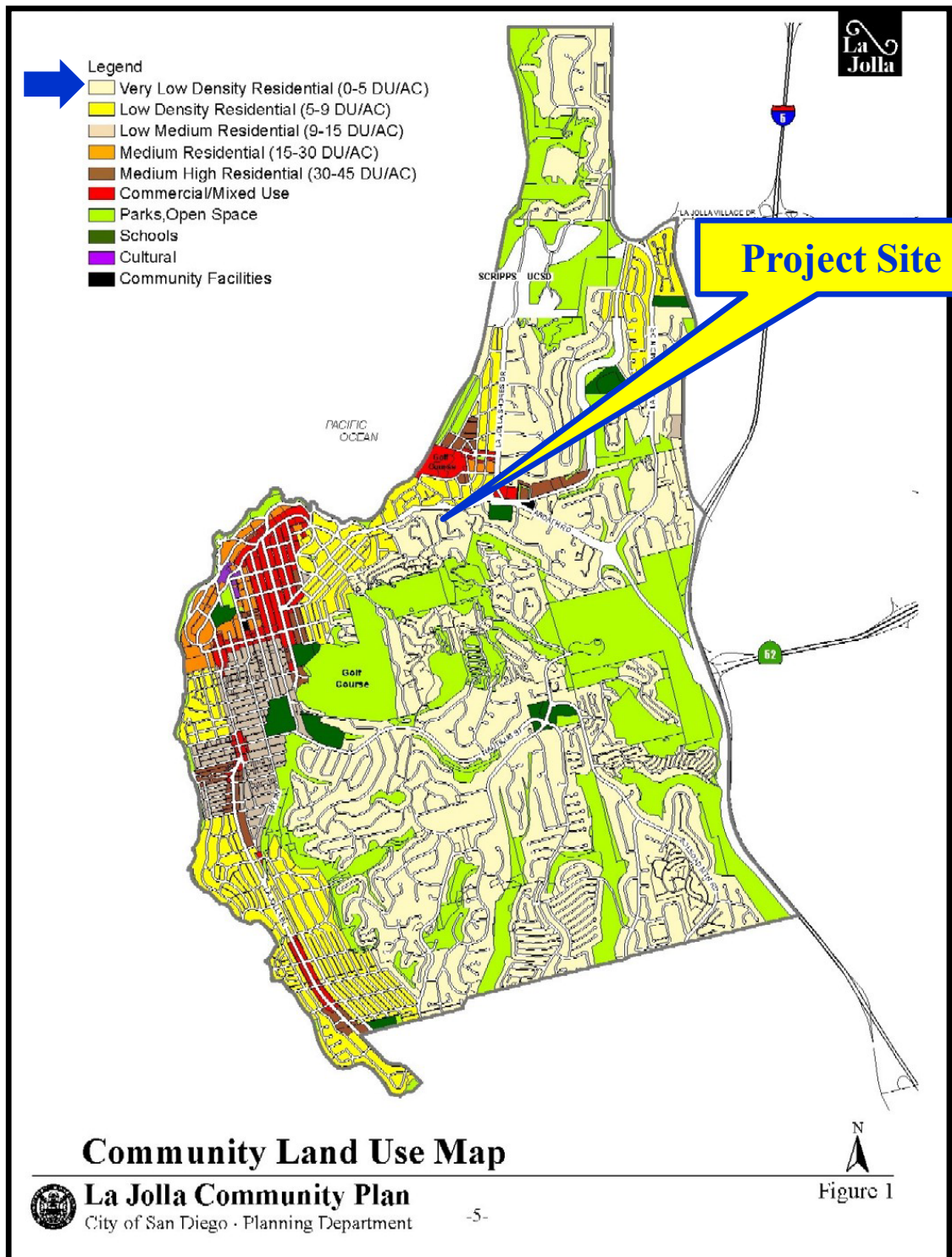
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Exemption
7. Community Planning Group Recommendations
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

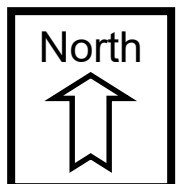
GLENISTER RESIDENCE SDP - 7777 LOOKOUT DRIVE
PROJECT NO. 621184

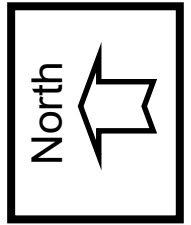




Land Use Map

GLENISTER RESIDENCE SDP - 7777 LOOKOUT DRIVE
PROJECT NO. 621184 La Jolla





Aerial Photo

GLENISTER RESIDENCE SDP - 7777 LOOKOUT DRIVE
PROJECT NO. 621184



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2221725
GLENISTER SDP - PROJECT NO. 621184

WHEREAS, Vanessa W. Glenister, Trustee of The Steritech Trust Number Two, dated December 31, 1998, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition/remodel to an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2221725), on portions of a 0.23-acre property;

WHEREAS, the project site is located at 7777 Lookout Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and with the La Jolla Community Plan area;

WHEREAS, the project site is legally described as, Lot 38 of La Jolla Hills, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof No. 1479, filed in the Office of the County Recorder of San Diego County, October 10, 1912;

WHEREAS, on April 3, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 2, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2221725, pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2221725:

Site Development Permit - Municipal Code Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes a 1,704-square-foot, second story addition/remodel to an existing, 3,303-square-foot, one-story, single family dwelling unit and a new attached one-car garage within a previously disturbed portion of the project site. The proposed project is located in an area identified as Very Low density (0-5 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 4.34 DU/acre. The project site does not contain nor is adjacent to any public access or any public views as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. Based on a submitted neighborhood survey of the existing development pattern and bulk and scale comparisons, the proposed addition/remodel was found to be in general conformity with setbacks, bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance SF Zone along with the allowed density, lot coverage and design recommendations. Therefore, this single-family residential dwelling unit addition/remodel will not adversely affect the La Jolla Community land use plan.

2. The proposed development will not be detrimental to the public health, safety and welfare.

The proposed project consists of a 1,704-square-foot, second story addition to an existing, 3,303-square-foot, one-story, single family dwelling unit and a new attached one-car garage within a previously disturbed portion of the project site which has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District. The environmental review determined that the project would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The environmental analysis did not identify any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services, environmentally sensitive lands and historic resources. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed 1,704-square-foot, second-story addition to an existing, 3,303-square-foot, one-story, single family dwelling unit and a new attached one-car garage is located within a previously disturbed portion of the project site, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District. Based on a submitted neighborhood survey of the existing development pattern, bulk and scale comparisons, the proposed addition/remodeled residence was found to be in general conformity of setbacks, bulk and scale as encouraged by the La Jolla Shores Planned District Ordinance's SF Zone. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views and public access will comply with all of the required development regulations. The project also conforms with the Design Guidelines; with proposed architecture consistent with existing Spanish architecture, and at 24 feet 6 inches in height the project complies with the 30-foot height limit. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2221725, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2221725, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: October 2, 2019

IO#: 24008081

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008081

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2221725
GLENISTER SDP - PROJECT NO. 621184
HEARING OFFICER

This Site Development Permit No. 2221725 is granted by the Hearing Officer of the City of San Diego to Vanessa W. Glenister, Trustee of THE STERITECH TRUST NUMBER TWO, dated December 31, 1998, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 1510.0201. The 0.23-acre site is located at 7777 Lookout Drive, in the SF Zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and with the La Jolla Community Plan area. The project site is legally described as: Lot 38 of La Jolla Hills, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1479, filed in the Office of the County Recorder of San Diego County, October 10, 1912.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition/remodel to an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 2, 2019, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,704-square-foot, second floor addition/remodel for a master suite, studio and one-car garage added to an existing 3,303 square-foot single-family residence on a 0.23-acre property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Fences, walls, walkways, pool, patio and exterior lighting; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 16, 2022.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 32 cubic yards of material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the 4' retaining wall in the Lookout Right-of-Way.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the Staircase in the Lookout Drive Right-of-Way.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private landscaping and irrigation in the Lookout Drive Right-of-Way.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits for structures, the Owner/Permittee 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 Residential Street Tree District, and the Land Development Manual - Landscape Standards.
20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
22. 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 or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 2, 2019, by Resolution No.

_____.

ATTACHMENT 5

Permit Type/PTS Approval No.: SDP No. 2221725
Date of Approval: Oct. 2, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

The Steritech Trust Number Two
Owner/Permittee

By _____
Vanessa W. Glenister, Trustee

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: Glenister SDP / 621184

SCH No.: 24008081

Project Location-Specific: 7777 Lookout Drive, La Jolla, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: SITE DEVELOPMENT PERMIT (SDP) for an approximately 1,704-square-foot addition to an existing 3,303-square-foot existing single-family residence. This includes the construction of a 259-square foot garage. The 10,050-square-foot lot is addressed at 7777 Lookout Drive, La Jolla, CA 92037. The proposed project is located within: Base Zone LSPD-SF, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal), Transit Priority Area, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan, Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Vanessa Glenister, 7777 Lookout Drive, La Jolla, CA 92037, 858-922-4209

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15301, EXISTING FACILITIES.
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (EXISTING FACILITIES). Section 15301 allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Since the proposed project is the remodel of an existing single dwelling unit that will result in a total addition of 1,704 square feet the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

ATTACHMENT 6

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title

Planner

9/11/19

Date

Check One:

(X) Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

February 14, 2019

To: Glenn Gargas

Cc: *Fred Bennett*

RE: Glenister Project (#621184)---LJCPA Vote

On February 7, 2019 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *the Glenister project* as an Action item on the Consent Agenda.

10.2 Site Development Permit to add 1,445 square foot 2nd floor Master suite and studio on the top of existing 3,303 square foot single family resident at 7777 Lookout Drive. The 0.23 acre site is located in the Single Family Zone of the La Jolla Shore Planned District, Coastal overlay (Non-Appealable) zone of the La Jolla Community Plan Area, Council District 1.

PRC Motion: Findings can be made for Project #621184 for a Process 3 Site Development Permit to add 1,445 square foot second floor master suite and studio to existing 3,305 square foot single family, single story residence at 7777 Lookout Drive. Passed: 4-0-1.

The LJCPA voted on consent (12-1-1) to accept the recommendation of the PRC.

