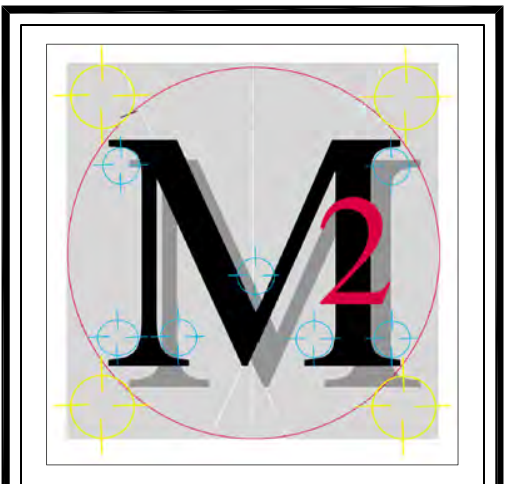


Private Residence
COASTAL DEVELOPMENT DOCUMENTS PACKAGE - SCR
1542 Copa de Oro Dr, La Jolla, California, 92037

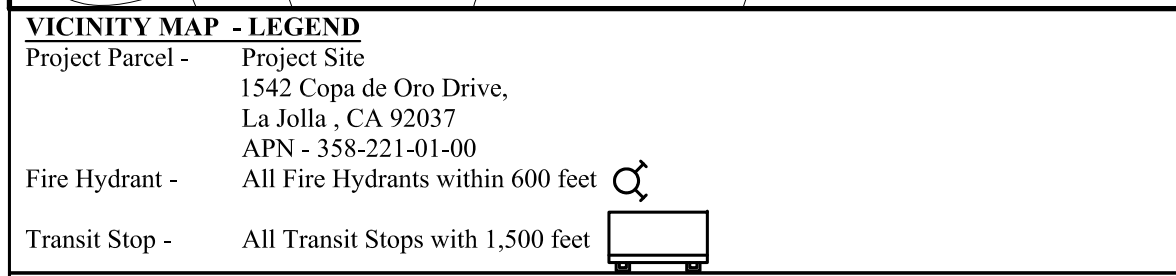
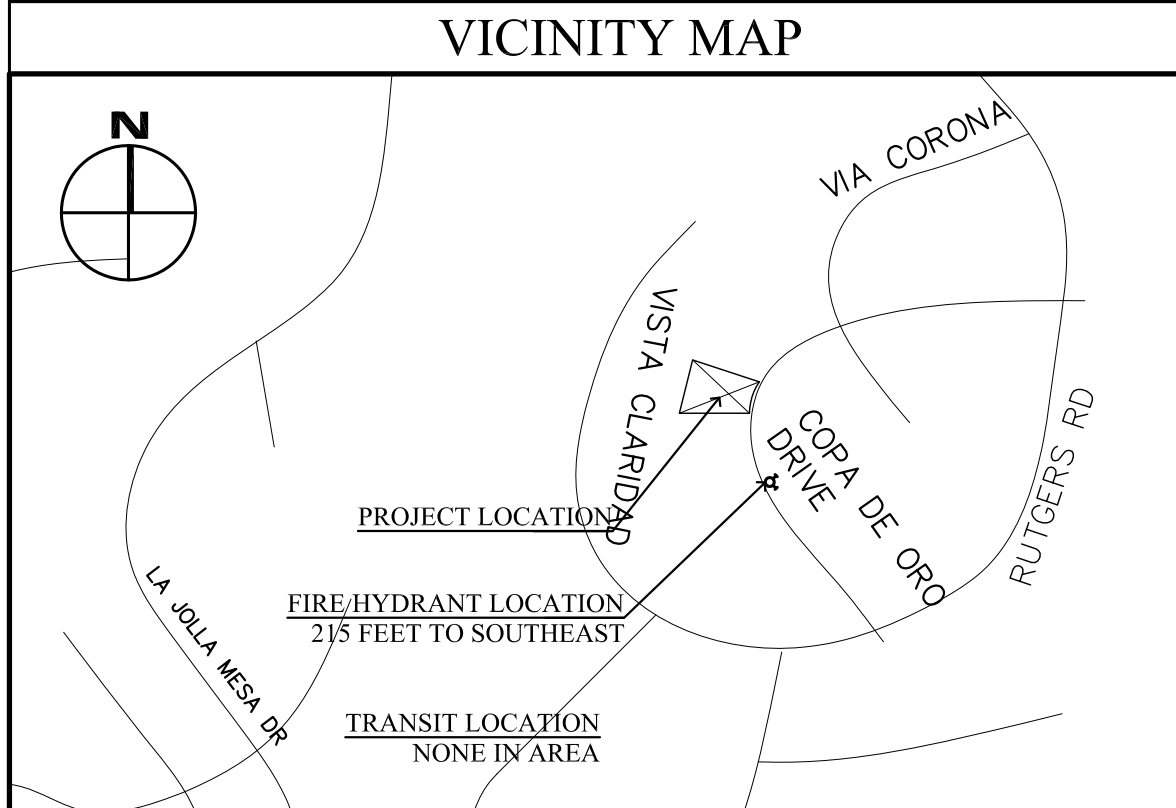
ABBREVIATIONS table with columns for symbol, description, and unit/notes.



