

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items): PRJ-1099348 _____
- Address and APN(s): 2538 RUETTE NICOLE LA JOLLA, CA - APN -346-831-4400 92037 _____
- Project contact name, phone, e-mail: CLAUDIA UBIARCO - clau@sebastianmariscal.com - 617 710 9373 _____
- Project description: CONSTRUCTION OF A NEW 7,509 SQ FT SINGLE-FAMILY RESIDENCE OF 2STORIES AND A 3,034 FT BASEMENT WITH A GARAGE, 2,634 SF GREEN ROOFS,5,663 SF AT GRADE LANDSCAPING, AND A POOL AND REFLECTINGPOOL ON A 17,545 SQ FT LOT

- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____
- In addition, provide the following:
 - lot size: 17,545 SQ FT _____
 - existing structure square footage and FAR (if applicable): N/A _____
 - proposed square footage and FAR: 7,509 SQ FT - 0.43 _____
 - existing and proposed setbacks on all sides: FRONT PROPOSED 4'-2" NORTH SIDE PROPOSED 10' (BRUSH MANAGEMENT) REAR PROPOSED 12'-0" (EXIST. DRAINAGE EASEMENT) _____
 - height if greater than 1-story (above ground): TWO STORIES - BUILDING HEIGHT: PROPOSED 29' - 11 1/4"

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure’s height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners’ Association

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board’s review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the “owner/applicant” and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
 City Planning Department
 619-236-6173

HERMANNY HOUSE

2538 RUETTE NICOLE
LA JOLLA, CA 92037

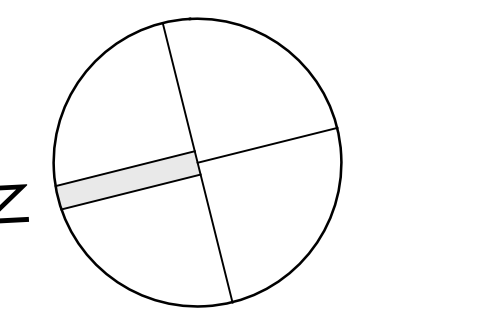
SEBASTIAN MARISCAL STUDIO
1060 BROADWAY
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T: 9174976564

CIVIL ENGINEER
K&S ENGINEERING
7801 MISSION CENTER CT #100
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LANDSCAPE ARCHITECT
S.R. CLARKE LANDSCAPE
110 COPPERWOOD WAY #P
OCEANSIDE, CA 92058
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STRUCTURAL ENGINEER
MOBAYED CONSULTING GROUP
7940 SILVERTON AVE #201
SAN DIEGO, CA 92126
T: 8585867855

MEP ENGINEER
H+W ENGINEERING, INC.
1810 GILLESPIE WAY, SUITE 207
EL CAJON, CA 92020
T: 702.203.8699

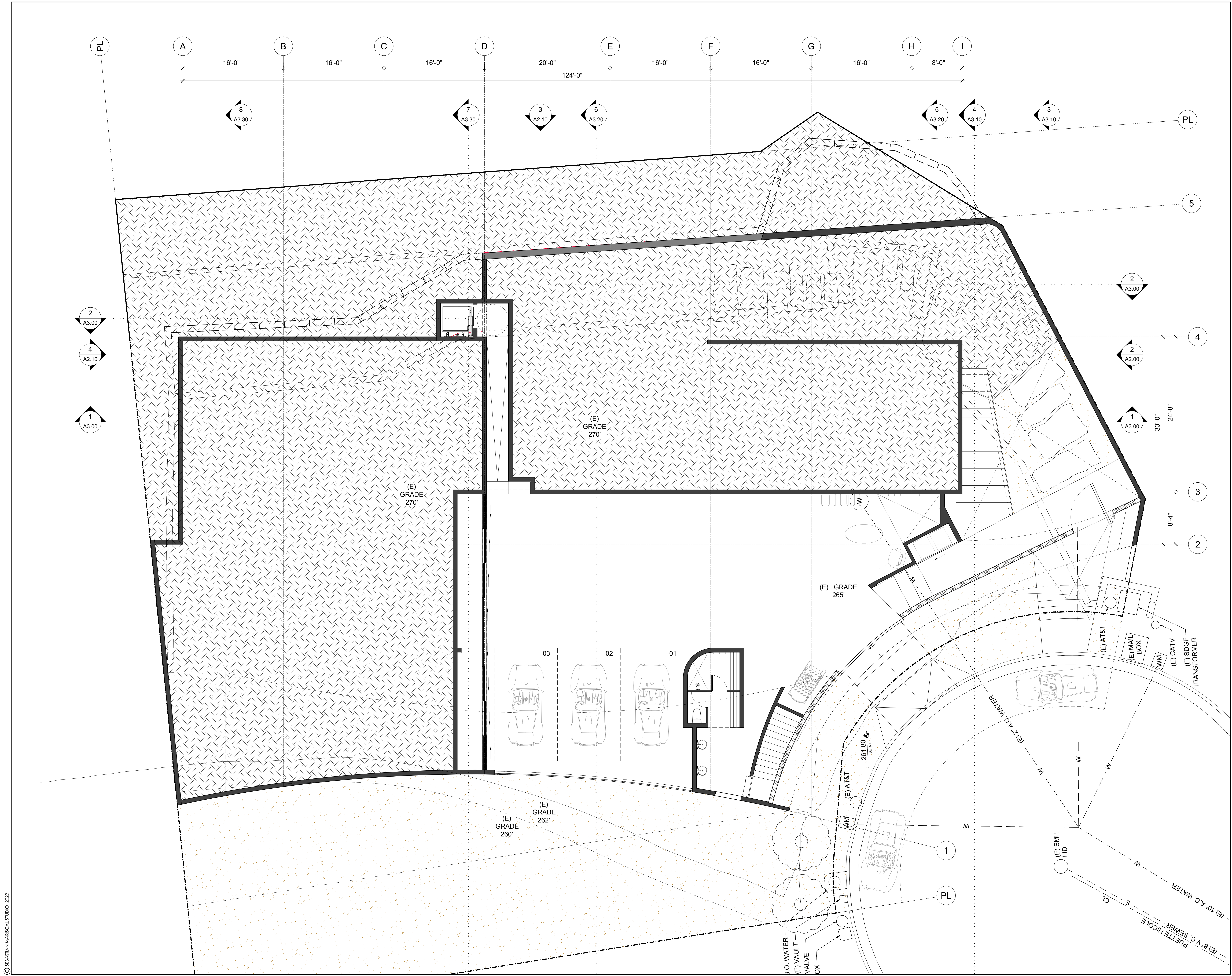


NOTE:

REVISION		
REV	DATE	DESCRIPTION

BASEMENT PLAN

PROJECT NUMBER: HERMANNY	SHEET: A1.00
DRAWING DATE: 10/03/23	SCALE: 3/16" = 1'-0"



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HERMANNY HOUSE

2538 RUETTE NICOLE
LA JOLLA, CA 92037

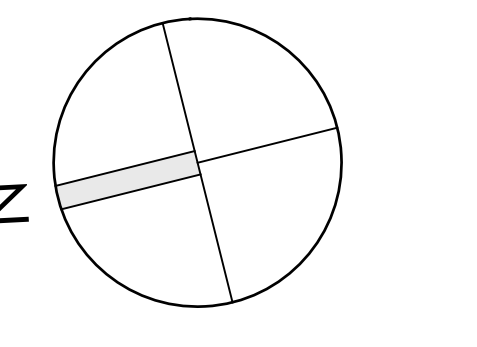
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GROUND PLAN

PROJECT NUMBER:
HERMANNY

DRAWING DATE:
10/03/23

SCALE:
3/16" = 1'-0"

SHEET:
A1.10



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HERMANNY HOUSE

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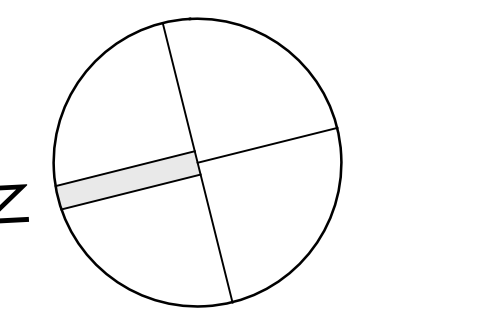
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SECOND FLOOR PLAN

