

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
Online Virtual Meeting**

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 and Project Name (only submitted projects can be heard as action items): PRJ-1079879
- Address and APN(s): 8421 Whale Watch Way; APN: 346-690-23
- Project contact name, phone, e-mail: Aaron Borja; Aaronb@architectslocal.com; 619.333.4885
- Project description: REMODEL AND ADDITION OF AN EXISTING 3-STORY WITH BASEMENT, 3,834 SF SINGLE FAMILY HOME INTO A 3-STORY WITH BASEMENT 9,435 SF SINGLE FAMILY HOME
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
- In addition to the project description, please provide the following:
 - lot size: 19,962 SF
 - existing structure square footage and FAR (if applicable): 3834 SF; .21 FAR
 - proposed square footage and FAR: 9435 SF; .47 FAR
 - existing setbacks on all sides: SIDE 1: 10' & 13' FRONT: 109' REAR: 20'
 - proposed setbacks on all sides: SIDE 1: 5' & 7.5' FRONT: 109' REAR: 5'
 - height if greater than 1-story (above ground): 29'

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

Meeting Presentation – updated 8/31/20

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

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:

Marlon I. Pangilinan, Senior Planner
mpangilinan@sandiego.gov
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293

04-14-2023

VIA EMAIL: Architects Local aaronb@architectslocal.com

Architects Local
8421 Whale Watch Way
San Diego CA 92037

Subject: 8421 Whale Watch Assessment Letter; Project No. 1079879
IO: 24009476

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the 1st review of the project as described below:

- Proposed work for a remodel and addition of an existing 3-story, 4,226 SF single-family residence with a basement into a 3-story, 9,435 SF single-family residence with a basement and an attached 6-car garage at 8421 Whale Watch Way.
- Process 3 Coastal Development Permit 126.0702
- Process 3 Site Development Permit is Required 126.0502

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

At a minimum, a formal recommendation to the City of San Diego Hearing Officer will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation.
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision; however, I have identified the following significant issues that are critical for your project:

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

- **Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.

- **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented. See SDMC 126.0708 <https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division07.pdf> Coastal Development findings and SDMC 126.0505 <https://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division05.pdf> Site Development findings. Please provide a draft of the findings in your resubmittal.
- **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The LAJOLLA Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the La Jolla CPG via this [link](#) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me, copying the CPG chair on your email.

Development Services Department (DSD) Information Bulletin [#620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see [Community Planning Group Resources | Planning Department | City of San Diego Official Website](#).

Please be advised that the [minimum required balance](#) for [each approval type](#) must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact 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, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

I look forward to working with you and your team. I may be reached at 619-446-5293 or CHoppe@sandiego.gov

Sincerely,

Christian Hoppe

Christian Hoppe
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: File

Dianne Kane, Chair of the La Jolla Planning Group



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

Project Address 8421 Whale Watch
San Diego, CA 92037

Project Type Discretionary Project

Instructions

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

Site Development Plans PRJ-1079879.pdf

DSD-Engineering Review

Tecla Levy
TLEVY@sandiego.gov

[Comment 00004 | Sheet G001]

Revise cover sheet to include all applicable information shown the discretionary permit cover sheet template available in the city website @ <https://www.sandiego.gov/sites/default/files/dsd-discretionary-template.pdf>

[Comment 00005 | Sheet C1]

Indicate the total existing impervious area in s q. ft.

[Comment 00006 | Sheet C1]

Indicate the total proposed impervious area in sq. ft., (includes new and replaced impervious areas, and pool area).

[Comment 00007 | Sheet C2]

Indicate the total disturbed area.

Show the maximum cut and fill under the proposed building. Show the maximum cut and fill outside the proposed building. Indicate the cut and fill quantities in CY.

[Comment 00008 | Sheet C2]

Show the top of wall and bottom of wall elevations of the existing wall identified as "to be retained".

[Comment 00009 | Sheet C3]

Revise the proposed grading plan to match the site plan shown in sheet A-101. Delete the existing improvements shown overlapping the proposed garage area for clarity.

[Comment 00010 | Sheet C3]

On C-3, show the location of the existing wall labeled on sheet C-2 as "to be retained".

[Comment 00011 | Sheet C3]

Indicate bottom of pool elevation.



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[Comment 00012 | Sheet C3]

Provide additional spot elevations and slope gradients to determine drainage patterns.

[Comment 00013 | Sheet C3]

Fix mirrored texts on C-3, grading section.

[Comment 00014 | Sheet C3]

Show the existing ground on the proposed grading cross-section.

[Comment 00015 | Sheet C3]

Indicate all pad elevations on the grading cross-sections on C-3.

[Comment 00016 | Sheet C3]

Extend cross-section to Alley centerline. Show the location of the Alley right-of-way. Provide dimensions.

[Comment 00017 | Sheet C4]

Submit a preliminary drainage report that determines the pre-development and post-development drainage flows per the City of San Diego Drainage Manual. The report shall include pre and post development hydrology maps showing the existing and proposed drainage pattern, drainage path, slope, length of travel, discharge locations and design flows. Show connections to public SD facilities and ultimate discharge location. Provide necessary mitigation for the increase in post development flows or show that the downstream storm drain facilities can handle the additional flows.

[Comment 00018 | Sheet C3]

Clearly show and label all existing utilities.

[Comment 00019 | Sheet C3]

A grading permit will be required per the San Diego Municipal Code 129.0602.

[Comment 00020 | Sheet C3]

Show locations of proposed roof drains and show how the run-off is directed away from the building and routed to the discharge location. Show the proposed onsite storm drain system including area drains and storm drain pipes (if any).

[Comment 00021 | Sheet C3]

Show all proposed stormwater facilities on the grading plan sheet C-3.

[Comment 00022 | Sheet C3]

The project is a Priority Development Project (PDP) per the completed Form DS 560. Submit preliminary Storm Water Quality Management Plan (SWQMP) prepared in accordance with the City of San Diego Stormwater Standards Manual (latest version). Use PDP SWQMP template available in the City website.

[Comment 00023 | Sheet C4]



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Sheet C-4, the Post Development Drainage Plan should be included as exhibit in the drainage report and prepared in accordance with the City of San Diego Drainage Manuals. Delete C-4 to avoid confusions. The proposed drainage facilities shown on C-4 should be shown on the grading plan on C-3.

[Comment 00024 | Sheet C5]

Delete C5 to avoid confusion. Incorporate/show on the grading plan sheet C-3 the proposed stormwater facility, designed per required SWQMP for the project, prepared in accordance with the City of San Diego Stormwater BMP Manual..

[Comment 00025 | Sheet C1]

Delete the title: "Fine Grading Plan" on C-1. No grading (no contour lines/spot elevations) is shown on this sheet .

[Comment 00026 | Sheet C1]

Delete all construction notes. Not needed on the preliminary grading plan for discretionary permit.

[Comment 00027 | Sheet C3]

Provide Whale Watch Way cross-sections showing existing right of way dimension, curb to centerline and curb to property line dimensions.

[Comment 00028 | Sheet C3]

Identify the proposed structure adjacent to Whale Watch Way at the southwest corner of the property. Show that the proposed structure that crosses the existing brow ditch does not reduce the capacity of the brow ditch nor impede the drainage flows.

[Comment 00029 | Sheet C3]

Provide a copy of the recorded Encroachment Maintenance and Removal Agreement (EMRA) for the existing drainage structure located within Whale Watch Way right of way. If there is no recorded EMRA for this encroachment, the project will be conditioned to process and record EMRA.

[Comment 00030 | Sheet C4]

It appears that the project is proposing biofiltration basin, not a retention basin. Use the correct terminology to avoid confusion (refer to the glossary in the BMP Manual as guidance for meaning of key terms). The biofiltration must meet the sizing criteria and standard biofiltration cross section provided in the City of San Diego BMP Design Manual.

[Comment 00031 | Sheet C4]

The proposed retention facility with overflow located on the slope can cause slope erosion and may compromise stability of the existing slope. Revise the location to avoid negative impact to the existing slope.

[Comment 00032 | Sheet C4]



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Channelized flows via earthen/vegetated swale on a steep slope can cause slope erosion issues. Redesign to maintain/mimic the existing sheet flow drainage pattern or use other options to safely route the site drainage to the proposed storm drain facility to avoid negative impact to the existing slope.

[Comment 00033 | Sheet C4]

Concentrated flows are not allowed to discharge directly on the slope due to potential slope erosion issues. Revise as necessary to avoid negative impact on the existing slope. Maintain or mimic the existing sheet flow drainage pattern.

[Comment 00034 | Sheet C4]

How are the Q100 and Velocity values shown on this sheet obtained? Q100 and velocity calculations should be included as part of the required drainage report.

[Comment 00035 | Sheet C3]

Verify if the existing brow ditch extends beyond the property line and carries off-site drainage. Verify existing drainage easement and maintenance agreement.

[Comment 00036 | Sheet C3]

Provide driveway profiles. Show slope gradients. Design to ensure no street drainage from the Alley will flow onsite. .

DSD-Landscape Review

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

[Comment 00064 | Sheet L1.1]

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

[Comment 00065 | Sheet L1.1]

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 00066 | Sheet L1.1]

LJSPD-SF: Per [§ 1510.0304(h)] a minimum 30% of the total parcel area shall be landscaped. Staff acknowledges this information has been provided by applicant. Please label the percentage brake down as required per § 1510.0304(h) on sheet L1.1.

[Comment 00067 | Sheet L1.1]



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[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.](#)

[Comment 00068 | Sheet L1.1]

Retaining Wall: It appears a 9 foot wall is being proposed on the west side of the property (see sheet C5). Please clarify.

[Comment 00069 | Sheet L1.1]

Screening – Retaining Walls: Provide landscape screening in all locations where proposed retaining wall exceed 5' in height. [Include a plant legend that identifies 2-3 plant species per plant symbol, and indicates the container size and the mature spread and height of proposed species.](#)

[Comment 00070 | Sheet L1.1]

Drafting: Please clarify the number of stairs to the west of the property to Whale watch Way, It appears there is inconsistencies with base on sheet C5.

[Comment 00071 | Sheet L1.1]

View Triangles: Please include view triangles at driveways on the landscape plans .