Letter of Request
Private Residence Remodel & Addition
1542 Copa de Oro Drive, La Jolla, CA 92037
APN - 358-221-01-00
PTS # Coastal Development Permit Review - 0676181
PROJECT LETTER OF REQUEST - NARRATIVE
PERMIT REQUESTED
Coastal Development Permit
Project Description: Selectively demolish portions the 2,871 square foot existing single-family residence. With the net addition of 755.65 square foot to the existing first floor habitable area. Remodel of the two-car garage for an area of 454.8 square feet. Expansion of the kitchen, living room and master bedroom of the residence for a total of 3,655 square feet. New entry foyer and remodel entire interior of residence with a new roof & raised walls of two feet for a 10'-1" ceiling. The proposed home will consist of 4 bedrooms and 3 1/2 baths, with a two-car garage. Provide new exterior decks, pool & spa, new landscaping and other site improvements of the features as shown on the site plans.
Land Use Consistency: The Project is consistent with the RS 1-4 zoning and Land Use Designations in the City's General Plan and the Community Plan of La Jolla. The proposed project size, setback and height is consistent with RS 1-4 (single family zone).
Coastal Development Permit Criteria
1. The proposed project lot size conforms to the minimum requirement of the zone - 10,000 s.f.
a. The lot is 10,474.36 square feet (conforms)
2. The coastal height limit for this zone is 30'-0":
a. The proposed project height is 17'-6" (conforms)
3. The proposed project allowed FAR is .54 = 5,656 square feet.
a. The proposed residence with garage GFA = 3,654.9 square feet. (conforms)
4. The proposed project maximum landscape coverage maximum of 60%:
a. The proposed home will be proposed to be 287 square feet. (conforms)
5. The proposed home meet all the required setbacks. (conforms)
a. The proposed home exceeds the required setbacks. (conforms)
b. The home is a traditional tract ranch home (non-historical)
6. The building permit for the original home is - 321980
7. The proposed home will conform the City of San Diego CAP Requirements.
a. The home will have energy efficient lighting.
b. The proposed home will have water efficient plumbing fixtures
c. The proposed home will have energy star appliances
d. The proposed home will have CoolGreen Roofs- The project will include Reflector Series Asphalt shingle roofing materials with a minimum 3-year aged solar reflection and thermal emittance of 1.7. (conforms)
e. The proposed home will meet title 24 energy efficiency goal and will have photovoltaic system mounted on the roof.



Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA
04-28-2022
LICENSED ARCHITECT
MICHAEL MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA



BASIS FOR STRUCTURAL DESIGN table with columns for item, description, and value/notes.

FOUNDATIONS / SOILS CRITERIA:
EXPANSIVE SOILS HAVE BEEN DETERMINED TO BE GREATER THAN 20 AND THE RECOMMENDATIONS OF THE SOILS ENGINEER HAVE BEEN INCORPORATED INTO THESE PLANS.
EXPANSION INDEX HAS BEEN DETERMINED TO BE 20 OR LESS AND NO SPECIAL DESIGN RECOMMENDATIONS ARE REQUIRED.
AS A CALIFORNIA LICENSED ARCHITECT / ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE S - SANDY CLAY, AND PER TABLE 1806.2 AND THE 2010 CBC, I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1,500 PSF FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
MICHAEL R. MORTON AIA Michael R. Morton AIA 9/30/2020
NAME (PRINT) SIGNATURE DATE LICENSED ARCHITECT
LICENSING ENGINEER