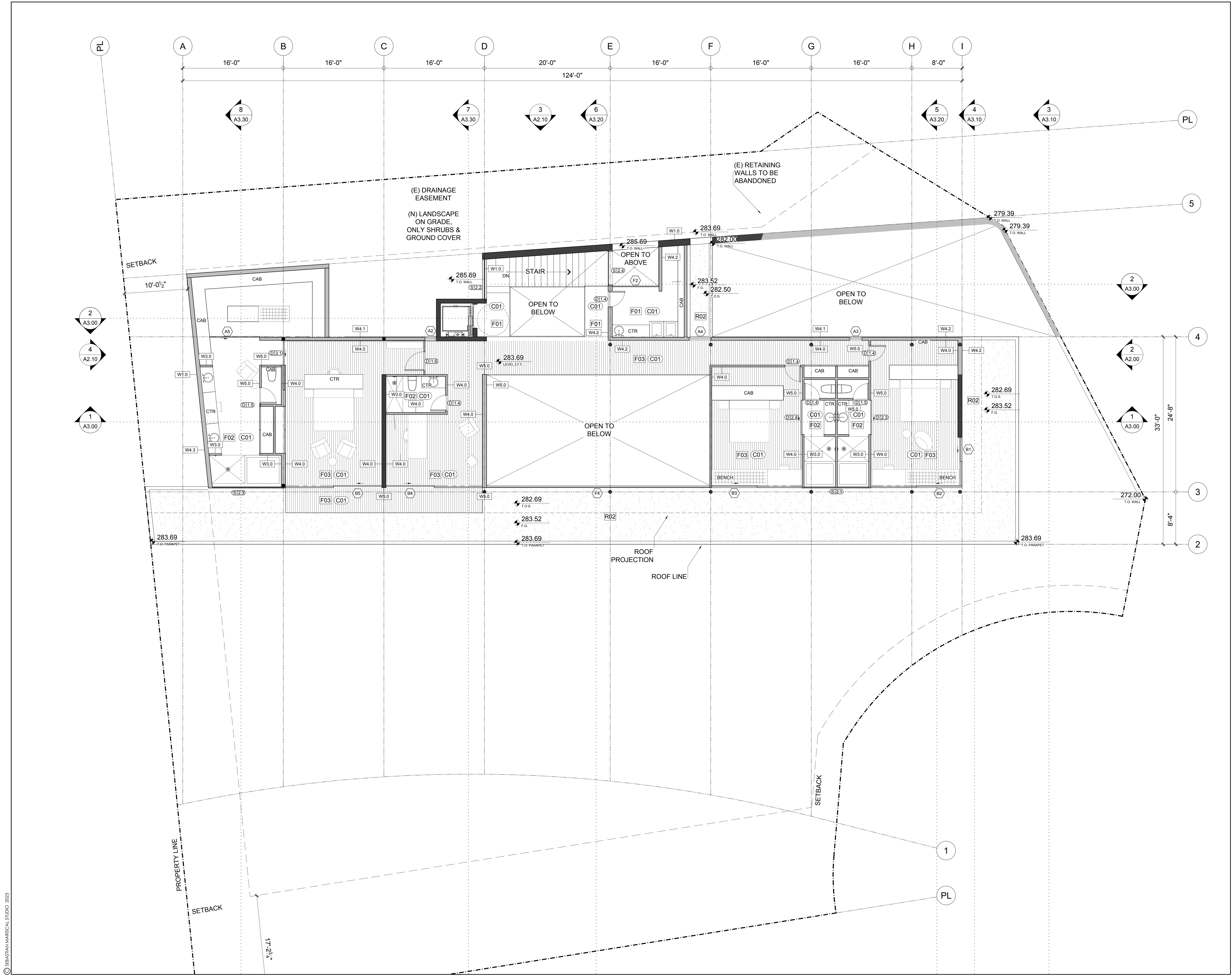
PROJECT NUMBER:
HERMANNY

DRAWING DATE:
10/03/23

SCALE:
3/16" = 1'-0"

SHEET:
A1.20

SHEET X OF X



SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHE (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-16
BRICK POCHE	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, PERSIAN GOLD M300-7	PLASTER FINISH, BEHR PERSIAN GOLD M300-7
WOOD FRAMING POCHE	EXPOSED BEIGE LONG BRICK	PLASTER FINISH, BEHR EQUESTRIAN GREEN S410-7
MILLWORK POCHE	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	

HERMANNY HOUSE

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LA JOLLA, CA 92037

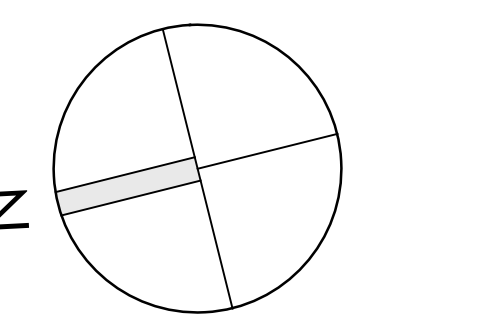
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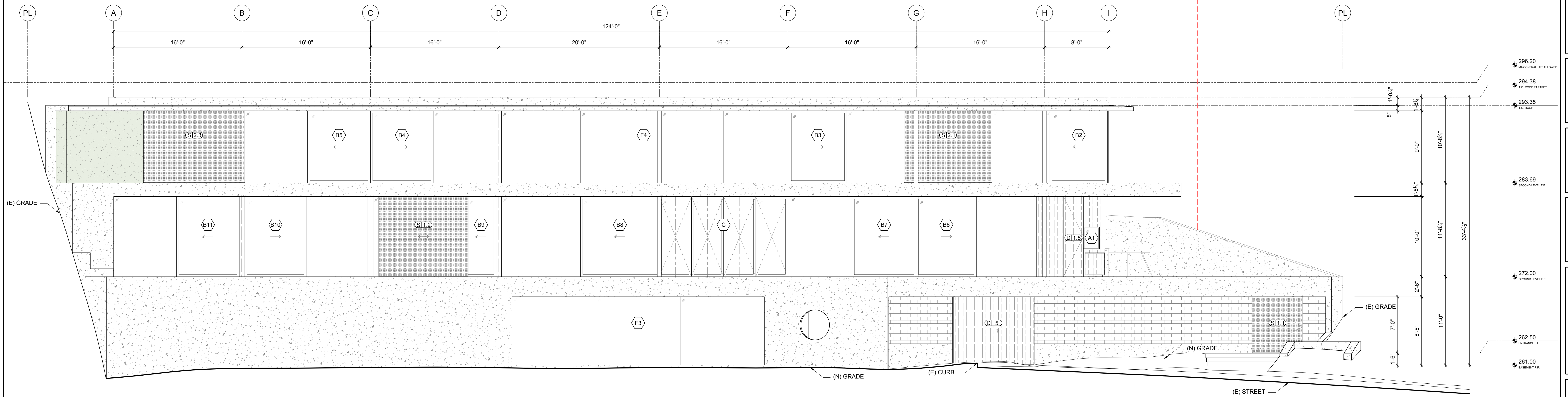
LANDSCAPE ARCHITECT
S.R. CLARKE LANDSCAPE
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MOBAYED CONSULTING GROUP
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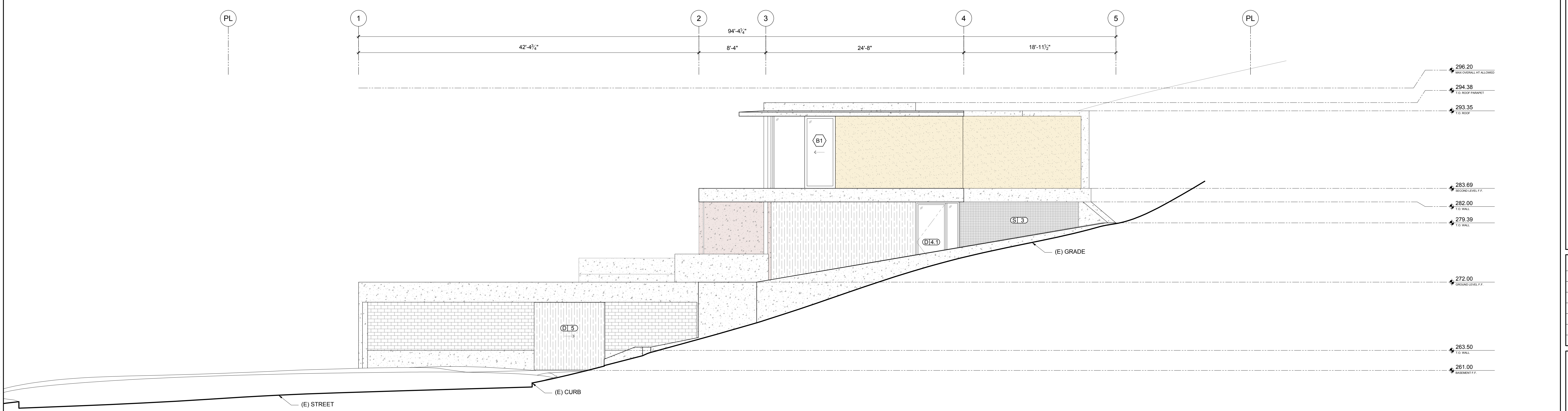
MEP ENGINEER
H+W ENGINEERING, INC.
1810 GILLESPIE WAY, SUITE 207
EL CAJON, CA 92020
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NOTE:



1 WEST (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



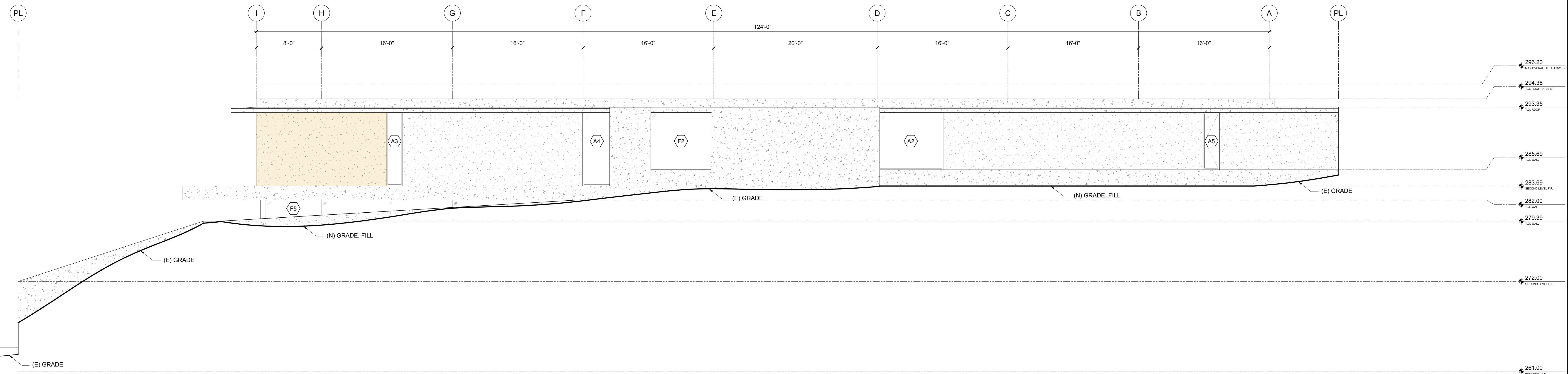
2 SOUTH (STREET) ELEVATION
SCALE: 3/16" = 1'-0"