Sincerely,

Robert Steck
President



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory BoardMeeting Minutes for February 20th, 2019

615 Prospect Street

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Herbert Lazerow	Present
Dan Goese, Chair	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:00 a.m.
2. **Approval of the Agenda**
Donovan moved to approve the agenda. Potter seconded. Approved unanimous 5-0-1.
3. **Approval of the Minutes**
Weissman said she did not abstain on Item A but voted no. – Lazerow mentioned that on p. 3, line 3 should read Goese moved, not moved to continue project. Donovan moved to approve as amended, Lazerow seconded, motion passed 5-0-1.
4. **Public Comment:**
None.
5. **Project Review**

ACTION ITEMS**ITEM A****Project:** 614175 – Benavente Residence**Location:** 8516 La Jolla Shores Drive

APN: 346-090-3000

Presented by: Jennifer Siller, jeniffer@sillergroupcorp.com (619) 399-8296

Description: Proposed addition of second floor for existing single family residence. The proposal would increase existing FAR from 0.29 to 0.58 and existing sf from 1,623 to 3,179. See ATTACHMENT 1 for additional details.

Presentation

- Presenter summarized the project by stating they are processing a site development permit for a second story addition over the existing footprint of the house. No modification of front or rear setback. Front setback is 19 feet

**ITEM B****Project:** 621184 – Glenister Residence**Location:** 7777 Lookout Drive

APN: 352-012-0100

Presented by: Trip Bennett, tripb@balajolla.com (858) 445-4545

Description: Proposed addition of second floor master suite and studio plus garage addition. The proposal would increase existing FAR from 0.32 to 0.50, and existing sf from 3,303 to 5,007. *See ATTACHMENT 2 for additional details.*

Presentation:

- Project proposed two adjustments to preserve the neighbor's view. The whole two-story addition was pulled back a full 16' on the street elevation, preserving the view of the neighboring two-story house. An additional reduction of four feet on the south elevation would further preserve neighbor views, though a neighbor with a roof deck would still be impacted.
- The second story was also stepped back in the interest of view preservation.
- Applicant described the modifications as 'seamless' to the extent that they are undetectable. Applicant further clarified that, although approximately 1,400 sf are to be added and FAR increased to .50 there would be very little impact in terms of building footprint and bulk/scale.
- Applicant mentioned that they had a dialogue with neighbors and made changes as a result.

Comments:

- Donovan asked if applicant purchased the air rights from the neighbors to the west, as coastal views would be lost once they added a second story, to which applicant responded that they hadn't. An offer not to build was extended to a neighbor in return for their promise not to expand but was declined.
- Goese said it was commendable to redesign as a result of input from a neighbor.

Motion: Board member Weissman moved to approve the project as presented. Lazerow seconded. Lazerow said that the charge of the LJSAB was to judge conformity with the neighborhood but he couldn't see any pattern in the neighborhood to conform to. Motion passed 5-0-1.

ITEM C**Project:** 623331 – Castagnola Remodel**Location:** 8204 Prestwick Drive

APN: 346-333-0200

Presented by: Matin Taraz, mtaraz@san.rr.com (858) 775-0505

Description: Proposed remodel and addition to an existing one-story single family residence with an attached garage. Existing FAR 0.18, proposed 0.21. Existing sf 3,768, proposed 4,458. *See ATTACHMENT 3 for additional details.*

Presentation:

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017
---	---	--	--

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: OLENSTER ADDITION **Project No. For City Use Only:** _____
Project Address: 7777 LOOKOUT DRIVE, LA JOLLA CA 92037

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: VANESSA WHITLEY OLENSTER TRUSTEE ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 7777 LOOKOUT DRIVE
 City: LA JOLLA State: CA Zip: 92037
 Phone No.: 858-922-4209 Fax No.: _____ Email: VANESSA-WHITLEY@HOTMAIL.COM
 Signature: [Signature] Date: 10/23/18
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

GLENISTER RESIDENCE

SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

DEVELOPMENT SUMMARY

SCOPE OF WORK

1. ADDITION OF NEW SECOND FLOOR MASTER SUITE AND NEW STUDIO OVER NEW GARAGE

PROJECT TEAM

ARCHITECT

BENNETT + ASSOCIATES
7755 FAY AVE, SUITE C
LA JOLLA, CA 92037
TELE: (858) 454-4555
FAX: (858) 454-9164

LEGAL DESCRIPTION

LOT 38 OF LA JOLLA HILLS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1479, AS FILED IN THE OFFICE OF THE RECORDER OF SNA DIEGO COUNTY ON OCTOBER 10, 1912.

ASSESSOR PARCEL NUMBER

352-012-01

OWNER

MRS. VANESSA GLENISTER

SITE ADDRESS

7777 LOOKOUT DRIVE,
SAN DIEGO, CA 92037

EXISTING USE

SINGLE FAMILY
RESIDENCE

PROPOSED USE

SINGLE FAMILY
RESIDENCE

ZONING INFO

ZONE: LA JOLLA SHORES
PLANNED: SF

LOT AREA

10,050 SF

YEAR BUILT

1926 - DETERMINED NOT HISTOIC BY CITY STAFF, 05/11/2017

APPROVED DEVELOPMENT PERMITS

NONE

NO. OF STORIES

2

HEIGHT OF BLDG.

24' - 6"; REF. BUILDING ELEVATION

GROSS FLOOR AREA - PROPOSED

FIRST FLOOR

EXISTING CONDITIONED SPACE	3,303 SQ. FT.
GARAGE (ADDED)(NON-CONDITIONED)	259 SQ. FT.
NET ADDED AREA CONDITIONED SPACE	1,445 SQ. FT. (44% INCREASE)

TOTAL CONDITIONED

4,748 SQ. FT.

FLOOR AREA RATIO CALCULATION ANALYSIS

~~EXISTING~~ (CONDITIONED) = 3,303 SQ. FT.

GARAGE (ADDED) =	259 SQ. FT.
NET ADDED AREA (CONDITIONED) =	<u>1,445</u> SQ. FT. (44% INCREASE)

TOTAL: (E) GROSS SQ. FT. (3,303 SQ. FT.) + (N) GROSS SQ. FT. (1,704 SQ. FT.) = **5,007** SQ. FT.

FLOOR AREA RATIO = 5,007 SQ. FT. / 10,050 SQ. FT. = .50 FAR

DEVELOPMENT REGULATIONS SUMMARY

(CITY OF SAN DIEGO)

Lot Zone

LA JOLLA SHORES PLANNED: SF

	REQUIRED	PROPOSED
MAX permitted density (DU per lot)	1	1
MIN lot area (SF)	N/A	10,050 (Exist.)
MIN lot dimensions		
Lot Width (FT)	N/A	-' Exist.
Street Frontage (FT) [Section 131.0442(a)]	N/A	-' Exist.
Lot Width (FT)	N/A	85'-11" (Exist.)
Lot Depth (FT)	N/A	-' Exist.
Setback Requirements		
MIN Front Setback (FT)	-	11'-0" (Exist.)
MIN Side Setback (Multiplier) (FT)	-	4'-0" + 10'-8" (Exist)
MIN Street Side Setback (Multiplier) (FT)	-	N/A
MIN Rear Setback (FT)	-	8'-6" (Exist.)
Setback Requirements for resubdivided corner lots [Section 113.0246(f)]		N/A
MAX Structure Height (FT) [Section 131.0444(b)]	30	24' - 6"
Lot Coverage for Sloping Lots [Section 131.0444(b)]	-	N/A
MAX Floor Area Ratio	-	5,007 SF / 10,050 SF = .50
MAX Paving/Hardscape [Section 131.0447]	60% FRONT YARD	COMPLIES; REF. SITE PLAN
Accessory Uses and Structures [Section 131.0448 & 141.0306]	APPLIES	N/A
Garage Regulations [Section 131.0449(a)]	-	-
Building Spacing [Section 131.0450]	6 FT. CLR. 3 FT. CLR.	COMPLIES; REF. SITE PLAN
Max Third Story Dimensions [Section 131.0460]	APPLIES	N/A
Architectural Projections and Encroachments [Section 131.0461(a)]	APPLIES	N/A
Supplemental Requirements [Section 131.0464(a)]	APPLIES	N/A
Bedroom Regulation [<10K SF lot, 6 bedrooms max.]	APPLIES	6 BEDROOMS; MAX. (4 PROVIDED)
Refuse and Recyclable Material Storage [Section 142.0805]	APPLIES	N/A
Visibility Area [Section 113.0273]	APPLIES	N/A; EXISTING

REF. SITE PLAN

REF. BUILDING
ELEVATIONS &
SECTIONS

LANDSCAPE AREA (SF)