SPECIAL INSPECTION & OFFSITE FABRICATION

SPECIAL INSPECTION:
SPECIAL INSPECTION NOTES:
1. "Notice to the Applicant/ Owner/Owner's Agent/Architect or Engineer of Record. By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of the City of San Diego for special inspections structural observations, construction material testing and off-site fabrication of building components, contain in the statement of special inspections and, as required by the California Construction Codes",
2. "Notice to the Contractor/Builder/Installer/Subcontractor/Owner-Builder. By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of the requirements contained in the statement of special inspection, you agree to comply with the requirements of the City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contain in the statement of special inspections and, as required by the California Construction Codes",
3. The Special Inspector must be Certified by the City of San Diego, Development Services. In the category of work required to have special inspection.
4. The Construction Material Testing Laboratory must be approved by the City of San Diego, Development Services, for testing of material, systems, components, and equipment
5. A Property Owners' Final Report form for work required to have special inspections, testing and structural observations must be completed by the property owner, property owner's agent of record, architect of record or engineer of record and submitted the Inspection Services Division
6. The special inspection identified on plans are, in addition to, and not a substitute for, those inspections required to be performed by a City's Building Inspector.
7. Special inspections, Structural test and Structural observations shall comply with applicable provision of Chapter 17 of 2010 California Building Code.

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:
See Structural Sheet S-1
SEE SHEET S-1 FOR COMPLETE LIST OF SPECIAL INSPECTION ITEMS (IF PART OF SET)

OFF-SITE FABRICATION:
A. An Application To Perform Off-Site Fabrication is required and must be submitted to the Inspection Services Division for approval prior to fabrication.
B. A Certificate of Off Site Fabrication is required and must be submitted to the Inspection Services Division for approval.
C. Fabricator must be registered and approved by the City of San Diego, Development Services for the fabrication of members and assemblies on the premises of fabricator's shop. (Sec. 1704.2.2)
D. "Fabricator shall submit an 'shop welding' - Application to perform off-site fabrication" to the Inspection Services Division for approval prior to commencement of fabrication".
E. Specify on plans, name and address of the fabricator where products and assemblies area going to be fabricated.
F. "Shop welding fabricator must be registered and approved by the city of San Diego, development services for fabrication of members and assemblies on the premises of the fabricator's shop"
G. "Steel Fabricator shall submit a 'Certificate of compliance for off-site fabrication' to the inspection services division prior to erection of fabricated items and assemblies"

STRUCTURAL OBSERVATION
STRUCTURAL, SOILS ENGINEER OR GEOTECHNICAL OBSERVATION:
1. Structural Observation Report are required and must be performed and submitted to the Building Inspector.
2. The Structural Observer shall submit a written statement to Inspection Services a written statement that site visit have been made and identifying any reported deficiencies that the best of structural observer's knowledge have been resolved.
3. The structure will not be in compliance until the registered professional has notified Inspection Services that all deficiencies area resolved".
4. This report must be stamped, signed and dated by the Registered Design Professional in responsible charge.
5. Structural Observation Must Be Provided By The Engineer Or Architect Of Record Responsible For The Structural Design, Or Another Engineer Or Architect Designated By The Engineer Or Architect Responsible For The Structural Design. As Outlined In The Structural Observation Program.
STRUCTURAL, SOILS ENGINEER, OR GEOTECHNICAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:
1. See Structural Sheet-S-1 REFER TO SHEET FOR "STRUCTURAL OBSERVATION PROGRAM".

ARCHITECT
Marengo Morton Architects
7724 Girard Avenue, Suite 200
La Jolla, CA 92037
Telephone: (858) 459-3769
Fax: (858) 459-3768
Principal in Charge
Michael Morton AIA
m-morton@jacobell.net
Cell: (619) 857-8144
Project Team:
Jorge Santana
Alejandra Prado
SURVEYOR
San Diego Land Surveying & Engineering
9665 Chesapeake Dr., Suite 445
San Diego, CA 92123
Phone: (858) 565-8362
Fax: (858) 565-354
Robert J. Bateman
rbateman@sdlls.com
CONTRACTOR
TBT

PERMIT REQUESTED FOR SCOPE OF WORK

PERMITS REQUESTED -
COASTAL DEVELOPMENT PERMIT- PTS#0676181 Permit Number #2482866
COMBINATION PERMIT- PTS #664766
ROOF MOUNTED P.V. SYSTEM - P.T.S# - DEFERRED SUBMITTAL
FIRE SPRINKLER PERMIT - P.T.S# - DEFERRED SUBMITTAL
SUBSTANTIAL CONFORMANCE REVIEW - PRI #0692939

SPECIAL COASTAL NOTES

HEIGHT LIMIT AREA
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.