[Comment 00072 | Sheet L1.1]

View Triangles: [Any proposed shrubs must have a mature height of less than 36"](#). Please review proposed plant material located in view triangles as they are potential view hazards. Please re-select plant material that at mature height is less than 36". This measurement includes the height of the planters.

[Comment 00073 | Sheet L1.1]

Planter Height: Please label TW and BW of each planter in the yard facing the alley. Staff will need to verify there are no obstructions in view triangles higher than 36 inches .



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DSD-Planning Review

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

[Comment 00074 | Sheet G001]

Info

1. The proposed project is located within: Base Zone LJSPD-SF, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Campus & Coastal), and the La Jolla Community Plan. [Info Only – No Response Required]
2. The proposed project scope includes: existing single-family home remodel and addition including. [Info Only – No Response Required]
3. Pursuant to SDMC 126.0702(a), the proposed development within the Coastal Overlay Zone shall require a Coastal Development Permit (CDP). [Info Only – No response required].
4. 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.
5. Please provide a written response addressing each of the required findings found in 126.0707(a)(1-3) and 126.0505(a)(1-3).



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Development

1. Planning reviewed the CAP checklist and has no comments.
2. Character: pursuant to SDMC 1510.0301(c), the materials on the rendering appear to fit in with the character of the neighborhood. Please label these to confirm. [Info Only – No Response Required]
3. 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]
4. Setbacks and Siting: conform to the see-through provisions. Please provide a La Jolla Shores General Conformity Neighborhood Survey to demonstrate compliance with the other setback/siting regulations. Please contact your Planning Reviewer if you have any questions. This chart shall include a column for each home address, each setback, each lot size, and each FAR.
5. (cont'd) Then, each column (other than the home address column) shall list an average. Be certain to include and highlight the proposed project in this survey. If you have any questions or would like to see an example, please contact your reviewer. [Info Only – No Response Required]
6. Height: Coastal Height Limitation shall be measured from the lowest point within 5' of the home. The low datum point shall be taken from the lowest point of either the existing or proposed grade, whichever is lower. Please illustrate lowest datum point on the site plan and use this same point on all elevations to measure the height. Please be certain to also illustrate the lowest datum point height on the elevations.
7. Lot Coverage: Pursuant to SDMC 1510.0304(d), the maximum lot coverage is 60 percent. On Sheet 1, under "Project Data" please list max lot coverage as 60% and then on the next line list the proposed lot coverage.
8. FAR: Per 1510.0304 Table 131-04J, the max FAR on the 19,962 sf lot is 0.45. Please update this on the Zoning Data chart.
9. Landscaping: Pursuant to SDMC 1510.0304(h)(1), at least 30% of the lot shall be landscaped. Please list this in the Project Data and list the amount of the lot proposed to be landscaped.
10. Parking: Pursuant to SDMC 1510.0107(a), Chapter 14, Article 2, Division 5 (Parking Regulations) shall apply. [Info Only – No Response Required]
11. Parking: pursuant to SDMC 1510.0401(o) "all parking areas shall be screened from public rights-of-way and adjoining properties by fences, walls, buildings, planting or a combination thereof. Said fences, walls, buildings and planting shall have a height of not less than four feet except that higher than 4-foot fences, walls, buildings or planting may be required to provide adequate screening if the adjoining property is substantially higher than the parking area." The fencing appears to screen the parking from the neighboring home. Please confirm.

Community Plan

1. 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 19,962sf (~0.46 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]
2. 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 Low Density Residential (5-9 du/ac) per Figure 16. The proposed project includes a single dwelling unit and does not conflict with this policy.
3. Whale Watch Way is identified as an intermittent or partial vista. (Figure 9, pg. 35-36). [Info Only – No Response Required]
4. 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 is on the Eastern side of the street and does not block views towards the ocean to the West.
5. 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. [Info Only – No Response Required]
6. 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 stories and the roof.



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7. 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.
8. The proposal fits the community character by limiting the story accessed by the alley to one story and having the remaining structure follow the grade as it slopes towards Whale Watch Way below.
9. 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.

Planning-Facilities Financing

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

[Comment 00038 | Sheet G001]

DEVELOPMENT IMPACT FEE (DIF):

A DIF payment is not required for this development project as the residential intensity did not increase.

Storm Water Req. Applicability Checklist (DS-560) PRJ-1079879.pdf

DSD-Engineering Review

Tecla Levy
TLEVY@sandiego.gov

[Comment 00001 | Sheet P2]

The Project is located in the ASBS watershed. Check Item 1 (instead of item 4), Part B of Form DS-560.

[Comment 00002 | Sheet P3]

Verify if the existing impervious area is 10,000 sq.ft. or greater.

[Comment 00003 | Sheet P4]

Check "No" to item 1, Part F of Form DS-560.

Other



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

DSD-Engineering Review

Tecla Levy
TLEVY@sandiego.gov

[Comment 00037 | Page]

This completes the Engineering Review of this submittal. Additional conditions may be recommended pending further review or any redesign of this project.

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00050 | Page]

GENERAL:

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

[Comment 00051 | Page]

RESUBMITTAL REQUIREMENTS:

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

[Comment 00052 | Page]

Project Scope:

The project proposes a COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for the remodel of 998 square feet and addition of 5,209 sf to an existing 3-story, 4,226 sf single-family residence with basement into a 3-story, 9,435 sf single family residence with basement with an attached 6-car garage, a pool, and associated site improvements (i.e. hardscape, landscaping) on a 0.46-acre site at 8421 Whale Watch Way. The site is in the LJSPD, Coastal (Non-Appealable) in the La Jolla Community Area, Council District 1.

[Comment 00053 | Page]

Land Use:

LAND DEVELOPMENT CODE (LDC):

EAS defers to LDR Planning on LDC issues and Steps 1 and 3 of the CAP Consistency Checklist; refer to their comments for further direction.



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[Comment 00054 | Page]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC). The project proposes the remodeling of and additions the existing 3-story single-family residence within an existing residential neighborhood. The project site appears to be located on an "Intermittent or Partial Vista" per the La Jolla Community Plan. Please defer to LDR-Planning's review for any comments regarding height, setbacks, or community character comments.

Additionally, EAS defers to LDR-Planning's review on steep hillside analysis.

[Comment 00055 | Page]

Biological Resources:

The project site is currently developed with a single-family residence and associated improvements and is surrounded by existing development. The rear portion of the site is undeveloped. However, landscaping appears to be non-native and ornamental. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area (MHPA) designated lands. EAS has no further comments related to this issue.

[Comment 00056 | Page]

Geologic Conditions:

According to the City of San Diego Seismic Safety Study, the project is located on Geologic Hazard Category 26, Slide-Prone Formation, Ardath; unfavorable geologic structure. A Preliminary Geotechnical Report for New Swimming Pool prepared by DeBerry Engineering Associates, Inc. dated December 6, 2022 was received. EAS defers to DSD-Geology for geologic issues and review of this report.

[Comment 00057 | Page]

GHG:

EAS has reviewed the CAP Consistency Checklist and is requesting revisions:

For Step 1: Land Use Consistency, please identify the existing General Plan, Community Plan land use and zoning designations and describe how the project is consistent.

Under the Step 2 Strategy 1: Energy & Water Efficient Buildings 1. Cool/Green Roofs and 2. Plumbing Fixtures and Fittings, please provide an explanation in each text box on how the project would comply with the strategies.

Please see the comments in the CAP Consistency Checklist and revise and resubmit.

Please note, other reviewing disciplines (e.g. DSD-Planning) may have additional edits/clarifications on the CAP Consistency Checklist.

[Comment 00058 | Page]

Historical Resources:

ARCHAEOLOGY:

EAS is working with qualified City staff to determine if the project requires additional information (survey, etc.) and/or potential monitoring.



THE CITY OF SAN DIEGO
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The site plans indicate the following earthwork: 50 cyds of cut to a maximum cut depth of 4 ft 6 in and 950 cf of fill to a maximum fill depth of 4 ft 11 in and import/export of 900 cf.

Please confirm that this includes the total amount of all anticipated grading/excavation (sewer and water lines, footings) required for the entire project including the pool. The project appears to require grading to level the sloping area towards the rear of the site.

[Comment 00059 | Page]

Historical Resources:

BUILT ENVIRONMENT:

The project site is developed with an existing single-family residence built in 1980. No structures of 45 years or older exist on the site. EAS has no further comment on this issue area. All pertinent information will be included in the appropriate environmental document.

[Comment 00060 | Page]

Hydrology/Drainage:

The proposed site is designated for Flood Zone X, which indicates an area of minimal flood hazard. For technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00061 | Page]

Paleontological Resources:

According to geologic maps, the project site is primarily underlain with Ardath Shale with a high sensitivity for the discovery of paleontological resources and a small area of the western portion of the site is underlain with Very old paralic deposits, Unit 11 with a moderate sensitivity for the discovery of paleontological resources.

Paleontological resources monitoring would be required under San Diego Municipal Code section 142.0151 if project grading would involve over 1,000 cubic yards of grading/excavation in a high resource potential geologic deposit/formation/rock unit or 2,000 cubic yards of grading/excavation in a moderate resource potential geologic deposit/formation/rock to a depth of 10 feet. Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

The site plans indicate the following earthwork: 50 cyds of cut to a maximum cut depth of 4 feet 6 inches and 950 cf of fill to a maximum fill depth of 4 feet 11 inches and import/export of 900 cf.

It appears project grading would not exceed paleontological resource monitoring thresholds. EAS has no further comments on this issue area. All pertinent information will be included in the appropriate environmental document.

[Comment 00062 | Page]

Water Quality:

EAS defer to Engineering on storm water issues. Based on the Storm Water Applicability Checklist, the project has been identified as a Priority Development Project. Refer to Engineering's comments for further direction. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project. EAS will coordinate with staff.

[Comment 00063 | Page]

ENVIRONMENTAL DETERMINATION:

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



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

review progresses regarding any additional potential environmental impacts.

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

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[Comment 00039 | Page]

Please note, the requested addendum/update letter be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only.