3,791 SF

TOTAL AREA OF DISTURBANCE

1,000 SF

TYPE OF CONSTRUCTION

V-B

OCCUPANCY CLASSIFICATION

R-3

GEOLOGICAL HAZARD CATERGORY

II

STANDARD ABBREVIATIONS

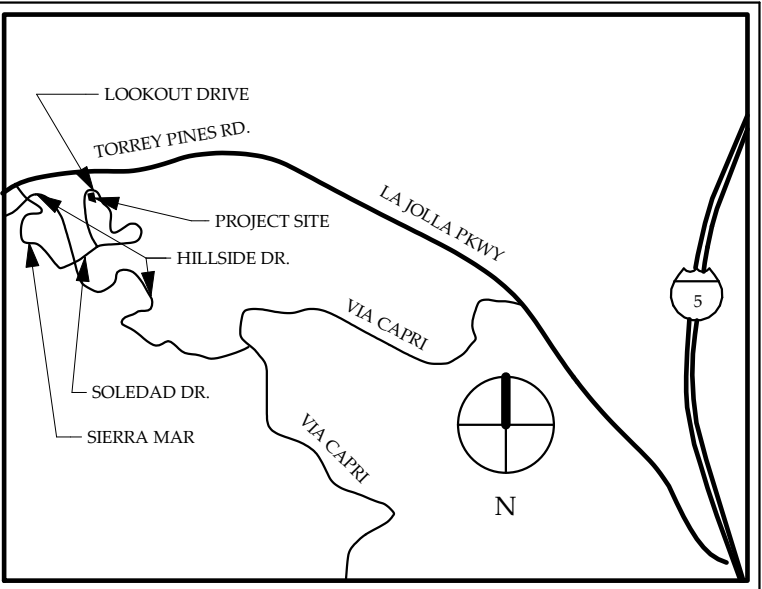
&	AND	MISC.	MISCELLANEOUS
@	AT	MT.	MOUNT
ABV.	ABOVE	MTL.	METAL
ADDL.	ADDITIONAL	M.O.	MASONRY OPENING
ADJ.	ADJACENT	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	N.T.S.	NOT TO SCALE
APRVD.	APPROVED	O.C.	ON CENTER
ARCH.	ARCHITECT	O.H.	OPPOSITE HAND
BLDG.	BUILDING	OPNG	OPENING
BTWN.	BETWEEN	PAR.	PARALLEL
BLKG.	BLOCKING	PERIM.	PERIMETER
B.O.	BOTTOM OF	PERP.	PERPENDICULAR
BYND.	BEYOND	P.I.P.	POURED IN PLACE
C.I.P.	CAST IN PLACE	PL	PROPERTY LINE
CLG.	CEILING	PLY	PLYWOOD
CLG. HT.	CEILING HEIGHT	PTD.	PAINTED
CLOS.	CLOSET	PCST.	PRECAST
CONC.	CONCRETE	PREFAB.	PREFABRICATED
CONT.	CONTINUOUS	P.T.	PRESSURE-TREATED
CPT.	CARPET	QTY.	QUANTITY
CTR.	CENTER	R.C.P.	REFLECTED CEILING PLAN
DBL.	DOUBLE	REINF.	REINFORCED
DEMO.	DEMOLISH	REQD	REQUIRED
DIAG.	DIAGONAL	R.H.	RIGHT HAND
DIA.	DIAMETER	R.O.	ROUGH OPENING
DN.	DOWN	RM.	ROOM
DTL.	DETAIL	SCRN.	SCREEN
DWG.	DRAWING	SIM.	SIMILAR
EA.	EACH	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SPKLR.	SPRINKLER
ENG.	ENGINEER	SPKR.	SPEAKER
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	STD.	STANDARD
E.W.	EACH WAY	STRUCT.	STRUCTURAL
EXCAV.	EXCAVATE	STOR.	STORAGE
EXT.	EXTERIOR	T.G.	TONGUE AND GROOVE
FDN.	FOUNDATION	T.B.D.	TO BE DETERMINED
F.F.E.	FINISH FLOOR ELEVATION	TEMP.	TEMPORARY
F.G.	FINISH GRADE	TEL.	TELEPHONE
FIN.	FINISH	THK.	THICKNESS
FLR.	FLOOR	TOL.	TOLERANCE
F.O.	FINISH OPENING	T.O.S.	TOP OF SLAB
F.O.F.	FACE OF FINISH	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.N.O.	UNLESS NOTED OTHERWISE
GEN.	GENERAL	VAR.	VARIES
GST.	GUEST	VENT.	VENTILATE
GYP. BD.	GYPSON WALLBOARD	VERT.	VERTICAL
HDWR.	HARDWARE	VEST.	VESTIBULE
HORZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
HVAC	HEATING,	W/O	WITHOUT
	VENTILATION		
INSUL.	INSULATION	W.C.	WATER CLOSET
INT.	INTERIOR	W.I.	WROUGHT IRON
L.H.	LEFT HAND	WD	WOOD
L.V.	LOW VOLTAGE	W.P.	WEATHERPROOF
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		

SHEET INDEX

TITLE	TITLE SHEET
T-100	

ARCHITECTURAL	
SDP-1	LANDSCAPE DEVELOPEMENT PLAN / SITE PLAN
SDP-2	SITE PLAN / FLOOR PLAN AREA ANALYSIS
SDP-3	EXTERIOR ELEVATION
SDP-4	ROOF PLAN / SITE SECTIONS
SDP-5	COASTAL CALCULATION / DEMO PLAN
SDP-6	TOPOGRAPHIC SURVEY
SDP-7	300' SURVEY
SDP-8	BMP FORMS

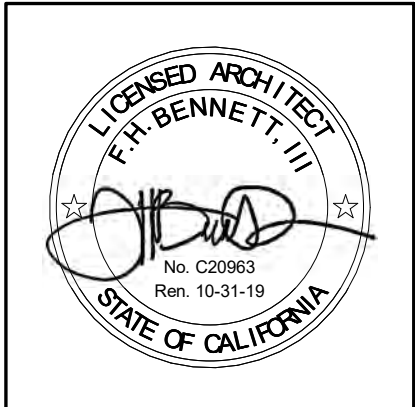
VICINITY MAP



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GLENISTER RESIDENCE

SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	10/24/2018	SDP SUBMITTAL
2	01/10/2019	SDP RE-SUBMITTAL
3	06/27/2019	SDP RE-SUBMITTAL

PROJECT # 2017-006	DATE: 06/27/2019
SHEET TITLE: TITLE SHEET	
SHEET NUMBER: T-100	
1 OF 9	

ERMA NOTES

1. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE 4 FOOT HIGH RETAINING WALL IN THE LOOKOUT DRIVE RIGHT-OF-WAY.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE STAIRCASE IN THE LOOKOUT DRIVE RIGHT-OF-WAY.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AND ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE LANDSCAPING AND IRRIGATION IN THE LOOKOUT DRIVE RIGHT-OF-WAY

GENERAL NOTES:

1. EXISTING AND PROPOSED GRADES TO REMAIN THE SAME.
2. EXISTING DRAIN PATTERN TO REMAIN.
3. NO ARCHITECTURAL SCREENING PROPOSED.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL INCORPORATE AND CONSTRUCTION BEST MANAGEMENT PRATICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDLINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
6. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

LANDSCAPE NOTES:

1. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED SENSOR SHUTOFF DEVICE. [142.0403]
2. ALL LANDSCAPE AREAS AS SHOWN ON THIS PLAN, INCLUDING WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE AND CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

WATER CONSERVATION NOTES:

1. ETWU CALCULATION:
 $Eto \times 0.62 \times ETAF \times Area$
 $(.37) \times (0.62) \times (.37) \times (3,791) = 34,786 \text{ gallons/year}$
2. MAWA CALCULATION:
 $(Eto) \times (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
 $(40) \times (0.62) [(.55 \times 3,791) + ((1-.55) \times 0)] = 51,709 \text{ annual gallons}$

LANDSCAPE LEGEND

- LANDSCAPE AREA
(TOTAL LANDSCAPE
AREA = 3,791 S.F.)
(3,791 / 10,050 = 37.7%)
- PERMEABLE BRICK
PATH WAY

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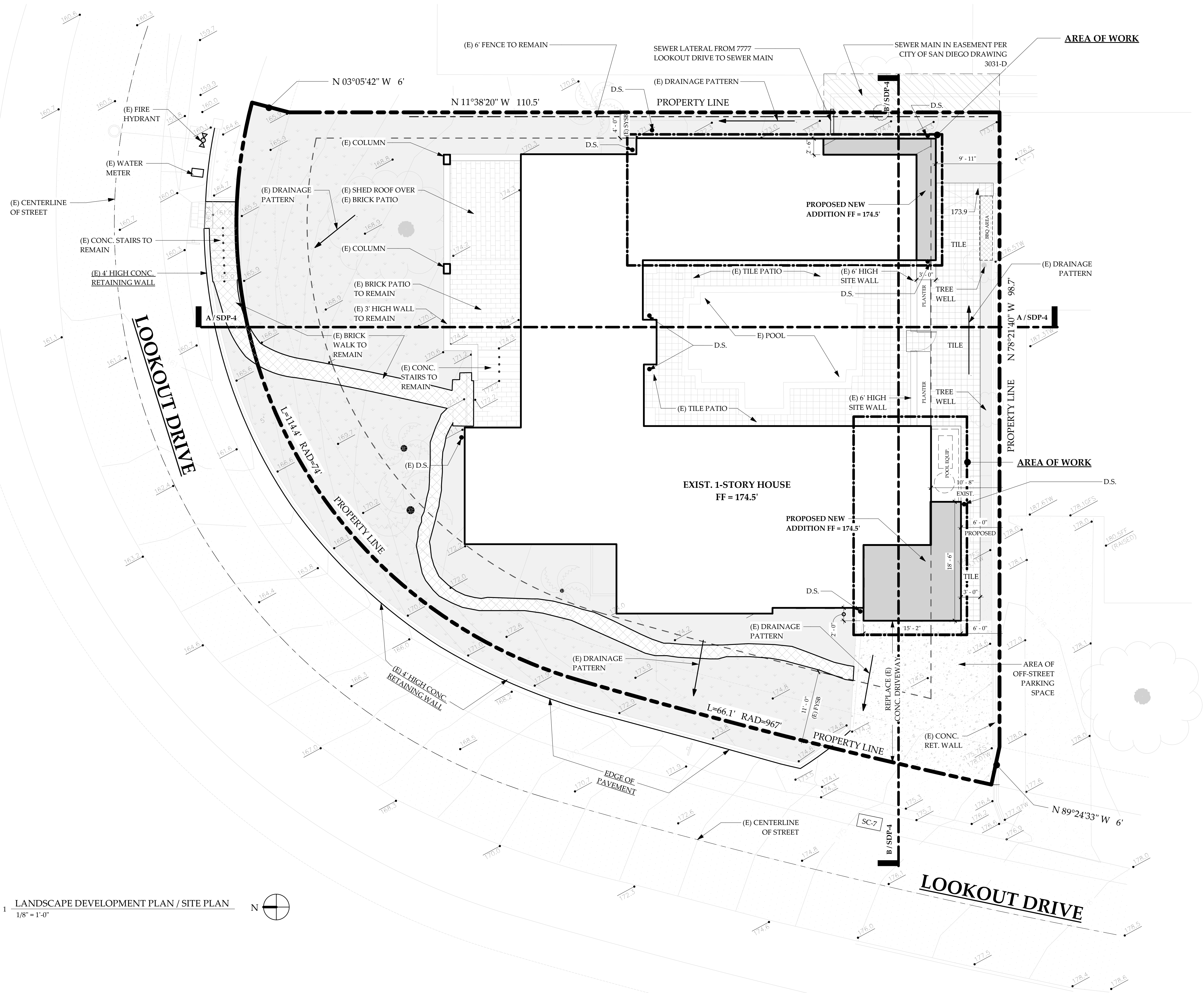
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LICENSED ARCHITECT
F.H. BENNETT, III