SPECIAL COASTAL NOTES
1. A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowing the Coastal Height Limit Overlay zone (Proposition D)
2. The pre-construction inspection must be schedule and cleared by the field inspector before any subsequent inspection can be scheduled.
3. Contact the Inspection Services office at (858)492-5070 to schedule the pre-construction inspection.

PROJECT TEAM

SITE ADDRESS:
Private Residence
1542 Copa de Oro Dr,
La Jolla, California, 92037
APN#: 358-221-01-00
OWNER:
Dale Tycher - Property Manager,
Owner - La Jolla Trust
7911 Warner Avenue,
Huntington Beach, CA 92647
Dale (O): 949-697-6646
E-mail - dale@wvrsi.com
PROJECT MANAGER:
Cullen McKeown - Property Manager,
Owner - La Jolla Trust
7911 Warner Avenue,
Huntington Beach, CA 92647
Cullen (O): 949-697-6646
E-mail- Cullen.McKeown@gmail.com
ARCHITECT
Marengo Morton Architects
7724 Girard Avenue, Suite 200
La Jolla, CA 92037
Telephone: (858) 459-3769
Fax: (858) 459-3768
Principal in Charge
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Fax: (858) 565-354
Robert J. Bateman
rbateman@sdlls.com
CONTRACTOR
TBT

SHEET INDEX table with columns for sheet name, content, and scale.

GROSS FLOOR AREA SUMMARY

SEE SHEET T-1 for this information - PROJECT DATA

DETAILED SCOPE OF WORK

Selectively demolish portions the 2,871 square foot existing single-family residence. With the net addition of 755.65 square foot to the existing first floor habitable area. Remodel of the two-car garage for an area of 454.8 square feet. Expansion of the kitchen, living room and master bedroom of the residence for a total of 3,655 square feet. New entry foyer and remodel entire interior of residence with a new roof & raised walls of two feet for a 10'-1" ceiling. The proposed home will consist of 4 bedrooms and 3 1/2 baths, with a two-car garage. Provide new exterior decks, pool & spa and other site improvements and features as shown on the site plans.

REVISED SCOPE OF WORK

Revise the previous approved Coastal Development Permit Number #2482866, Project No 676818, with approved total of 3,655 square feet. The Substantial Conformance Review of the CDP is requesting an increase of 281 square feet for a new total of 3,936 square feet. The revised home will add 266 square feet of habitable square footage + 15 square feet of garage area to total of 281 Square Feet or 7.12% increase from the approved CDP. Selectively demolish portions the 2,871 square foot existing single-family residence. With the net addition of 1,041.07 square feet to the existing first floor habitable area. Remodel of the two-car garage with addition of 21.6 s.f. for a net new area of 496.6 square feet. Expansion of the kitchen, living room and master bedroom of the residence for a total of 3,936 square feet. New entry foyer and remodel entire interior of residence with a new roof & raised walls of two feet for a 10'-1" ceiling. The proposed home will consist of 4 bedrooms and 4 1/2 baths, with a two-car garage. Provide new exterior decks, pool & spa and other site improvements and features as shown on the site plans.

SHEET INDEX

SHEET INDEX table with columns for sheet name, content, and scale.

PROJECT DATA

PROJECT INFORMATION table with columns for project address, parcel number, building code, zoning, lot area, etc.

All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or reuse by any method, in whole or part, without the express written consent of Marengo Morton Architects, Incorporated or Michael Morton AIA is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions.