Please note, 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 00040 | 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 00041 | Page]

The submitted Geotechnical Investigation Report appears to be have been performed to evaluate the proposed swimming pool. Please clarify if the Geotechnical Investigation is applicable to the subject site and proposed development.

[Comment 00042 | Page]

Geotechnical reports that address geologic hazards must also be signed and sealed (stamped) by a professional geologist.

[Comment 00043 | Page]

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

[Comment 00044 | Page]

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

[Comment 00045 | Page]

The geotechnical investigation report must contain representative geologic/geotechnical cross sections that show the existing and proposed grades, distribution of fill and geologic units, and the anticipated area of the proposed pool and building excavations and temporary slopes. The cross-sections should extend beyond the property lines to show



THE CITY OF SAN DIEGO
Development Services Department
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adjacent structures,
relationship between the existing building and the new pool, and right of way.

[Comment 00046 | Page]

According to the San Diego Seismic Safety Study Geologic Hazard Maps, the site is located in geologic hazard category 26, indicating potential slope instability. 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. Submit the slope stability calculations.

[Comment 00047 | Page]

Clarify if the site or any portion of the site is located on or adjacent to a landslide. Provide the rationale and physical evidence used to support a determination regarding the presence or absence of landsliding at the site.

[Comment 00048 | Page]

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

[Comment 00049 | Page]

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

ADDRESS: 8421 WHALE WATCH WAY
SAN DIEGO, CA 92037

LEGAL DESCRIPTION:
APN: 346-690-23-00
LOT: 23
MAP: LA JOLLA COSTA DORADA
SUBDIVISION: 006865

ZONING: LJSPD-SF
OVERLAY ZONE: CAMPUS PARKING IMPACT OVERLAY
COASTAL HEIGHT LIMIT OVERLAY
COASTAL OVERLAY

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
SPRINKLERED: NO

DATE BUILT: 1980

EXISTING USE: 3-STORY SINGLE FAMILY HOUSE
W/ DEATTACHED 2 CAR GARAGE & BASEMENT

PROPOSED USE: 3-STORY SINGLE FAMILY HOUSE
W/ DETACHED 2 CAR GARAGE,
ATTACHED 4 CAR GARAGE & BASEMENT

NUMBER OF STORIES: 3 W/ BASEMENT
(TO REMAIN)

(E) BUILDING HEIGHT: 21'
(P) BUILDING HEIGHT: 29'

LOT SIZE: 19,962 SF

TOTAL (E) BUILDING SF: 4,226 SF
(E) GARAGE SF: 860 SF
(E) LOWER LEVEL: 370 SF
(E) ENTRY LEVEL SF: 1772 SF
(E) SECOND LEVEL SF: 832 SF
(E) PHANTOM FLOOR SF: 392 SF

(N) BUILDING SF ADDITION: 5,209 SF
(N) GARAGE SF ADDITION: 610 SF
(N) LOWER LEVEL SF: 55 SF
(N) ENTRY LEVEL SF ADDITION: 1743 SF
(N) SECOND LEVEL ADDITION: 2438 SF
(N) PHANTOM FLOOR SF: 363 SF

TOTAL (P) BUILDING SF: 9,435 SF
(P) GARAGE SF: 1470 SF
(P) LOWER LEVEL SF: 425 SF
(P) ENTRY LEVEL SF: 3515 SF
(P) SECOND LEVEL SF: 3270 SF
(P) PHANTOM FLOOR SF: 755 SF

(E) BASEMENT: 833 SF
(N) TOTAL BASEMENT: 1008 SF

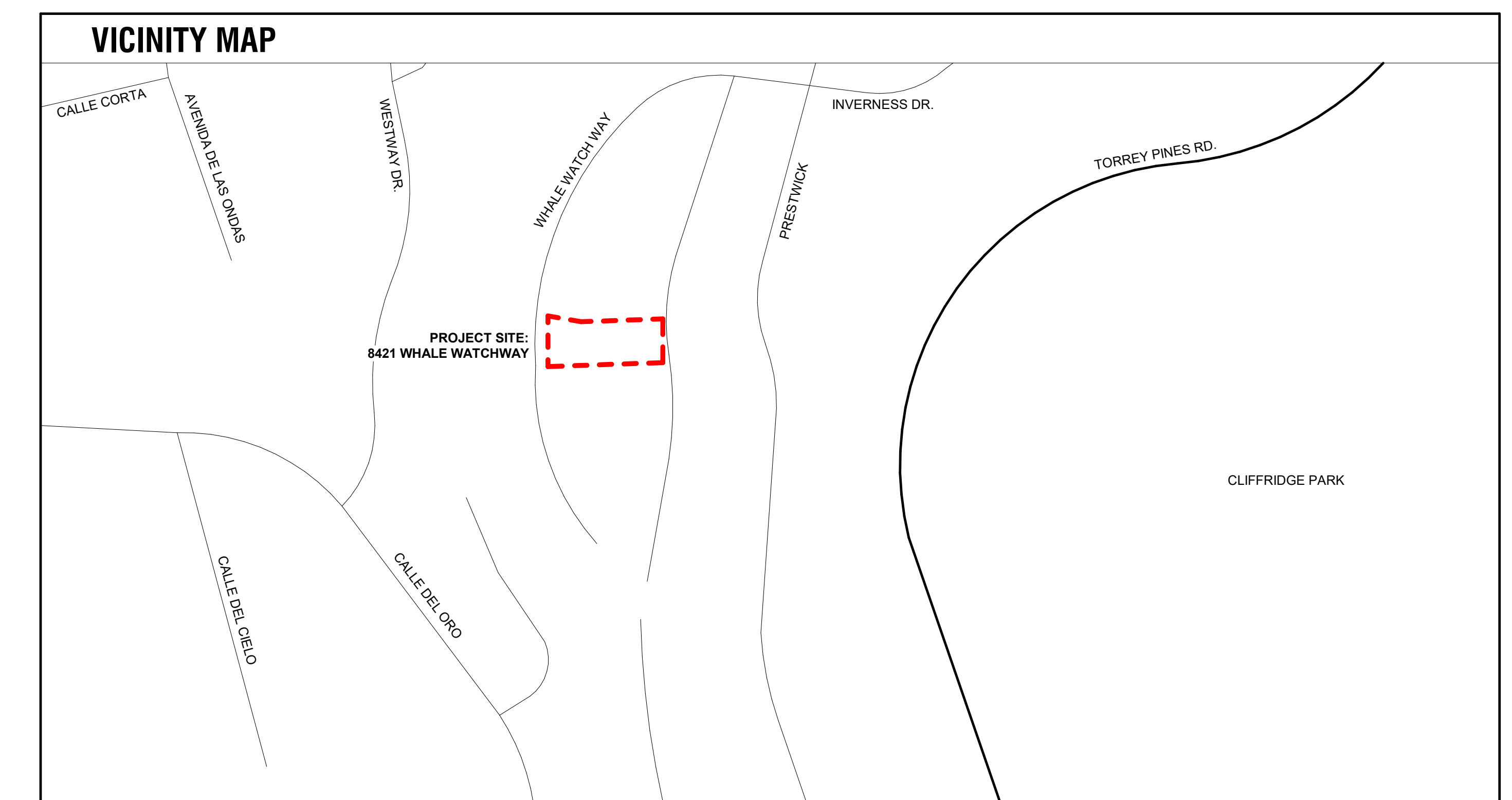
(E) HABITABLE AREA: 3,366 SF

(P) HABITABLE AREA: 7,965 SF

SETBACKS:
FRONT: 109'
SIDE 1: 5' - 6"
SIDE 2: 6'
REAR: 5'
HEIGHT: 30'

LOT COVERAGE:
LOT SIZE: 19,962 SF
MAX COVERAGE: N/A
(E) LOT COVERAGE: 2700/19,962 = 13.53%
(P) LOT COVERAGE: 4985/19,962 = 24.97%

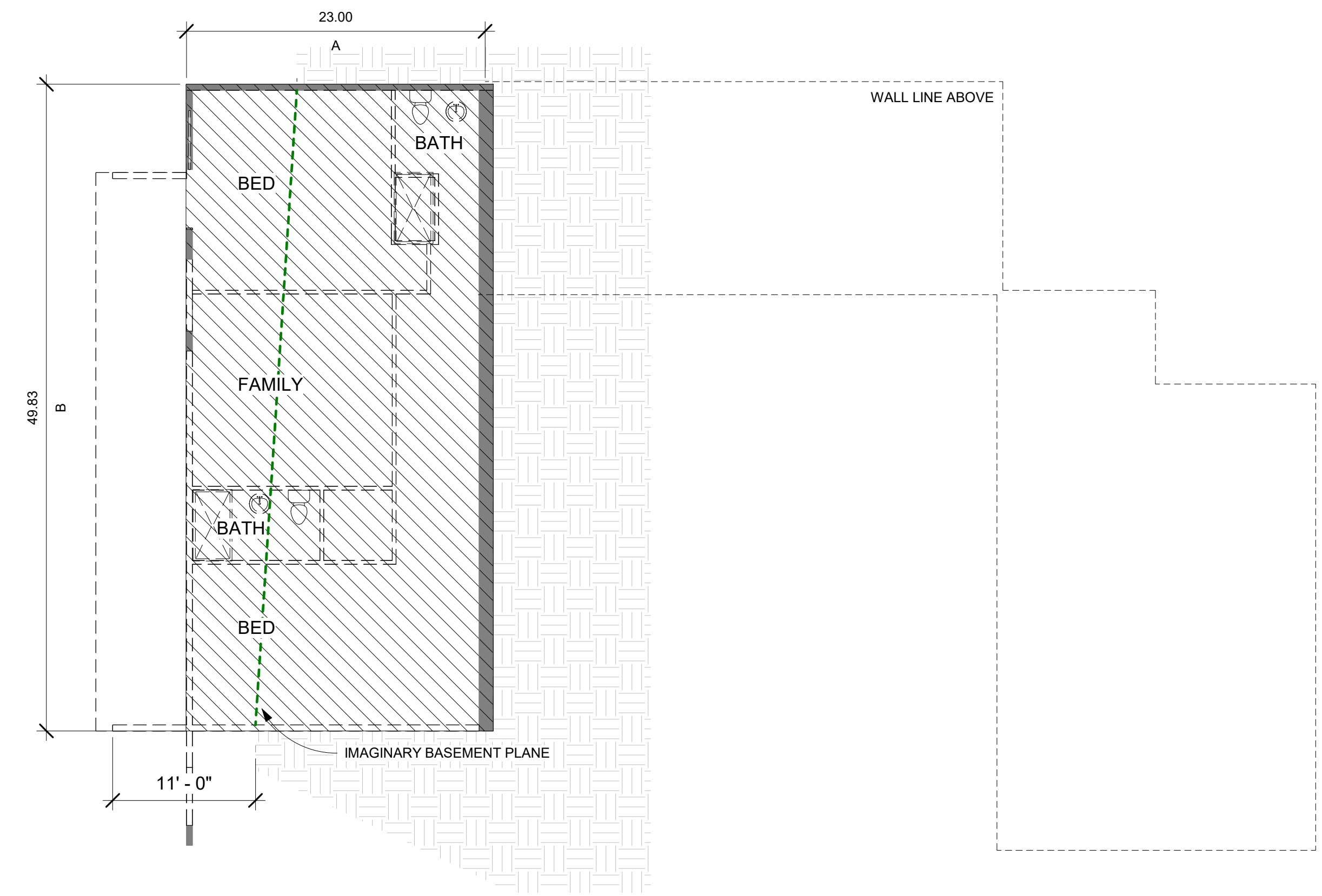
FLOOR AREA RATIO:
MAX FAR: N/A
EXISTING GROSS FAR: 4226/19962 = .21
NEW GROSS FAR: 9435/19962 = .47



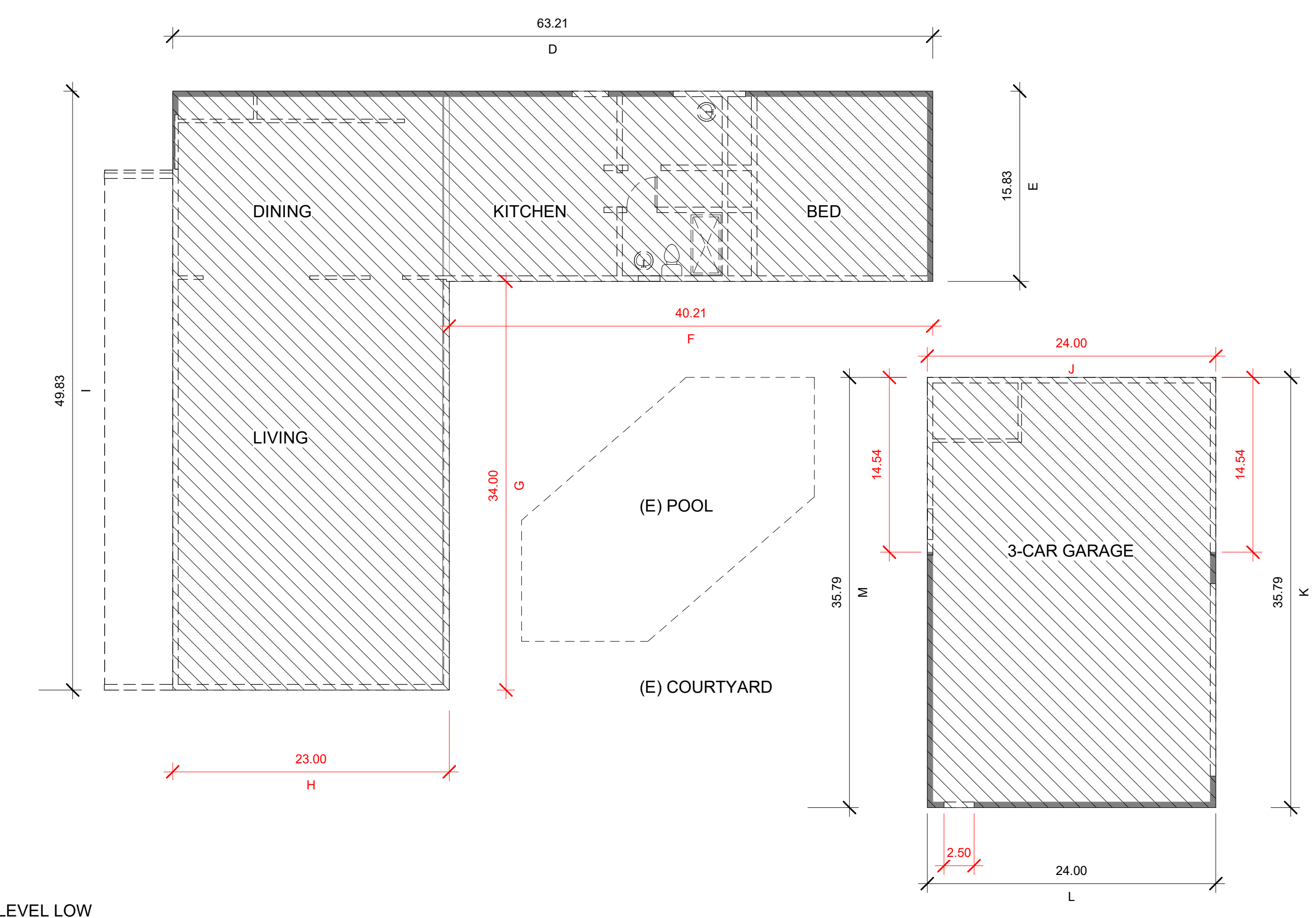
SHEET INDEX

A01	TITLE SHEET
A02	EXISTING & DEMO
A03	EXISTING & NEW
A04	SURROUNDING CONTEXT
A05	ENTRY LEVEL FLOOR PLAN
A06	UPPER LEVEL FLOOR PLAN
A07	LOWER LEVEL FLOOR PLAN
A08	SITE PLAN
A09	ELEVATIONS
A10	ELEVATIONS
A11	SECTIONS
A12	SECTIONS
A13	SITE SECTIONS
A14	PERSPECTIVES

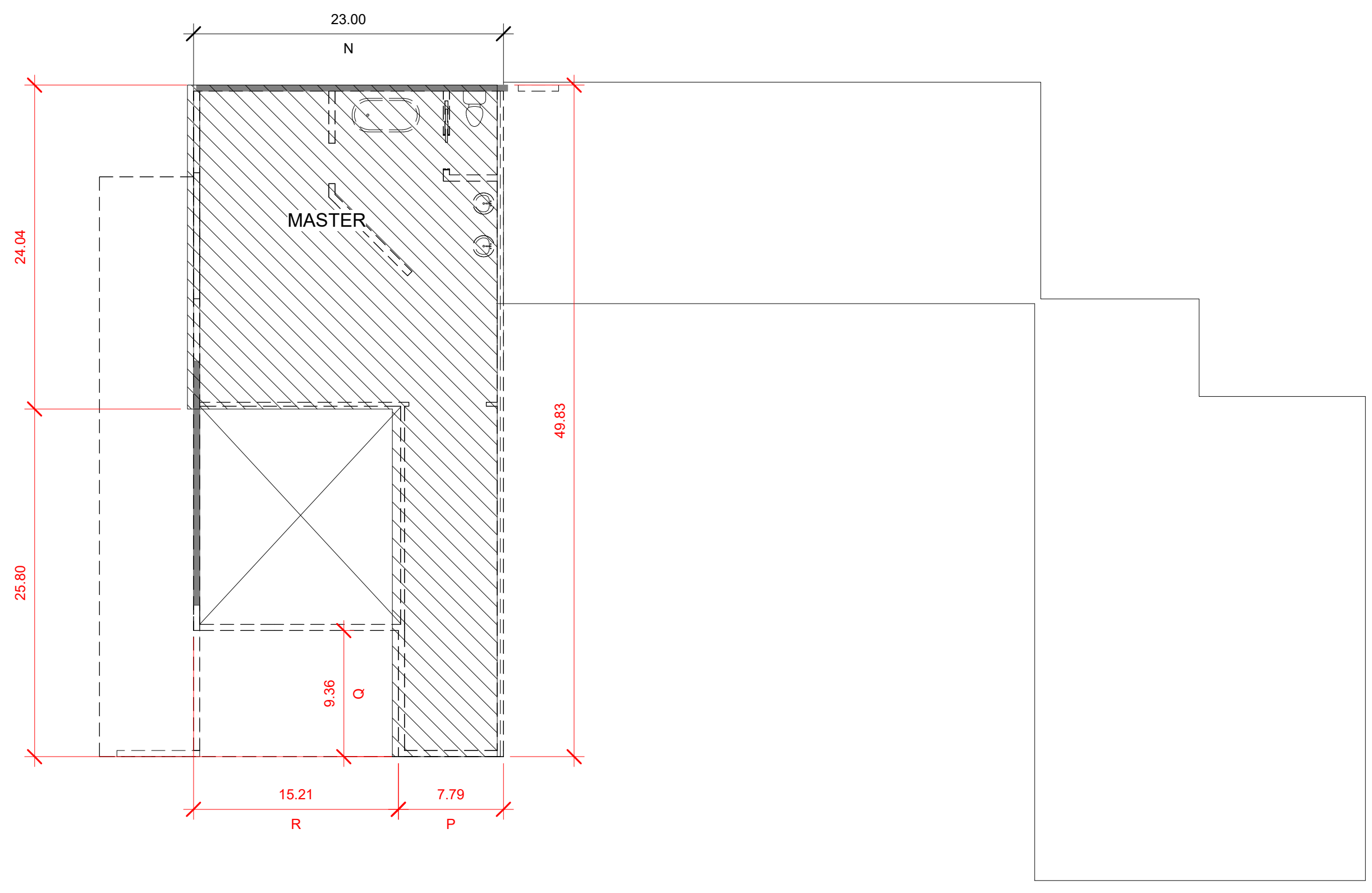
WHALE WATCH WAY



2 (E) LOWER LEVEL
1/8" = 1'-0"



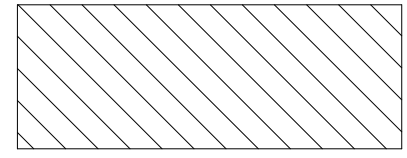
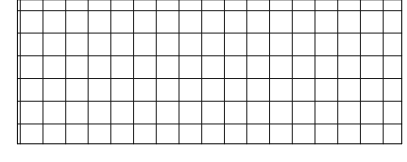
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1/8" = 1'-0"