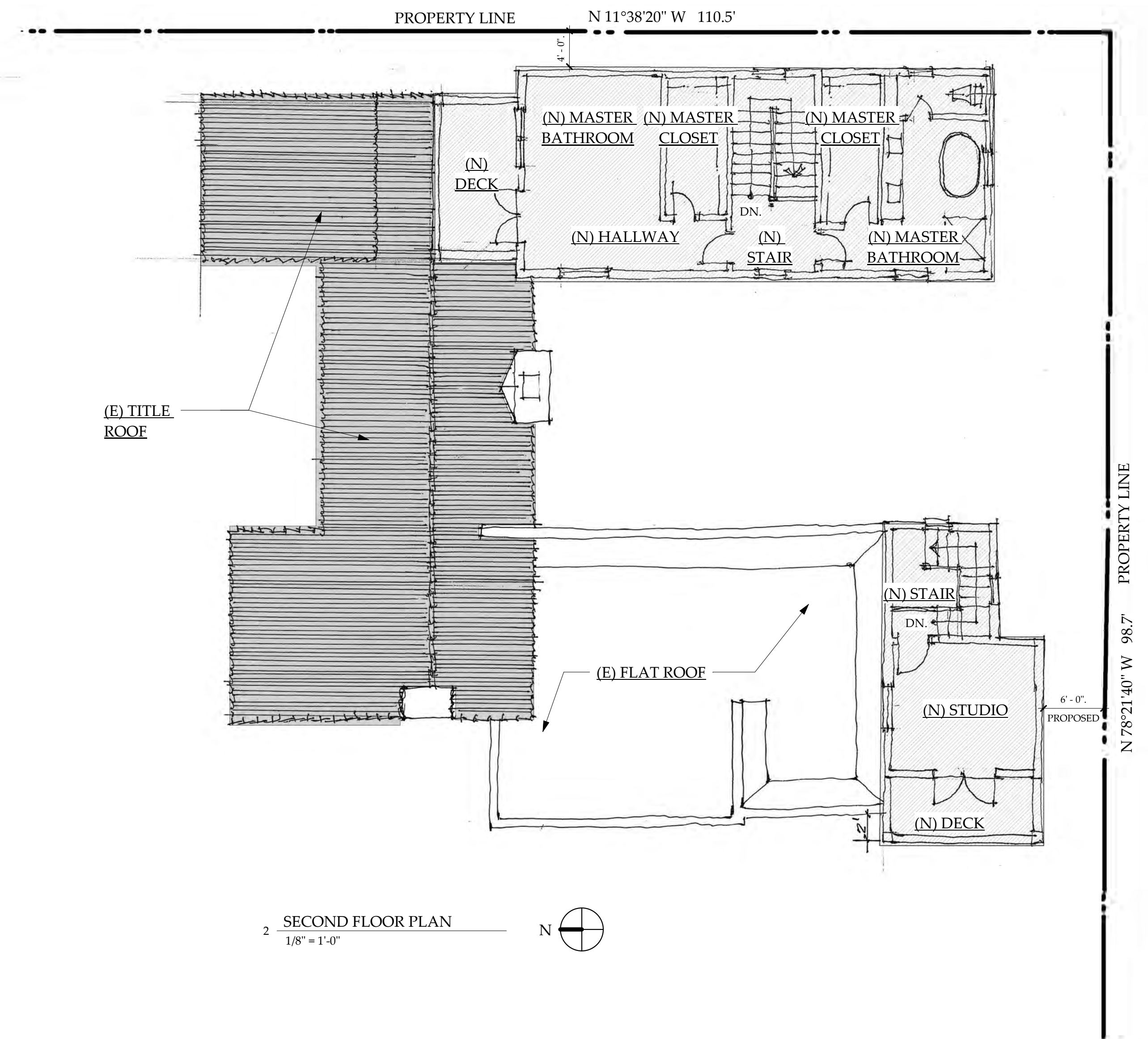
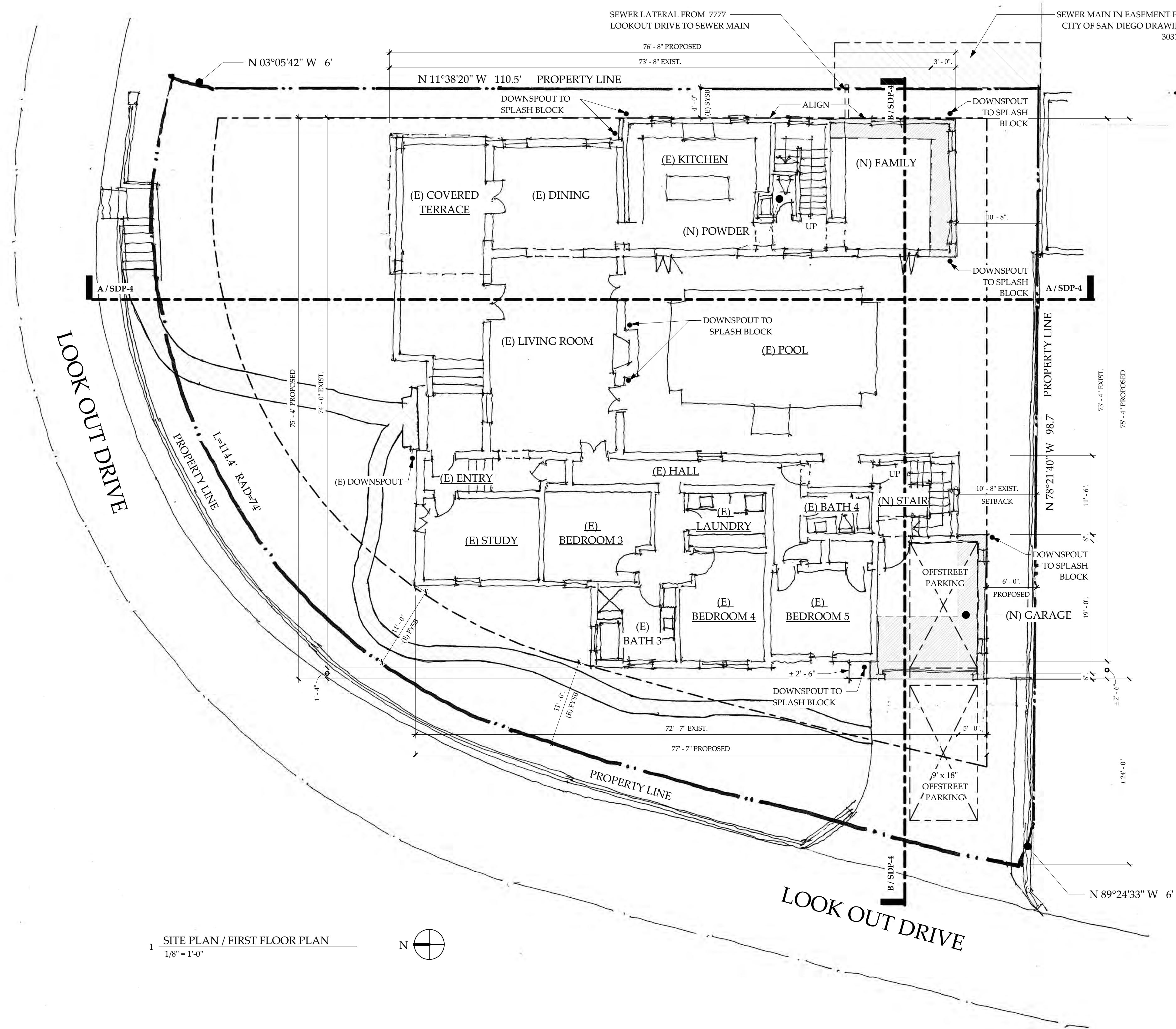
GLENISTER RESIDENCE
SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE			PROJECT #:	DATE:
			2017-006	06/27/2019
#	DATE	DESCRIPTION	SHEET TITLE: LANDSCAPE DEVELOPEMENT PLAN / SITE PLAN	
1	10/24/2018	SDP SUBMITTAL		
2	01/10/2019	SDP RE-SUBMITTAL		
3	06/27/2019	SDP RE-SUBMITTAL		
			SHEET NUMBER: SDP-1	
			2 OF 9	



1 LANDSCAPE DEVELOPMENT PLAN / SITE PLAN
1/8" = 1'-0"



LEGEND:

 = INDICATES ADDED FLOOR AREA

GROSS FLOOR AREA CALCUATIONS AND PROPOSED SETBACKS FOR NEW CONSTRUCTION

EXISTING GROSS FLOOR AREA: 3,303 S.F.
ADDED GROSS FLOOR AREA: 1,704 S.F.

TOTAL SQUARE FOOTAGE: 5,007 S.F.

LOT SIZE: 10,050 S.F.
5,007 S.F. / 10,050 S.F. = 50% FLOOR AREA RATIO

GRADING DATA TABLE:

TOTAL DISTURBANCE AREA	= 1,000 SF
PERCENT OF TOTAL SITE	= 9%
IMPERVIOUS AREA, EXISTING	= 5,999 SF
IMPERVIOUS AREA, PROPOSED	= 6,259 SF
AMOUNT OF CUT/FILL	= 32 CU. YARDS
IMPORT / EXPORT	= 32 CU. YARDS
HEIGHT OF CUT/FILL MAX	= 3' - 0"

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+ASSOC.