PRIVATE RESIDENCE
1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

REVISIONS
A. Coastal Submittal - 09/30/2020
B. Coastal Cycle, Owner Rev. 11/16/2020
C. Coastal Cycle Response - 12/08/2020
D. Coastal Cycle, Owner Rev. 12/16/2020
E. Coastal Cycle Response - 01/14/2021
F. Owner Request, Changes - 04/01/2021
G. Owner Request, Changes - 09/17/2021
H. Coastal Rev. Submittal - 09/27/2021
I. Coastal Cycle Response - 03/28/2022
J. Coastal Cycle Response - 04/28/2022
Coastal Phase 1.2 SCR - 10-28-2021

PHASE COASTAL
DEVELOPMENT PHASE
PROJECT NO. 2020-27
REVIEWED BY MRM
DRAWN BY APM / MRM
DATE 10-28-2021

Marengo Morton Architects, Inc. is providing by agreement with certain parties, materials stored electronically. The parties warrant that the data, plans, specifications, reports, documents and other information recorded on or transmitted as electronic media (including but not limited to, but not limited to, CAD drawings, spreadsheets, text files, etc.) are the property of Marengo Morton Architects, Incorporated and are not to be used, copied, reproduced, distributed, or otherwise made available to any third party without the express written consent of Marengo Morton Architects, Incorporated. The parties warrant that the data, plans, specifications, reports, documents and other information recorded on or transmitted as electronic media (including but not limited to, but not limited to, CAD drawings, spreadsheets, text files, etc.) are the property of Marengo Morton Architects, Incorporated and are not to be used, copied, reproduced, distributed, or otherwise made available to any third party without the express written consent of Marengo Morton Architects, Incorporated. The parties warrant that the data, plans, specifications, reports, documents and other information recorded on or transmitted as electronic media (including but not limited to, but not limited to, CAD drawings, spreadsheets, text files, etc.) are the property of Marengo Morton Architects, Incorporated and are not to be used, copied, reproduced, distributed, or otherwise made available to any third party without the express written consent of Marengo Morton Architects, Incorporated.
SHEET TITLE
TITLE SHEET
TS11
SHEET 1 OF 30



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Mar 12, 2021 04:58 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2021-000166
State Receipt # 37031220210138

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

1542 COPA DE ORO CDP / 676181

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO	
COUNTY CLERK ON <u>March 12, 2021</u>	APR 11 2021
Posted <u>March 12, 2021</u>	Removed <u>APR 12 2021</u>
Returned to agency on _____	
DEPUTY <u>[Signature]</u>	K. Ortiz

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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: 1542 Copa De Oro CDP / 676181

SCH No.: N.A.

Project Location-Specific: 1542 Copa de Oro Dr., La Jolla, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit for partial demolition, remodel and 784-square-foot ground floor addition to an existing 2,871-square-foot, one-story, single family residence located at 1542 Copa De Oro Drive. The 0.24-acre site is in the RS-1-4 Zone, Coastal (Non-App-1), Coastal Height Limit, and Parking Impact Overlay Zones within the La Jolla Community Plan area. Council District. This development is within the Coastal Overlay zone and the application was filed on October 27, 2020.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: La Jolla Trust, 7911 Warner Ave., Huntington Beach, CA 92647, 949-697-6646

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); and where the exceptions listed in Section 15300.2 would not apply. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for additions to existing structures.

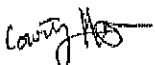
Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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



Associate Planner

3/10/21

Signature/Title

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 5370107
Receipt #: 2021164715

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 03/12/2021
Cashier Location: SD

Print Date: 03/12/2021 4:58 pm

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #10024	\$50.00
Total Payments	\$50.00

Filing

CEQA - NOE	FILE #: 2021-000166 Date: 03/12/2021 4:58PM Pages: 3
	State Receipt # 37-03/12/2021-0138
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/12/2021-0138
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/12/2021
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2021-0138	
PROJECT TITLE 1542 COPA DE ORO CDP / 676181		

PROJECT APPLICANT NAME LA JOLLA TRUST	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-697-6646
PROJECT APPLICANT ADDRESS 7911 WARNER AVE	CITY HUNTINGTON BEACH	STATE CA
		ZIP CODE 92647
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ANDREA C TORRES, Deputy
--------------------	--

Payment Reference #: CHECK #10024

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form</h1>
Project Name: Copa de Oro		Project Number: 699239	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: June 02, 2022
# of Members Yes 13	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Please accept this as amended, project number was previously incorrect			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA, Secretary		DATE: June 12, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM