

**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-1104699_____
- Address and APN(s): _____8341 La Jolla Scenic, 346-762-07-00_____
- Project contact name, phone, e-mail: ___Sarah Potter, 650-475-6868 sarah@clear-story.com
- Project description: _____New two-story SFD, 5284 sf plus 912 sf garage, pool and site stabilization_____
- 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: 25,472 sf_
 - existing structure square footage and FAR (if applicable): __N/A__
 - proposed square footage and FAR: __6,169 (0.24 FAR)__
 - existing and proposed setbacks on all sides: _
 1. Front: 29' first floor (29' min), 65' Second floor
 2. North Side: 8'-6" First floor (4' min), 10' Second floor
 3. South Side: 6'-0" first floor (4' min), 10' second floor
 4. Rear: 141'-8"
 - height if greater than 1-story (above ground): __24'-9"__

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
- The most recent Project Issues Report for the project from the Development Services Department

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



1236 Chalcedony Street
San Diego, CA 92109
650-475-6868
sarah@clear-story.com
Sarah Potter

January 10, 2024

City of San Diego
Development Services Department
DSD- Landscape Review

Project Number: 1104699
Project Address: La Jolla Scenic
Title: Site Development Permit

1. Comment 00038: Sheet A0
 - a. No response needed
2. Comment 00039: Sheet A0
 - a. No responses needed
3. Comment 00040: Sheet A0
 - a. Landscape plans added to the set including calculation for 30% landscaping
4. Comment 00041: Sheet A0
 - a. Landscape plans added to the set including water budget calculation
5. Comment 00042: Sheet A0
 - a. Proposed street trees shown on the landscape plan set
6. Comment 00043: Sheet A0
 - a. Note added to the site plan on A0
7. Comment 00044: Sheet A0
 - a. Brush Management sheet included and details added to Landscape plans
8. Comment 00045: Sheet A0
 - a. Brush Management zones added to Landscape plans, see L1-L4
9. Comment 00046: Sheet A0
 - a. Brush Management zones added to Landscape plans, see L1-L4



1236 Chalcedony Street
San Diego, CA 92109
650-475-6868
sarah@clear-story.com
Sarah Potter

January 10, 2024

City of San Diego
Development Services Department
DSD- Planning Review

Project Number: 1104699
Project Address: La Jolla Scenic
Title: Site Development Permit

1. Comment 00048: Sheet A0
 - a. (1) No response required
 - b. (2) Coastal not noted on set. Internal City mistake only.
 - c. (3) ESL Hillside noted on Site Plan
 - d. (4) No response required
 2. Comment 00049: Sheet A0
 - a. (5) No response required
 - b. (6) No response required
 - c. (7) Comment below....also added to L3
-

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) through (m) that are applicable to the proposed development as specified in this section.

(a) Findings for all Site Development Permits

(1) The proposed development will not adversely affect the applicable land use plan; Ch. Art. Div. 12 6 5 8 San Diego Municipal Code Chapter 12: Land Development Reviews (5-2023)

The proposed development plans to build solely outside the ESL therefore will not adversely affect the land use plan.

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

The proposed development will protect the ESL and prevent any impacts on public health, safety and welfare.

The site stabilization wall at the top of the ESL will prevent further erosion within the ESL.

(3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed plans have been designed to comply with the regulations of the Land Development Code.

(b) Supplemental Findings--Environmentally Sensitive Lands A Site Development Permit required in accordance with Section 143.0110 because of potential impacts to environmentally sensitive lands may be approved or conditionally approved only if the decision maker makes the following supplemental findings in addition to the findings in Section 126.0505(a):

(1) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The planned development is placed solely outside of the Environmentally Sensitive Land.

(2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The proposed development will direct all runoff of the developed area away from the ESL, will not alter the ESL beyond the proposed slope stabilization wall.

(3) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

All proposed development will be outside of the ESL preventing any adverse impacts on the ESL.

(4) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP);

Proposed property contains only Steep Hillside ESL. Not applicable.

(5) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

Proposed development significantly removed from shoreline and/or beach area.

No impact.

(6) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Proposed hillside stabilization wall to be built to protect the remaining ESL below the wall.

3. Comment 00050: Sheet A0

a. (8) Note added to plan

b. (9) Side yard setbacks added to neighborhood survey

c. (10) & (11) See Below...Steep Hillside Guidelines. Added to plan set, at L3

STEEP HILLSIDE GUIDELINES

(A) Individual Single Dwelling Unit Standard 1: Development on steep hillsides shall respect existing natural landforms.

- *Significant natural features such as drainage courses, rock outcroppings, sensitive biological resources and mature trees should be preserved and incorporated into the development design.*

Mature tree at rear at edge of Steep Hillside to be maintained in proposed design. ESL to be preserved and outside of proposed development

- *The height of manufactured slopes should be minimized so as not to become a prominent feature in the grading design.*

No manufactured slopes within design

- *Development should avoid large areas containing steep hillsides with a natural gradient in excess of 200 percent, except that: - Access to the site may encroach into these steep hillsides only if no other feasible means of access to the property exists. - Development may encroach into these steep hillsides if there are no other areas that are feasible for development or the area with these steep hillsides constitutes a minor portion of the entire site.*

No development within the Steep Hillside

- *When the top of a steep hillside is cut and fill is placed on the hillside, the fill slope should be blended with the natural steep hillside.*

No cut or fill within development

- *If located adjacent to natural topography or manufactured slopes that are landform graded, newly created manufactured slopes should be landform graded with undulating slopes, irregular/varying gradients, and with the top (crest) and bottom (toe) of new manufactured slopes rounded to resemble natural landforms.*

No manufactured slopes within design

(B) Standard 2: Site improvements shall be designed and sited to minimize impacts to the steep hillside areas.

- *Development should be concentrated in the least steep areas of the site in order to preserve as much of the natural terrain as possible.*

All development outside of the steep hillside area

- *Development could be located close to the street in order to preserve as much of the natural terrain as possible.*

Development kept close to the street, using the established 29' setback and keeping development away from steep hillside to the rear

- *When designing a structure on a lot, the siting, orientation and steep hillside disturbance should blend with the surrounding developed properties.*

Development sited to maintain similar setbacks from the hillside to adjoining developed properties

- *Retaining walls could be used to reduce the total extent of grading in the steep hillside areas, subject to the following: - The maximum height for a single retaining wall, measured from grade to grade, shall be 10 feet. When the overall retained height would exceed 10 feet, the retaining wall shall be broken into multiple stepped walls, with no individual wall height exceeding 6 feet. - A minimum horizontal distance of 3 feet shall be maintained between each individual wall in the stepped wall system, and shall be landscaped. - Retaining walls could be incorporated into the design of the structure so that they become part of the structure. - The color of retaining walls should blend with the natural terrain and the color of the structures on the site. - Gravity retaining walls could be used, regardless of the height, provided that landscaping and irrigation is installed in the face of the wall.*

Stabilization wall to the top of the steep hillside to be design to meet these requirements. Design plans to be provided at permit submittal

- *Long driveways should follow the contours of the natural terrain.*

N/A

- *Fence locations should not enclose natural steep hillside areas that are protected by way of easements, conditions of permit, or other mechanisms intended to protect the area in a natural state.*

Fall protection to be provided at the top of the steep hillside/stabilization wall per code. Fence design to be cable or glass to provide minimal detracton from the natural contours of the hillside.

- *Pools, tennis courts and other features that require large graded areas should not be permitted in the steep hillside areas of the site.*

Pool outside of the steep hillside

(C) Standard 3: The design and placement of structures on the site shall respect the steep hillside character of the site.

- *Structures should be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type. Large flat pads should be avoided in favor of stepped, or split-level structures that follow the general contours of the site.*

Development set back from steep hillside. Step back design used on façade abutting hillside via second floor deck and darker exterior finish on upper level to minimize overall scale.

- *Structure designs and foundation types should be utilized that are compatible with the existing steep hillside conditions and require less grading.*

Minimal grading required in the development. Foundations all kept away from steep hillside.

- *Structures could be utilized to screen high retaining walls and extensive manufactured slopes.*

Stabilization wall at top of hillside to be kept to minimum height and natural colors.

- *Raised decks could be utilized for outdoor recreational space as an option to graded yards.*

Raised decks kept out of hillside. Flat yards contained in existing flat areas only.

- *Structures built on a rim of a canyon should be low in profile and stepped back from the steep hillside area.*

Development set back from steep hillside. Step back design used on façade abutting hillside via second floor deck and darker exterior finish on upper level to minimize overall scale.

- *When a structure is built on a steep hillside, it should be stepped to follow the natural line of the existing topography.*

Stabilization wall at top of hillside to follow the natural line of the topography.

- *When located on a steep hillside, structures should be set into the steep hillside to help blend the structure into the site.*

No development within the steep hillside

- *The required parking could be incorporated within the structure. Where feasible, raised decks could be used for driveways.*

N/A

(D) Standard 4: Designated public view corridors from public streets and other public property, as identified in the adopted Land Use Plan, shall be maintained.

- *Structure placement and orientation could be utilized to maximize opportunities for view corridors.*

No public vantage point

- *Landscaping could be utilized that will compliment and not obscure designated view corridors.*

No public vantage point

(E) Standard 5: Natural drainage patterns shall be respected to the extent feasible.

- *There should be no increase in the peak rate or concentration of run-off that results in increased erosion to the steep hillside areas.*

Stabilization wall at top of steep hillside created to prevent erosion and runoff from impacting steep hillside. Water from flat area of site to run to street and away from steep hillside.

- *Any increase in run-off from what occurs naturally should be directed away from the steep hillside areas.*

**Stabilization wall at top of steep hillside created to prevent erosion and runoff from impacting steep hillside.
Water from flat area of site to run to street and away from steep hillside.**

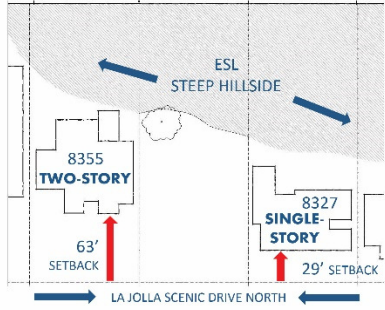
- *The amount of impervious surfaces should be minimized.*

No impervious surface within steep hillside. Minimal hardscape across site. Separated pavers, landscaping and pervious surface to be used other than driveway.

- *If possible, grading during the rainy season should be avoided. There should be close phasing of grading operations, slope erosion control and building construction to reduce the period when bare slopes are susceptible to erosion.*

Stabilization wall to be built outside of rainy season to avoid possible run off on slope

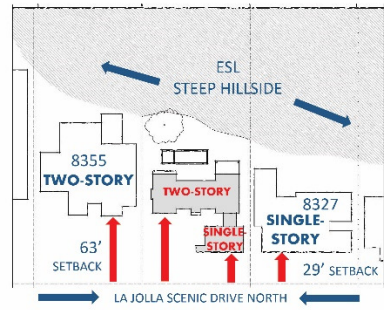
- d. (12) No response required
 - e. (13) Exterior finishes labeled on all elevations and all finished shown on A7. Finishes also included in Power Point shared with Neighborhood Planning Board
 - f. (14) No response required
 - g. (15) No response required
 - h. (16) Min. 30% lot shall be landscaped. Calculations shown on Landscape L1-L2
4. Comment 00051: Sheet A0
- a. (17) No response required
 - b. (18) No response required
 - c. (19) No response required
 - d. (20) No response required
 - e. (21) No response required
 - f. (22) No response required
 - g. (23) Recommendation 2e:
 - i. PowerPoint Presentation provided to Community Plan Area Board (see following page for pdf version). Also provided within set on A9
 - h. (24) On January 2024 Meeting Agenda.
 - i. (25) No development within the ESL Steep Hillside other than stabilization wall at the top to prevent runoff issues from developing. Note referencing Covenant of Easement against the property added to Full Site Plan on A0.
 - j. (26) Not required per planner



Consistent Setback

Neighborhood development proceeded from the North and from the South independently, creating two inconsistent setbacks converging at this site.

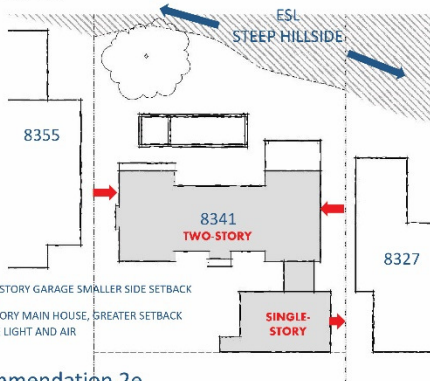
8341 La Jolla Scenic North



Consistent Setback

Neighborhood development proceeded from the North and from the South independently, creating two inconsistent setbacks converging at this site.

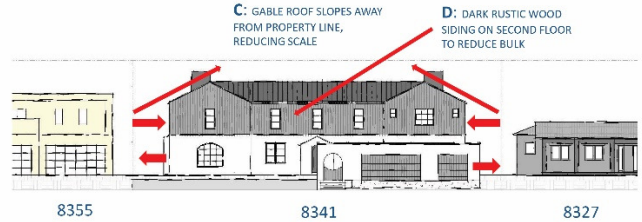
8341 La Jolla Scenic North



Recommendation 2e

La Jolla Community Plan Residential Recommendation 2e: Transition between bulk and scale of new and older development, two-story should step and slope back.

8341 La Jolla Scenic North



A: SINGLE-STORY SMALLER SIDE SETBACK

B: TWO-STORY MAIN HOUSE, GREATER SETBACK TO PROVIDE LIGHT AND AIR

Recommendation 2e

La Jolla Community Plan Residential Recommendation 2e: Transition between bulk and scale of new and older development, two-story should step and slope back.

8341 La Jolla Scenic North



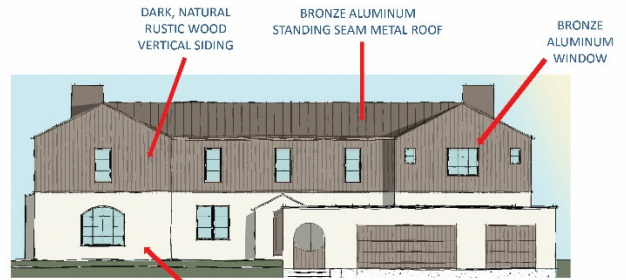
A: SINGLE-STORY SMALLER SIDE SETBACK

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Recommendation 2e

La Jolla Community Plan Residential Recommendation 2e: Transition between bulk and scale of new and older development, two-story should step and slope back.

8341 La Jolla Scenic North



Neighborhood Character

8341 La Jolla Scenic North



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650-475-6868
sarah@clear-story.com
Sarah Potter

January 10, 2024

City of San Diego
Development Services Department
LDR - Environmental

Project Number: 1104699
Project Address: La Jolla Scenic
Title: Site Development Permit

1. Comment 00026:
 - a. No Response Required
2. Comment 00027:
 - a. No response required
3. Comment 00028:
 - a. Biological Report included in this submittal
4. Comment 00029:
 - a. Wall screening described within Landscape Plans, L1-L2
5. Comment 00030:
 - a. No response required
6. Comment 00031:
 - a. No response required at this time
7. Comment 00032:
 - a. Geological comments by others
8. Comment 00033:
 - a. Earthwork table provided on civil plans showing 300 cu yards of earthwork, below this threshold.
9. Comment 00034:
 - a. Landscape plans added including Brush Management
10. Comment 00035:
 - a. No response required
11. Comment 00036:
 - a. CAP submitted in original submittal and reviewed by Planning without comments.