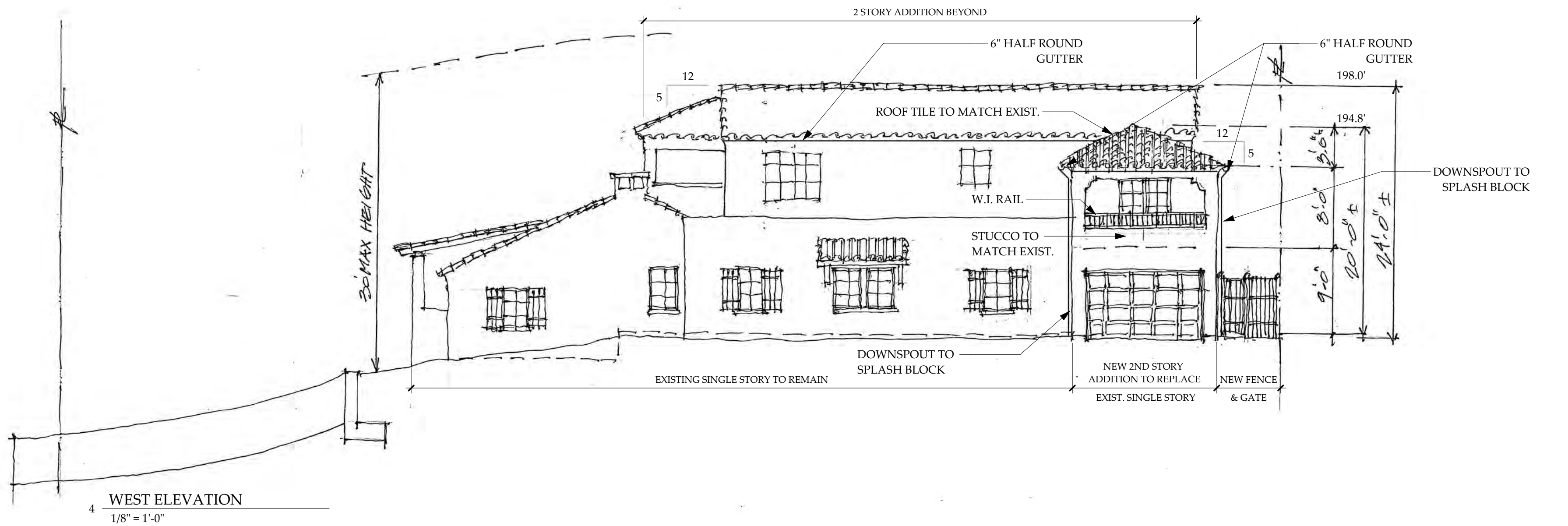
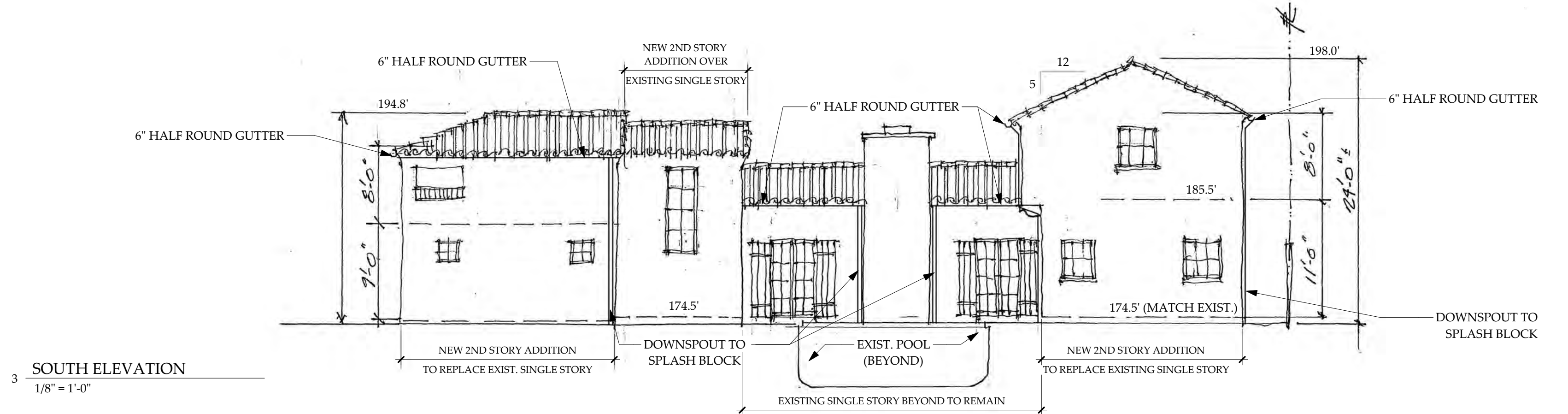
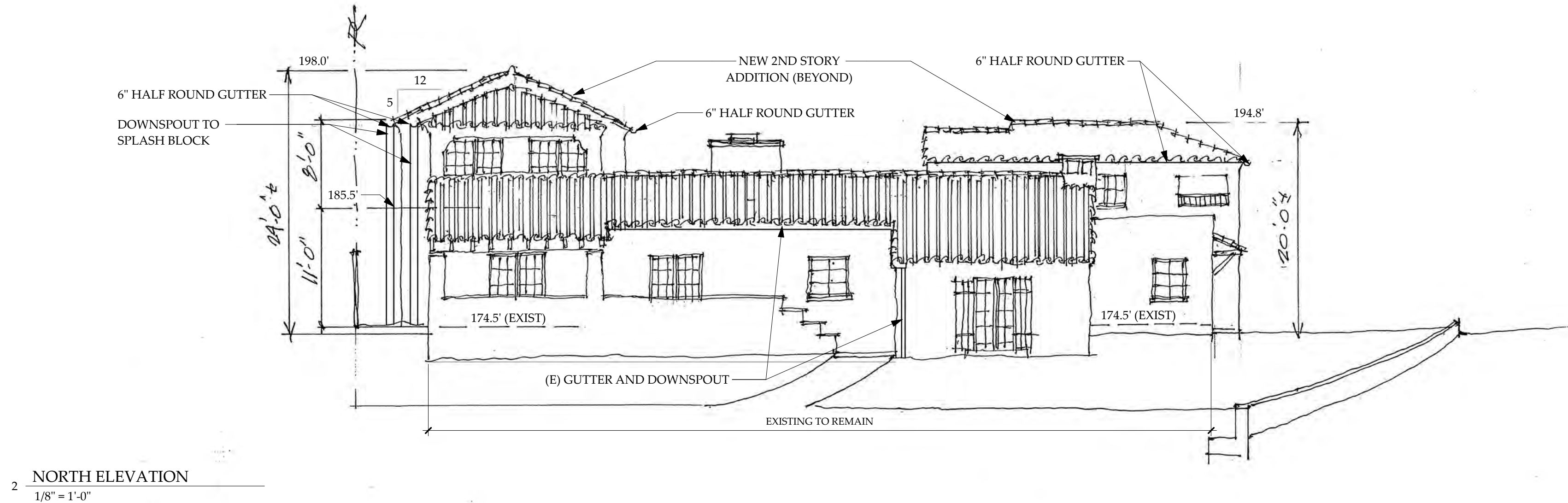
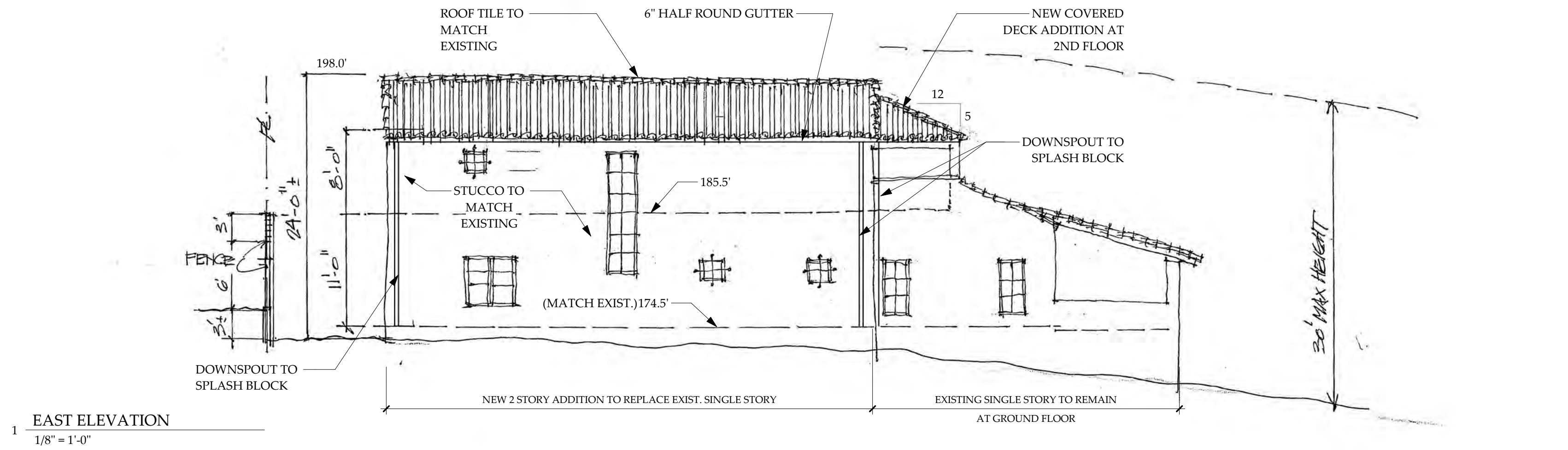
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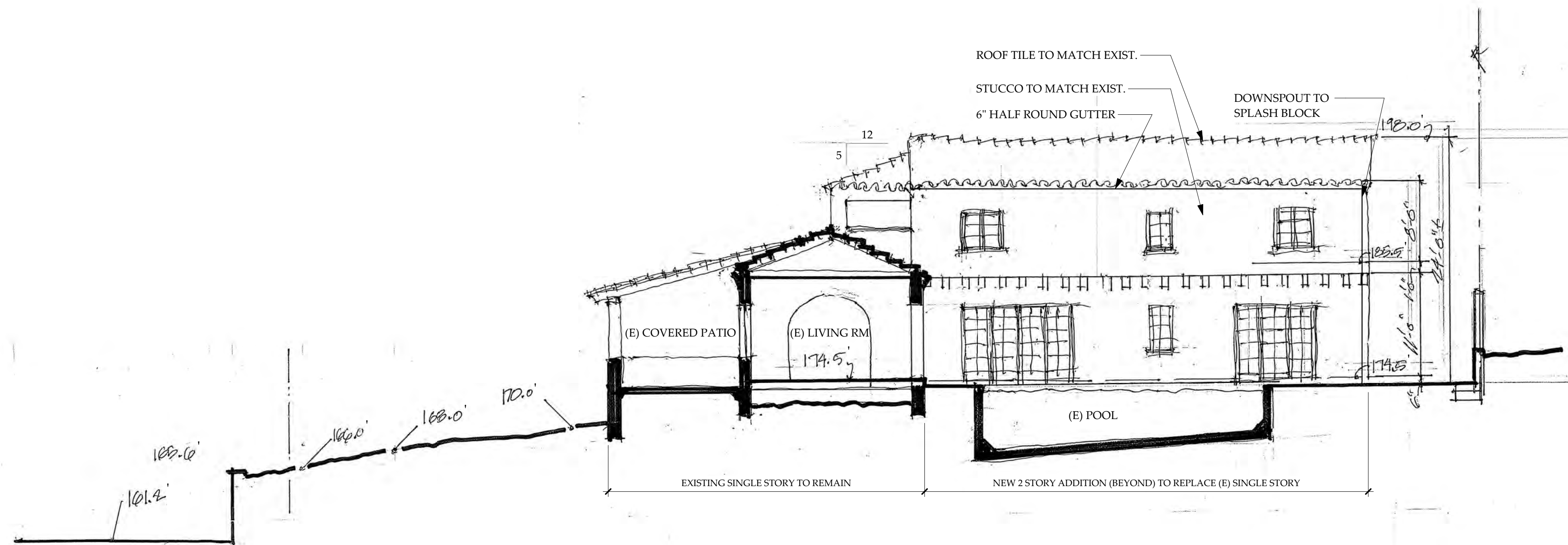
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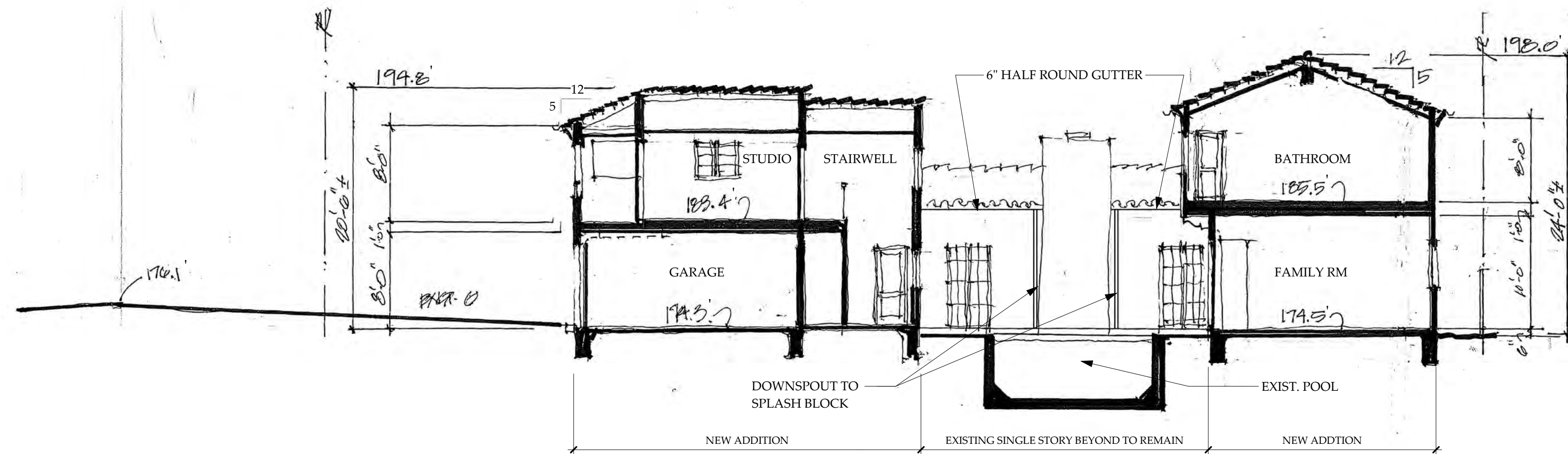
SHEET TITLE:
EXTERIOR ELEVATION