REVISION		
REV	DATE	DESCRIPTION

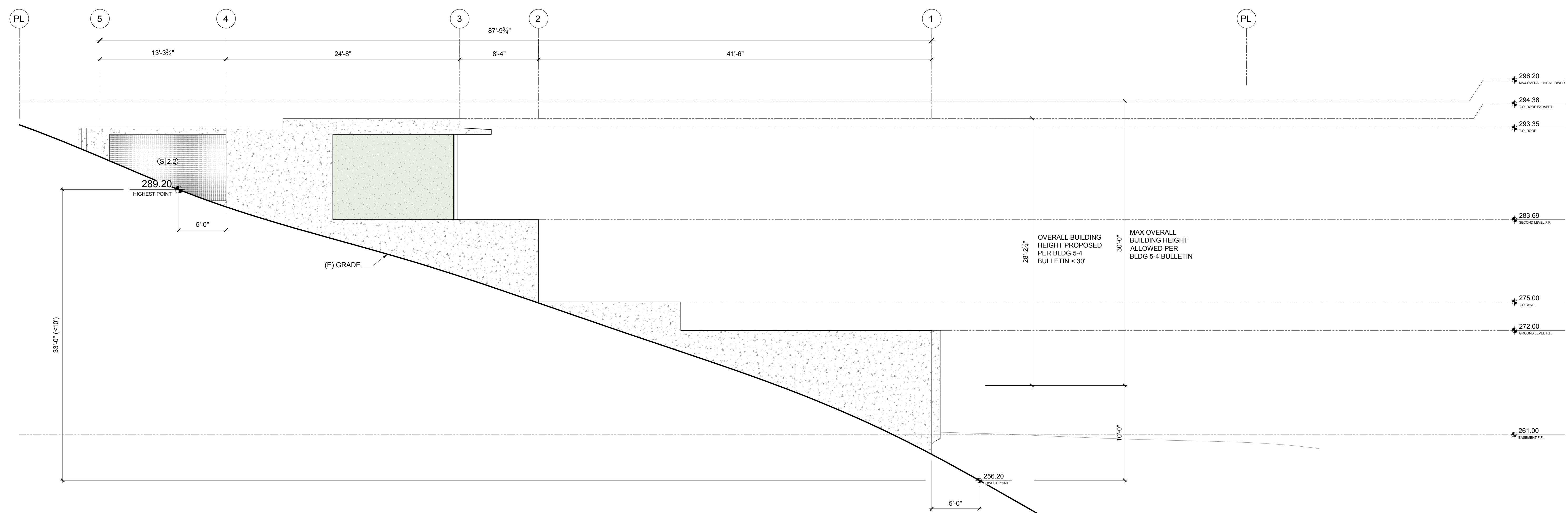
BUILDING ELEVATIONS	
PROJECT NUMBER: HERMANNY	SHEET: A2.00
DRAWING DATE: 10/10/23	SCALE: 3/16" = 1'-0"
SHEET X OF X	

SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHE (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-15
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WOOD FRAMING POCHE	EXPOSED BEIGE LONG BRICK	PLASTER FINISH, BEHR EQUESTRIAN GREEN S410-7
MILLWORK POCHE	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



3 EAST (BACK) ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTH (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

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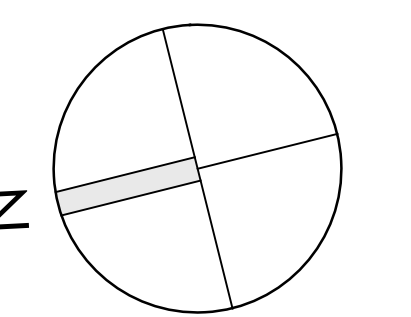
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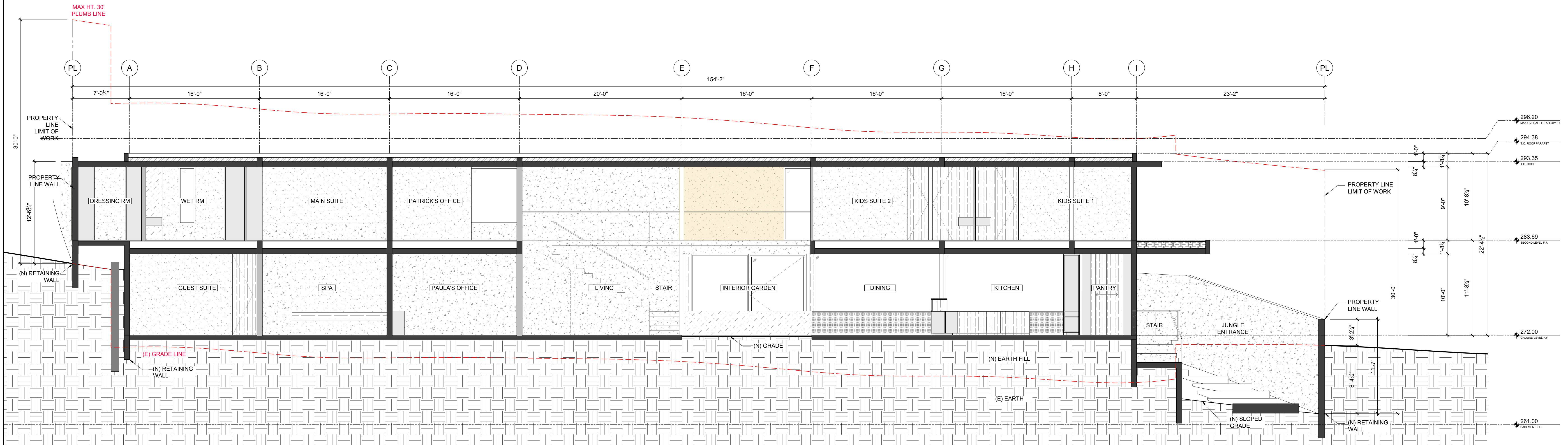
REVISION		
REV	DATE	DESCRIPTION

BUILDING ELEVATIONS

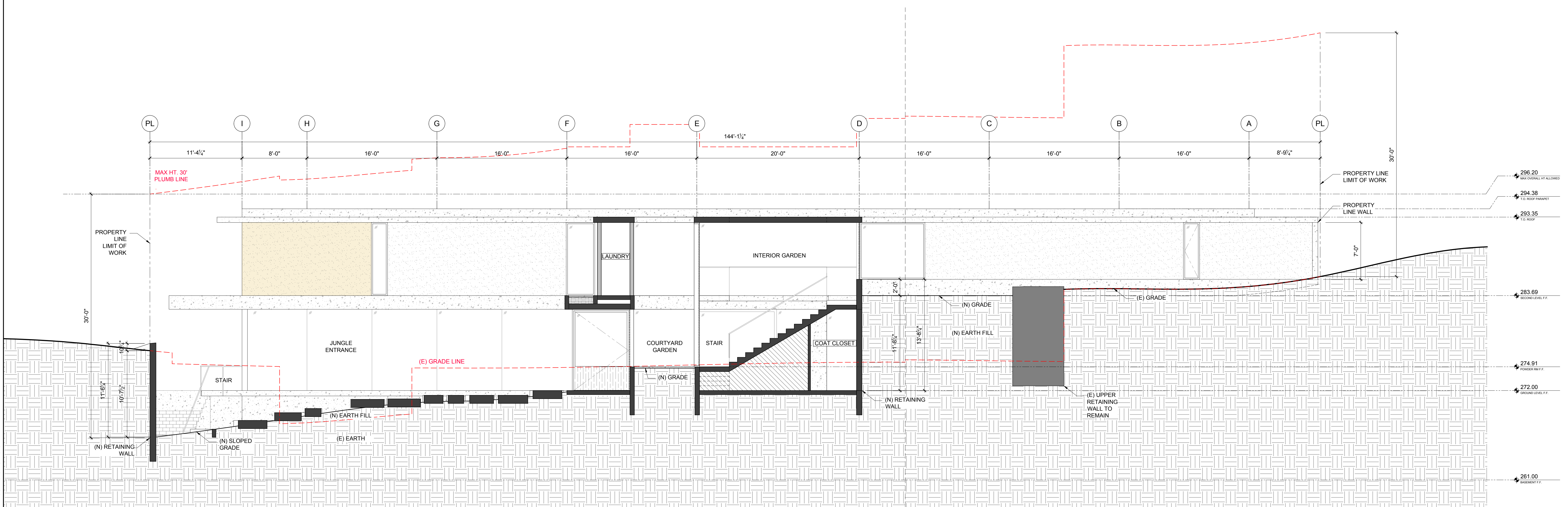
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DRAWING DATE: 10/10/23	SCALE: 3/16" = 1'-0"
SHEET X OF X	

SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHE (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-15
BRICK POCHE	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, PERSIAN GOLD M300-7	PLASTER FINISH, BEHR PERSIAN GOLD M300-7
WOOD FRAMING POCHE	EXPOSED BEIGE LONG BRICK	PLASTER FINISH, BEHR EQUESTRIAN GREEN S410-7
MILLWORK POCHE	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



1
A3.00 SCALE: 3/16" = 1'-0"



2
A3.00 SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

2538 RUETTE NICOLE
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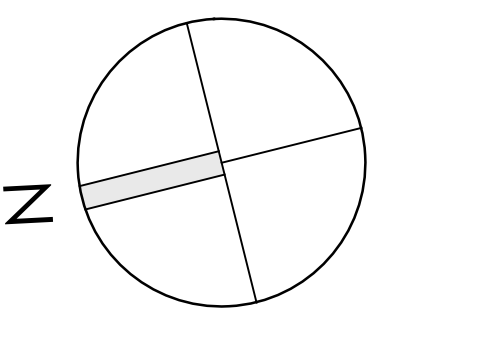
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NOTE:

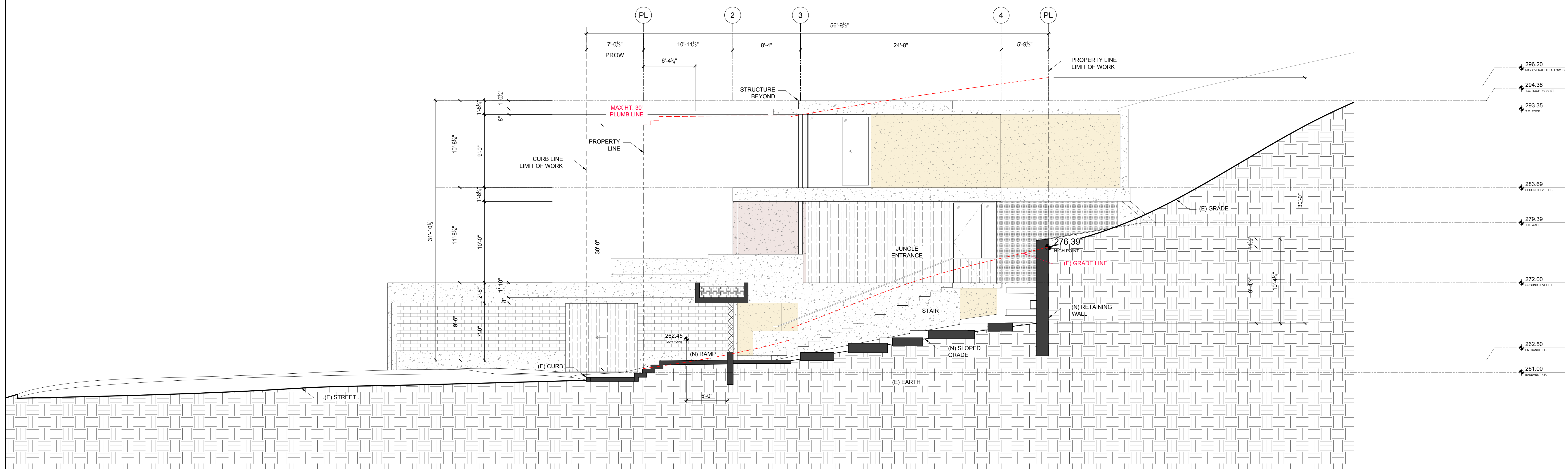
REVISION		
REV	DATE	DESCRIPTION

BUILDING SECTIONS

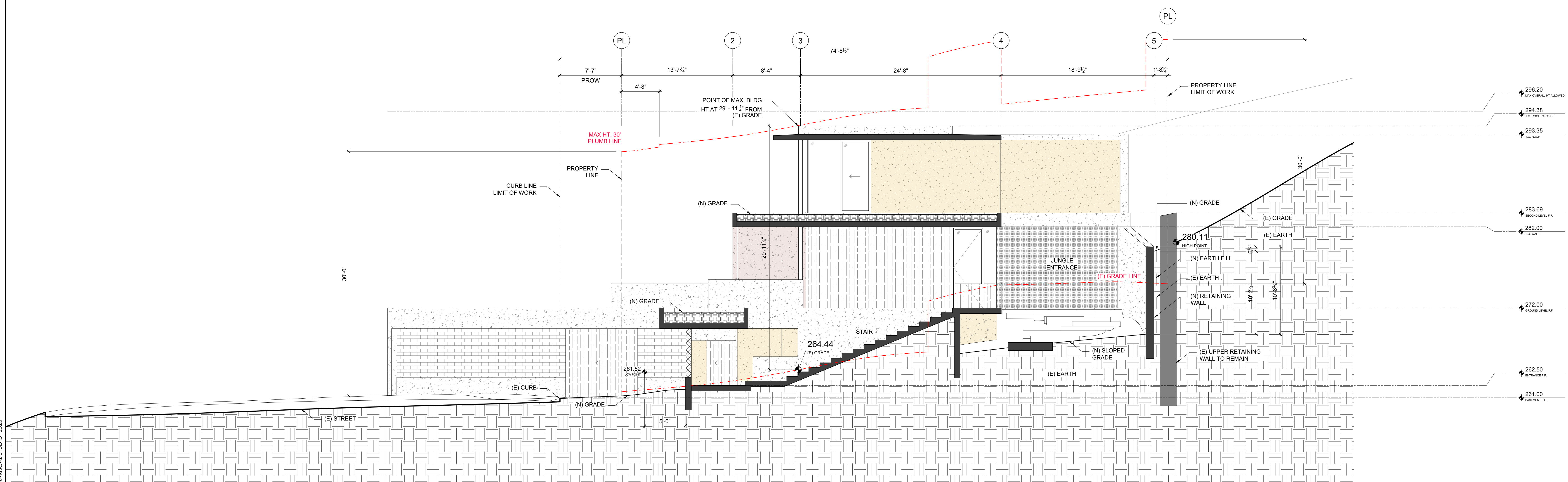
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DRAWING DATE: 03/24/23	SHEET X OF X
SCALE: 3/16" = 1'-0"	

SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHÉ (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-15
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MILLWORK POCHÉ	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



3
A3.10 SCALE: 3/16" = 1'-0"



4
A3.10 SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

2538 RUETTE NICOLE
LA JOLLA, CA 92037

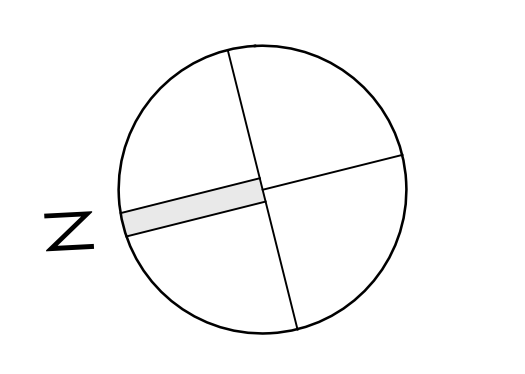
SEBASTIAN MARISCAL STUDIO
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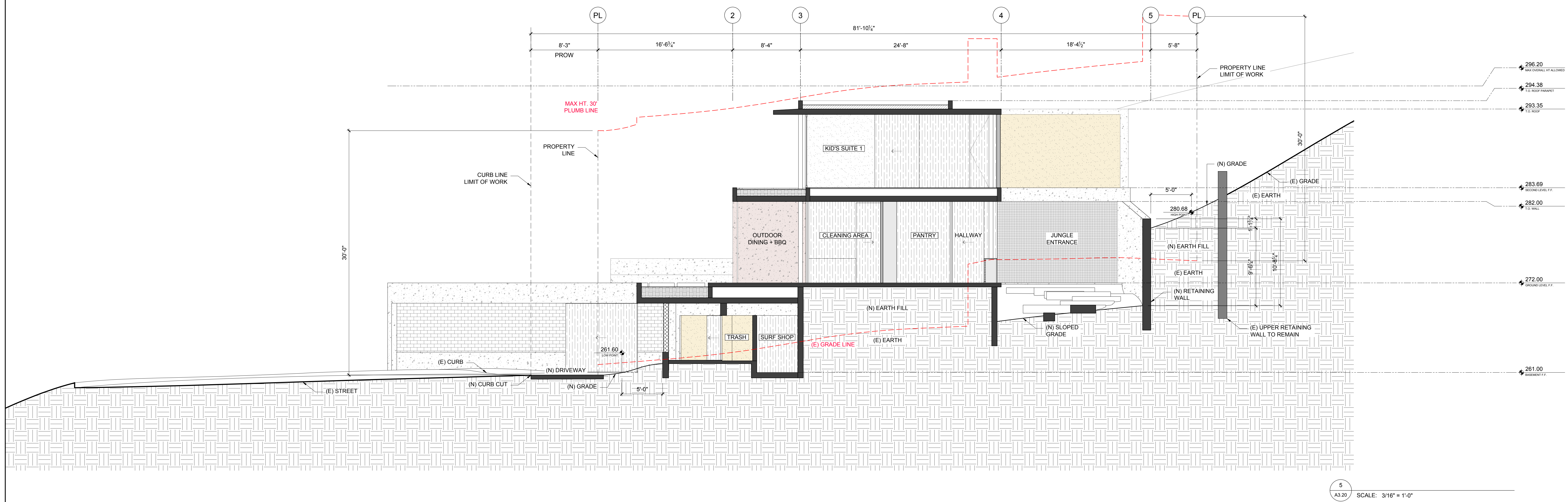
REVISION		
REV	DATE	DESCRIPTION

BUILDING SECTIONS

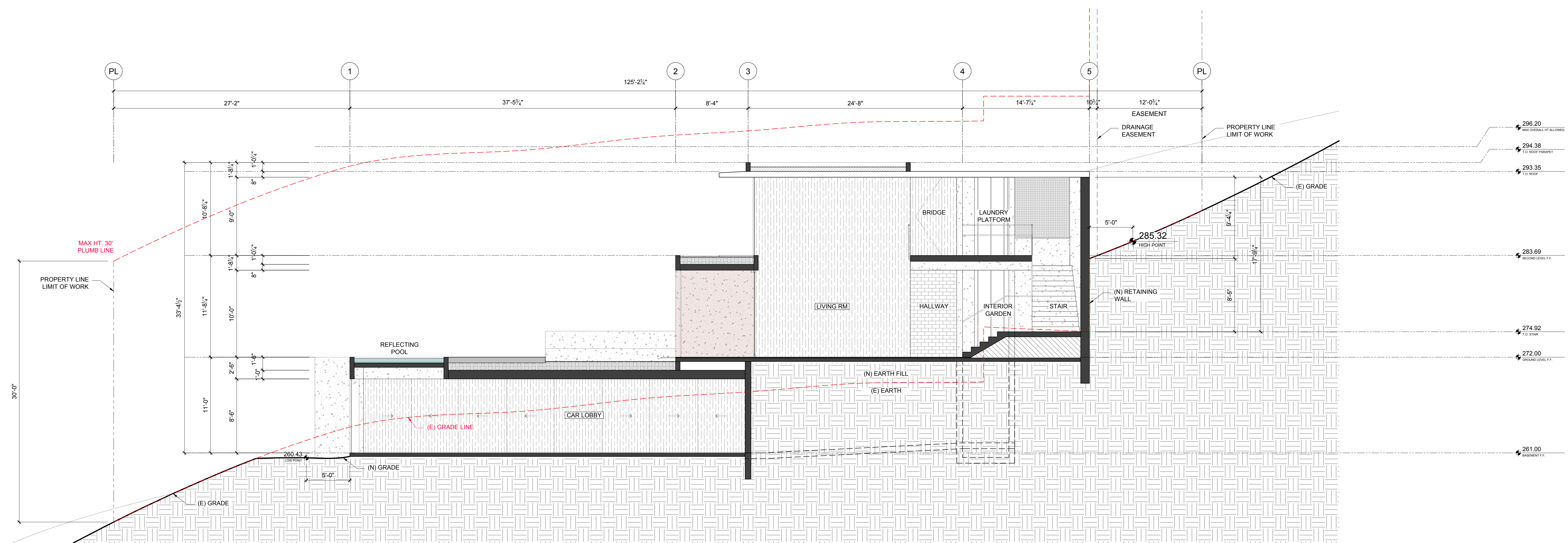
PROJECT NUMBER: HERMANNY	SHEET: A3.10
DRAWING DATE: 08/10/23	SHEET X OF X
SCALE: 3/16" = 1'-0"	

SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
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5
A3.20 SCALE: 3/16" = 1'-0"



6
A3.20 SCALE: 3/16" = 1'-0"

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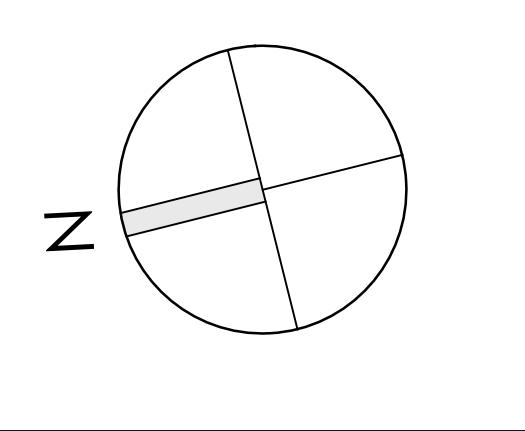
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NOTE:

REV	DATE	DESCRIPTION

REVISION	
REV	DESCRIPTION

BUILDING SECTIONS	
PROJECT NUMBER: HERMANNY	SHEET: A3.20
DRAWING DATE: 08/10/23	SCALE: 3/16" = 1'-0"
SHEET X OF X	

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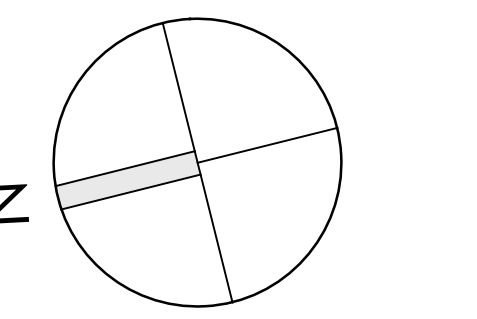
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T: 6193395560

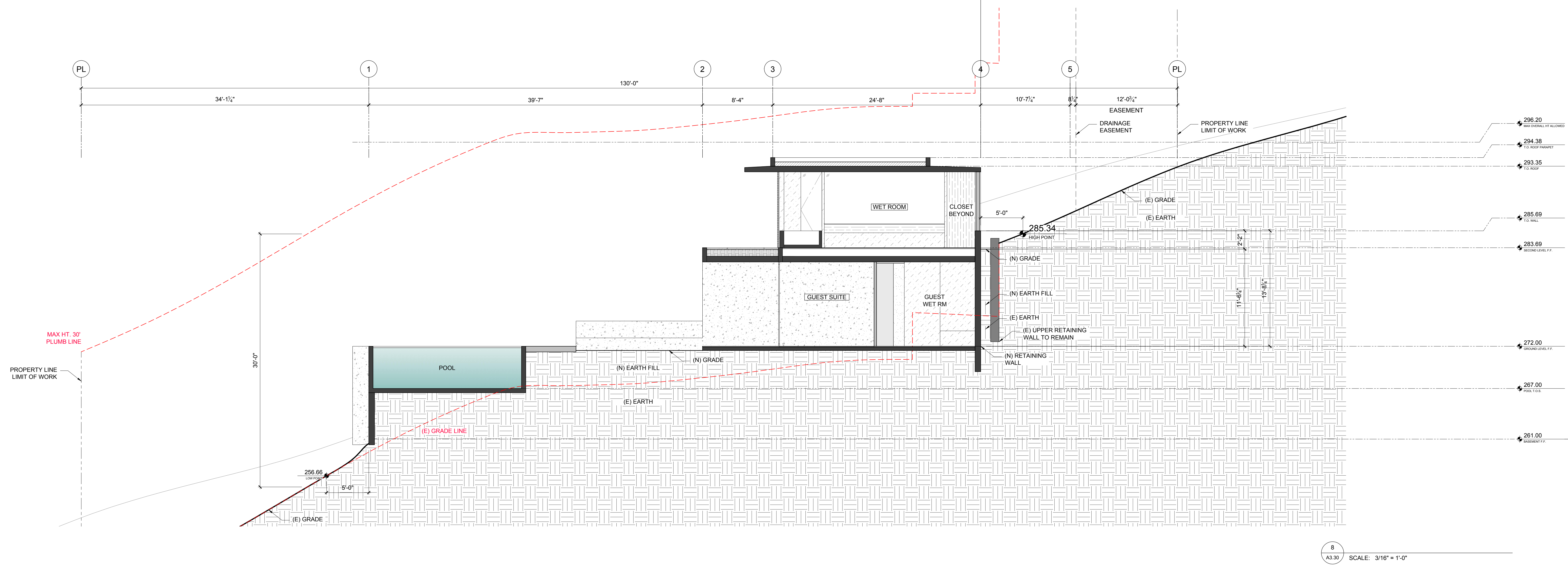
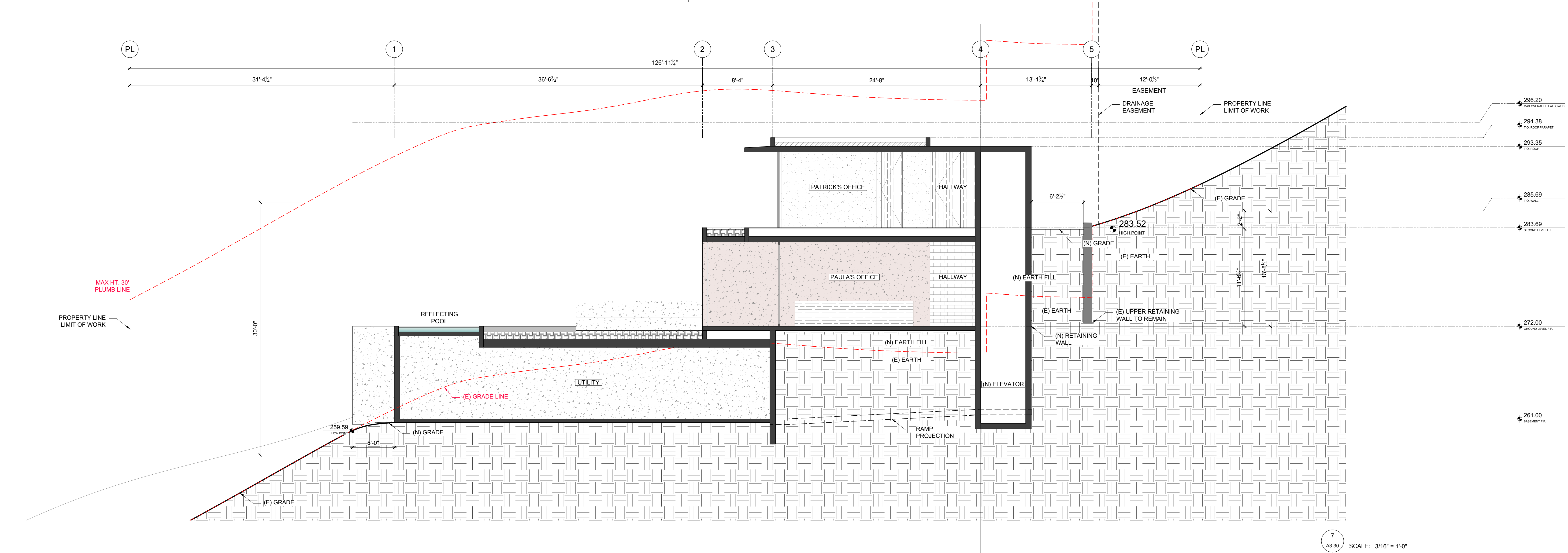
LANDSCAPE ARCHITECT
S.R. CLARKE LANDSCAPE
110 COPPERWOOD WAY #P
OCEANSIDE, CA 92058
T: 7607163100

STRUCTURAL ENGINEER
MOBAYED CONSULTING GROUP
7940 SILVERTON AVE #201
SAN DIEGO, CA 92126
T: 8585867855

MEP ENGINEER
H+W ENGINEERING, INC.
1810 GILLESPIE WAY, SUITE 207
EL CAJON, CA 92020
T: 702.203.8699



NOTE:



REVISION

REV	DATE	DESCRIPTION

BUILDING SECTIONS

PROJECT NUMBER: HERMANNY	SHEET: A3.30
DRAWING DATE: 08/10/23	SCALE: 3/16" = 1'-0"
	SHEET X OF X



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 1222 01st
San Diego, CA

Project Type Discretionary Project

Primary Contact clau@sebastianmariscal.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Site Development Plans PRJ-1099348.pdf

DSD-Landscape Review

Tamara Rosza
trosza@sandiego.gov

[Comment 00049 | Sheet A0.10]

Project Scope: Coastal Development Permit & Site Development Permit for construction of a new two-story single-family residence (APN -346-831-4400). Subject site is in the LJSPD-SF, Coastal (Non-appealable) overlay zone, Very High Fire Hazard Severity overlay zone and is within the La Jolla Community Plan area. No landscape plans were included with this plan set. – Information only.

[Comment 00050 | Sheet A0.10]

Landscape Regulations - Single Family Residential, LJSPD: The proposed project will be subject to the landscape requirements for street trees and public right of way improvements, revegetation / erosion control, brush management, and potentially water conservation, per SDMC Table 142-04A.

[Comment 00051 | Sheet A0.10]

Street Trees [142.0409, 142.0610, 142.0611]: Where public improvements are required per the Public Facility Regulations, the project shall provide street trees. Street trees shall be calculated at the rate of one 24-inch box (min. size) standard trunk, canopy form tree for every 30 linear feet of street frontage, excluding curb cuts. Thank you for providing 2 Street Trees. Comment closed.

[Comment 00052 | Sheet A0.10]

Street Tree Root Barriers [142.0403(b)(13)]: Tree root barriers shall be provided where trees are placed within 5 feet from public improvements. Show location and tree root barriers on the plans, and provide details for root barriers, if applicable, per City Std Dwg SDL-106, and Tree Staking per SDL-101, available online.

[Comment 00053 | Sheet A0.10]

Street Tree Locations [142.0409(a)(2)]: Street trees shall be located between the curb and abutting property line, maintaining separations per Table 142-04E.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00054 | Sheet A0.10]

Please show any known utilities to show minimum separation distances are being observed per Table 142-04E.

[Comment 00055 | Sheet A0.10]

Street Tree Selection [142.0409(a)(3)]: Street tree species shall be selected in accordance with the governing community plan or land-use plan. If no tree is specified, trees shall be selected from the Street Tree Selection Guide, located online at <https://www.sandiego.gov/sites/default/files/street-tree-selection-guide.pdf> Thank you for providing 2 street trees. Please provide a List of 2-3 street trees species on legend, in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes.

[Comment 00056 | Sheet A0.10]

Street Tree Irrigation [142.0403(c)]: Required plant material shall be irrigated with a permanent, below grade irrigation system. If utilizing existing irrigation, provide note stating tree to be irrigated using existing irrigation. If no existing irrigation, provide Irrigation Plans.

[Comment 00057 | Sheet A0.10]

LJSPD Development requirements, Landscape Plans/Irrigation Plan: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape. Provide Landscape Plans that identify the planted areas and hardscape areas. Provide a table showing total site area, percent planted area.

[Comment 00058 | Sheet A0.10]

Landscape Package: For Development permit plan sets refer to the Land Development Manual, Project Submittal Requirements - Section 4, Items 11.0-11.3.5. Note that the Irrigation Plan and construction details are not required at the development permit phase and will be required with the subsequent building permit plan set. Follow this link: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf

[Comment 00059 | Sheet A0.10]

Site Plan: The current site plan on sheet A0.10 shows a roofing plan not the building footprint. Please revise plan to show building footprint.

[Comment 00060 | Sheet A0.10]

Brush Management Plan [Table 142-04A]: Due to proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be requested in accordance with SDMC 142.0412. Zone One shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone Two consists of thinned, native or naturalized non-irrigated vegetation. Please provide a brush management plan with the next submittal. For a preformatted sheet, follow this link: https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

Refer to the following links for more information:

-<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>

-<https://www.sandiego.gov/sites/default/files/legacy/fire/pdf/brushpolicy.pdf>

[Comment 00061 | Sheet A0.10]

Brush Management Zones [142.0412(c)(1)]: The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to



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Development Services Department
1222 1st Avenue, San Diego, CA 92101

minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity. Please address how project will meet the above requirements.

[Comment 00062 | Sheet A0.10]

Brush Management Easement: If an easement for Brush Management Zones is being pursued, please let landscape staff know so that staff may assist in laying out Brush Management Zones. Please note that only Brush Management Zone Two will be allowed to be offsite. Zone One must be contained onsite.

[Comment 00063 | Sheet A0.10]

Brush Management Zone One: Proposed building footprint currently abuts the property line to the north. Per Fire Prevention Bureau Policy FPB-18-1 VI, the minimum defensible space that would be allowed by the Fire Marshall for brush zones is 10 feet from any habitable structure to the edge of Zone One. The 10-ft is measured as if an offset to the northern property line, and no structure or part of structure shall be closer than 10-ft. The proposed SDU may not be placed less than 10-ft from the northern property line.

[Comment 00064 | Sheet A0.10]

Alternative Compliance: The siting of the proposed SDU does not provide the full brush management defensible space width required of 35-ft Zone One and 65-ft Zone Two. Therefore, the SDU shall be subject to alternative compliance requirements as per SDMC Section 142.0412(i). The project must therefore propose what alternative compliance measures will be implemented that would provide an equivalency of 100-ft of defensible space/protection. Clearly identify on the plans which methods are to be implemented. A Fire Plan-review cycle will be added for approval from the Deputy Fire Marshall. Please refer to Fire Prevention Bureau Policy FPB-18-1, section V for acceptable alternative compliance measures.

[Comment 00065 | Sheet A0.10]

Contour Lines: Please show contour lines for the entire site with elevation labels. Show and label top of slope.

[Comment 00066 | Sheet A0.10]

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:
-Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
-Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

[Comment 00067 | Sheet A0.10]

Structures: Indicate graphically and with notes all structures and hardscape within Zone One. Structures in Zone One shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code.

[Comment 00068 | Sheet A0.10]

Please provide the following note: "Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement."



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00069 | Sheet A0.10]

Non-Title Sheet: Once brush management zones have been determined, please provide staff with a separate non-title sheet indicating Fire Hazard Reduction Zones (combined zone 1 & 2 areas) as part of this review process. This document will ultimately be recorded as part of the Future Final Map associated with the development at hand.

[Comment 00070 | Sheet A0.10]

Irrigation Information: Although full irrigation plans are not required at this time, general information including a hydrozone diagram and water conservation calculations should be included within the plans set in order to demonstrate that the proposed landscape design will conform with State MWELo requirements. Please provide a hydrozone diagram and water conservation calculations for MAWA and ETWU. Detailed irrigation drawings shall be required with the subsequent construction permits.

[Comment 00071 | Sheet A0.10]

LJSPD Development Requirements [1510.0304(h)(2)]: Per La Jolla Shores Plan District Ordinance, all landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence. – Information only.

[Comment 00072 | Sheet A0.10]

LJSPD Development Requirements [1510.0304(h)(3)]: Per La Jolla Shores Plan District Ordinance, all landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material. – Information only.

DSD-Planning Review

Grecia Aceves
GAceves@sandiego.gov
(619) 446-5455

[Comment 00077 | Sheet T1.00]

Information

These comments are drafts and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00078 | Sheet T1.00]

Scope of Work

LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit for construction of a new two-story single-family residence (7,509 sq. ft.) with a basement/garage (3,034 sq. ft.) at a vacant site (346-831-4400 0 Ruelle Nicole). The 0.4-acre site is in the LJSPD-SF, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District (1).

Existing Overlays : Base Zone; LJSPD-SF, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (N-APP2), Parking Impact; Beach and Coastal, Sensitive Vegetation, Potential Steep Hillside, Very High Fire Severity Zone, and Brush Management within the La Jolla Community Plan.



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PRJ-1099348 0 Ruelle Nicole, San Diego, CA
Site Development Permit (SDP) & Coastal Development Permit (CDP) Process 3
APN No. 346-831-4400
Legal: Map No. 12357 Parcel No. 3 Sub: Parcel Map No. 12357

[Comment 00079 | Sheet T1.00]

Permits and Actions

The project includes the development of a new single-family residence in the La Jolla Shores Planned District. The project is triggering a major addition within the La Jolla Shores Planned District and therefore, requires a Site Development Permit (SDP) Process three following §1510.0201(d). In addition, the project includes new density where more parking is required on a site following 126.0704(a)(3) for an intensification change in use and shall require a Coastal Development Permit (CDP)

§126.0505 Findings for Site Development Permit Approval

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b).

(a) Findings for all Site Development Permits

- (1) The proposed development will not adversely affect the applicable land use plan;
- (2) The proposed development will not be detrimental to the public health, safety, and welfare; and (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Please provide the following Coastal Development Permit Findings

§126.0708 Findings for Coastal Development Permit Approval

(a) Finding for all Coastal Development Permits

- (1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;
- (2) The proposed coastal development will not adversely affect environmentally sensitive lands; and
- (3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.
- (4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act

The decision may be appealed to the Planning Commission per SDMC 112.0504.

Please note additional processes may change upon further information received during the initial review of this project.

[Comment 00080 | Sheet T1.00]

Community Plan



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

The La Jolla Community Plan designates the site Designated Open Space Park and the surrounding area as Very Low Density Residential (0-5 DU/acre). The project is proposing a brand-new single-family residence on a disturb site area. The proposal meets the density allowance within the La Jolla Community Plan.

A recommendation in the La Jolla Community Plan says in order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements (LJCP, 76.)

A primary goal in the LJCP is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures (LJCP. 67)

Does the structure present materials, and color schemes as those in the surrounding community or existing single-family residences and new SDU?

This project does not contain a view corridor within the Figures of the La Jolla Community Plan.

[Comment 00081 | Sheet T1.00]

LJCPA

After the notice of application and first assessment letter has been distributed. The applicant would need to present the proposed project to the La Jolla Community Planning Association. Please contact Henry Bubbins, Chair at (858) 459-9490 or by email at info@lajollacpa.org. Please provide the minutes and any recommendations.

[Comment 00082 | Sheet T1.00]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine if this project is consistent with the requirements of the planned district (SDMC 1510.0201(d)).

Please contact Senior Planner Melissa Garcia of the Planning Department at (619)235.6173 (MAgarcia@saniego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00083 | Sheet A0.10]

1st Review Issues

Property Line/Setbacks

Please clarify how the rear yard setback was determined as shown on the Site Plan.

Per 113.0246(c) Rear Property Line. The rear property line is the property line opposite and most distant from the front property line, as shown in Diagram 113-02Z.

[Comment 00084 | Sheet T1.00]

LJSPDO FAR

The coastal commission has not certified ordinance 21416 per §1510.0304 (i)(1)(A) Table 131-04J, where the maximum floor area ratio is based on the lot size.

The La Jolla Shores Planned District does not regulate the Floor Area Ratio. The La Jolla Community Plan places more importance on the bulk and scale of the development (Page 90, LJCP).

References to FAR on the plans are for informational purposes only. [Info Only]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00085 | Sheet T1.00]

Gross Floor Area

Please clarify any areas exempt from gross floor area due to the subterranean garage in accordance with 113.0234(a)(1)-(2) Calculating Gross Floor Area. Refer to Diagram 113-02I and J.

[Comment 00086 | Sheet T1.00]

300' Survey

Please provide the average yards on a matrix table to review the average setbacks within the 300' survey. The table should include FARs, Setbacks, Heights, Lot Sizes, etc. To determine general conformity with those within the vicinity. The applicant provided details on the survey, but planning staff is required to evaluate the survey map that was evaluated to determine the conformity with those within the vicinity.

[Comment 00087 | Sheet T1.00]

LJSPDO Design

Design Principals

The LJSPDO contains language in the General Design regulations that references the "character of the area and design principles" (SDMC, Section 1510.0304 b.4) "Unity with variety" shall be the guiding principle.

Character of the Area

In this primarily single-family residential community, a typical home is characterized by extensive use of glass, shake or shingle overhanging roof, and a low, rambling silhouette. Patios, the atrium or enclosed courtyard, and decks facilitate the "inside-outside" orientation of life in Southern California. Spanish Mediterranean and Mexican influences are seen in the prevalent use of the arch, terra cotta, and glazed tiles. The residential and commercial structures incorporate an honest use of natural building materials and, in many instances, are characterized as a truly American style of architecture, fusing the purity and geometry of the Mexican-Spanish period with a simplicity of materials and detail with integrated landscape design.

Design Requirements

Please refer to §1510.0301(c) and label how the project meets the design requirements for the elevations. Include materials, color scheme, and architectural design to analyze the photographic survey of the surrounding SDUs

[Comment 00088 | Sheet T1.00]

Lot Coverage

Pursuant to §1510.0304(d), the maximum lot coverage is 60%.

The project proposes a maximum lot coverage of 55.2%. Please ensure all calculations are based on the SDMC definition of lot coverage and calculations per 113.0240 following diagram 113-02X.

Lot Coverage SDMC Definition: Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or that are unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage.

Refer to 113.0240(a)-(e) for structures that are not included in calculating lot coverage.

[Comment 00089 | Sheet A3.00]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Height

The project is located within the Coastal Height Limitation “Prop D” Overlay Zone, Plumb Line, and Overall Height (Base Zone 30’) and shall conform to all three height requirements. The project appears to comply with all three height requirements. However, the project shall illustrate Coastal Height Limitation 5-4, where the measurement is based on the exterior wall of the building and not the farthest projection. Please refer to Technical Bulletin 5-4 regarding these measurements and present the 5’ measurement of the wall of the structure with its perimeter, as shown in Figure 1.

In addition, the applicant must demonstrate the grade differential measurement from the highest or lowest point of the structure. If the grade difference is less than 10’, the measurement shall be taken from the highest-grade datum. Please refer to the illustration Figure 2. If the grade differential is 10’ or more, the measurement shall be taken from the lowest grade datum. Please refer to the illustration Figure 3

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/techbulletin/bldg-5-4.pdf>

[Comment 00090 | Sheet A0.10]

Visibility Areas

Pursuant to 113.0273(a) The City Engineer shall determine whether proposed development provides adequate sight distance based on the context of the development and the typical distance guidelines set forth in Section 113.0273(b) and shall require visibility areas accordingly. No structures may be located within a visibility area unless otherwise provided by the applicable zone or the regulations in Chapter 14, Article 2 (General Development Regulations).

Refer to 113.0273(b)(1) and illustration diagram 113-02SS.

[Comment 00091 | Sheet A0.10]

Fences

The project is located within LJSPDO and shall comply with the conformity of existing fence heights.

Please provide any fences and their heights on the site plan.

Please note that fences may not exceed 3’ within the visibility areas.

[Comment 00092 | Sheet A0.10]

Driveway

The proposed driveway leads to off-street parking spaces within the proposed garage. Pursuant to §142.0521(f), the minimum distance shall follow parking design requirements of 20’ to the start of the sidewalk or 30’ from the face of the curb (Diagram 142-05A).

Planning staff is unclear if the two on-street parking spaces are provided due to the exemption of the parking design dimension requirement not being met.

Please provide a response if this is the case and include the dimension requirements per Table 142-05B Footnote 1

[Comment 00093 | Sheet A0.10]

The site is located within a Parking Impact Overlay Zone (Beach Impact) and must comply with the 12’ restricted width.

Driveway width shall be determined based on the size of the lot, type of use proposed, and location inside or outside of the Parking Impact Overlay Zone. Refer to Tables 142-05M and 142-05N for the applicable



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

minimum and maximum driveway widths. Refer to 142.0560 (j)(1)

[Comment 00094 | Sheet T1.00]

Parking Impact

The site is located within the Campus Parking Impact Overlay Zone. It shall follow the parking requirements shown in §142.0520 Table 142-05B Minimum Required Parking Spaces for Single Dwelling Units and Related Uses.

Please note that single dwelling units with five or more bedrooms in campus impact areas shall provide one space per bedroom and be placed on the site's premises. The on-street parking spaces would not count towards the parking requirement of 1 space per bedroom.

INFO ONLY - SDMC Definition Bedroom: Bedroom means an enclosed space within a dwelling unit that is designed or could be used for sleeping and has or is designed to have a door permitting complete closure and separation from all kitchen, living room, and hallway areas. A room or other enclosed space is not considered a bedroom if it is the sole access to another bedroom.

[Comment 00095 | Sheet A0.10]

Environmentally Sensitive Lands (ESL)

SDMC Definition: Steep Hillides: INFO ONLY - Steep hillides means all lands that have a slope with a natural gradient of 25 percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet.

Based on the geotechnical report and the biology study, no environmentally sensitive lands are on the premises. The biology report study conducted by Klutz Biological Consulting c/o Brian F. Smith and Associates, Inc. shows that the coastal sage scrub exists outside the site's perimeters. History Aerials include disturbances of clearing and grading in 1980-1981. The applicant has provided substantial evidence within the geotechnical report that artificial fill has been placed for the entire proximity of the site.

Please note the development footprint must stay within the perimeters of the premise and may not extend outside the property's boundary. Please coordinate with the landscape reviewer on brush management zones and include them in the building plan sets. Please note Brush Management Zone 1 is considered part of the development footprint and may not extend further into the natural steep hillside outside the property lines.

[Comment 00096 | Sheet A0.10]

The project is only exempted from Environmentally Sensitive Lands (ESL) if the following is met 141.0110(c)(1) Development on a premises containing environmentally sensitive lands that is limited to interior modifications or repairs, or any exterior repairs, alterations or maintenance that does not increase the footprint of an existing building or accessory structure, and will not encroach into the environmentally sensitive lands during or after

DSD-Water and Sewer

Gary Nguyen
NguyenVH@sandiego.gov
(619) 446-5454

[Comment 00030 | Sheet A0.10]



THE CITY OF SAN DIEGO
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1222 1st Avenue, San Diego, CA 92101

The initial submittal is too general in nature, with regard to showing the existing and proposed water and sewer facilities, to provide definitive water and sewer review comments. A Utility Plan is required, and the following information is also required as part of any development or building permit submittal:

Show and call out all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets).

[Comment 00031 | Sheet A0.10]

On the Utility Plan please show and label all existing and proposed water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (domestic, irrigation, or fire). For the existing water services, indicate whether the service as TO RETAIN or TO BE KILLED AT THE MAIN.

[Comment 00032 | Sheet A0.10]

On the Utility Plan please show and label all existing and proposed sewer lateral(s). Label should include lateral diameter size and whether existing or proposed. For the existing laterals, please indicate whether the lateral as TO RETAIN or TO BE ABANDONED AT THE PROPERTY LINE.

[Comment 00033 | Sheet A0.10]

Please show and label all existing and proposed water meters on the drawing.

[Comment 00034 | Sheet A0.10]

Please show and label all existing and proposed backflow prevention devices per Water and Sewer Informational Item No.6.

Fire-Plan Review

Nathaniel Boyle
natebu@sandiego.gov
619-533-4481

[Comment 00073 | Sheet A0.10]

The Brush Management appears to be missing.

Brush Management: Provide a Brush Management Plan per Landscape and Fire requirements as project is in VHFSZ. Show mitigation applied to structure as a note on the Brush Management Plan. Refer to Landscape comments for information to be provided on Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space prior to Landscape sign-off. See FPB Policy B-18-01
https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf.

[Comment 00074 | Sheet A0.10]

Show existing hydrant locations.

[Comment 00075 | Sheet A0.10]

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact Fire Plan Reviewer by email with any questions or if clarification is needed.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Planning-Facilities Financing

Eduardo Hernandez Jr.
EduardoH@sandiego.gov
619-446-5358

[Comment 00001 | Sheet T1.00]

DEVELOPMENT IMPACT FEE (DIF):

This development project may be subject to development impact fees during the building permit review process.

The current estimated La Jolla DIF are:

Fire: \$211.00

Library: \$416.00

Mobility: \$1,113.00

The current estimated Citywide DIF are:

Parks: \$20,597.00

Link to Citywide Fees Calculator:

https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx

TOTAL ESTIMATED DIF = \$22,337

REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

The current RTCIP Fee is \$2,741.97 per dwelling unit.

CREDIT FOR DEMOLITION:

Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include a Demolition Plan and its Demolition Permit Application Number on the plans of your next submittal.

RECORDED AFFORDABLE HOUSING AGREEMENT REQUIRED:

If the development project is providing on-site covenant-restricted affordable housing units, please upload the signed and recorded Affordable Housing Agreement with the San Diego Housing Commission to Accela to confirm eligibility.

On-site covenant-restricted affordable units may be exempt from the Regional Transportation Congestion Improvement Program (RTCIP).

(ACTION ITEM)

TIMING AND METHODS OF DIF PAYMENTS:

Development Impact Fees are generally due no later than before requesting the final inspection of completed building(s) per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance.

At the final inspection of the completed building(s), email impactfees@sandiego.gov to schedule a DIF payment.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Once payment is scheduled, you may pay online or in person. Accepted online payment methods are checks and credit/debit cards. Accepted in-person payment methods are checks, money orders, or cashier's checks payable to "City Treasurer." Credit/debit cards are not accepted for in-person payments.

(INFORMATION ONLY)

FEE SCHEDULE:

Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st).

The current DIF Schedule can be accessed at:

<https://www.sandiego.gov/sites/default/files/feeschedule.pdf>

NOTICE:

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Other

Community Planning Group

Jesus Murillo
jmurillo@sandiego.gov
619-533-6125

[Comment 00076 | Page]

The proposed project is located within the La Jolla Planning Area. The La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Harry Bubbins, Chairperson of the La Jolla Community Planning Group at 858 456-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Andrew Murillo, Development Project Manager.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Layth Al Ani



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1222 1st Avenue, San Diego, CA 92101

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619-236-7713

[Comment 00002 | Page]

The Engineering Review Section has reviewed the subject's development and have the following comments that needs to be addressed. Upon the resubmittal, we will complete our review.

[Comment 00003 | Page]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the new Storm Water Development Regulations.

[Comment 00004 | Page]

Please note all public improvements and dedications must be up to current city standard prior to the issuance of any building permit as required per SDMC 142.0610 (a).

[Comment 00005 | Page]

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.

[Comment 00006 | Page]

Please note all private improvements in the public Right-of-Way require Encroachments Maintenance and Removal Agreement (EMRA) which is subject to City Engineer approval.

[Comment 00007 | Page]

Please provide Grading Data Table to add the following information:

Max cut depth under building footprint ____ ft

Max cut depth outside building footprint ____ ft

Max fill depth under building footprint ____ ft

Max fill depth outside building footprint ____ ft

[Comment 00008 | Page]

Please note the project may require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602 grading permit regulation

[Comment 00009 | Page]

Please note Public Utilities Department (PUD) needs to be part of this review, Project Manager was informed accordingly.

[Comment 00010 | Page]

Drainage study: Please use CITY OF SAN DIEGO DRAINAGE DESIGN MANUAL, January 2017 as a Reference.



THE CITY OF SAN DIEGO
Development Services Department
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[[Comment 00011](#) | [Page](#)]

Drainage study: Per the CITY OF SAN DIEGO DRAINAGE DESIGN MANUAL, January 2017. The Peak discharge "Q" should be for 100 years. Please revised the calculation for the existing and proposed conditions.

[[Comment 00012](#) | [Page](#)]

Drainage study: The subject project is 100% rural and the runoff coefficient of 0.55 cannot be utilized. Please tabulate the runoff coefficient based on actual impervious areas as shown in the City's Drainage Design Manual January 2017.

[[Comment 00013](#) | [Page](#)]

Please add a note on the site plan stated that the project located in the ASBS watershed.

[[Comment 00014](#) | [Page](#)]

Please provide a detailed written response to all comments regardless of you agree or not and in case of disagreement express your reasoning.

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[[Comment 00035](#) | [Page](#)]

GENERAL:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[[Comment 00036](#) | [Page](#)]

RESUBMITTAL REQUIREMENTS:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study.

[[Comment 00037](#) | [Page](#)]

Project Scope:

The project proposes a Costal Development Permit and Site Development Permit for the construction of a new two-story 7,509 square-foot single-family residence with a 3,034 square foot basement with a garage and associated site improvements (i.e. hardscape and landscaping) on a vacant site (346-831-4400 0 Ruelle Nicole). The 0.17 acre site is in the LJSPD-SF, Costal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[[Comment 00038](#) | [Page](#)]

[PREVIOUS ENVIRONMENTAL:](#)

A discretionary project was reviewed onsite under PTS Project PTS-40211 Ehrlich Residence in 2004 for a similar project consisting of a CDP, SDP, and Lot Line Adjustment to construct a 11,911 sf single-family residence on a vacant 30,802 sf site. However, EAS was unable to find a project file. Please provide any environmental documents associated with prior review, if available.

[[Comment 00039](#) | [Page](#)]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC) and La Jolla Shores Planned District Ordinance (LJSPDO). The project proposes a single-family residence and associated improvements on a vacant residentially zoned lot within an existing residential neighborhood. The project site does not appear to be located on any designated scenic vistas or view corridors identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Please defer to LDR-Planning's review for any comments regarding height, setbacks, or community character comments.

[[Comment 00040](#) | [Page](#)]

Biological Resources

A Biological Letter Report was prepared for the proposed project prepared by Klutz Biological Consulting dated January October 13, 2022. Please provide the year when including dates the surveys were conducted. Additionally, please ensure that the description of brush management is consistent with what is reviewed by LDR-landscape.

The Letter Report concludes that no sensitive habitat is located onsite and no significant impacts to biological resources would occur.

[[Comment 00041](#) | [Page](#)]

Geologic Conditions:

A Preliminary Geotechnical Investigation dated April 17, 2023 prepared by Christian Wheeler Engineering was received in this submittal. EAS defers to LDR-Geology on review of these reports and geologic condition issues. Please see their comments.

[[Comment 00042](#) | [Page](#)]

Greenhouse Gas Emissions:

A Climate Action Plan Consistency Checklist was submitted. However, a CAP Checklist is not required. This project was deemed complete on August 21, 2023. As such the project is subject to the CAP Consistency Regulations included in Section §143.14 of the City's Municipal Code that became effective in the Coastal zone on June 8, 2023. EAS defers to LDR-Planning for the application of the CAP Consistency Regulations to the proposed project.

[[Comment 00043](#) | [Page](#)]

Health & Safety

BMZ:

The project site is in a Brush Management Zone for Brush Management Analysis, EAS will defer to the Landscaping reviewer for analysis/conformance.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[[Comment 00044](#) | [Page](#)]

Historical Resources:

ARCHAEOLOGY:

EAS has reviewed an Archeological Study prepared for the proposed project prepared by Brain F. Smith Associates, Inc., dated September 13, 2022 and has the following comment:

Section IV Study Methods states that a Sacred Lands File search from the Native American Heritage Commission (NAHC); however, as of the date of this report, no response has been received (Appendix C). Please update when received.

The study concludes that given the previous grading of the property and results of the survey it is unlikely that any cultural resources will be impacted by the project. Therefore, as the project consists of an in-fill development of an already graded parcel, monitoring of grading is not recommended. EAS concurs with this assessment. All pertinent information will be included in the appropriate environmental document.

[[Comment 00045](#) | [Page](#)]

Paleontological Resources:

According to the Geotechnical Investigation for this project, the project site is underlain by Artificial fill to depths of depths of about 2 feet to 11 feet below existing site grades and tertiary-age very sedimentary deposits of the Ardath Shale underlie the fill soil at the site.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating, and if greater than 2,000 cubic yards and ten feet deep for formation with a moderate sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

Fill soil has no sensitivity and Ardath Shale has a high sensitivity for the discovery of paleontological resources.

Upon next submittal, please provide the total amount of grading and/or ground disturbance (import/export, amount of fill, and depth of cut from existing grade including all basement areas and footings etc.) proposed for the project on the project plans including any earthwork required for utilities/the pools.

EAS cannot address this issue area until the requested information is provided.

[[Comment 00046](#) | [Page](#)]

Water Quality:

EAS defers to Engineering on storm water issues. Per the Stormwater Applicability Checklist submitted, the project is identified as a Standard Development Project. Please see LDR Engineering comments for more information. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[[Comment 00047](#) | [Page](#)]

Wildfire:



THE CITY OF SAN DIEGO
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1222 1st Avenue, San Diego, CA 92101

The project site is located in a Very High Fire Hazard Severity Zone and brush management zone. Please provide information on fire resistant building materials that will be used to construct the proposed project.

As noted above, EAS will defer to the Landscaping reviewer for analysis/conformance with Brush Management requirements.

[[Comment 00048](#) | [Page](#)]

ENVIRONMENTAL DETERMINATION:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[[Comment 00015](#) | [Page](#)]

Reference Reviewed Information Only:

Preliminary Geotechnical Report Proposed Single Family Residence, Ruelle Nicole, San Diego, APN 346-831-44, California, F.N. 22-002, April 17, 2023, CWE 2210373.02, by Christian Wheeler Engineering

[[Comment 00016](#) | [Page](#)]

Please note, the requested addendum/update letter be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only. To avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

[[Comment 00017](#) | [Page](#)]

The geotechnical investigation report must update geologic/geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, the existing western and eastern slope topography, and proposed development. The map should be on a current topographic base that shows the proposed development; the preliminary grading plan could provide a suitable base map.

[[Comment 00018](#) | [Page](#)]

Circumscribe the limits of anticipated remedial grading on the geologic map to delineate the proposed footprint of the project.

[[Comment 00019](#) | [Page](#)]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Provide a professional opinion regarding the suitability of the existing fill to support the recommended remedial grading and the proposed structures founded on shallow foundations.

[[Comment 00020](#) | [Page](#)]

Provide an additional east-west representative geologic/geotechnical cross section that shows the existing eastern slope and proposed grades, existing retaining wall, distribution of fill and geologic units, the anticipated area of the proposed excavation, and temporary slopes. The cross-section should be scaled and extend beyond the property lines to show the adjacent structures.

[[Comment 00021](#) | [Page](#)]

Consider providing slope stability analysis of the eastern slope. Where direct observation geologic is not possible utilize conservative shear strength parameters and geologic conditions. Additional analysis and updated geologic cross-sections may be necessary.

[[Comment 00022](#) | [Page](#)]

Update the existing cross-section to include temporary slopes.

[[Comment 00023](#) | [Page](#)]

Provide a conclusion regarding the stability of the proposed temporary excavations and shoring. The geotechnical consultant should provide recommendations for safe and adequately stable excavations.

[[Comment 00024](#) | [Page](#)]

The project's geotechnical consultant must provide a professional opinion that the site and the adjacent slopes will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

[[Comment 00025](#) | [Page](#)]

Seismic (pseudostatic) slope stability is not discussed in the geotechnical report. Please provide slope stability analysis.

[[Comment 00026](#) | [Page](#)]

The project's geotechnical consultant should indicate if the proposed building foundations adjacent to descending slope surfaces shall be founded in firm material with an embedment and set back from the slope surface sufficient to provide vertical and lateral support for the foundation without detrimental settlement as per the current building code (CBC 1808.7.2).

[[Comment 00027](#) | [Page](#)]

Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

[[Comment 00028](#) | [Page](#)]

Provide a statement as to whether or not the site is geotechnically suitable for the proposed development.

DSD-Water and Sewer

Gary Nguyen



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(619) 446-5454

[[Comment 00029](#) | [Page](#)]

Water and Sewer Information No. 1: These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

Water and Sewer Information No. 2: Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).

Water and Sewer Information No. 3: All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

Water and Sewer Information No. 4: If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area.

Water and Sewer Information No. 5: All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

Water and Sewer Information No. 6: All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). All BFPDs are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public right-of-way and in-line with the public water service line.

Water and Sewer Information No. 7: No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

Water and Sewer Information No. 8: Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov.