Ms. Sarah Potter
Clear Story Construction
1236 Chalcedony Street
San Diego, CA 92109

January 9, 2024
File No. 23-128

Subject: **DSD – Geology Project Issues Report**
New Residence
8341 La Jolla Scenic Drive North
La Jolla, California

- References: 1) “Development Plans: 8341 La Jolla Scenic Drive North, San Diego, California, Architectural by Clear Story Construction dated September 19, 2023, Drainage by Coffey Engineering, dated August 7, 2023.
- 2) “Geotechnical Investigation, New Residence, Garnet Units, 8341 La Jolla Scenic Drive North, La Jolla, California,” prepared by TerraPacific Consultants, Inc., dated September 6, 2023.

Dear Ms. Potter:

In accordance with your request, TerraPacific Consultants, Inc. (TCI) has prepared the following responses to the review comments generated by DSD-Geology. It is our opinion the responses provided herein adequately address the issues raised.

Issue No. 13: The project’s geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

TCI Response: If developed in conformance with the project plans and specifications, the proposed development is not expected to destabilize or result in settlement of adjacent property or right of way.

Issue No. 14: The project’s geotechnical consultant should provide a statement as to whether or not the site is geotechnically suitable for the proposed development.

TCI Response: If developed in conformance with the project plans and specifications, the site will be suitable from a geotechnical standpoint for the proposed development.

Issue No. 15: The project’s geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.



TCI Response: If developed in conformance with the project plans and specifications, the site is expected to possess an adequate factor of safety upon project completion.

Issue No. 16: The project's geotechnical consultant must review the current development plans and details to verify that their recommendations have been adequately implemented. Please indicate if additional analysis and/ or recommendations are required.

TCI Response: The geotechnical portions of the project plans are in general conformance with the recommendations outlined in the referenced geotechnical investigation report. No additional recommendations are necessary. The retaining structure planned for the eastern edge of the lot will require design plans. The geotechnical consultant should review these plans during the appropriate project phase.

We greatly appreciate the opportunity to be of service. If you should have any questions or comments regarding this report or our findings, please do not hesitate to call.

Sincerely,
TerraPacific Consultants, Inc.

Cristopher O'Hern

Cristopher C. O'Hern, CEG 2397
Senior Engineering Geologist



CCO:lb



COFFEY ENGINEERING, INC.

December 1, 2023

The City of San Diego
Development Services
1222 First Avenue
San Diego, CA 92101-4154

RE: **Site Development Plans**
Cycle Issues –**Responses**
Project Number: **PRJ-1104699**

We have responded to Cycle Issues dated 11/30/2023 in the following ways:

Engineering Review:

Comment 00002: Please revise sheet C.1 to provide the existing impervious area, proposed impervious area, existing pervious area, proposed pervious area, and total disturbances area in square feet.

CEI: Added table tabulating existing and proposed impervious areas, and disturbed area on sheet C.1.

Comment 00003: On sheet C.1, please provide grading information, to provide the maximum depth of cut or fill for the outside building footprint (in feet), import or export amount in cubic yards.

CEI: Added table tabulating earthwork quantities on sheet C.1.

Comment 00004: Please revise the site plan, and drainage plans to show drainage patterns for the entire site.

CEI: Added more drainage arrows on sheet C.1 to illustrate drainage patterns. All runoff on graded pad will be discharged to street.

Comment 00005: On the Site plan and Drainage plan, please show the existing water main, sewer main, water services, sewer lateral serving the project site. Please reference sewer main per City drawing number, 6495-D and water main per City drawing number 10865-3-D.

CEI: Existing water main, sewer main, water services, and sewer lateral serving the project site are plotted on sheet C.1, along with referenced City drawing numbers.

Comment 00006: The project is within the PIOZ-Campus Impact Zone. Therefore, the maximum for driveway's width for single dwelling unit is 12 feet wide for two ways, for parking impact area. Please refer to SDMC Table 142-05 M for information. Please revise the plans accordingly.

CEI: Driveway has been reduced to 12' wide.

Comment 00007: On the site plan, sheet A0, please add 10'x10' visibility triangles on both sides of the driveway.

CEI: Architect has revised sheet A0 to include 10'x10' visibility triangles on both sides of driveway.

Comment 00008: An Encroachment Maintenance Removal Agreement will be conditioned for the sidewalk underdrain, landscape and irrigation within the ROW.

CEI: Note stating that private ROW improvements in public ROW will be recorded w/ EMRA added to sheet C.1.

Comment 00019: Revise sheet C.1, please call out the replacement of damaged/uplifted sidewalk panel, per current City Standard, adjacent to the site on La Jolla Scenic Drive North (The damaged sidewalk panel located

near the northside of the proposed driveway.)

CEI: Added note and sidewalk in public ROW to address damaged sidewalk replacement.

Comment 00020: Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 12 feet. Currently, La Jolla Scenic Drive is only 10 feet. Revise the Site Plan and Grading Plan to show and call out the applicant shall dedicate and improve an additional 2.0 feet adjacent to the site on La Jolla Scenic Drive, satisfactory to the City Engineer. Revise the hardscape design so no proposed private improvements are in the required dedication area.

CEI: Added 2' ROW dedication to La Jolla Scenic Drive on sheet C.1.

Comment 00021: The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, 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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.

CEI: Noted.

Comment 00022: Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required.

CEI: I-4 and I-5 forms are included in submittal.

Comment 00023: Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

CEI: I-4 and I-5 forms are included in submittal.

Comment 00024: A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf

CEI: I-4 and I-5 forms are included in submittal.

Comment 00025: Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning.

CEI: If responses herein aren't sufficient, please contact me at rein@coffeyengineering.com or (858) 831-0111.

Please feel free to contact me if you have any questions.

Sincerely,

Coffey Engineering, Inc.

Michael Rein

rein@coffeyengineering.com



1236 Chalcedony Street
San Diego, CA 92109
650-475-6868
sarah@clear-story.com
Sarah Potter

February 12, 2024

City of San Diego
Development Services Department

Project Number: 1104699
Project Address: La Jolla Scenic
Title: Site Development Permit

I sent a letter out to neighbors with adjacent properties to the project site asking to meet if they would like to discuss the project. I got responses from four neighbors:

1. 8322 Sugarman: James Cooper and Yvette Lopez-Cooper
 - a. We met on site to discuss the project on January 29th, 2024. The Lopex-Coopers were originally hesitant about the project. Once their concerns about drainage and privacy were addressed, they now support the project. They sent the attached letter in support of the project.
2. 8355 La Jolla Scenic: Asim Guha Roy
 - a. We met on February 3rd, 2024. He seemed to be in support of the project. He was mostly concerned with the few from his second story porch which will not be affected by the project. Did not return letter provided.
3. 8327 La Jolla Scenic: Keith Wilner
 - a. We met on February 3rd, 2024. Keith was in support of the project and provided to attached letter stating so.
4. 8332 Sugarman: Rosanna Tolomei
 - a. We met on February 3rd, 2024. Rosanna had drainage issues which were answered by the drainage plans provided. She did not return the letter.

James M. Cooper & Yvette Lopez-Cooper
8322 Sugarman Drive
La Jolla, CA 92037
Telephone: (858) 344-3925

City of San Diego, Development Services Department Neighborhood Review
Project Number: 1104699
Project Address: 8341 La Jolla Scenic North (“Property”)

Attention: Andy Fotsch, Chair (andy@willandfotsch.com)
Will Rogers, Project Manager (RogersRW@sandiego.gov)

February 12, 2024

Dear Andy and Will:

Further to the La Jolla Permit Review Committee (“Committee”) meeting on January 18, 2024 and the request made by the Chair and others on the Committee to Property owner and designer Sarah Potter (“Sarah”) to consult with the neighbors to the Property (including those downhill to the east), this letter will serve to detail the constructive and positive action items that we have made with Sarah at our meeting on the Property midday on January 29, 2024 and by email thereafter.

In light of the recent hillside destabilization last month a few homes north of ours (8422 Sugarman Drive) and the other landslides around the City, San Diego, we are especially happy that the water on the Property will move west (away from the hill that abuts our land and home) to La Jolla Scenic Drive North. Sarah kindly agreed to work to hide the retaining wall with native plants to make sure it is not abrupt and fits into the general character of our neighborhood. We are most grateful to her for that.

Finally, Sarah kindly offered to work with us, and have her landscape architect collaborate with us, in the coming months as construction begins in order to keep the trees that are currently on the Property with the objective of providing privacy to our home and that for our neighbors and helping prevent soil erosion. Also with respect to privacy, Sarah offered to work with us to plant other trees in the eastern part of the Property as well, possibly entering from our property to make this task easier in accordance with the City’s sensitive lands regulations.

We raised the issues concerning synthetic turf (and potential dangers of environmental leaching that have been recently reported throughout the State of California) and Sarah kindly informed us that these are not a concern given her design. In short, we were very pleased with how responsive and professional Sarah has been and we look forward to a smooth construction process.

If you have any questions about any of the above matters, please do not hesitate to contact us at (858) 344-3925 or email at jamesmichaelcooper@icloud.com. Thank you for including us in the process.

Kind regards,

/JMC

James M. Cooper

/YLC

Yvette Lopez-Cooper

cc: Sarah Potter, Clear Story Construction (sarah@clear-story.com)

WEST ELEVATION (FRONT)



1 WEST ELEVATION (FRONT)
1/4" = 1'-0"

WEST ELEVATION (FRONT WITH GARAGE)



2 GARAGE WEST ELEVATION
1/4" = 1'-0"

BUILDING ADDRESS NUMBERS, VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

| REVISIONS |
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PROJECT NUMBER:
PRJ-1104699

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6868
STRUCTURAL ENGINEER:
SolidForms, Evan Coles
evan@solidformseng.com
659-316-3724
CIVIL ENGINEER:
Culley Engineering
Michael Rein
mrein@culleyengineering.com
SOILS ENGINEER:
TerraPac Consultants, Inc.
Cris O'Hara
criso@terrapac.net
(858) 521-1190

LA JOLLA SCENIC
LA JOLLA, CALIFORNIA 92037

DATE
1/19/2024

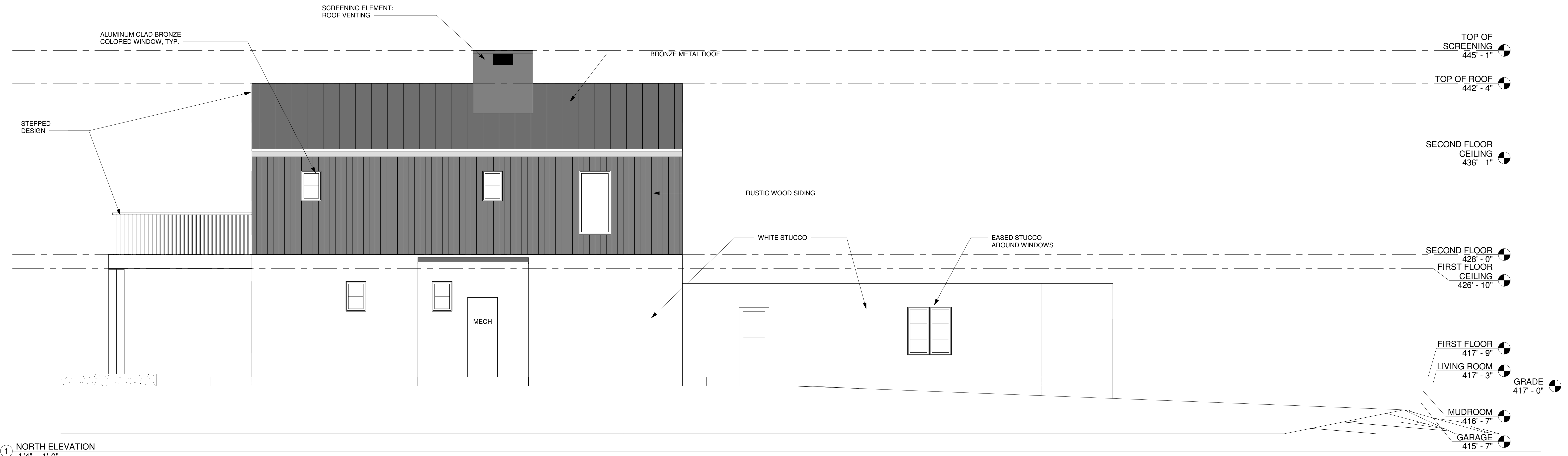
SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
EAST ELEVATION (FRONT)

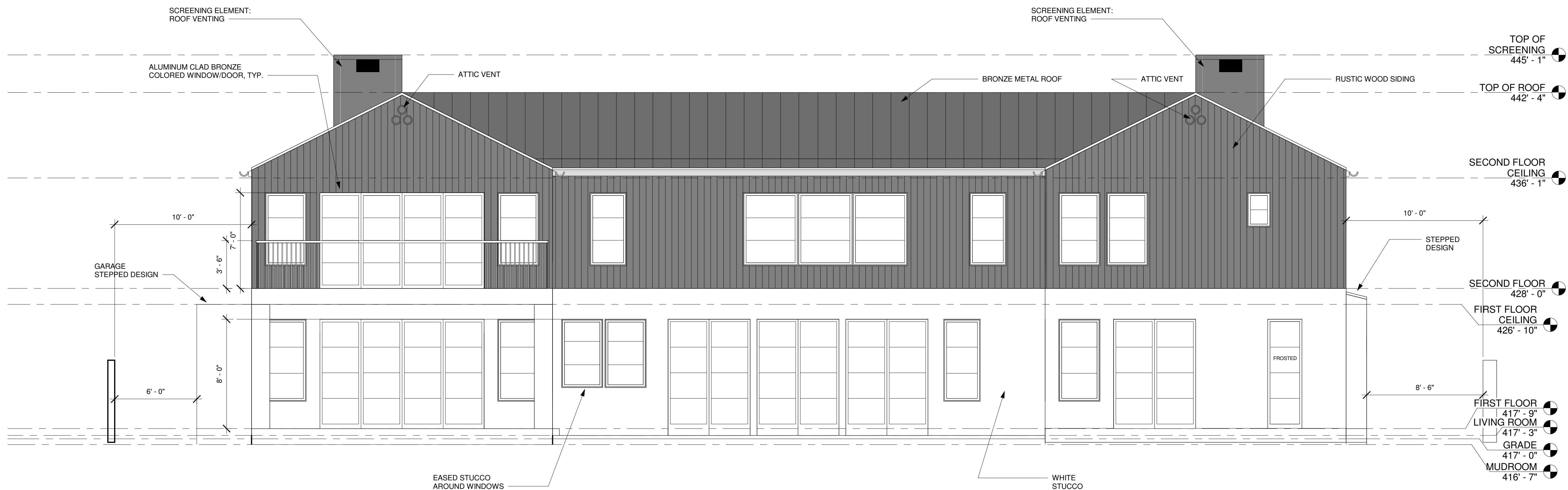
SHEET NUMBER

NORTH ELEVATION (LEFT SIDE)



1 NORTH ELEVATION
1/4" = 1'-0"

EAST ELEVATION (REAR)



2 EAST ELEVATION (REAR)
1/4" = 1'-0"

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| REVISIONS |
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PROJECT NUMBER:
PRJ-1104699

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6888
STRUCTURAL ENGINEER:
SudForm, Evan Cole
evan@sudform.com
650-316-3724
CIVIL ENGINEER:
Cofey Engineering
Michael Rein
mrein@cofeyengineering.com
SOILS ENGINEER:
TerraPacific Consultants, Inc.
Cris O'Hara
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LA JOLLA SCENIC
LA JOLLA, CALIFORNIA 92037

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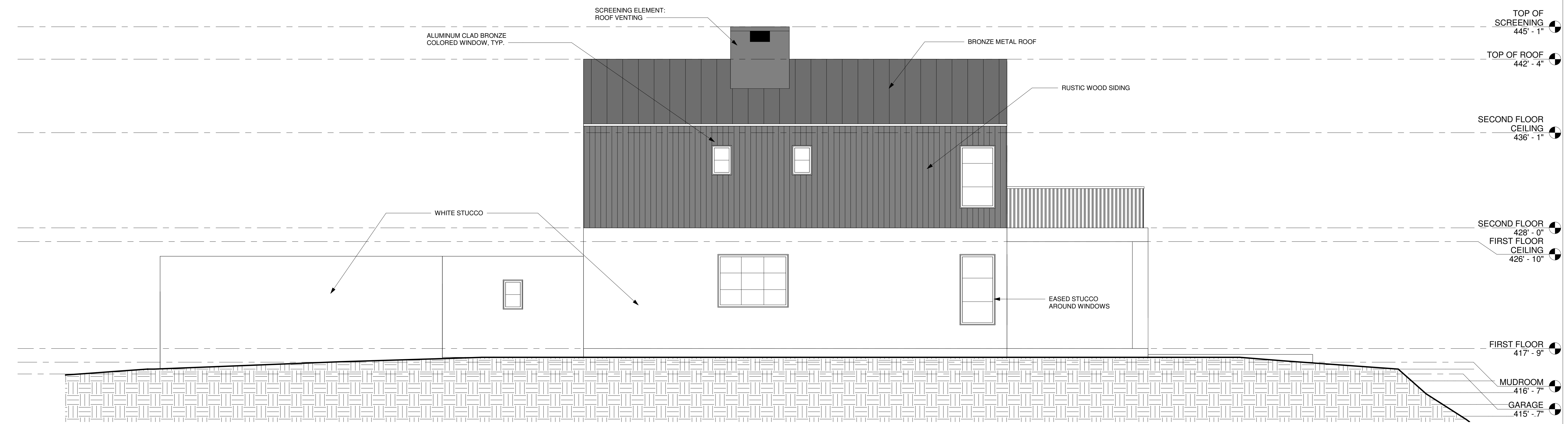
SCALE:
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SHEET NAME
ELEVATIONS

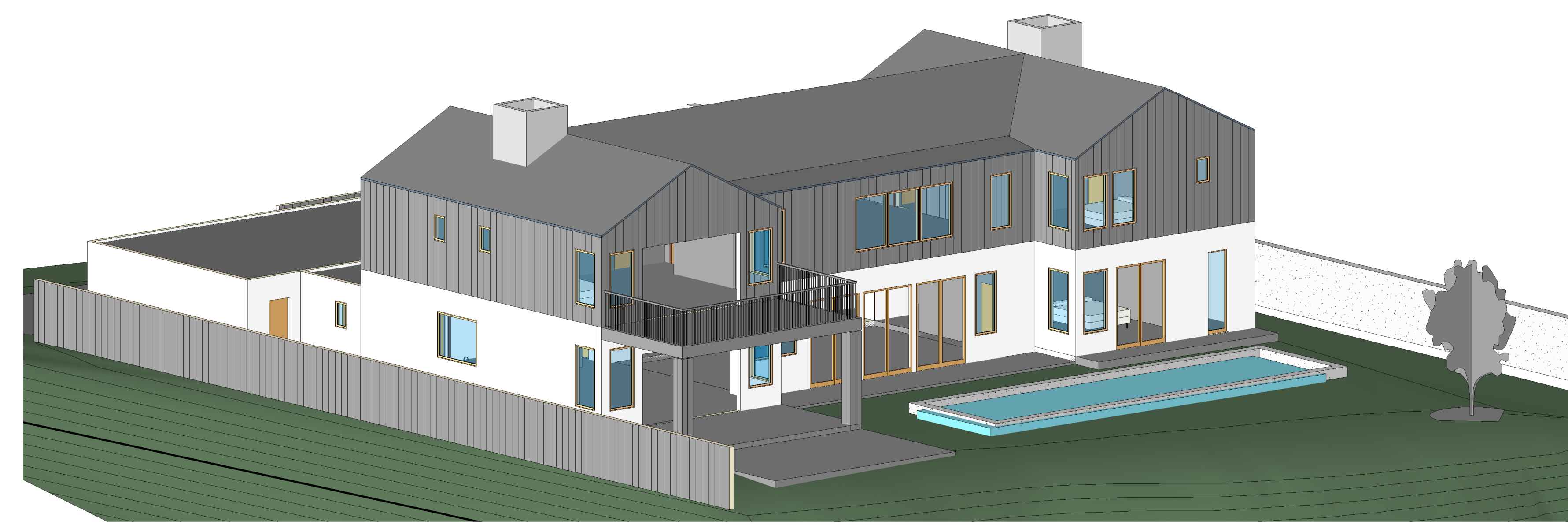
SHEET NUMBER
A5

SOUTH ELEVATION (RIGHT SIDE)

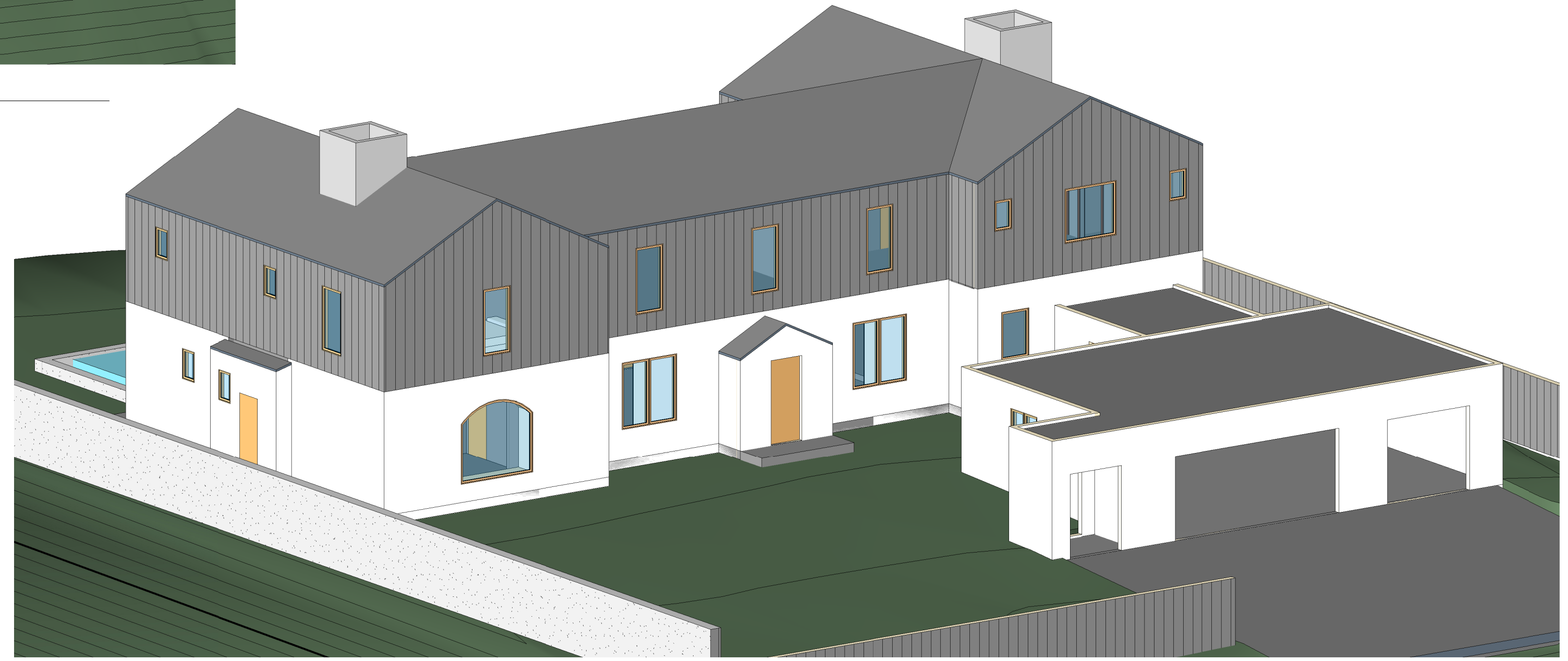


① SOUTH ELEVATION
1/4" = 1'-0"

3D VIEWS



② 3D REAR VIEW



③ 3D FRONT VIEW

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| REVISIONS |
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PROJECT NUMBER:
PRJ-1104699

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Pater
sarah@clear-story.com
(650) 475-8688
STRUCTURAL ENGINEER:
SudForm, Evan Cook
evan@sudform.com
(650) 316-3724
CIVIL ENGINEER:
Coffey Engineering
Michael Rein
mrein@coffeyengineering.com
SOILS ENGINEER:
TerraPacific Consultants, Inc.
Cris O'Hara
criso@terrapac.net
(858) 521-1198

LA JOLLA SCENIC
LA JOLLA, CALIFORNIA 92037

DATE
1/19/2024

SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
ELEVATIONS

SHEET NUMBER

NEIGHBORHOOD STATS

| ADDRESS | APN | SF | LOT | FAR | FYS | RYS | SYS |
|-----------------------------------|----------------------|-------------|---------------|-------------|-----------------------------|-------------|-----------------|
| 8367 LA JOLLA SCENIC DRIVE | 346 762 08 00 | 4259 | 23,200 | 0.18 | 45'-10" | 82 | 10'/14' |
| 8359 LA JOLLA SCENIC DRIVE | 346 762 09 00 | 5052 | 25,700 | 0.20 | 68' | 57'-4" | 6'/6" |
| 8355 LA JOLLA SCENIC DRIVE | 346 762 04 00 | 4901 | 25,700 | 0.19 | 62'-6" | 98' | 6'/5'-4" |
| XXXX LA JOLLA SCENIC DRIVE | 346 762 07 00 | 5234 | 25,700 | 0.20 | 29' GARAGE/65' HOUSE | 142' | 8'-6"/6' |
| 8327 LA JOLLA SCENIC DRIVE | 346 762 06 00 | 3427 | 25,700 | 0.13 | 29' | 148'-8" | 4'/4' |
| 8315 LA JOLLA SCENIC DRIVE | 346 762 05 00 | 5342 | 25,700 | 0.21 | 21' | 174'-6" | 6'/6" |
| 8299 LA JOLLA SCENIC DRIVE | 346 721 13 00 | 2880* | 10,400 | 0.28* | 33' | 55'-6" | 14'/6" |
| 0 SUGARMAN DRIVE | 346 791 12 00 | N/A | N/A | N/A | N/A | N/A | N/A |
| 8332 SUGARMAN DRIVE | 346 791 05 00 | 2082 | 10,700 | 0.19 | 25'-6" | 22' | 10'/10' |
| 8322 SUGARMAN DRIVE | 346 791 06 00 | 3180 | 11,400 | 0.28 | 21'-6" | 10' | 4'/4' |
| 8312 SUGARMAN DRIVE | 346 791 07 00 | 2195 | 10,100 | 0.22 | 5' | 27'-9" | 8'/12" |
| 8302 SUGARMAN DRIVE | 346 791 08 00 | 1907 | 10,200 | 0.19 | 17' | 18'-9" | 4'/24' |
| 8298 SUGARMAN DRIVE | 346 791 14 00 | 2772 | 20,600 | 0.13 | 38' | 100' | 30'/6" |

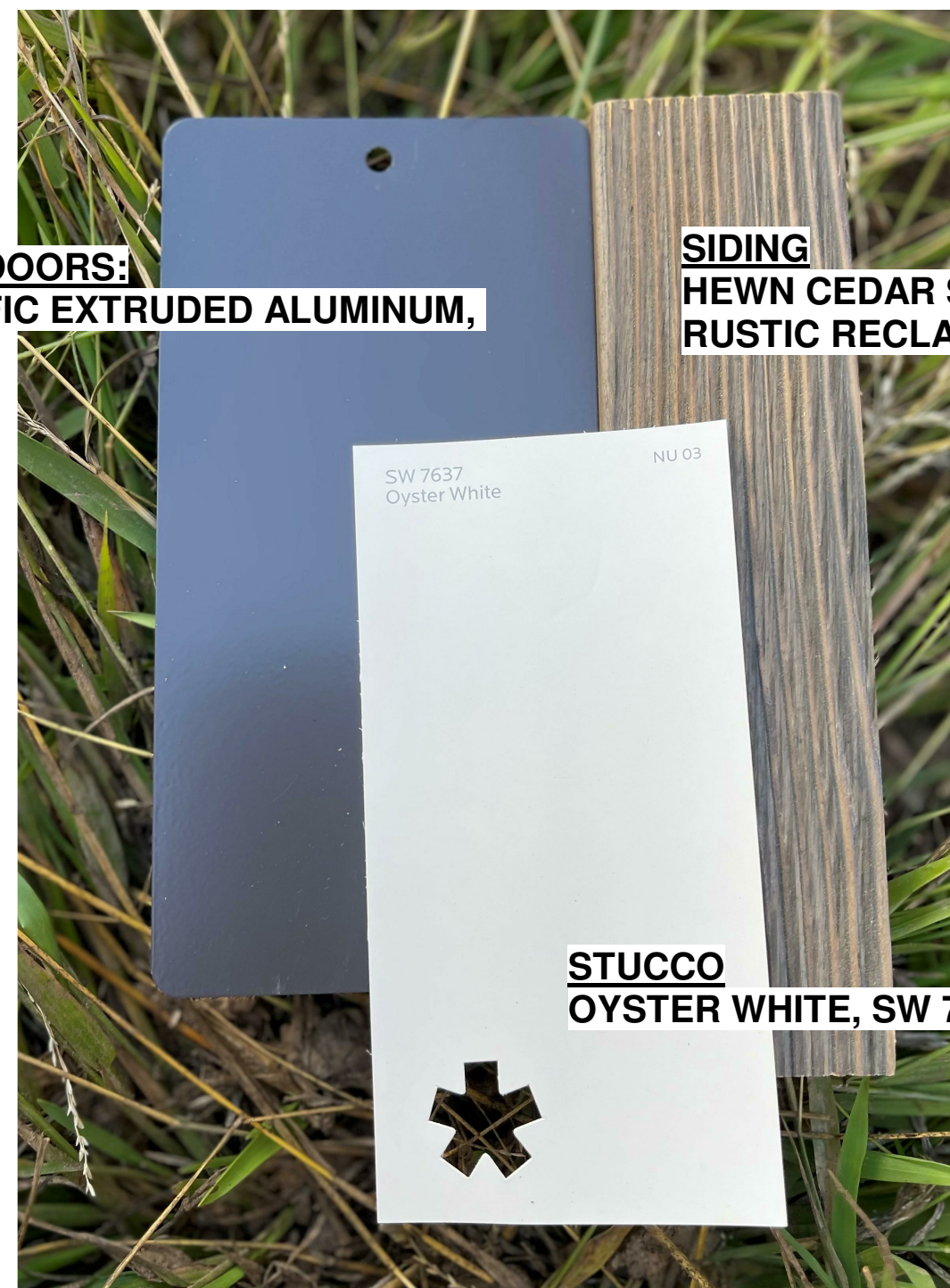
SQUARE FOOTAGE TAKEN FROM SAN DIEGO COUNTY ASSESSOR RECORDS. (HABITABLE SQUARE FOOTAGE, W/OUT GARAGE)

* 8299 LA JOLLA SCENIC RENOVATED AND SIZE INCREASED WITHOUT PERMIT. TAX RECORD NUMBER ARE NOT ACCURATE TO WHAT EXISTS ON THE PROPERTY.