SHEET NUMBER:
SDP-3

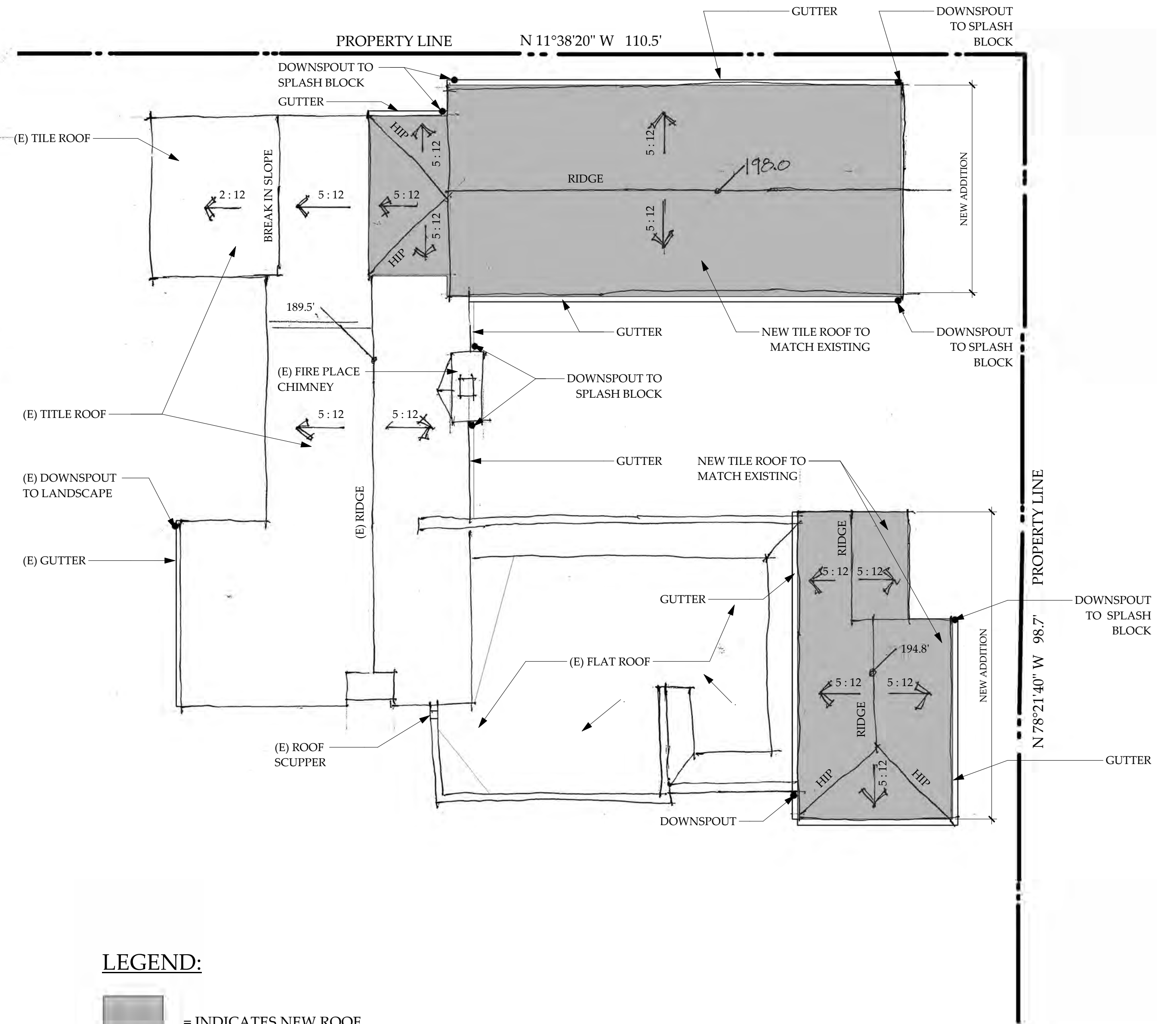
4 OF 9



A SITE SECTION 'A'
1/8" = 1'-0"



B SITE SECTION 'B'
1/8" = 1'-0"



LEGEND:

 = INDICATES NEW ROOF

1 ROOF PLAN
1/8" = 1'-0"

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PROJECT # 2017-006	DATE 06/27/2019
SHEET TITLE: ROOF PLAN / SITE SECTIONS	
SHEET NUMBER: SDP-4	
5 OF 9	

COASTAL CALCULATION TABULATION

TOTAL LENGTH EXIST. EXTERIOR WALLS:

- 404' - 2 3/4"

PERCENTAGE OF EXIST. WALLS TO BE REMOVED:

- 150' - 4 1/4" / 404' - 2 3/4" = **37.2%**

PERCENTAGE OF EXIST. WALLS TO REMAIN:

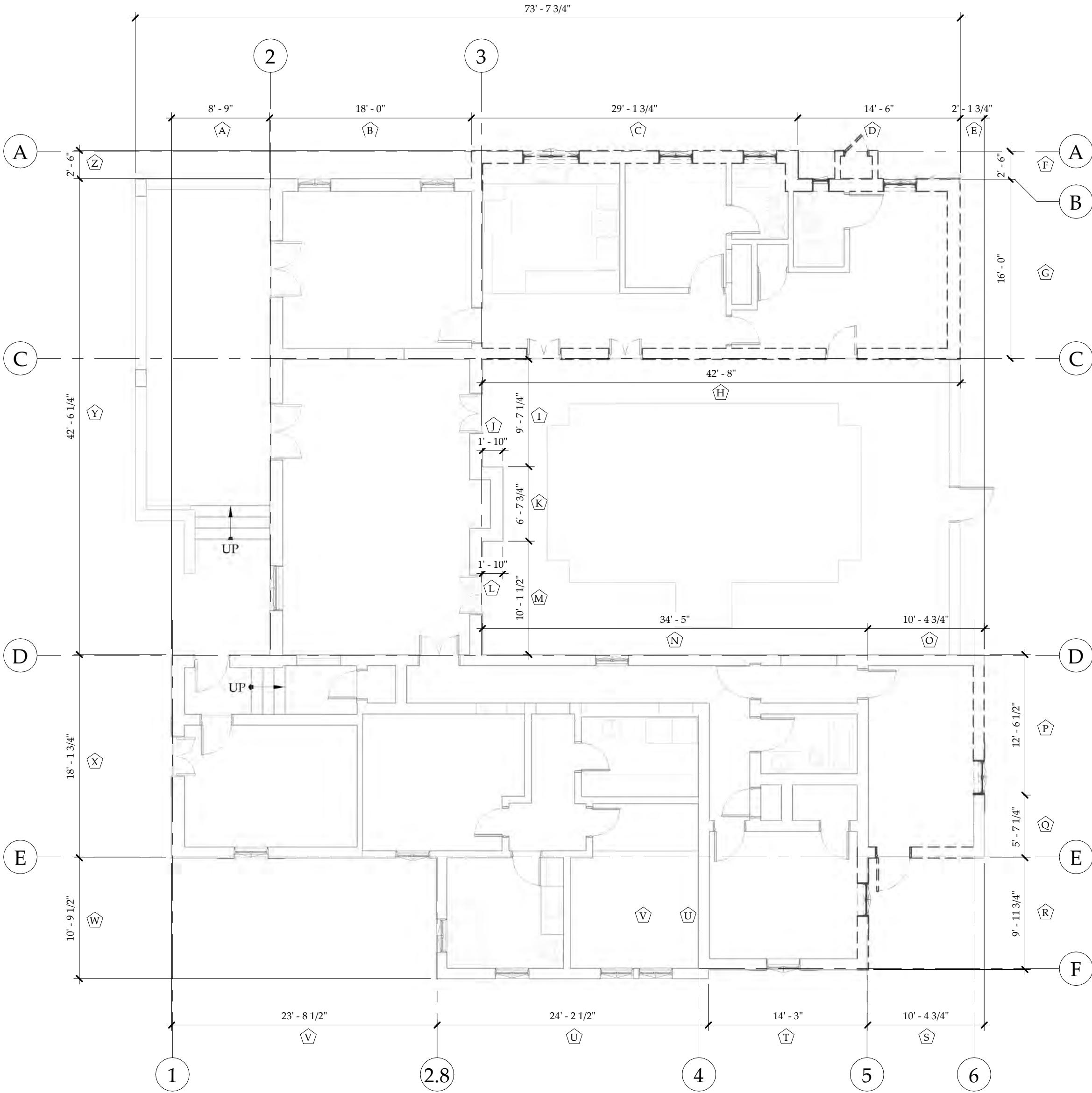
- 253' - 10 1/2" / 404' - 2 3/4" = **62.8%**

TOTAL WALL LENGTH = 253' - 10 1/2" + 150' - 4 1/4" = 404' - 2 3/4"

% REMAIN = 253.875' / 404.083' = **62.8%**

% DEMOLISHED = 150.354' / 404.083' = **37.2%**

COASTAL TABULATION		
WT	EXT. WALL TO REMAIN	EXT. WALL TO BE REMOVED
A	8' - 9"	0' - 0"
B	18' - 0"	0' - 0"
C	0' - 0"	29' - 1 3/4"
D	0' - 0"	14' - 6"
E	2' - 1 3/4"	0' - 0"
F	0' - 0"	2' - 6"
G	0' - 0"	16' - 1 3/4"
H	0' - 0"	42' - 8"
I	9' - 7 1/4"	0' - 0"
J	1' - 10"	0' - 0"
K	6' - 7 3/4"	0' - 0"
L	1' - 10"	0' - 0"
M	10' - 1 1/2"	0' - 0"
N	35' - 4"	0' - 0"
O	10' - 4 3/4"	0' - 0"
P	0' - 0"	12' - 6 1/2"
Q	5' - 7 1/4"	0' - 0"
R	0' - 0"	9' - 11 3/4"
S	0' - 0"	10' - 4 3/4"
T	14' - 3"	0' - 0"
U	9' - 11 3/4"	0' - 0"
V	24' - 2 1/2"	0' - 0"
W	10' - 9 1/2"	0' - 0"
X	18' - 1 3/4"	0' - 0"
Y	42' - 6 1/4"	0' - 0"
Z	0' - 0"	2' - 6"
TOTAL	253' - 10 1/2"	150' - 4 1/4"



1 DEMOLITION / COASTAL CALCULATION PLAN
1/8" = 1'-0"

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Interior Design

GLENISTER RESIDENCE

SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	10/24/2018	SDP SUBMITTAL
2	01/10/2019	SDP RE-SUBMITTAL
3	06/27/2019	SDP RE-SUBMITTAL

PROJECT #:
2017-006

DATE:
06/27/2019

SHEET TITLE:
COASTAL
CALCULATION /
DEMO PLAN

SHEET NUMBER:

SDP-5

6 OF 9

GLENISTER RESIDENCE

TOPOGRAPHIC SURVEY DATA - 1-29-18

SITE ADDRESS: 7777 LOOKOUT DRIVE, LA JOLLA, CA 92037
ASSESSOR PARCEL NUMBER: 352-012-01
"LOT" ACREAGE: 10,050 S.F. / 0.231 ACRES (GROSS)

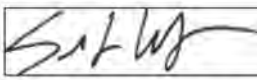
LEGAL DESCRIPTION:
LOT 38 OF LA JOLLA HILLS, IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING
TO MAP THEREOF NO. 1479, AS FILED IN THE OFFICE OF THE
RECORDER OF SAN DIEGO COUNTY ON OCTOBER 10, 1912.

TOGETHER WITH THAT PORTION OF LOOKOUT DRIVE ADJOINING
LOT 38 ON THE WEST AND NORTH AS CLOSED BY STREET
VACATION RECORDED APRIL 11, 1979, AS FILE NO. 79-14896.

BENCHMARK:
THE BENCHMARK USED FOR THE PURPOSES OF THIS PLAT IS
A FOUND BRASS PLUG LOCATED IN THE TOP OF CURB AT THE
SOUTHWEST CORNER OF SOLEDAD AVENUE & HILLSIDE DRIVE.
ELEVATION: 228.995' DATUM: MSL NGVD29
RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL BOOK

SURVEYOR'S NOTES:
THE BOUNDARY DATA SHOWN HEREON REFLECTS DATA FROM
RECORDED MAPS, FIXED ON FOUND MONUMENTS IN THE FIELD.
A RECORD OF SURVEY MAP WILL BE REQUIRED IF MONUMENTS
ARE TO BE SET AT ALL CORNERS OF THE PROPERTY INCLUDING
STREET VACATION LIMITS. THIS IS NOT A FINAL BOUNDARY SURVEY.

NO TITLE REPORT WAS FURNISHED AT TIME OF SURVEY, THERE
MAY BE EASEMENTS AND/OR AGREEMENTS IN PLACE THAT
AFFECT THE SUBJECT PROPERTY.

DATE OF SURVEY:
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME ON
DECEMBER 14, 2017.

STEVEN L. WOODS, CALIF. P.L.S. NO. 6427

WOODS LAND SURVEYING, INC.
2180 GARNET AVE., STE. 303
SAN DIEGO, CA 92109
(619) 273-4700


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PROJECT #:
2017-006
DATE:
06/27/2019

SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

SDP-6

LOT 37

EXIST. 1 & 2-STORY HOUSE

1-STORY

2-STORY

1-STORY

SEWER LATERAL

SEWER MAIN IN EASEMENT

7777 LOOKOUT DRIVE

APN 352-012-01

LOT 38 MAP NO 1479

LOT 39

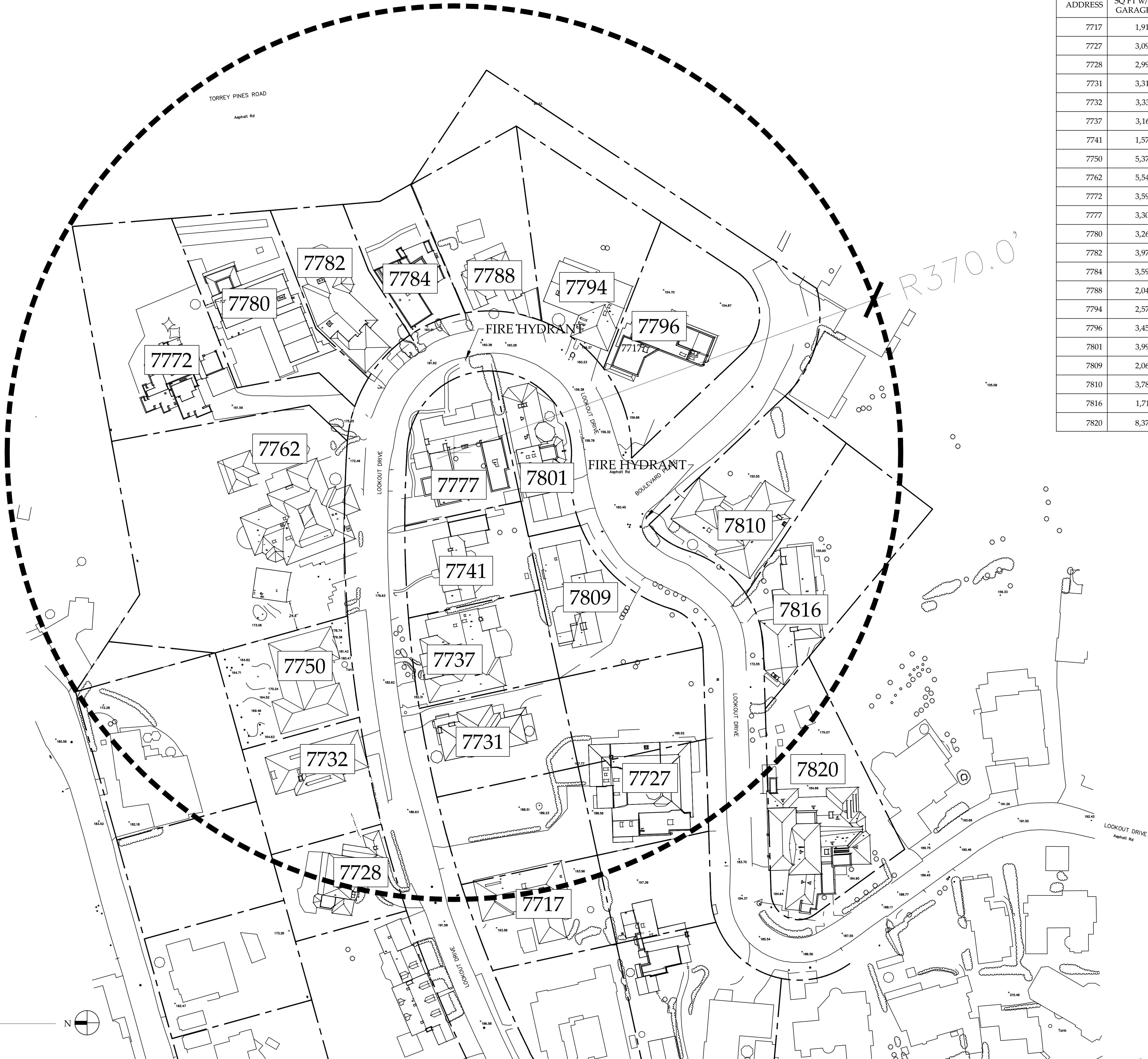
EXIST. POOL
COPING=174.75

EXIST. 1-STORY HOUSE
FF = 174.5'

EXIST. 1-STORY HOUSE

LOOKOUT
DRIVE

0' 8' 16' 24'
SCALE: 1/8" = 1'



SITE ADDRESS	BUILDING SQ FT w/o GARAGE	FAR w/ 500 SQ FT GARAGE	LOT SIZE	LEVELS	SET BACKS			
					FRONT	SIDE	SIDE	REAR
7717	1,914	0.26	9,373	1	13'-0"	9'-6"	3'-3"	28'-9"
7727	3,092	0.23	15,851	1	132'-9"	1'-11"	3'-3"	18'-8"
7728	2,992	0.48	7,342	2	8'-5"	10'-10"	8'-4"	23'-9"
7731	3,313	0.75	5,087	2	18'-0"	1'-3"	9'-11"	8'-1"
7732	3,331	0.45	8,530	3	5'-2"	7'-5"	43'-9"	17'-7"
7737	3,161	0.40	9,127	1	13'-11"	6'-3"	2'-6"	38'-9"
7741	1,574	0.25	8,387	1	29'-6"	6'-8"	3'-3"	31'-0"
7750	5,370	0.67	8,821	3	12'-11"	6'-0"	6'-5"	43'-0"
7762	5,545	0.18	32,768	2	0'-0"	23'-0"	22'-3"	88'-0"
7772	3,596	0.20	20,155	2	122'-0"	4'-4"	3'-11"	100'-7"
7777	3,303	0.33	10,050	1	15'-0"	11'-11"	4'-9"	8'-0"
7780	3,269	0.30	12,495	2	52'-10"	3'-7"	7'-0"	43'-10"
7782	3,973	0.53	8,401	2	9'-9"	5'-1"	9'-0"	38'-0"
7784	3,597	0.60	6,776	2	12'-6"	3'-6"	5'-8"	26'-10"
7788	2,044	0.26	9,716	2	7'-2"	5'-11"	2'-1"	67'-1"
7794	2,572	0.24	12,994	2	7'-5"	3'-2"	2'-1"	58'-9"
7796	3,456	0.27	14,624	2	11'-8"	11'-6"	3'-11"	51'-2"
7801	3,995	0.69	6,550	3	9'-8"	37'-0"	2'-7"	44'-3"
7809	2,064	0.37	6,772	1	12'-8"	11'-11"	5'-3"	5'-8"
7810	3,783	0.40	10,820	2	1'-9"	7'-3"	3'-9"	64'-4"
7816	1,711	0.14	15,385	2	7'-11"	3'-2"	2'-2"	84'-9"
7820	8,374	0.56	15,764	1	16'-6"	3'-10"	6'-0"	96'-0"

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LICENSED ARCHITECT

F.H. BENNETT, III

NO. C20963

EXPIR. 10-31-19

STATE OF CALIFORNIA

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2 01/10/2019 SDP RE-SUBMITTAL		SHEET TITLE:	
3 06/27/2019 SDP RE-SUBMITTAL		300' SURVEY	
		SHEET NUMBER:	
		SDP-7	
		8 OF 9	

Site Design BMP Checklist for PDPs	Form I-5B
Site Design BMPs	
All development projects must implement site design BMPs where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of Storm Water Standards) for information to implement site design BMPs shown in this checklist.	
Answer each category below pursuant to the following: "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided.	
A site map with implemented site design BMPs must be included at the end of this checklist.	
Site Design Requirement	
Applied?	
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features ☒ Yes ☐ No ☐ N/A	
Discussion / justification if 4.3.1 not implemented:	
1-1 Are existing natural drainage pathways and hydrologic features mapped on the site map? ☒ Yes ☐ No ☐ N/A	
1-2 Are trees implemented? If yes, are they shown on the site map? ☐ Yes ☐ No ☒ N/A	
1-3 Implemented trees meet the design criteria in 4.3.1 Fact Sheet (e.g. soil volume, maximum credit, etc.)? ☐ Yes ☐ No ☒ N/A	
1-4 Is tree credit volume calculated using Appendix B.2.2.1 and SD-1 Fact Sheet in Appendix E? ☐ Yes ☐ No ☒ N/A	
4.3.2 Have natural areas, soils and vegetation been conserved? ☒ Yes ☐ No ☐ N/A	
Discussion / justification if 4.3.2 not implemented:	



Site Design BMP Checklist for Standard Projects	Form I-5A
Site Design BMPs	
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.	
Note: All selected BMPs must be shown on the construction plans.	
Site Design Requirement	
Applied?	
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features ☒ Yes ☐ No ☐ N/A	
4.3.2 Conserve Natural Areas, Soils, and Vegetation ☒ Yes ☐ No ☐ N/A	
4.3.3 Minimize Impervious Area ☒ Yes ☐ No ☐ N/A	
4.3.4 Minimize Soil Compaction ☒ Yes ☐ No ☐ N/A	
4.3.5 Impervious Area Dispersion ☒ Yes ☐ No ☐ N/A	
4.3.6 Runoff Collection ☒ Yes ☐ No ☐ N/A	
4.3.7 Landscaping with Native or Drought Tolerant Species ☒ Yes ☐ No ☐ N/A	
4.3.8 Harvest and Use Precipitation ☒ Yes ☐ No ☐ N/A	
Discussion / justification for all "No" answers shown above:	
4.3.5: All water runoff will be diverted to landscape.	
4.3.7: All existing landscape is non-native and/or drought tolerant species. All existing landscape to remain.	
4.3.8: All water runoff will be diverted to landscape.	
Answer for each source control and site design category shall be pursuant to the following: "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.	



Source Control BMP Checklist for PDPs	Form I-4B
Source Control BMPs	
All development projects must implement source control BMPs where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of the Storm Water Standards) for information to implement source control BMPs shown in this checklist.	
Answer each category below pursuant to the following: "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.	
Source Control Requirement	
Applied?	
4.2.1 Prevention of Illicit Discharges Into the MS4 ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.1 not implemented:	
Project does not propose to produce any illicit material that would be able to be discharged into the MS4.	
4.2.2 Storm Drain Stenciling or Signage ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.2 not implemented:	
There are no major storm drain close to project site.	
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.3 not implemented:	
There are no outdoor material storage areas being proposed.	
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.4 not implemented:	
There are no outdoor work areas being proposed.	
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.5 not implemented:	
Source control requirements are not applicable to project scope.	



Source Control BMP Checklist for PDPs	Form I-4B
Source Control BMPs	
All development projects must implement source control BMPs where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of the Storm Water Standards) for information to implement source control BMPs shown in this checklist.	
Answer each category below pursuant to the following: "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.	
Source Control Requirement	
Applied?	
4.2.1 Prevention of Illicit Discharges Into the MS4 ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.1 not implemented:	
Project does not propose to produce any illicit material that would be able to be discharged into the MS4.	
4.2.2 Storm Drain Stenciling or Signage ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.2 not implemented:	
There are no major storm drain close to project site.	
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.3 not implemented:	
There are no outdoor material storage areas being proposed.	
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.4 not implemented:	
There are no outdoor work areas being proposed.	
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
Discussion / justification if 4.2.5 not implemented:	
Source control requirements are not applicable to project scope.	



Source Control BMP Checklist for Standard Projects	Form I-4A
Source Control BMPs	
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.	
Note: All selected BMPs must be shown on the construction plans.	
Source Control Requirement	
Applied?	
4.2.1 Prevention of Illicit Discharges Into the MS4 ☐ Yes ☐ No ☒ N/A	
4.2.2 Storm Drain Stenciling or Signage ☐ Yes ☐ No ☒ N/A	
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal ☐ Yes ☐ No ☒ N/A	
4.2.6 BMPs based on Potential Sources of Runoff Pollutants	
On-site storm drain inlets ☐ Yes ☐ No ☒ N/A	
Interior floor drains and elevator shaft sump pumps ☐ Yes ☐ No ☒ N/A	
Interior parking garages ☐ Yes ☐ No ☒ N/A	
Need for future indoor & structural pest control ☐ Yes ☐ No ☒ N/A	
Landscape/Outdoor Pesticide Use ☐ Yes ☐ No ☒ N/A	
Pools, spas, ponds, decorative fountains, and other water features ☐ Yes ☐ No ☒ N/A	
Food service ☐ Yes ☐ No ☒ N/A	
Refuse areas ☐ Yes ☐ No ☒ N/A	
Industrial processes ☐ Yes ☐ No ☒ N/A	
Outdoor storage of equipment or materials ☐ Yes ☐ No ☒ N/A	
Vehicle/Equipment Repair and Maintenance ☐ Yes ☐ No ☒ N/A	
Fuel Dispensing Areas ☐ Yes ☐ No ☒ N/A	
Loading Docks ☐ Yes ☐ No ☒ N/A	
Fire Sprinkler Test Water ☐ Yes ☐ No ☒ N/A	
Miscellaneous Drain or Wash Water ☐ Yes ☐ No ☒ N/A	
Plazas, sidewalks, and parking lots ☐ Yes ☐ No ☒ N/A	
SC-6A: Large Trash Generating Facilities ☐ Yes ☐ No ☒ N/A	
SC-6B: Animal Facilities ☐ Yes ☐ No ☒ N/A	
SC-6C: Plant Nurseries and Garden Centers ☐ Yes ☐ No ☒ N/A	
SC-6D: Automotive Facilities ☐ Yes ☐ No ☒ N/A	
Discussion / justification for all "No" answers shown above:	
None of the BMPs listed above is applicable to the project scope.	



Form I-5B Page 4 of 4
Insert Site Map with all site design BMPs identified:



Form I-5B Page 3 of 4
Site Design Requirement
Applied?
4.3.6 Runoff Collection ☒ Yes ☐ No ☐ N/A
Discussion / justification if 4.3.6 not implemented:
6a-1 Are green roofs implemented in accordance with design criteria in 4.3.6A Fact Sheet? If yes, are they shown on the site map? ☐ Yes ☐ No ☒ N/A
6a-2 Is the green roof credit volume calculated using Appendix B.2.1.2 and 4.3.6A Fact Sheet in Appendix E? ☐ Yes ☐ No ☒ N/A
6b-1 Are permeable pavements implemented in accordance with design criteria in 4.3.6B Fact Sheet? If yes, are they shown on the site map? ☒ Yes ☐ No ☐ N/A
6b-2 Is the permeable pavement credit volume calculated using Appendix B.2.1.3 and 4.3.6B Fact Sheet in Appendix E? ☐ Yes ☒ No ☐ N/A
4.3.7 Landscaping with Native or Drought Tolerant Species ☒ Yes ☐ No ☐ N/A
Discussion / justification if 4.3.7 not implemented:
Existing landscape / vegetation are not native or of drought tolerant species. Existing landscape to remain.
4.3.8 Harvest and Use Precipitation ☐ Yes ☐ No ☒ N/A
Discussion / justification if 4.3.8 not implemented:
All run-off will be directed to landscape areas.
8-1 Are rain barrels implemented in accordance with design criteria in 4.3.8 Fact Sheet? If yes, are they shown on the site map? ☐ Yes ☐ No ☒ N/A
8-2 Is the rain barrel credit volume calculated using Appendix B.2.2.2 and 4.3.8 Fact Sheet in Appendix E? ☐ Yes ☐ No ☒ N/A



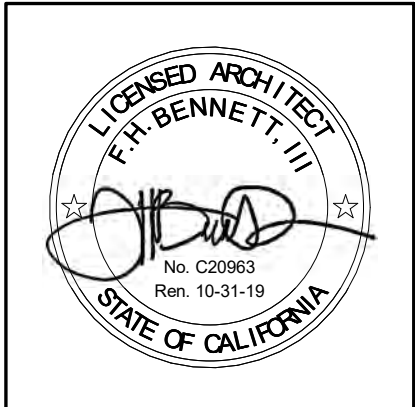
Form I-5B Page 2 of 4
Site Design Requirement
Applied?
4.3.3 Minimize Impervious Area ☒ Yes ☐ No ☐ N/A
Discussion / justification if 4.3.3 not implemented:
4.3.4 Minimize Soil Compaction ☒ Yes ☐ No ☐ N/A
Discussion / justification if 4.3.4 not implemented:
4.3.5 Impervious Area Dispersion ☐ Yes ☐ No ☒ N/A
Discussion / justification if 4.3.5 not implemented:
5-1 Is the pervious area receiving runoff from impervious area identified on the site map? ☐ Yes ☐ No ☒ N/A
5-2 Does the pervious area satisfy the design criteria in 4.3.5 Fact Sheet in Appendix E (e.g., maximum slope, minimum length, etc.)? ☐ Yes ☐ No ☒ N/A
5-3 Is impervious area dispersion credit volume calculated using Appendix B.2.1.1 and 4.3.5 Fact Sheet in Appendix E? ☐ Yes ☐ No ☒ N/A



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2017-006

DATE:
06/27/2019

SHEET TITLE:

BMP FORMS

SHEET NUMBER:

SDP-8