MATERIAL FINISHES

WINDOWS & DOORS:
SIERRA PACIFIC EXTRUDED ALUMINUM,
BRONZE 024

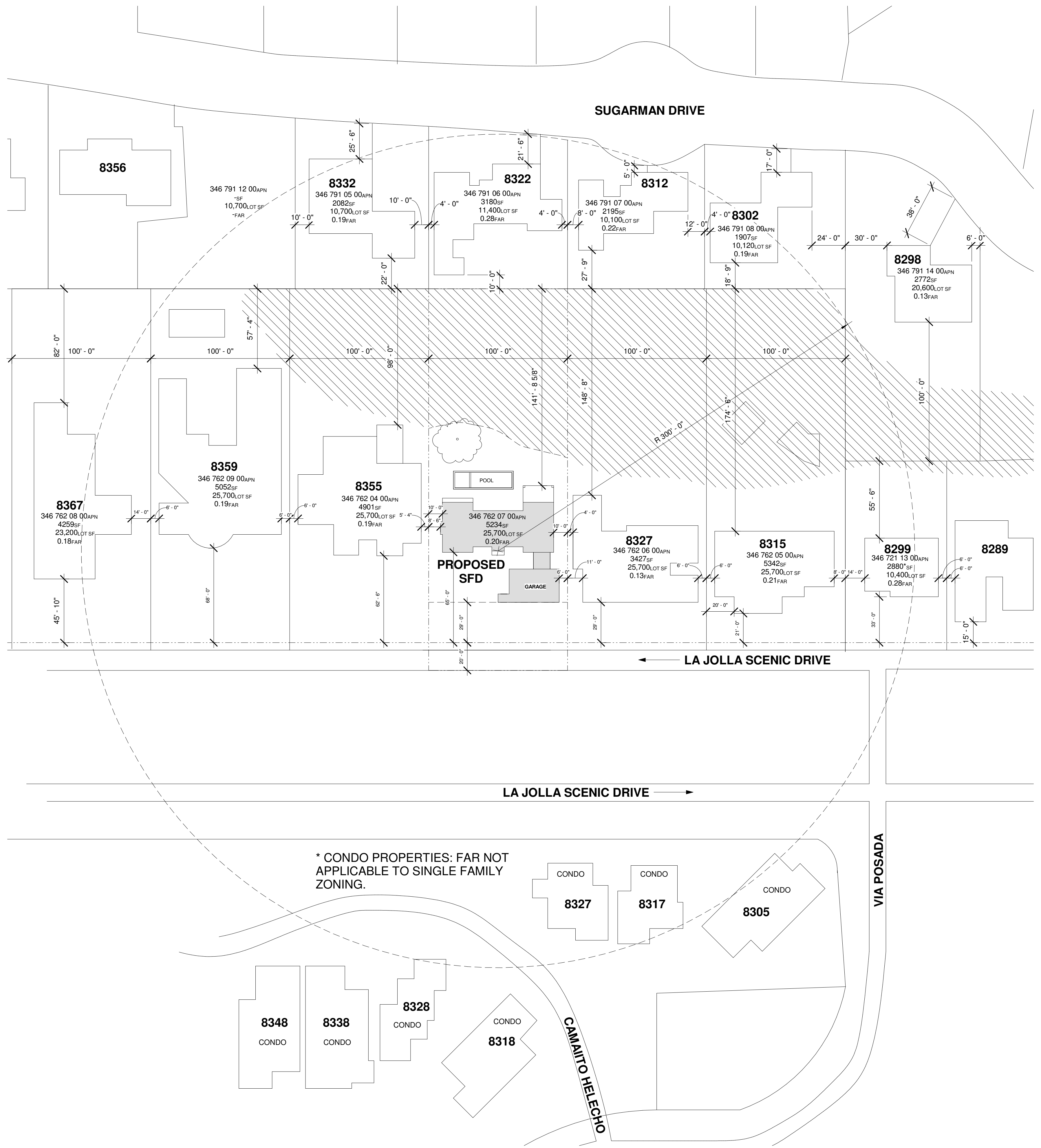
SIDING
HEWN CEDAR SIDING
RUSTIC RECLAIMED



STUCCO
OYSTER WHITE, SW 7637

② EXTERIOR FINISHES
1/2" = 1'-0"

300' RADIUS PLAN



* CONDO PROPERTIES: FAR NOT APPLICABLE TO SINGLE FAMILY ZONING.

① 300 FT RADIUS NEIGHBORHOOD PLAN
1" = 40'-0"

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REVISIONS

PROJECT NUMBER:

PRJ-1104699

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Foster
sarah@clear-story.com
(650) 475-8688
STRUCTURAL ENGINEER:
S&S Form, Evan Cokes
evan@sandformeng.com
659-316-3724
CIVIL ENGINEER:
Cofly Engineering
Michael Rein
mrein@coflyengineering.com
SOILS ENGINEER:
TerraPac Consultants, Inc.
Cris O'Hara
criso@terrapac.net
(858) 521-1190

LA JOLLA SCENIC

LA JOLLA, CALIFORNIA 92037

DATE

1/19/2024

SCALE:

AS SHOWN

DRAWN:

SBP

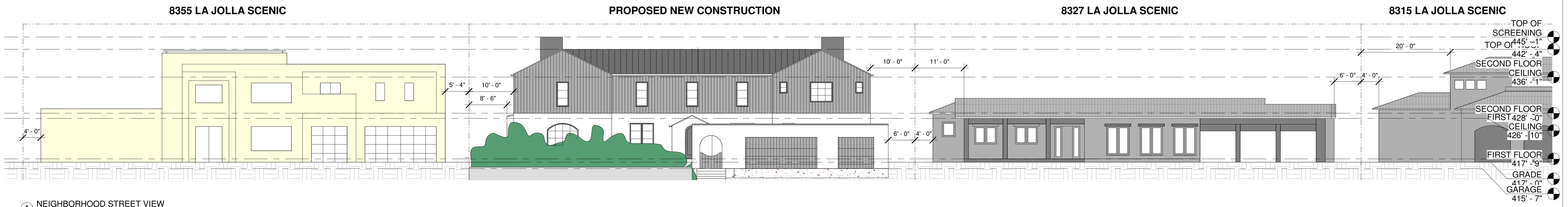
SHEET NAME

300' RADIUS PLAN

SHEET NUMBER

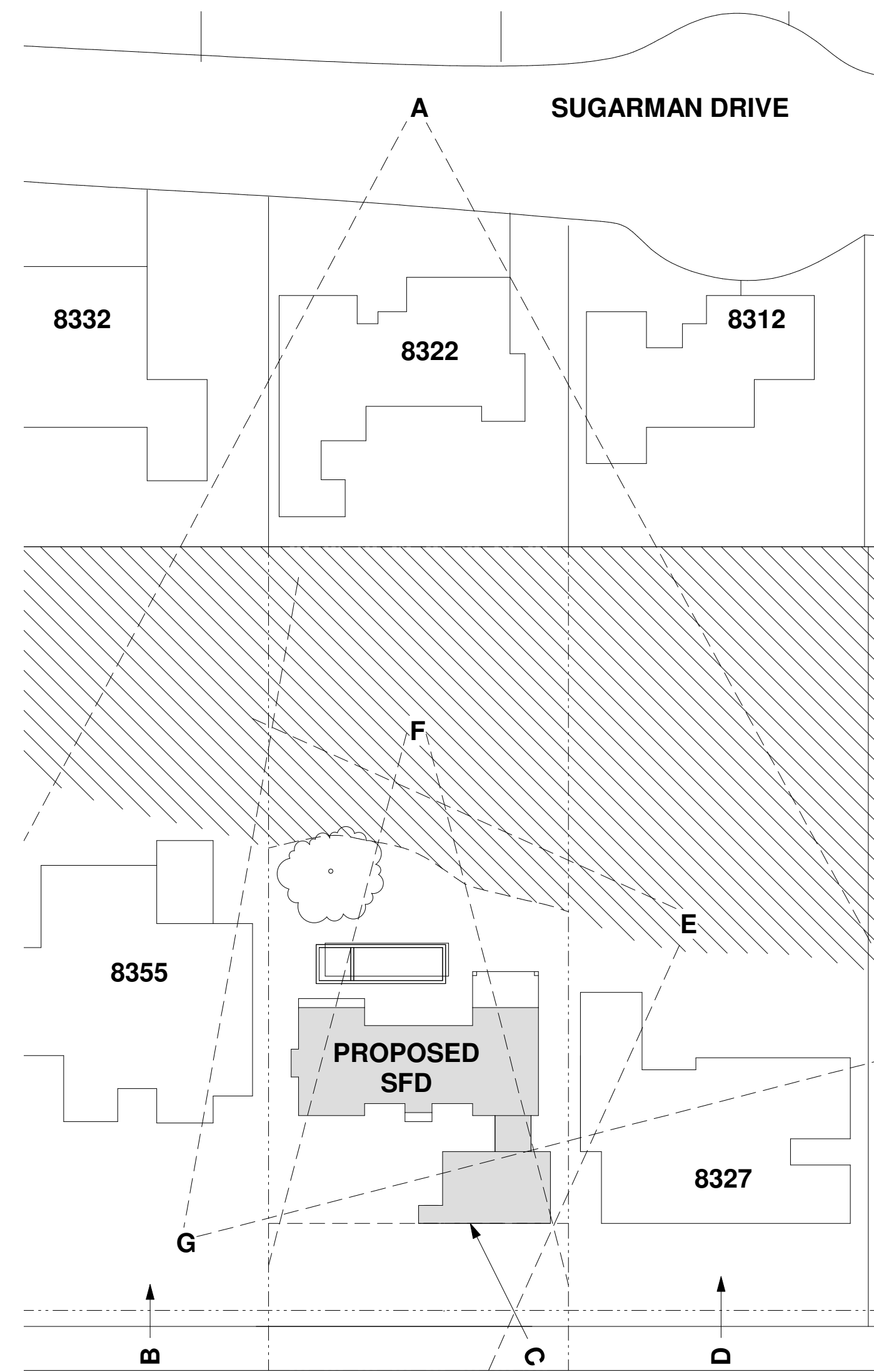
A7

NEIGHBORHOOD STREET VIEW



1 NEIGHBORHOOD STREET VIEW
3/32" = 1'-0"

PHOTOGRAPHIC SURVEY



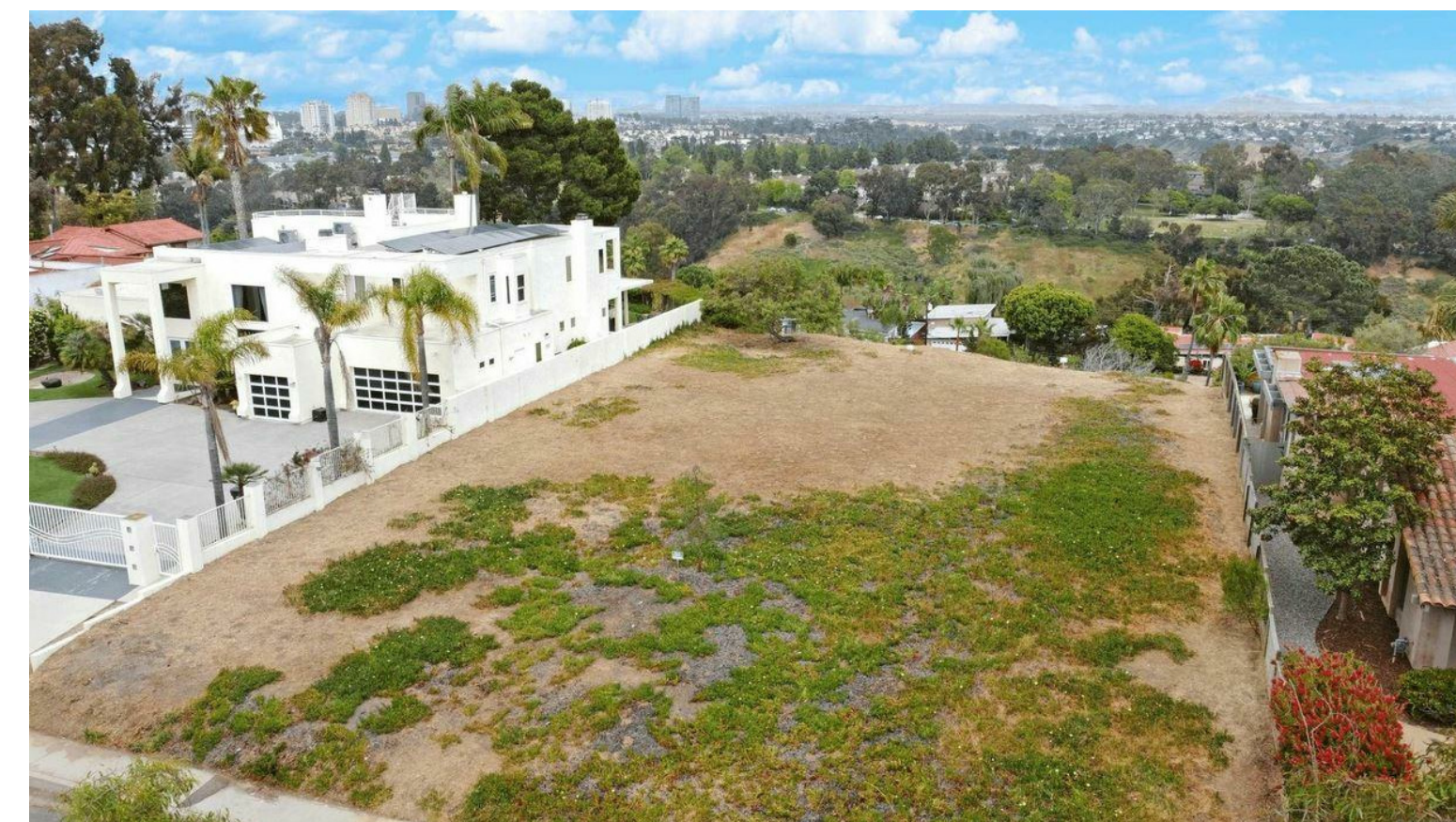
3 PHOTOGRAPHIC SURVEY KEY
1" = 40'-0"



A: VIEW FROM SUGARMAN DRIVE UP TO THE WEST



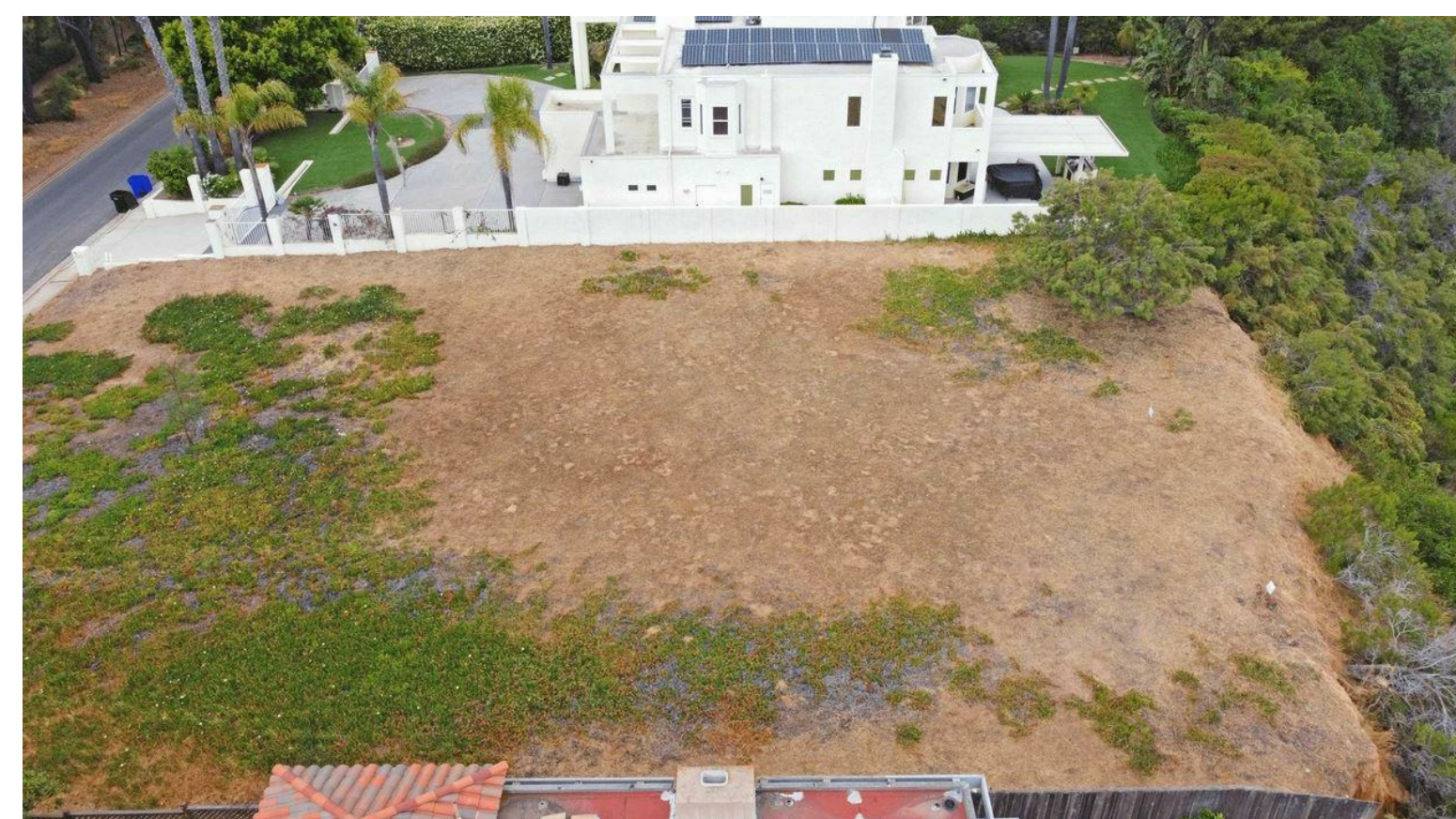
B: DWELLING TO THE NORTH, 8355 LA JOLLA SCENIC



C: LOOKING FROM STREET TO EAST



D: DWELLING TO THE SOUTH, 8327 LA JOLLA SCENIC



E: LOOKING TO THE NORTH FROM ABOVE



F: LOOKING TO THE WEST



G: LOOKING TO THE SOUTHEAST FROM ABOVE

CLEARSTORY
CONSTRUCTION
1236 CHALCEDONY STREET
SAN DIEGO, CA 92109
sarat@clear-story.com
(650)475-6868

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| REVISIONS |
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PROJECT NUMBER:
PRJ-1104699

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Pater
sarah@clear-story.com
(650) 475-6868

STRUCTURAL ENGINEER:
S&S Form, Evan Coles
evan@ssform.com
(650) 316-3724

CIVIL ENGINEER:
Coffey Engineering
Michael Rein
mrein@coffeyengineering.com

SOILS ENGINEER:
TerraPac Consultants, Inc.
Cris O'Brien
cristo@terrapac.net
(858) 521-1190

LA JOLLA SCENIC
LA JOLLA, CALIFORNIA 92037

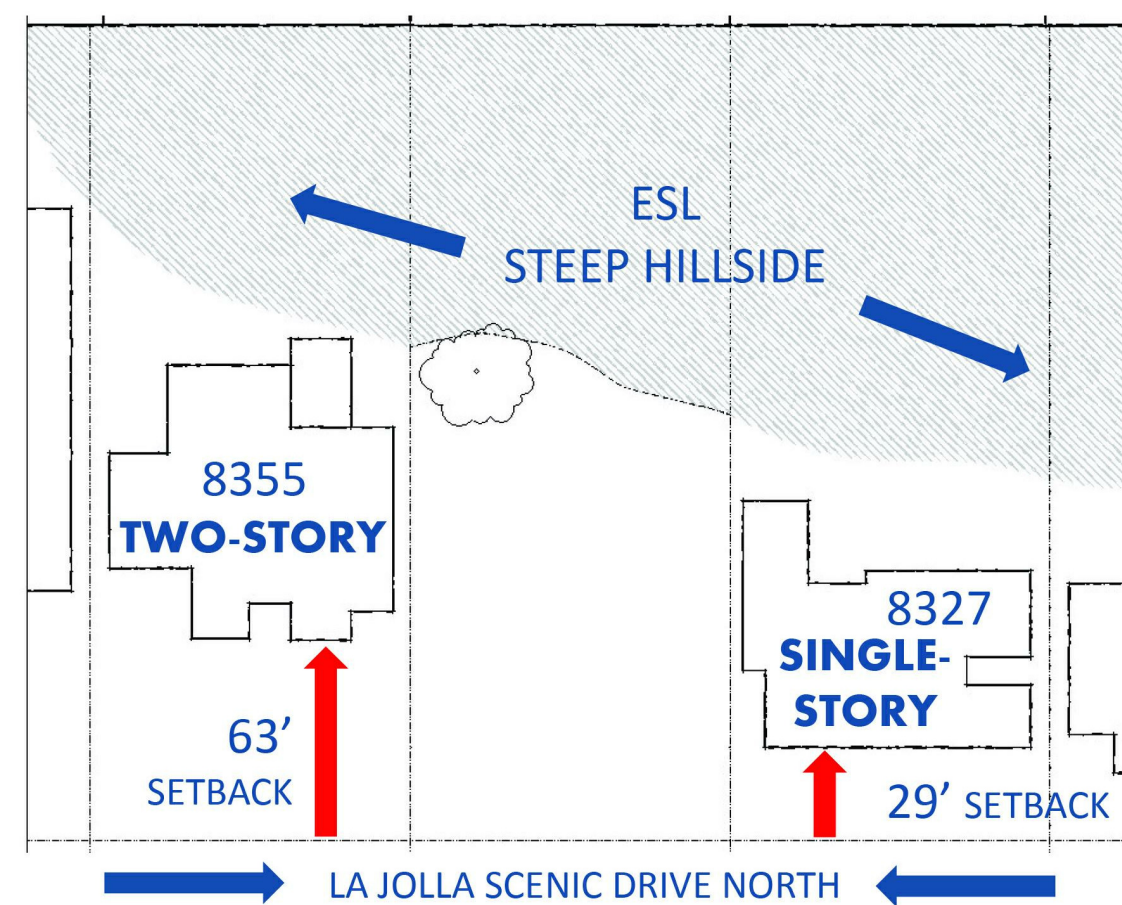
DATE
1/19/2024

SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
NEIGHBORHOOD
ELEVATIONS &
PHOTGRAPHIC
SURVEY

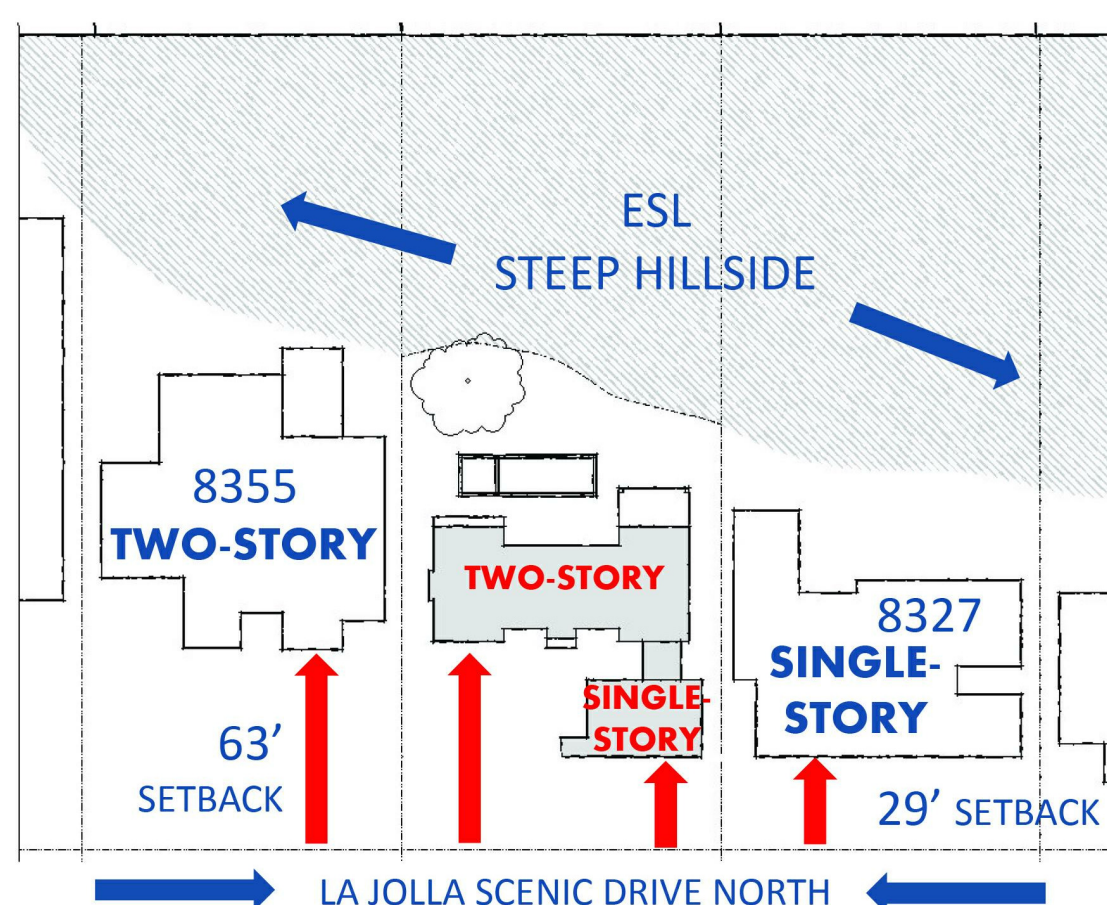
SHEET NUMBER
A8



Consistent Setback

Neighborhood development proceeded from the North and from the South independently, creating two inconsistent setbacks converging at this site.

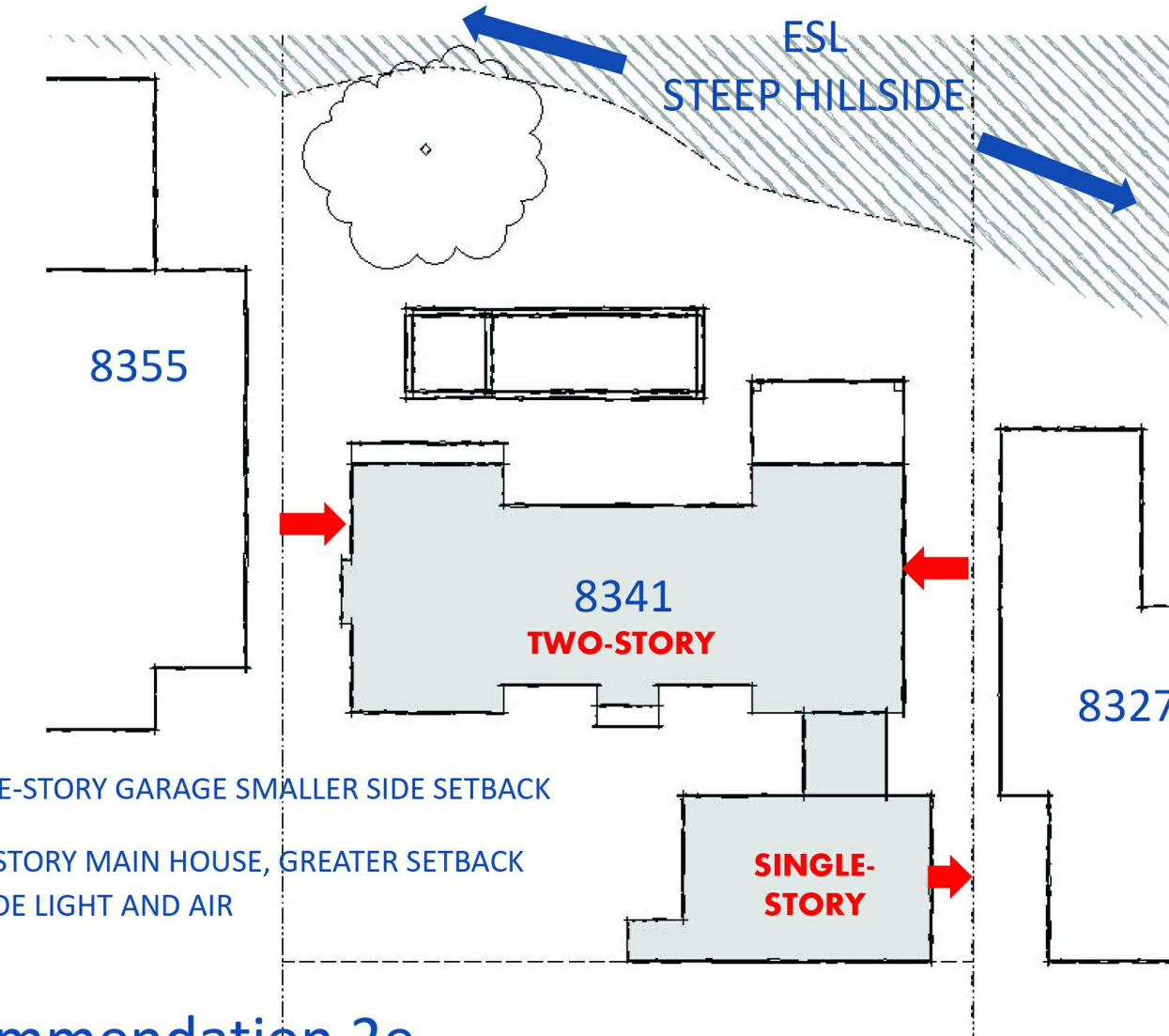
8341 La Jolla Scenic North



Consistent Setback

Neighborhood development proceeded from the North and from the South independently, creating two inconsistent setbacks converging at this site.

8341 La Jolla Scenic North



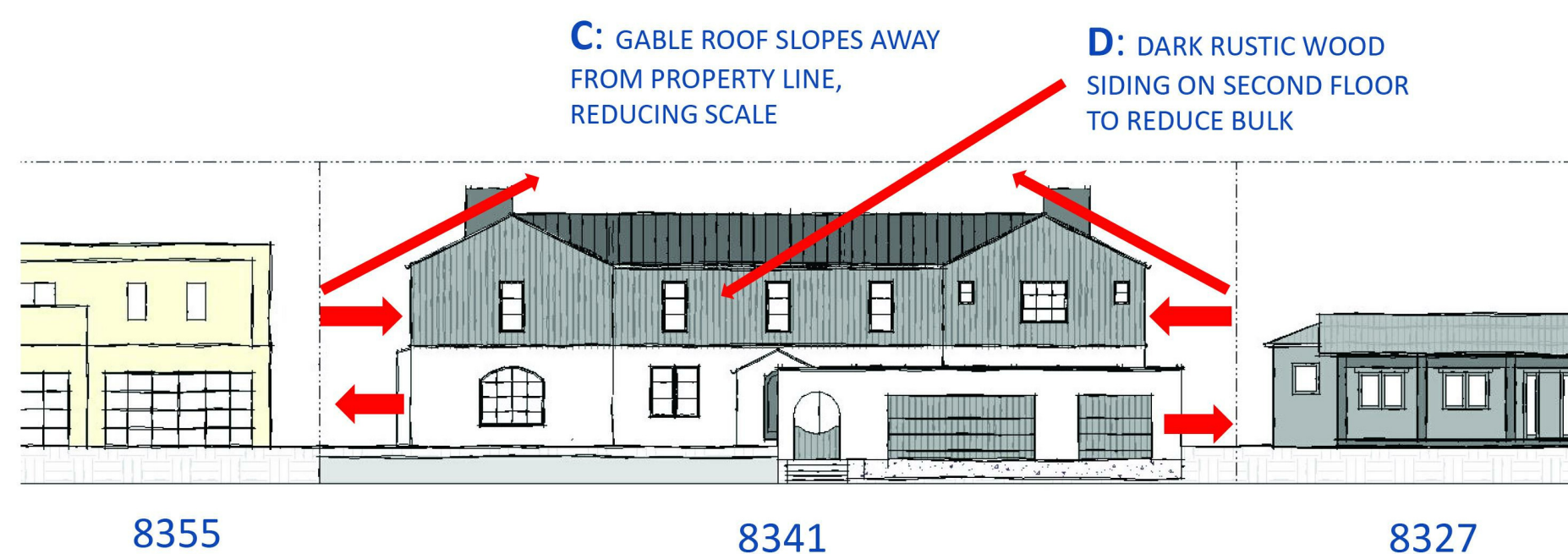
A: SINGLE-STORY GARAGE SMALLER SIDE SETBACK

B: TWO-STORY MAIN HOUSE, GREATER SETBACK TO PROVIDE LIGHT AND AIR

Recommendation 2e

La Jolla Community Plan Residential Recommendation 2e: Transition between bulk and scale of new and older development, two-story should step and slope back.

8341 La Jolla Scenic North



Recommendation 2e

La Jolla Community Plan Residential Recommendation 2e: Transition between bulk and scale of new and older development, two-story should step and slope back.

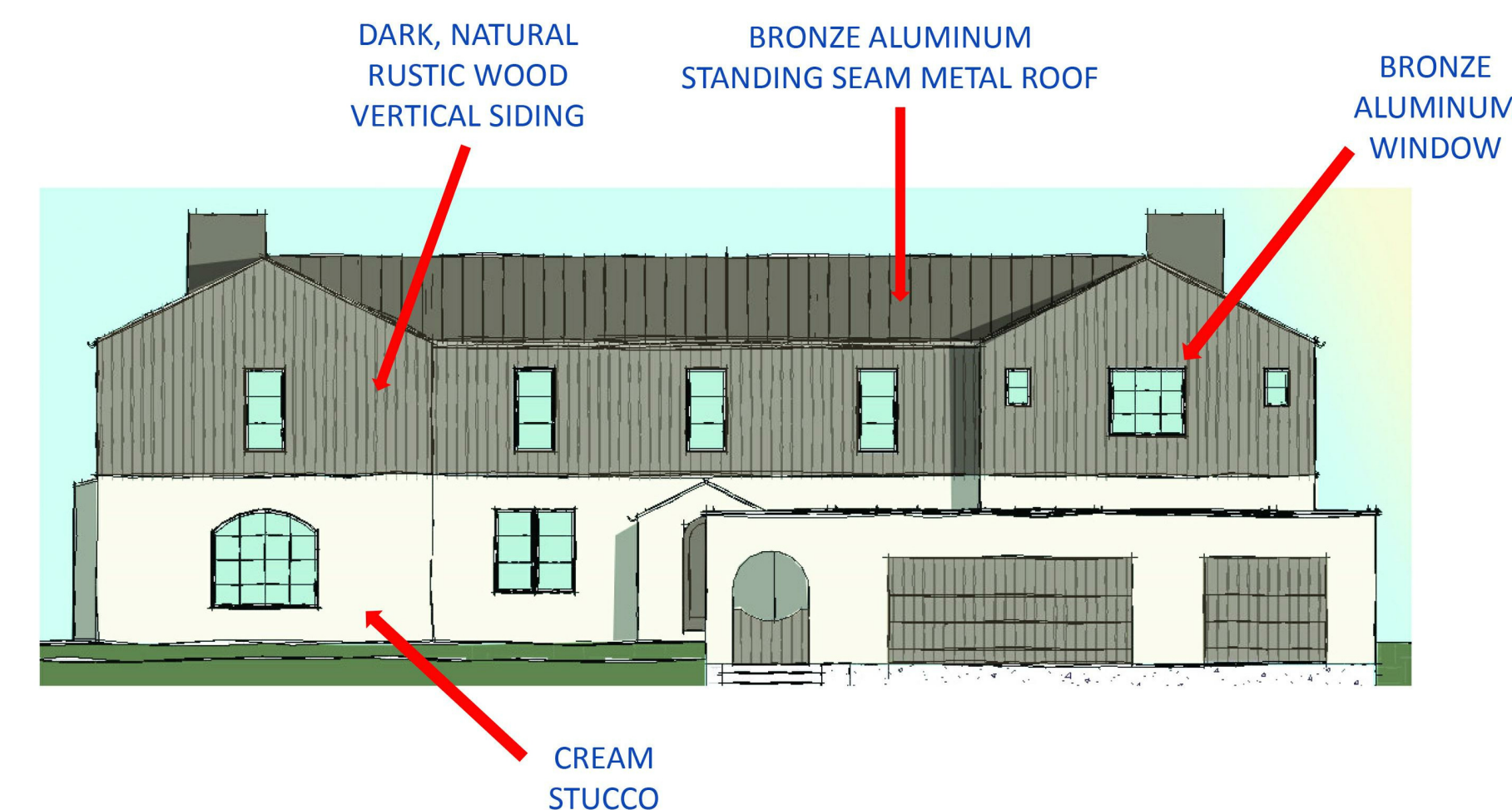
8341 La Jolla Scenic North



Recommendation 2e

La Jolla Community Plan Residential Recommendation 2e: Transition between bulk and scale of new and older development, two-story should step and slope back.

8341 La Jolla Scenic North



Neighborhood Character

8341 La Jolla Scenic North

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| REVISIONS |
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PROJECT NUMBER:
PRJ-1104699

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Pater
sarah@clear-story.com
(650) 475-6686
STRUCTURAL ENGINEER:
SoilForms, Evan Coles
evan@soilformseng.com
659-316-3724
CIVIL ENGINEER:
Cofey Engineering
Michael Rein
mrein@cofeyengineering.com
SOILS ENGINEER:
TerraPacific Consultants, Inc.
Cris O'Hara
criso@terrapac.net
(858) 521-1190

LA JOLLA SCENIC
LA JOLLA, CALIFORNIA 92037

DATE
1/19/2024

SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
RECOMMENDATION 2E

SHEET NUMBER
A9

February 29, 2024

VIA EMAIL: sarah@clear-story.com

Sarah Potter
1236 Chalcedony
San Diego, Ca 92109

Subject: PRJ-1104699 Livewire, La Jolla Scenic Dr- 2nd Assessment Letter
Internal Order No. 24009702; La Jolla Community Plan Area

Dear Sarah:

The Development Services Department has completed the 1st review of the project referenced above, and described as:

Site Development Permit to build a 6,196 square-foot, 2-story single dwelling unit and attached 3-car garage on a vacant lot located at 8341 La Jolla Scenic Drive, APN-346-762-07-00. The 0.58-acre site is in the LJSPD-SF zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Coastal Height Limit Overlay Zone (CHLOZ), and Parking Impact Overlay Zone (Campus Impact), the application was filed on October 6, 2023.

- As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS: Your project as currently proposed requires the processing of:

- **Required approvals DSD-Planning Review:**
The project will require a Site Development Permit (CDP) per Section §126.0502 (a) 1.

Required findings DSD-Planning Review:

Findings for the Site Development Permit shall be required according to the Land Development Code, Sections §126.0505. Please submit your draft findings with the next submittal.

- II. SIGNIFICANT PROJECT ISSUES:** There are several comments that have been identified as necessary to move the project forward. I have highlighted some of the key issues and the documents required for your review. For your convenience, I have attached an excel file (Project File Check List) for your response to the reviewer's comments. Please view the attached "Project Issues Report PRJ-1104699" (**Enclosure 1**) for details and the contact information for the reviewers.
- III. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide real-time information regarding account status; however, our records show approximately \$9,362.00 has been billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, it is anticipated that approximately \$4,000.00 will be required with your resubmittal. Your attention to this deficit is greatly appreciated.
- During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- IV. TIMELINE:** Upon your review of the attached Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.
- V. RESUBMITTALS/NEXT STEPS: COVID-19 Update** - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>.

At this time, additional documents and information are required to continue the review process. Please visit [OpenDSD](#) to check both the Project Tracking System (PTS) Completed Reviewer Issues Report and the Submittal Requirements Report for next time documents identified by each review discipline. All required documents requested by all disciplines must be uploaded individually and at the same time. Incomplete submittals will result in additional review cycle. Please note, the names or titles of each documents must match the list provided in order for Accela to accept your submittal.

Environmental Determination/Fee: Currently, the project is pending an environmental determination. For all environmental documents, a California Department of Fish and Wildlife filing fee and/or a County of San Diego document filing fee is required. That amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Those fees would need to be provided to the Project Manager prior to any public hearing or notice of decision on the project.

This link provides information on fees for all environmental documents:
<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>

VI. COMMUNITY PLANNING GROUP: The proposed project is located within the La Jolla Community 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, chair of the La Jolla Community Planning Group at info@lajollacpa.org to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

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 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

VII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Project Issues Report.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5283 or via e-mail at rogersrw@sandiego.gov

Sincerely,



Will Rogers
Development Project Manager

Enclosures:

1. PRJ-1104699 Livewire, La Jolla Scenic Dr (Cycle 2) Issues Report
2. Submittal Requirements Report (By Accela)
3. Project File Check List (Excel spreadsheet for response to comments)

cc: File
Harry Bubbins, chair of the La Jolla Community Planning Group
Melissa Garcia, Senior Planner, Community Planner, Planning Department & Liaison for La Jolla Planned District Ordinance Advisory Board.



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 Sarah Potter
sarah@clear-story.com

Instructions

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

Site Development Plans PRJ-1104699.pdf

DSD-Landscape Review

Clare Gamelin
CGamelin@sandiego.gov
(619) 446-5228

[Comment 00038 | Sheet A0]

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 00039 | Sheet A0]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[Comment 00040 | Sheet A0]

Landscape Area Diagram [§ 1510.0304]: A **minimum 30%** of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each.

[Comment 00041 | Sheet A0]

Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits.



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

[Comment 00042 | Sheet A0]

Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with La Jolla community plan (available online) and located away from all utilities. Show the location, species, and size (min. 24" box) on the plans.

[Comment 00043 | Sheet A0]

Right-of-Way Planting: Please note on plans "Proposed shrubs must have a mature height of less than 36" within view triangles and Right-of-way."

[Comment 00044 | Sheet A0]

Brush Management: Due to proximity to highly flammable native/naturalized vegetation, a Brush Management Plan is required in accordance with SDMC 142.0412. Zone 1 is least flammable and typically consists of pavement and permanently irrigated ornamental planting. Zone 2 consists of thinned, native or naturalized non-irrigated vegetation. Please indicate Brush Management Zones on plans.

[Comment 00045 | Sheet A0]

Brush Management Zones [§142.0412]: Typical Brush Management Zones consists of a 35-ft Zone 1 and a 65-ft Zone 2; However, for the project at hand non-standard zones apply, Zone 1 shall extend from the rear of the residence to the proposed rear retaining wall, and Zone 2 will extend from the rear retaining wall to the property line. Please show dimension measurements for zone one and zone two on site plan.

[Comment 00046 | Sheet A0]

Irrigation Information: If there is an existing irrigation system in Zone 1, show the location of the controller and valves. If there is no existing irrigation system, identify the location of all hose-bibs, required within 50-ft of all Zone One areas. Provide this information on the Brush Management Plan.

DSD-Planning Review

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[Comment 00048 | Sheet A0]

Project Info

1. The proposed project is located within: Base Zone LJSPD-SF, Coastal Height Limitation Overlay Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (Review Area 2 – MCAS Miramar), Parking Standards Transit Priority Area, Transit Priority Area, and the La Jolla Community Plan. [Info Only – No Response Required]
2. City Maps indicate the site is not within the Coastal Overlay Zone. Please remove the reference to a CDP from all the sheets.
3. The site is also identified as containing Environmentally Sensitive Land (ESL) at the back of the site in the form of Steep Hillside.



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4. The proposed project scope includes: new single-dwelling unit (SDU) and slope stabilization on an existing vacant site. [Info Only – No Response Required]

[Comment 00049 | Sheet A0]

Permits & Findings

5. Pursuant to SDMC 1510.0201, additions within the La Jolla Shores Planned District shall require a Site Development Permit (SDP). Pursuant to SDMC 1510.0201(d), the SDP shall be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three.
6. Pursuant to SDMC 143.0110 and 126.0502, the proposed SDU on a lot greater than 15,000 square feet that contains ESL shall require a Process Three SDP.
7. Please provide a written response addressing each of the required findings found in 126.0505(a-b).

[Comment 00050 | Sheet A0]

Development

8. Per Building & Zoning Plat Map 252-1695, there is a 29' established front setback. Please label this as "established setback" on the site plan.
9. On the neighborhood survey, please add the side yard setbacks to: 8332, 8322, 8312, 8302, and 8298 Sugarman Drive.
10. Please reference the Steep Hillside Guidelines in the Land Development Manual:
<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/landdevmanual/lmsteephillsides.pdf>
11. Please review Design Standards Part A (SHG pg. 16) for single dwelling unit development. Please pay particular attention to and provide a written narrative addressing how the proposal implements these Standards:
- development should respect existing natural landforms (ex.: avoid steep hillsides)
 - Site improvements shall be designed and sited to minimize impacts to the steep hillside areas.
 - The design and placement of structures on the site shall respect the steep hillside character of the site (ex. Natural colors, stepped design).
 - : Designated public view corridors from public streets and other public property, as identified in the adopted Land Use Plan, shall be maintained.
 - Natural drainage patterns shall be respected to the extent feasible.
12. Planning does not have comments on the CAP checklist.
13. Character: pursuant to SDMC 1510.0301(c), the labeled materials on the elevations appear to fit in with the character of the neighborhood. Please label them to demonstrate compliance.
14. Density: the proposed density of one dwelling unit appears to be in general conformity with the surrounding area (Pursuant to SDMC 1510.0304(a)). [Information Only - No Response Required]
15. Lot Coverage: Pursuant to SDMC 1510.0304(d), the maximum lot coverage is 60 percent. The proposal complies. [Information Only - No Response Required]
16. Landscaping: Pursuant to SDMC 1510.0304(h)(1), at least 30% of the lot shall be landscaped. Please label this on the Title Sheet.

[Comment 00051 | Sheet A0]

Community Plan

17. The project site is designated for very low density residential (0-5 dwelling units per acre) (LJCP, Figure 1, pg. 3). The project includes one single dwelling unit on one lot totaling approximately 25,700sf (~0.59 ac) in lot area. The project results in a density of approximately 2 dwelling units per acre. The project implements the prescribed density. [Information Only - No Response Required]
18. La Jolla Community Plan Residential Land Use Polity #1: Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. The community plan identifies the land as very Low Density Residential per Figure 16. The proposed project includes a single dwelling unit and does not conflict



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with this policy.

19. The site is not identified as a public vantage point. (Figure 9, pg. 35-36). [Info Only – No Response Required]

20. Policy 2a states “Public views from identified vantage points, to and from La Jolla’s community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use.” The proposal does not interfere with public vantage points.

21. One goal of the La Jolla Community Plan 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.” The proposed addition appears to do this especially through the use of articulation highlighted by the change in material. [Info Only – No Response Required]

22. La Jolla Community Plan Residential Recommendation 2c: 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. The proposal adheres to this recommendation by providing off setting planes between garage and main structure.

23. **Recommendation 2e.** In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. Please provide a response addressing how the proposal steps back at the additional stories.

24. Please contact the **La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board** for a recommendation on your project. Please provide these comments to the City.

[Comment 00052 | Sheet A0]

Draft Conditions

25. Per 143.0140, Environmentally sensitive lands that are outside of the allowable development area on the premises shall be left in a natural state and incorporated into a Covenant of Easement (COE) recorded against title to the property, in accordance with 143.0152. Please delineate all remaining ESL on the premises to be included within the COE and illustrate/label this on the Site Plans.

26. 143.0142((e), before approval of the discretionary permits, “the applicant shall execute and record in favor of the City a hold harmless and/or indemnification agreement for the approved development, as necessary and appropriate.”

Fire-Plan Review

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

[Comment 00011 | Sheet A0]

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.

[Comment 00017 | Sheet A0]

Fire finds the site development plans acceptable.

Planning-Facilities Financing



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Kevin Leo
KLeo@sandiego.gov
619-533-3913

[Comment 00001 | Sheet A0]

DEVELOPMENT IMPACT FEE (DIF):

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

The current estimated Citywide DIF are:

Parks: \$20,597

Fire: \$1,652.40

Library: \$3,196

Mobility: \$3,432.43

Link to Citywide Fees Calculator:

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

TOTAL ESTIMATED DIF = \$28,877.83

REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP):

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

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.

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:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the development 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



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the resubmittal process in response to the full Assessment Letter. The DSD Development Project Manager can assist with further questions.

Other

Community Planning Group

Robert Rogers
rogersrw@sandiego.gov

[Comment 00009 | Page]

Comments Pending from CPG.

[Comment 00047 | Page]

If you have not already please contact the Community Planning Group to review your project. Please see the Community Planning Group Contact List at <https://www.sandiego.gov/planning/community-plans/cpg/contacts> to inquire about La Jolla Community Planning Group meeting dates, times, and location for community review of this project.

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00002 | Page]

Please revise sheet C.1 to provide the existing impervious area, proposed impervious area, existing pervious area, proposed pervious area, and total disturbances area in square feet.

[Comment 00003 | Page]

On sheet C.1, please provide grading information, to provide the maximum depth of cut or fill for the outside building footprint (in feet), import or export amount in cubic yards.

[Comment 00004 | Page]

Please revise the site plan, and drainage plans to show drainage patterns for the entire site.

[Comment 00005 | Page]

On the Site plan and Drainage plan, please show the existing water main, sewer main, water services, sewer lateral serving the project site. Please reference sewer main per City drawing number, 6495-D and water main per City drawing number 10865-3-D.

[Comment 00006 | Page]



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The project is within the PIOZ-Campus Impact Zone. Therefore, the maximum for driveway's width for single dwelling unit is 12 feet wide for two ways, for parking impact area. Please refer to SDMC Table 142-05 M for information. Please revise the plans accordingly.

[Comment 00007 | Page]

On the site plan, sheet A0, please add 10'x10' visibility triangles on both sides of the driveway.

[Comment 00008 | Page]

An Encroachment Maintenance Removal Agreement will be conditioned for the sidewalk underdrain, landscape and irrigation within the ROW.

[Comment 00019 | Page]

Revise sheet C.1, please call out the replacement of damaged/uplifted sidewalk panel, per current City Standard, adjacent to the site on La Jolla Scenic Drive North (The damaged sidewalk panel located near the northside of the proposed driveway.)

[Comment 00020 | Page]

Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 12 feet. Currently, La Jolla Scenic Drive is only 10 feet. Revise the Site Plan and Grading Plan to show and call out the applicant shall dedicate and improve an additional 2.0 feet adjacent to the site on La Jolla Scenic Drive, satisfactory to the City Engineer. Revise the hardscape design so no proposed private improvements are in the required dedication area.

[Comment 00021 | Page]

The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, 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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.

[Comment 00022 | Page]

1. Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required.

[Comment 00023 | Page]

1. Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

[Comment 00024 | Page]

1. A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
 - https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf

[Comment 00025 | Page]



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

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[Comment 00010 | 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 00012 | Page]

The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and addresses the following:

[Comment 00013 | Page]

The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

[Comment 00014 | Page]

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

[Comment 00015 | Page]

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

[Comment 00016 | Page]

The project's geotechnical consultant must review the current development plans and details to verify that their recommendations have been adequately implemented. Please indicate if additional analysis and/ or recommendations are required.

ENG-Discretionary

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00018 | Page]



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On sheet C.1, please also call out the replacement of uplifted/damaged sidewalk per current City Standard. (it located near northside of the proposed driveway area)

LDR-Environmental

Kelli Rasmus
KRasmus@sandiego.gov

[Comment 00026 | Page]

SCOPE:

Coastal Development Permit and Site Development Permit to build 6,196 sq. ft, 2-story single family dwelling unit and attached 3 car garage, new in-ground pool and slope stabilization on the vacant lot located at 8341 La Jolla Scenic Dr N. The 0.58 acre site is in the SF zone, Coastal Overlay (non-app) zone, Coastal Height Limit Overlay Zone of the La Jolla Shore Plan District in Council 1.

[Comment 00027 | Page]

Visual Impact:

The City's Significance Determination Thresholds considers a blockage of a public view from scenic vistas (Pacific Ocean) may result in a significant impact. According to the La Jolla Community Plan, a portion of La Jolla Scenic Dr has been identified as a scenic overlook to Pottery Canyon to the west. (page 35). The project site is located north and east of this scenic overlook and would not block views to the canyon. EAS defers to LDR-Planning as it relates to the community plan.

[Comment 00028 | Page]

Biological Resources:

The proposed project site is currently vacant and not within or adjacent to the City's MSCP/MHPA. The western portion of the site, located closest to the street is flat and where construction of the single-family home is proposed, further east on the site, steep slopes are encountered. Vegetation on the level portion of the site include disturbed habitat with non-native weedy vegetation throughout however, the eastern slope of the property appears to consist of relatively intact native vegetation. According to the site plan submitted with this review, it appears that all construction related to the single-family dwelling unit and the in-ground pool would occur on the level portion of the site and not on the slope area. The project also proposes hillside stabilization with construction of a retaining wall that appears to occur at the top of the slope extending the length of the project site where native vegetation may exist. Please provide detailed information about the hillside stabilization retaining wall, specifically any disturbance on the downside slope area on the project site.

Before a determination of the significance of an impact can be made, the presence and nature of the biological resources on the eastern slope must be established. Please review City's Significance Determination Thresholds under Biological Resources for further info. Please provide a Bio Letter report identifying any sensitive species or vegetation that may be impacted by the proposed retaining wall in accordance with the City of San Diego's *Biology Guidelines (2018)*.

[Comment 00029 | Page]

Development Features:

The project is proposing an approximately 90-foot long retaining wall along the east side of the project site. The significance threshold for visual appearance - walls greater than 6 feet in height and 50 feet in length with minimal landscape screening or berming where the walls would be highly visible to the public. Please provide details about the



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retaining wall including height and length. Also, identify the height of all walls and identify what type of screening or treatment will be used to soften the walls.

[Comment 00030 | Page]

Cultural Resources:

ARCHAEOLOGICAL- The site is located in an area mapped as having high potential for archaeological resources according to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975). Staff conducted a CHRIS search and there are no recorded archaeological sites on or adjacent to the proposed project site and previous development in the area were built on cut fill pads. EAS has no further comments.

[Comment 00031 | Page]

Tribal Cultural Resources:

This project is subject to Tribal Consultation under AB 52.

[Comment 00032 | Page]

Geologic Conditions:

According to the Geotechnical Investigation (TerraPacific Consultants, September 6, 2023) the project site is underlain with Very Old Paralic Deposits and located within Zone 52- "other leveled areas, gently sloping to steep terrain, favorable geologic structure-low risk". EAS defers to LDR-Geology as it relates to geologic conditions on the site and the geotechnical suitability for the proposed project. Please see LDR-Geology review for comments.

[Comment 00033 | Page]

Paleontological Resources:

The site is underlain with the highly sensitive Very Old Paralic Deposits which has a high probability of containing important paleontological resources. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. Please provide an earthwork table indicating excavation quantities and depth.

[Comment 00034 | Page]

Landscaping:

The project is located in a high fire severity zone. EAS defers to LDR-Landscaping as it relates to Landscape Plans and possible brush management.

[Comment 00035 | Page]

Transportation:

As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). The project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[Comment 00036 | Page]



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GHG: The 2022 [Climate Action Plan \(CAP\)](#) and associated [CAP Consistency Regulations](#) were adopted and became effective for all areas outside of the Coastal Overlay Zone on October 23, 2022. On June 8, 2023, these regulations became effective in the Coastal Overlay Zone as well. Compliance with the CAP Consistency Regulations would reduce Greenhouse Gas Emissions impacts associated with the project to below a level of significance. LDR-Environmental review discipline will defer to LDR-Planning and Landscape for further review of the project for compliance with the CAP Consistency Regulations.

[Comment 00037 | Page]

Environmental Determination:

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.



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Project Address 1222 01st
San Diego, CA

Project Type Discretionary Project

Primary Contact Sarah Potter
sarah@clear-story.com

Instructions

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

Other

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00007 | Page | Open]

On the site plan, sheet A0, please add 10'x10'

Follow up, please move the visibility triangles at the new ROW (after the 2 feet dedication).

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[Comment 00012 | Page | Open]

The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and addresses the following:

[Comment 00013 | Page | Open]

The project's geotechnical consultant should **provide a conclusion** regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

[Comment 00014 | Page | Open]

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

[Comment 00015 | Page | Open]



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

[[Comment 00053](#) | [Page](#) | [Open](#)]

Please note, the requested addendum/update letter be uploaded with the "DSD Geology Reference Material" 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 00054](#) | [Page](#) | [Open](#)]

The submitted geotechnical report addendum did not properly address all of the previous review comments. Therefore, the previous comments that have not been cleared remains applicable and is reiterated above.

[[Comment 00055](#) | [Page](#) | [Open](#)]

Consider providing slope stability and an additional geologic cross-section of the steepest portion of the eastern slope to accurately model slope and worst-case geologic conditions.

DSD-Planning Review

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[[Comment 00057](#) | [Page](#) | [Open](#)]

Please provide the community planning group vote and any comments received.

ENG-Discretionary

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

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

On sheet C.1, please also call out the replacement of uplifted/damaged sidewalk per current City Standard. (it located near northside of the proposed driveway area)

LDR-Environmental

Kelli Rasmus
KRasmus@sandiego.gov



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[Comment 00026 | Page | Open]

SCOPE:

Coastal Development Permit and Site Development Permit to build 6,196 sq. ft, 2-story single family dwelling unit and attached 3 car garage, new in-ground pool and slope stabilization on the vacant lot located at 8341 La Jolla Scenic Dr N. The 0.58 acre site is in the SF zone, Coastal Overlay (non-app) zone, Coastal Height Limit Overlay Zone of the La Jolla Shore Plan District in Council 1.

[Comment 00031 | Page | Open]

Tribal Cultural Resources:

This project may be subject to Tribal Consultation under AB 52.

[Comment 00032 | Page | Open]

Geologic Conditions:

According to the Geotechnical Investigation (TerraPacific Consultants, September 6, 2023) the project site is underlain with Very Old Paralic Deposits and located within Zone 52- "other leveled areas, gently sloping to steep terrain, favorable geologic structure-low risk". EAS defers to LDR-Geology as it relates to geologic conditions on the site and the geotechnical suitability for the proposed project. Please see LDR-Geology review for comments.

[Comment 00037 | Page | Open]

Environmental Determination:

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

[Comment 00058 | Page | Open]

Biology: EAS has reviewed the Biological Letter Report prepared by Leopold Biological Services (January, 2024) and will provide comments to the DPM and biological consultant via email.

[Comment 00059 | Page | Open]

Geology: Please see Geology comments. Review comments must be addressed before an environmental determination can be made.

[Comment 00061 | Page | Open]

Environmental Determination:

Please provide a response to all comments.

Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.



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Site Development Plans PRJ-1104699.pdf

DSD-Landscape Review

Clare Gamelin
CGamelin@sandiego.gov
(619) 446-5228

[Comment 00038 | Sheet A0 | Open]

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 00039 | Sheet A0 | Open]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[Comment 00040 | Sheet A0 | Open]

Landscape Area Diagram [§ 1510.0304]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each.

[Comment 00071 | Page | Open]

Comment 40 (repeat);

Landscape Area Diagram [§ 1510.0304(h)]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each. Note that synthetic turf is considered hardscape area and will not contribute to this requirement.

| PDFFile | pageNum | sheetNum | commentN | Discipline | CommentE | CommentE | Category | Subcategory |
|---------|---------|----------|----------|------------|-----------|----------------|----------|-------------|
| | | | 00002 | | 10/16/202 | Khanh Huynh | | |
| | | | 00003 | | 10/16/202 | Khanh Huynh | | |
| | | | 00004 | | 10/16/202 | Khanh Huynh | | |
| | | | 00005 | | 10/16/202 | Khanh Huynh | | |
| | | | 00006 | | 10/16/202 | Khanh Huynh | | |
| | | | 00007 | | 10/16/202 | Khanh Huynh | | |
| | | | 00008 | | 10/16/202 | Khanh Huynh | | |
| | | | 00009 | | 11/02/202 | Robert Rogers | | |
| | | | 00010 | | 11/02/202 | Michael Jensen | | |
| | | | 00012 | | 11/02/202 | Michael Jensen | | |
| | | | 00013 | | 11/02/202 | Michael Jensen | | |
| | | | 00014 | | 11/02/202 | Michael Jensen | | |
| | | | 00015 | | 11/02/202 | Michael Jensen | | |
| | | | 00016 | | 11/02/202 | Michael Jensen | | |

00018 11/03/202 Khanh Huynh

00019 11/03/202 Khanh Huynh

00020 11/06/202 Khanh Huynh

00021 11/06/202 Khanh Huynh

00022 11/06/202 Khanh Huynh

00023 11/06/202 Khanh Huynh

00024 11/06/202 Khanh Huynh

00025 11/06/202 Khanh Huynh

00026 11/07/202 Kelli Rasmus

00027 11/07/202 Kelli Rasmus

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00036 11/07/202 Kelli Rasmus

00037 11/07/202 Kelli Rasmus

00047 11/14/202 Robert Rogers

00053 02/21/202 Michael Jensen

00054 02/21/202 Michael Jensen

00055 02/21/202 Michael Jensen

00056 02/22/202 Sarah Hatinen

00057 02/22/202 Sarah Hatinen

00058 02/27/202 Kelli Rasmus

00059 02/27/202 Kelli Rasmus

00060 02/27/202 Kelli Rasmus

00061 02/27/202 Kelli Rasmus

00062 02/28/202 Robert Rogers

00063 02/28/202 Khanh Huynh

00064 02/28/202 Khanh Huynh

00065 02/28/202 Khanh Huynh

00066 11/03/202 Khanh Huynh

00067 02/28/202 Khanh Huynh

00068 02/29/202 Khanh Huynh

00069 02/29/202 Khanh Huynh

00070 02/29/202 Khanh Huynh

Site Develc 1 A0 00001 10/10/202 Kevin Leo

Site Develc 1 A0 00011 11/02/202 Nathaniel Boyle

Site Develc 1 A0 00017 11/02/202 Nathaniel Boyle

Site Develc 1 A0 00038 11/07/202 Clare Gamelin

Site Develc 1 A0 00039 11/07/202 Clare Gamelin

Site Develc 1 A0 00040 11/07/202 Clare Gamelin

Site Develc 1 A0 00041 11/07/202 Clare Gamelin

Site Develc 1 A0 00042 11/07/202 Clare Gamelin

Site Develc 1 A0 00043 11/07/202 Clare Gamelin

Site Develc 1 A0 00044 11/07/202 Clare Gamelin

Site Develc 1 A0 00045 11/07/202 Clare Gamelin

Site Develc 1 A0 00046 11/07/202 Clare Gamelin

Site Develc 1 A0 00048 11/30/202 Sarah Hatinen

Site Develc 1 A0 00049 11/30/202 Sarah Hatinen

Site Develc

1 A0

00050

11/30/202 Sarah Hatinen

Site Develc 1 A0 00051 11/30/202 Sarah Hatinen

Site Develc 1 A0 00052 11/30/202 Sarah Hatinen

Site Develc 1 A0 00071 02/29/202 Clare Gamelin

| Comment | Disposition |
|---|-------------|
| Please revise sheet C.1 to provide the existing impervious area, proposed impervious area, existing pervious area, proposed pervious area, and total disturbances area in square feet. | Closed |
| On sheet C.1, please provide grading information, to provide the maximum depth of cut or fill for the outside building footprint (in feet), import or export amount in cubic yards. | Closed |
| Please revise the site plan, and drainage plans to show drainage patterns for the entire site. | Closed |
| On the Site plan and Drainage plan, please show the existing water main, sewer main, water services, sewer lateral serving the project site. Please reference sewer main per City drawing number, 6495-D and water main per City drawing number 10865-3-D. | Closed |
| The project is within the PIOZ-Campus Impact Zone. Therefore, the maximum for driveway's width for single dwelling unit is 12 feet wide for two ways, for parking impact area. Please refer to SDMC Table 142-05 M for information. Please revise the plans accordingly. | Closed |
| On the site plan, sheet A0, please add 10'x10' Follow up, please move the visibility triangles at the new ROW (after the 2 feet dedication). | Open |
| An Encroachment Maintenance Removal Agreement will be conditioned for the sidewalk underdrain, landscape and irrigation within the ROW. | Closed |
| Comments Pending from CPG. | Closed |
| 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. | Closed |
| The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and addresses the following: | Open |
| The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way. | Open |
| Provide a statement as to whether or not the site is geotechnically suitable for the proposed development. | Open |
| The project's geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion. | Open |
| The project's geotechnical consultant must review the current development plans and details to verify that their recommendations have been adequately implemented. Please indicate if additional analysis and/ or recommendations are required. | Closed |

| | |
|--|--------|
| On sheet C.1, please also call out the replacement of uplifted/damaged sidewalk per current City Standard. (it located near northside of the proposed driveway area) | Open |
| Revise sheet C.1, please call out the replacement of damaged/uplifted sidewalk panel, per current City Standard, adjacent to the site on La Jolla Scenic Drive North (The damaged sidewalk panel located near the northside of the proposed driveway.) | Closed |
| Per the City of San Diego Street Design Manual, minimum parkway width configuration shall be 12 feet. Currently, La Jolla Scenic Drive is only 10 feet. Revise the Site Plan and Grading Plan to show and call out the applicant shall dedicate and improve an additional 2.0 feet adjacent to the site on La Jolla Scenic Drive, satisfactory to the City Engineer. Revise the hardscape design so no proposed private improvements are in the required dedication area. | Closed |
| The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, 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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. | Closed |
| Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required. | Closed |
| Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. | Closed |
| A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf | Closed |
| Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. | Closed |
| SCOPE: Coastal Development Permit and Site Development Permit to build 6,196 sq. ft, 2-story single family dwelling unit and attached 3 car garage, new in-ground pool and slope stabilization on the vacant lot located at 8341 La Jolla Scenic Dr N. The 0.58 acre site is in the SF zone, Coastal Overlay (non-app) zone, Coastal Height Limit Overlay Zone of the La Jolla Shore Plan District in Council 1. | Open |
| Visual Impact: The City's Significance Determination Thresholds considers a blockage of a public view from scenic vistas (Pacific Ocean) may result in a significant impact. According to the La Jolla Community Plan, a portion of La Jolla Scenic Dr has been identified as a scenic overlook to Pottery Canyon to the west. (page 35). The project site is located north and east of this scenic overlook and would not block views to the canyon. EAS defers to LDR-Planning as it relates to the community plan. | Closed |

Biological Resources: The proposed project site is currently vacant and not within or adjacent to the City's MSCP/MHPA.. The western portion of the site, located closest to the street is flat and where construction of the single-family home is proposed, further east on the site, steep slopes are encountered. Vegetation on the level portion of the site include disturbed habitat with non-native weedy vegetation throughout however, the eastern slope of the property appears to consist of relatively intact native vegetation. According to the site plan submitted with this review, it appears that all construction related to the single-family dwelling unit and the in-ground pool would occur on the level portion of the site and not on the slope area. The project also proposes hillside stabilization with construction of a retaining wall that appears to occur at the top of the slope extending the length of the project site where native vegetation may exist. Please provide detailed information about the hillside stabilization retaining wall, specifically any disturbance on the downside slope area on the project site. Before a determination of the significance of an impact can be made, the presence and nature of the biological resources on the eastern slope must be established. Please review City's Significance Determination Thresholds under Biological Resources for further info. Please provide a Bio Letter report identifying any sensitive species or vegetation that may be impacted by the proposed retaining wall in accordance with the City of San Diego's Biology Guidelines (2018).

Closed

Development Features:The project is proposing an approximately 90-foot long retaining wall along the east side of the project site. The significance threshold for visual appearance - walls greater than 6 feet in height and 50 feet in length with minimal landscape screening or berming where the walls would be highly visible to the public. Please provide details about the retaining wall including height and length. Also, identify the height of all walls and identify what type of screening or treatment will be used to soften the walls.

Closed

Cultural Resources: ARCHAEOLOGICAL- The site is located in an area mapped as having high potential for archaeological resources according to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975). Staff conducted a CHRIS search and there are no recorded archaeological sites on or adjacent to the proposed project site and previous development in the area were built on cut fill pads. EAS has no further comments.

Closed

Tribal Cultural Resources: This project may be subject to Tribal Consultation under AB 52.

Open

Geologic Conditions:According to the Geotechnical Investigation (TerraPacific Consultants, September 6, 2023) the project site is underlain with Very Old Paralic Deposits and located within Zone 52- "other leveled areas, gently sloping to steep terrain, favorable geologic structure-low risk". EAS defers to LDR-Geology as it relates to geologic conditions on the site and the geotechnical suitability for the proposed project. Please see LDR-Geology review for comments.

Open

Paleontological Resources: The site is underlain with the highly sensitive Very Old Paralic Deposits which has a high probability of containing important paleontological resources. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. Please provide an earthwork table indicating excavation quantities and depth. Closed

Landscaping: The project is located in a high fire severity zone. EAS defers to LDR-Landscaping as it relates to Landscape Plans and possible brush management. Closed

Transportation:As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). The project is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. No further comment is required. Closed

GHG: The 2022 Climate Action Plan (CAP) and associated CAP Consistency Regulations were adopted and became effective for all areas outside of the Coastal Overlay Zone on October 23, 2022. On June 8, 2023, these regulations became effective in the Coastal Overlay Zone as well. Compliance with the CAP Consistency Regulations would reduce Greenhouse Gas Emissions impacts associated with the project to below a level of significance. LDR-Environmental review discipline will defer to LDR-Planning and Landscape for further review of the project for compliance with the CAP Consistency Regulations. Closed

Environmental Determination: Please provide a response to all comments. Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project. Open

If you have not already please contact the Community Planning Group to review your project. Please see the Community Planning Group Contact List at <https://www.sandiego.gov/planning/community-plans/cpg/contacts> to inquire about La Jolla Community Planning Group meeting dates, times, and location for community review of this project. Closed

Please note, the requested addendum/update letter be uploaded with the "DSD Geology Reference Material" 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. Open

The submitted geotechnical report addendum did not properly address all of the previous review comments. Therefore, the previous comments that have not been cleared remains applicable and is reiterated above. Open

Consider providing slope stability and an additional geologic cross-section of the steepest portion of the eastern slope to accurately model slope and worst-case geologic conditions. Open

Draft Conditions 25. Per 143.0140, Environmentally sensitive lands that are outside of the allowable development area on the premises shall be left in a natural state and incorporated into a Covenant of Easement (COE) recorded against title to the property, in accordance with 143.0152. Please delineate all remaining ESL on the premises to be included within the COE and illustrate/label this on the Site Plans. Conditiona

Please provide the community planning group vote and any comments received. Open

Biology: EAS has reviewed the Biological Letter Report prepared by Leopold Biological Services (January, 2024) and will provide comments to the DPM and biological consultant via email. Open

Geology: Please see Geology comments. Review comments must be addressed before an environmental determination can be made. Open

Paleontology: The site is underlain with the highly sensitive Very Old Paralic Deposits which has a high probability of containing important paleontological resources. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. According to the project site plan, grading for the project will include 300 cubic yards of cut to a depth of 3.5 feet, below the City's Significance Determination Threshold. Monitoring will not be required. EAS has no further comment. Closed

Environmental Determination: Please provide a response to all comments. Additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project. Open

NOTE FROM APPLICANT; Will, This project passed the La Jolla Community Board last night on the consent calendar. Thanks, Sarah Closed

Prior to the issuance of any building permit, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.0 feet of the adjacent site, on La Jolla Scenic Drive (north), satisfactory to the City Engineer. Conditiona

Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk under drain, private walkway, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer. Conditiona

Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of 12-foot City Standard driveway, adjacent to the site on La Jolla Scenic Drive (north), satisfactory to the City Engineer. Conditiona

On sheet C.1, please also call out the replacement of uplifted/damaged sidewalk per current City Standard. (it located near northside of the proposed driveway area) Closed

Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged sidewalk, with City Standard sidewalk, adjacent to the site on La Jolla Scenic Drive (north), satisfactory to the City Engineer. Conditiona

The project proposes to export 280 cubic yards 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"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

Conditiona

The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

Conditiona

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.

Conditiona

DEVELOPMENT IMPACT FEE (DIF):This development project may be subject to development impact fees during the building permit review process.The current estimated Citywide DIF are:Parks: \$20,597Fire: \$1,652.40Library: \$3,196Mobility: \$3,432.43Link to Citywide Fees

Calculator:https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsxTOTAL ESTIMATED DIF = \$28,877.83REGIONAL TRANSPORTATION CONGESTION

IMPROVEMENT PROGRAM (RTCIP):The current RTCIP Fee is \$2,741.97 per dwelling unit.

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.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:These

comments are draft and subject to change until presented by the City's assigned

Development Project Manager in conjunction with the development 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. The DSD

Development Project Manager can assist with further questions.

Closed

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.

Closed

Fire finds the site development plans acceptable.

Closed

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. Open

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: cgamelin@sandiego.gov Refer to the following link for DSD's user guide on electronic submittals: <https://www.sandiego.gov/sites/default/files/opensdsd-user-guide-pts-projects.pdf> Open

Landscape Area Diagram [§ 1510.0304]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each. Open

Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits. Closed

Street Trees [SDMC §142.0409]: This project is subject to street tree requirements. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of street frontage, excluding curb cuts. Proposed street trees must be consistent with La Jolla community plan(available online) and located away from all utilities. Show the location, species, and size (min. 24" box) on the plans. Closed

Right-of-Way Planting: Please note on plans "Proposed shrubs must have a mature height of less than 36" within view triangles and Right-of-way." Closed

Brush Management: Due to proximity to highly flammable native/naturalized vegetation, a Brush Management Plan is required in accordance with SDMC 142.0412. Zone 1 is least flammable and typically consists of pavement and permanently irrigated ornamental planting. Zone 2 consists of thinned, native or naturalized non-irrigated vegetation. Please indicate Brush Management Zones on plans. Closed

Brush Management Zones [§142.0412]: Typical Brush Management Zones consists of a 35-ft Zone 1 and a 65-ft Zone 2; However, for the project at hand non-standard zones apply, Zone 1 shall extend from the rear of the residence to the proposed rear retaining wall, and Zone 2 will extend from the rear retaining wall towered d the property line. Please show dimension measurements for zone one and zone to on site plan. Closed

Irrigation Information: If there is an existing irrigation system in Zone 1, show the location of the controller and valves. If there is no existing irrigation system, identify the location of all hose-bibs, required within 50-ft of all Zone One areas. Provide this information on the Brush Management Plan.

Closed

Project InfoThe proposed project is located within: Base Zone LJSPD-SF, Coastal Height Limitation Overlay Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (Review Area 2 – MCAS Miramar), Parking Standards Transit Priority Area, Transit Priority Area, and the La Jolla Community Plan. [Info Only – No Response Required]City Maps indicate the site is not within the Coastal Overlay Zone. Please remove the reference to a CDP from all the sheets. The site is also identified as containing Environmentally Sensitive Land (ESL) at the back of the site in the form of Steep Hillside. The proposed project scope includes: new single-dwelling unit (SDU) and slope stabilization on an existing vacant site. [Info Only – No Response Required]

Closed

Permits & Findings 5. Pursuant to SDMC 1510.0201, additions within the La Jolla Shores Planned District shall require a Site Development Permit (SDP). Pursuant to SDMC 1510.0201(d), the SDP shall be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three. 6. Pursuant to SDMC 143.0110 and 126.0502, the proposed SDU on a lot greater than 15,000 square feet that contains ESL shall require a Process Three SDP. 7. Please provide a written response addressing each of the required findings found in 126.0505(a-b).

Closed

Development8. Per Building & Zoning Plat Map 252-1695, there is a 29' established front setback. Please label this as "established setback" on the site plan. 9. On the neighborhood survey, please add the side yard setbacks to: 8332, 8322, 8312, 8302, and 8298 Sugarman Drive. 10. Please reference the Steep Hillside Guidelines in the Land Development Manual: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/landdevmanual/ldmsteephillsides.pdf>11. Please review Design Standards Part A (SHG pg. 16) for single dwelling unit development. Please pay particular attention to and provide a written narrative addressing how the proposal implements these Standards: a. 1: development should respect existing natural landforms (ex.: avoid steep hillsides)b. 2: Site improvements shall be designed and sited to minimize impacts to the steep hillside areas.c. 3: The design and placement of structures on the site shall respect the steep hillside character of the site (ex. Natural colors, stepped design).d. 4: : Designated public view corridors from public streets and other public property, as identified in the adopted Land Use Plan, shall be maintained.e. 5: Natural drainage patterns shall be respected to the extent feasible.12. Planning does not have comments on the CAP checklist.13. Character: pursuant to SDMC 1510.0301(c), the labeled materials on the elevations appear to fit in with the character of the neighborhood. Please label them to demonstrate compliance. 14. Density: the proposed density of one dwelling unit appears to be in general conformity with the surrounding area (Pursuant to SDMC 1510.0304(a)). [Information Only - No Response Required] 15. Lot Coverage: Pursuant to SDMC 1510.0304(d), the maximum lot coverage is 60 percent. The proposal complies. [Information Only - No Response Required] 16. Landscaping: Pursuant to SDMC 1510.0304(h)(1), at least 30% of the lot shall be landscaped. Please label this on the Title Sheet.

Closed

Community Plan 17. The project site is designated for very low density residential (0-5 dwelling units per acre) (LJCP, Figure 1, pg. 3). The project includes one single dwelling unit on one lot totaling approximately 25,700sf (~0.59 ac) in lot area. The project results in a density of approximately 2 dwelling units per acre. The project implements the prescribed density. [Information Only - No Response Required]18. La Jolla Community Plan Residential Land Use Polity #1: Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. The community plan identifies the land as very Low Density Residential per Figure 16. The proposed project includes a single dwelling unit and does not conflict with this policy.19. The site is not identified as a public vantage point. (Figure 9, pg. 35-36). [Info Only – No Response Required]20. Policy 2a states “Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use.” The proposal does not interfere with public vantage points. 21. One goal of the La Jolla Community Plan 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.” The proposed addition appears to do this especially through the use of articulation highlighted by the change in material. [Info Only – No Response Required]22. La Jolla Community Plan Residential Recommendation 2c: 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. The proposal adheres to this recommendation by providing off setting planes between garage and main structure.23. Recommendation 2e. In order to address transitions between the bulk and scale of new and older development in residential areas, maintain Draft Conditions 25. Per 143.0140, Environmentally sensitive lands that are outside of the allowable development area on the premises shall be left in a natural state and incorporated into a Covenant of Easement (COE) recorded against title to the property, in accordance with 143.0152. Please delineate all remaining ESL on the premises to be included within the COE and illustrate/label this on the Site Plans. Closed

Comment 40 (repeat);Landscape Area Diagram [§ 1510.0304(h)]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas, planting areas, and hardscape areas. Provide square footages of each. Note that synthetic turf is considered hardscape area and will not contribute to this requirement. Closed

Open

ResponseBy

ResponseDate

Response