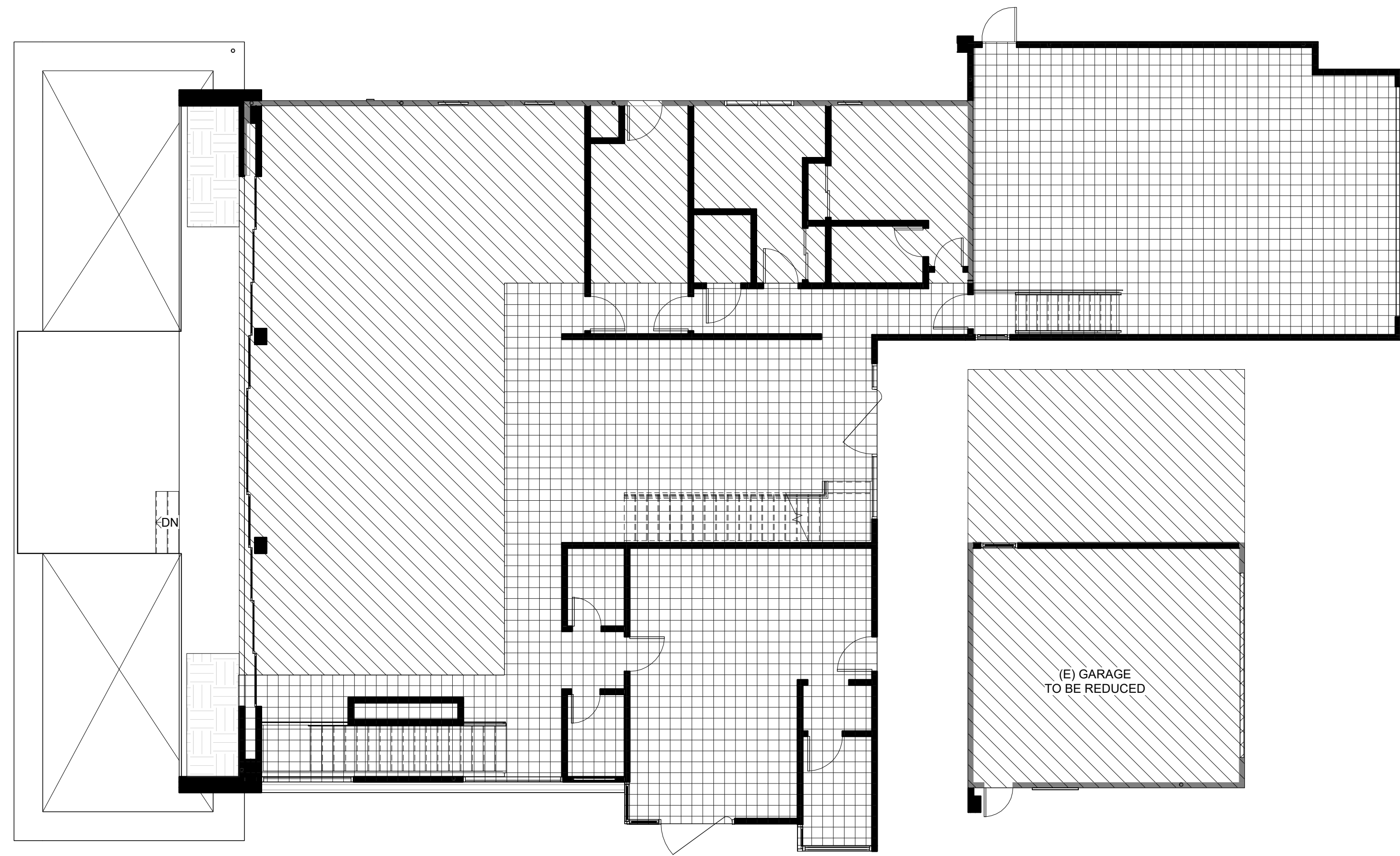


3 (E) UPPER LEVEL
1/8" = 1'-0"

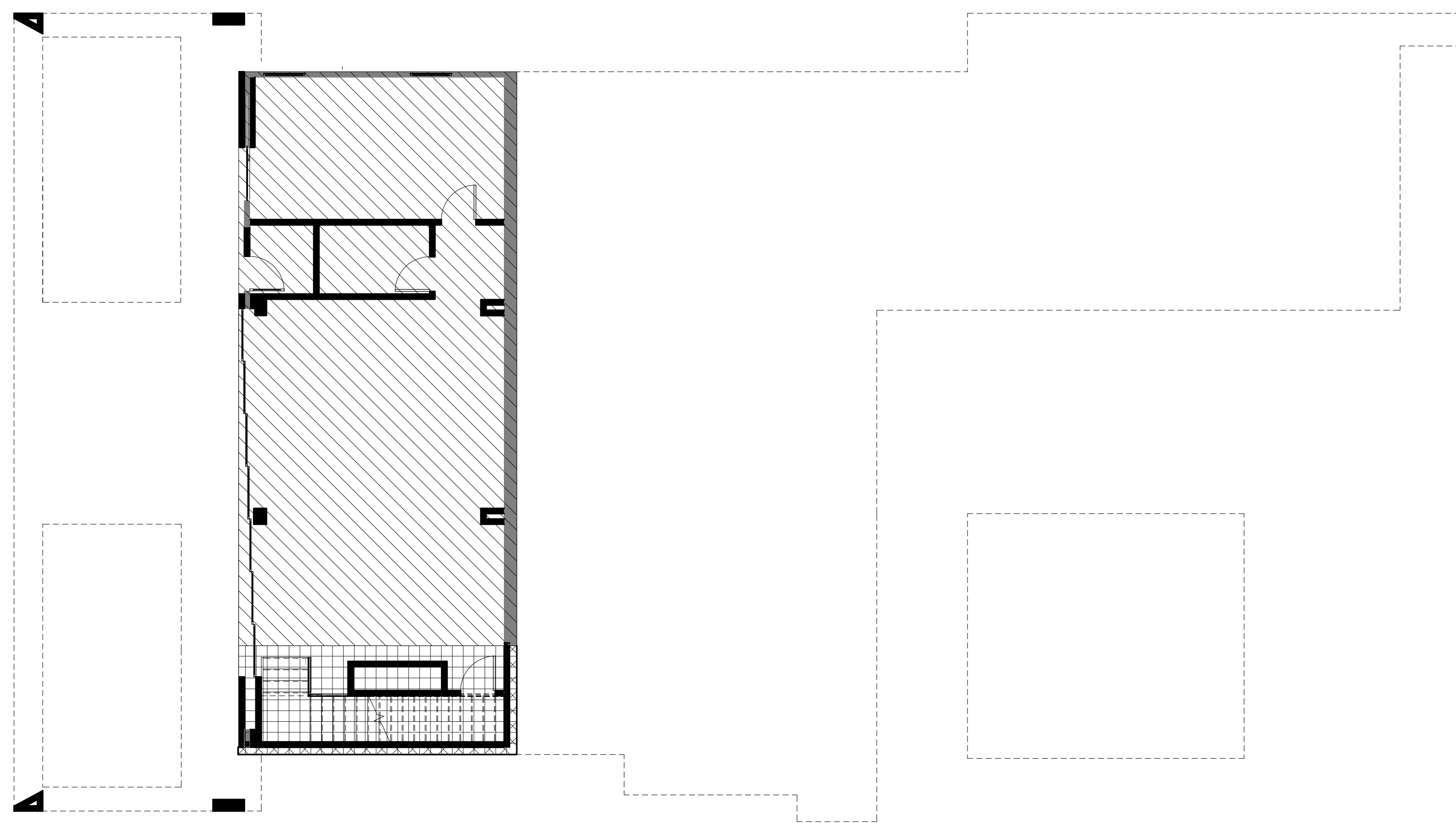


LEGEND

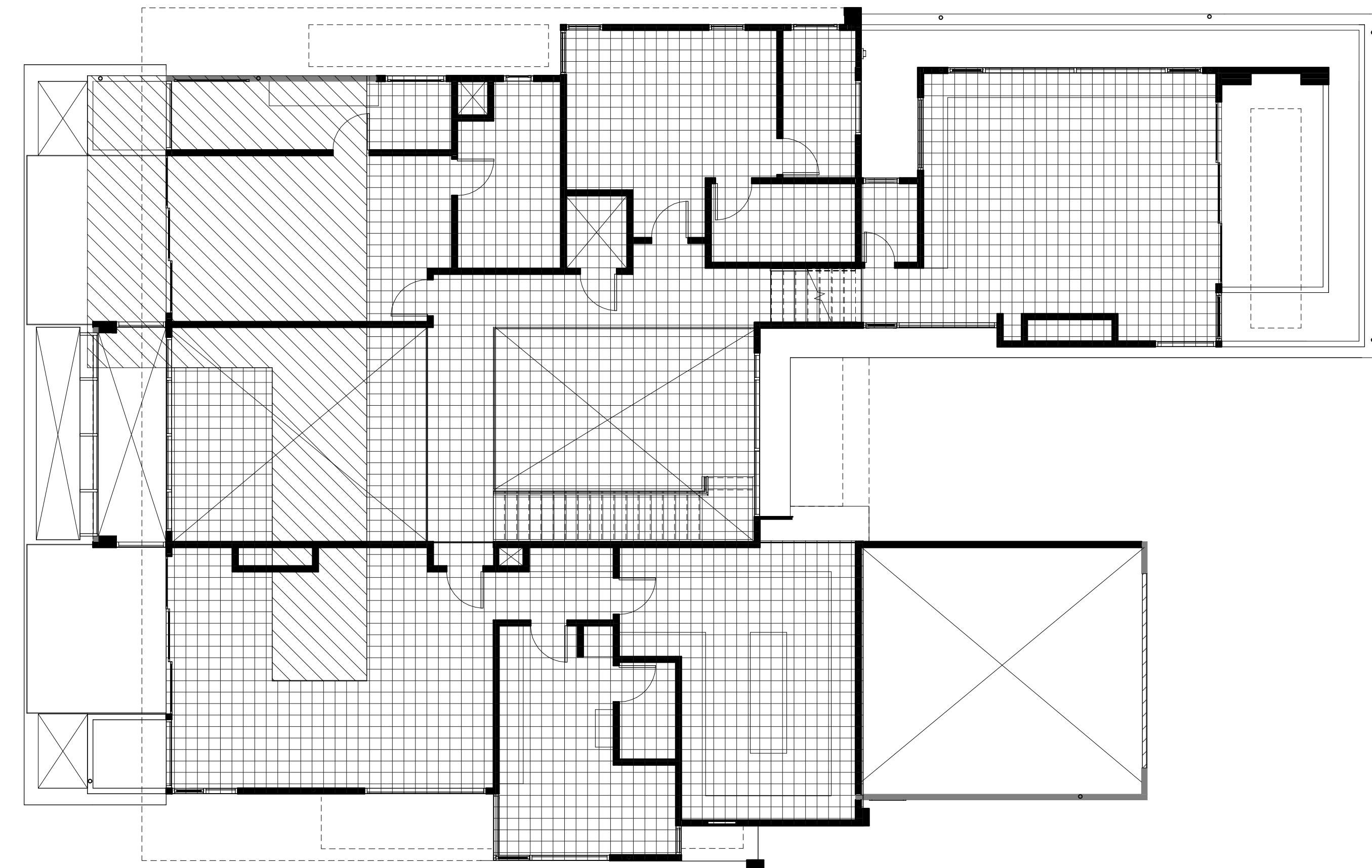
	EXISTING FLOOR AREA
	PROPOSED FLOOR AREA



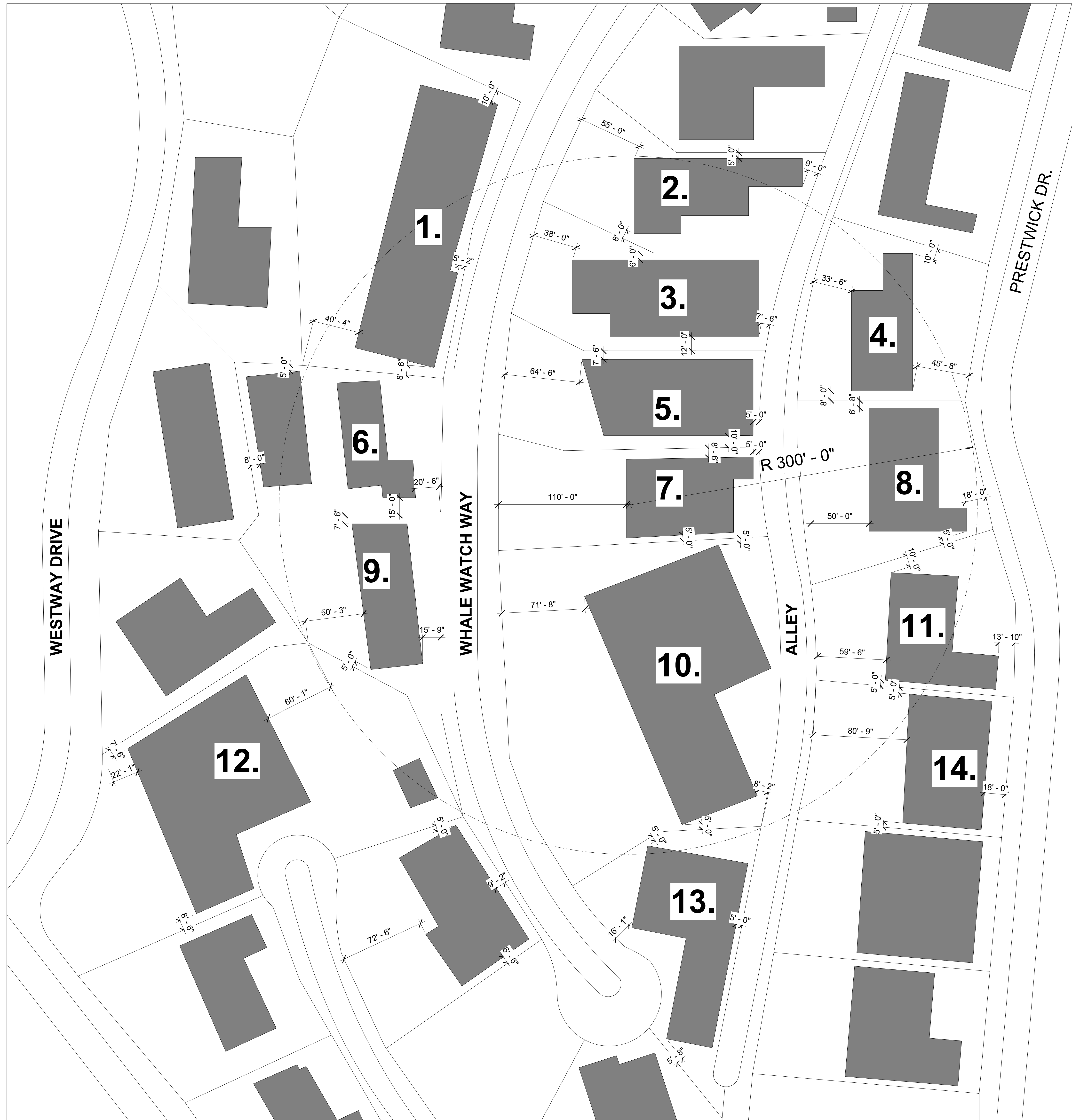
① (E&N) ENTRY LEVEL LOW
1/8" = 1'-0"



② (E) LOWER LEVEL
1/8" = 1'-0"



③ (E&N) UPPER LEVEL
1/8" = 1'-0"



SQUARE FOOTAGE

ADDRESS	APN	HOUSE SIZE	GARAGE	LOT SF	HABITABLE FAR
1. 8440 WHALE WATCH WAY	346-690-12-00	14,038 SF	3-CAR	41,727 SF	.33
2. 8451 WHALE WATCH WAY	346-690-26-00	3,505 SF	2-CAR	20,178 SF	.17
3. 8441 WHALE WATCH WAY	346-690-25-00	8,121 SF	UNKNOWN	19,881 SF	.41
4. 8444 PRESTWICK DRIVE	346-152-03-00	3,255 SF	2-CAR	19,923 SF	.16
5. 8431 WHALE WATCH WAY	346-690-24-00	9,270 SF	3-CAR	19,568 SF	.47
6. 8430 WHALE WATCH WAY	346-690-14-00	4,533 SF	3-CAR	20,572 SF	.22
7. 8421 WHALE WATCH WAY	346-690-23-00	7,965 SF SF	4-CAR	19,962 SF	.40
8. 8442 PRESTWICK DRIVE	346-152-04-00	5,358 SF	2-CAR	19,910 SF	.27
9. 8420 WHALE WATCH WAY	346-690-15-00	7,767 SF	2-CAR	20,237 SF	.38
10. 8411 WHALE WATCH WAY	346-690-29-00	10,242 SF	6-CAR	60,548 SF	.17
11. 8404 PRESTWICK DRIVE	346-152-05-00	3,090 SF	2-CAR	19,280 SF	.16
12. 2430 CALLE DEL ORO	346-202-09-00	6,614 SF	3-CAR	54,450 SF	.12
13. 8391 WHALE WATCH WAY	346-690-19-00	10,784 SF	3-CAR	20,075 SF	.54
14. 8390 PRESTWICK DRIVE	346-152-06-00	4,824 SF	4-CAR	20,047 SF	.24

SETBACKS

ADDRESS	FRONT	REAR	SIDE (SHORT)	SIDE (LONG)
1. 8440 WHALE WATCH WAY	5' - 2"	40' - 4"	8' - 6"	10' - 0"
2. 8451 WHALE WATCH WAY	55' - 0"	9' - 0"	5' - 0"	8' - 0"
3. 8441 WHALE WATCH WAY	38' - 0"	7' - 6"	6' - 0"	12' - 0"
4. 8444 PRESTWICK DRIVE	33' - 6"	45' - 8"	8' - 0"	10' - 0"
5. 8431 WHALE WATCH WAY	64' - 6"	5' - 0"	7' - 0"	10' - 0"
6. 8430 WHALE WATCH WAY	20' - 6"	8' - 0"	5' - 0"	15' - 0"
7. 8421 WHALE WATCH WAY	109' - 0"	5' - 0"	5' - 6"	6' - 0"
8. 8442 PRESTWICK DRIVE	50' - 0"	18' - 0"	5' - 0"	6' - 8"
9. 8420 WHALE WATCH WAY	15' - 9"	50' - 3"	5' - 0"	7' - 6"
10. 8411 WHALE WATCH WAY	71' - 8"	8' - 2"	5' - 0"	5' - 0"
11. 8404 PRESTWICK DRIVE	59' - 6"	13' - 10"	5' - 0"	10' - 0"
12. 2430 CALLE DEL ORO	8' - 6"	7' - 6"	22' - 1"	60' - 1"
13. 8391 WHALE WATCH WAY	16' - 1"	5' - 1"	5' - 0"	5' - 8"
14. 8390 PRESTWICK DRIVE	80' - 9"	13' - 10"	5' - 0"	10' - 0"

SQUARE FOOTAGES FROM SAN DIEGO COUNTY ASSESSOR RECORDS. GARAGES NOT INCLUDED IN THE AREA SETBACKS ESTIMATED FROM GOOGLE EARTH MEASUREING TOOL

CONTEXT
1" = 40'-0"

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

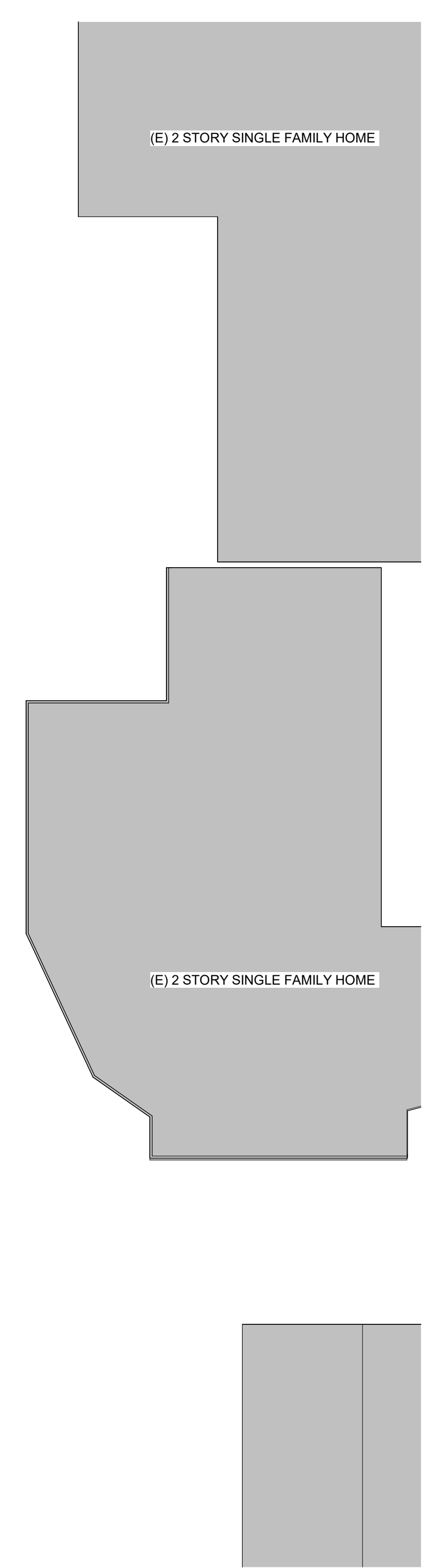
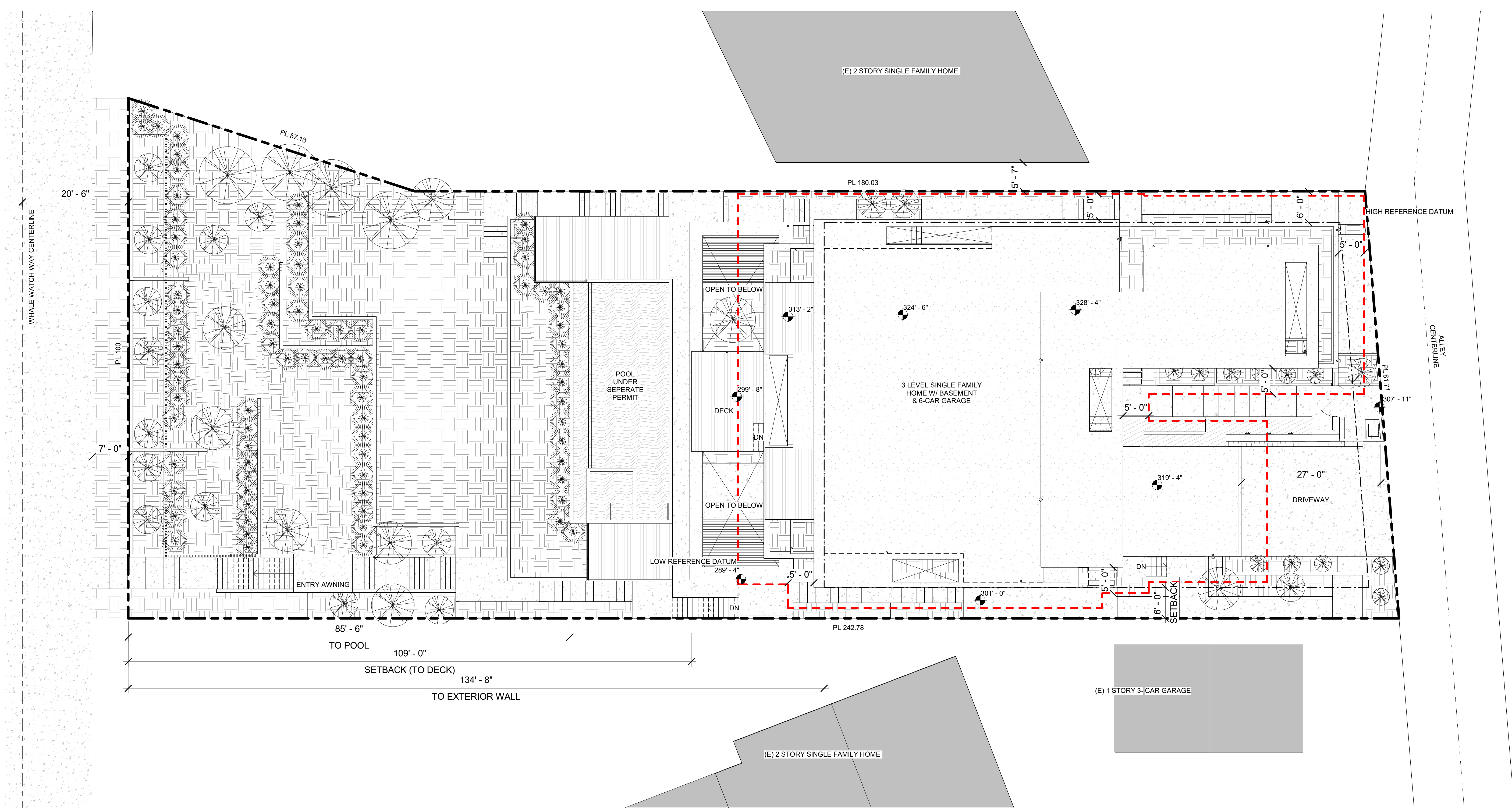
LOCAL

710 13th STREET, SUITE 307
SAN DIEGO, CA | 92101
619.535.0537

WHALE WATCH WAY

SURROUNDING CONTEXT: **A04**
DATE: 04/20/2023
SCALE: 1" = 40'-0"











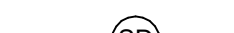


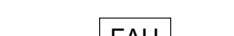




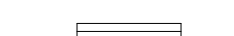

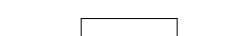
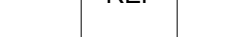

SITE PLAN LEGEND	
	SURROUNDING BUILDING FOOTPRINT
	PERVIOUS SURFACE/ LANDSCAPE WITHIN BUILDING FOOTPRINT
	IMPERVIOUS SURFACE/ CONCRETE
	IMPERVIOUS SURFACE/ DECK
	PROPOSED ROOF AREA
	WATER
	PROPERTY LINE
	SETBACK LINES
	STREET CENTERLINE
	(E) WALL LINE BELOW
	(E) 6' FENCE
	5' DATUM LINE
	WATER DRAIN FLOW DIRECTION
	(E) WATER METER
	(E) ELECTRICAL METER
	(E) GAS METER
	(P) TREE
	(P) SHRUB
	DOWNSPOUT LOCATION

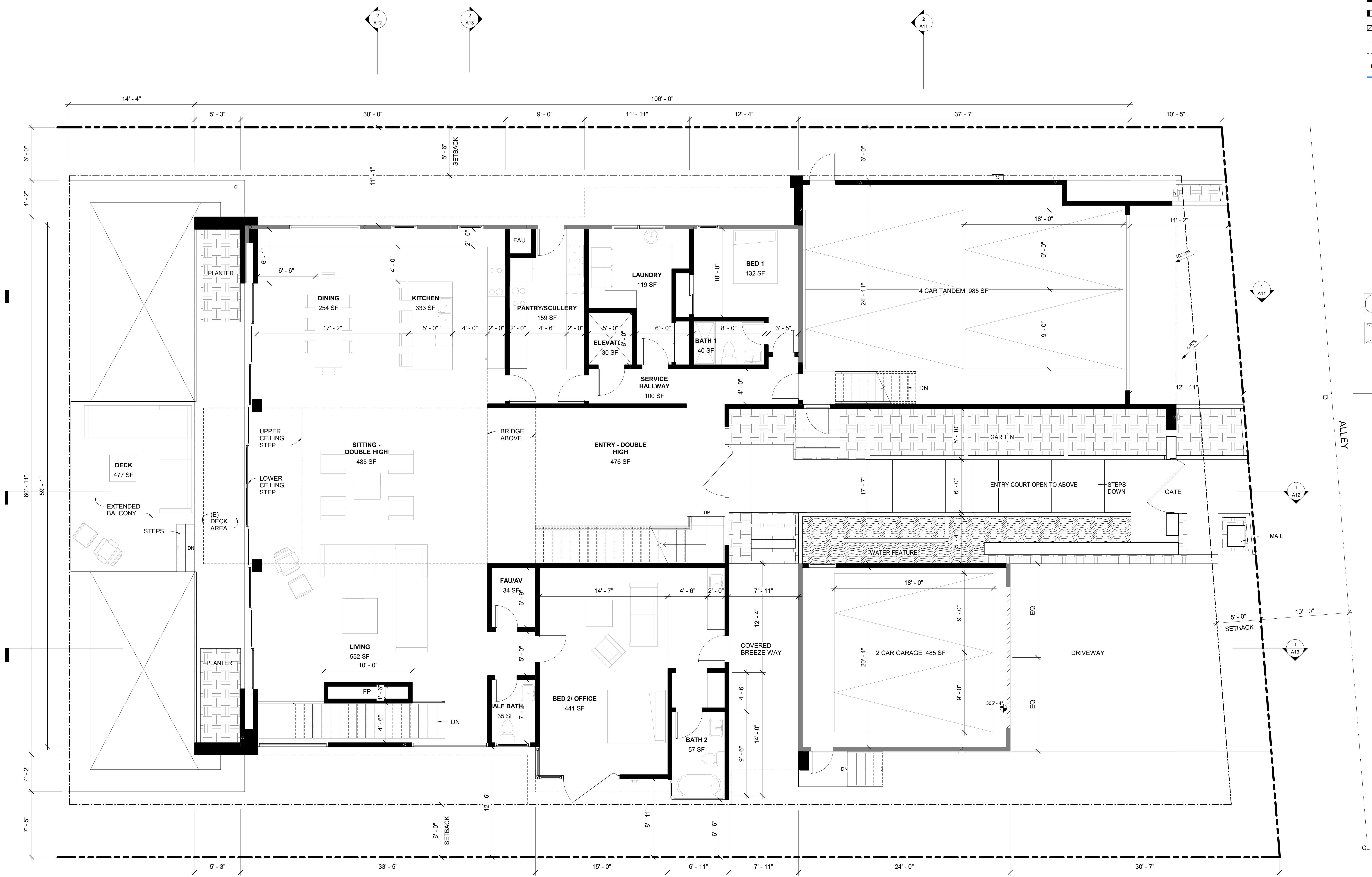


1 SITE PLAN
1" = 10'-0"

WHALE WATCH WAY

LEGEND

-  (E) WALL
-  (N) WALL
-  (N) 1-HR WALL PER DETAIL
-  (N) MASONRY WALL
-  OVERHANG / WALL LINE BELOW
-  WALL LINE ABOVE
-  WATER DRAINAGE
-  ROOF DRAIN ROUTE
-  ROOF DRAIN & OVERFLOW
-  DOWNSPOUT
-  SMOKE DETECTOR (HARDWIRED)
-  CARBON MONOXIDE ALARM (HARDWIRED)
-  FORCED AIR UNIT
-  RETURN AIR GRILL
-  SWITCH CONTROLLED LIGHTING OUTLET
-  WASHER/DRYER
-  RANGE
-  REFRIGERATOR
-  TOILET
-  SHOWER/TUB
-  SHOWER BASIN
-  VANITY
-  KITCHEN SINK

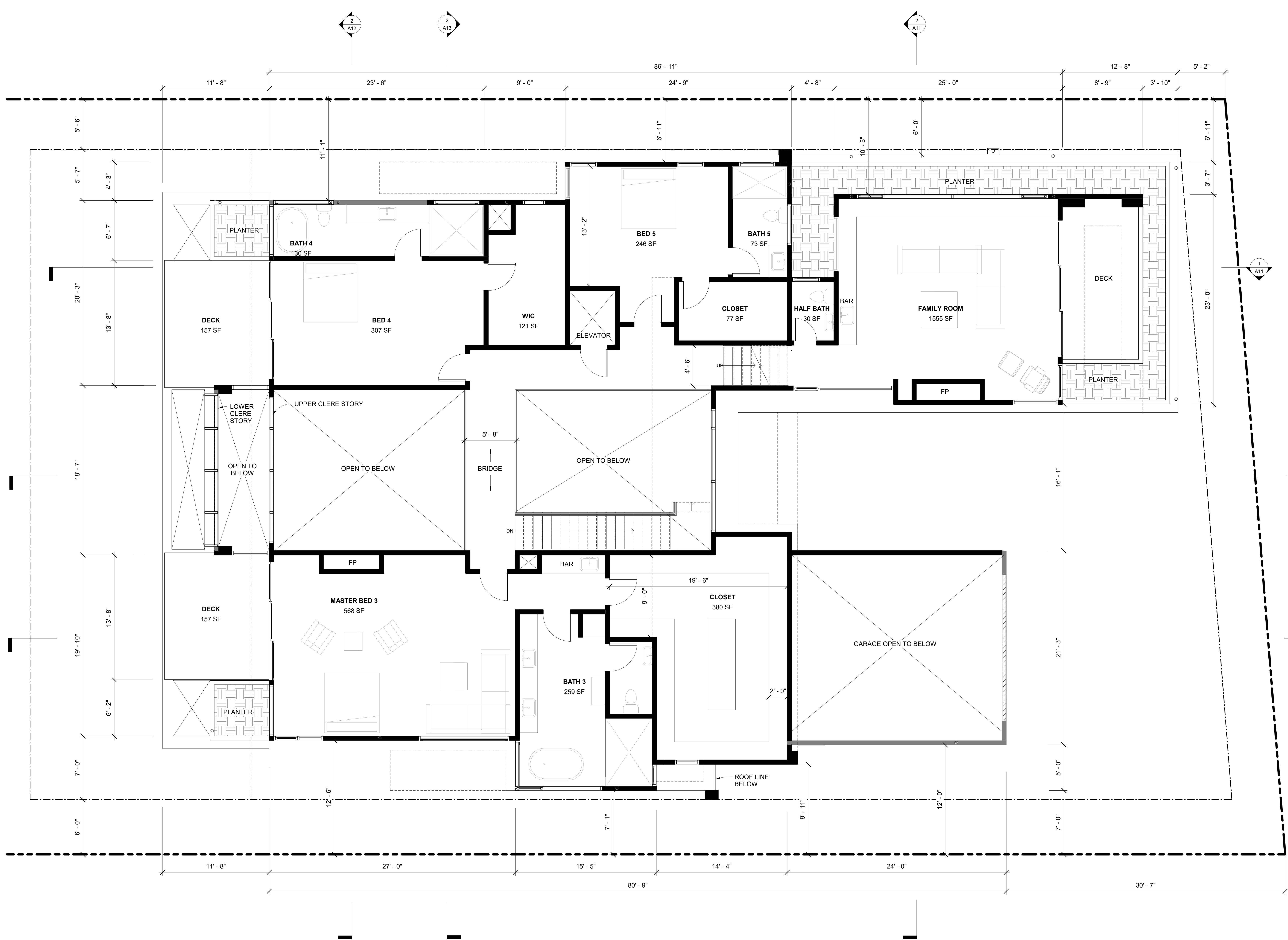


1 (E) LEVEL 2 Copy 2
1/4" = 1'-0"

WHALE WATCH WAY

ENTRY LEVEL **A06**
FLOOR PLAN:
DATE: **04/20/2023**
SCALE: **1/4" = 1'-0"**

LEGEND	
	(E) WALL
	(N) WALL
	(N) 1-HR WALL PER DETAIL
	(N) MASONRY WALL
	OVERHANG / WALL LINE BELOW
	WALL LINE ABOVE
	WATER DRAINAGE
	ROOF DRAIN ROUTE
	ROOF DRAIN & OVERFLOW
	DOWNSPOUT
	SMOKE DETECTOR (HARDWIRED)
	CARBON MONOXIDE ALARM (HARDWIRED)
	FORCED AIR UNIT
	RETURN AIR GRILL
	SWITCH CONTROLLED LIGHTING OUTLET
	WASHER/DRYER
	RANGE
	REFRIGERATOR
	TOILET
	SHOWER/TUB
	SHOWER BASIN
	VANITY
	KITCHEN SINK

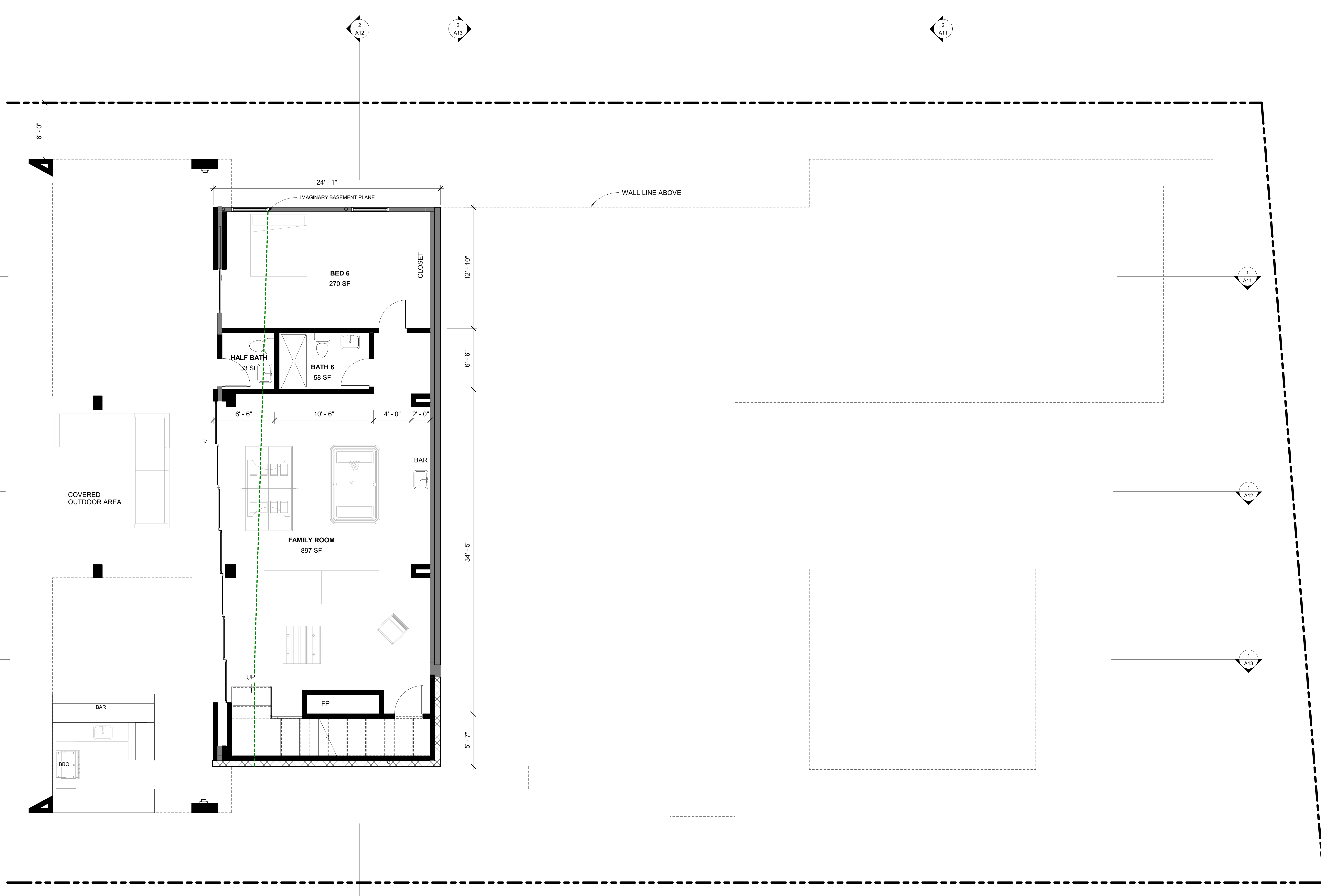


1 (P) UPPER LEVEL
1/4" = 1'-0"

WHALE WATCH WAY

LEGEND

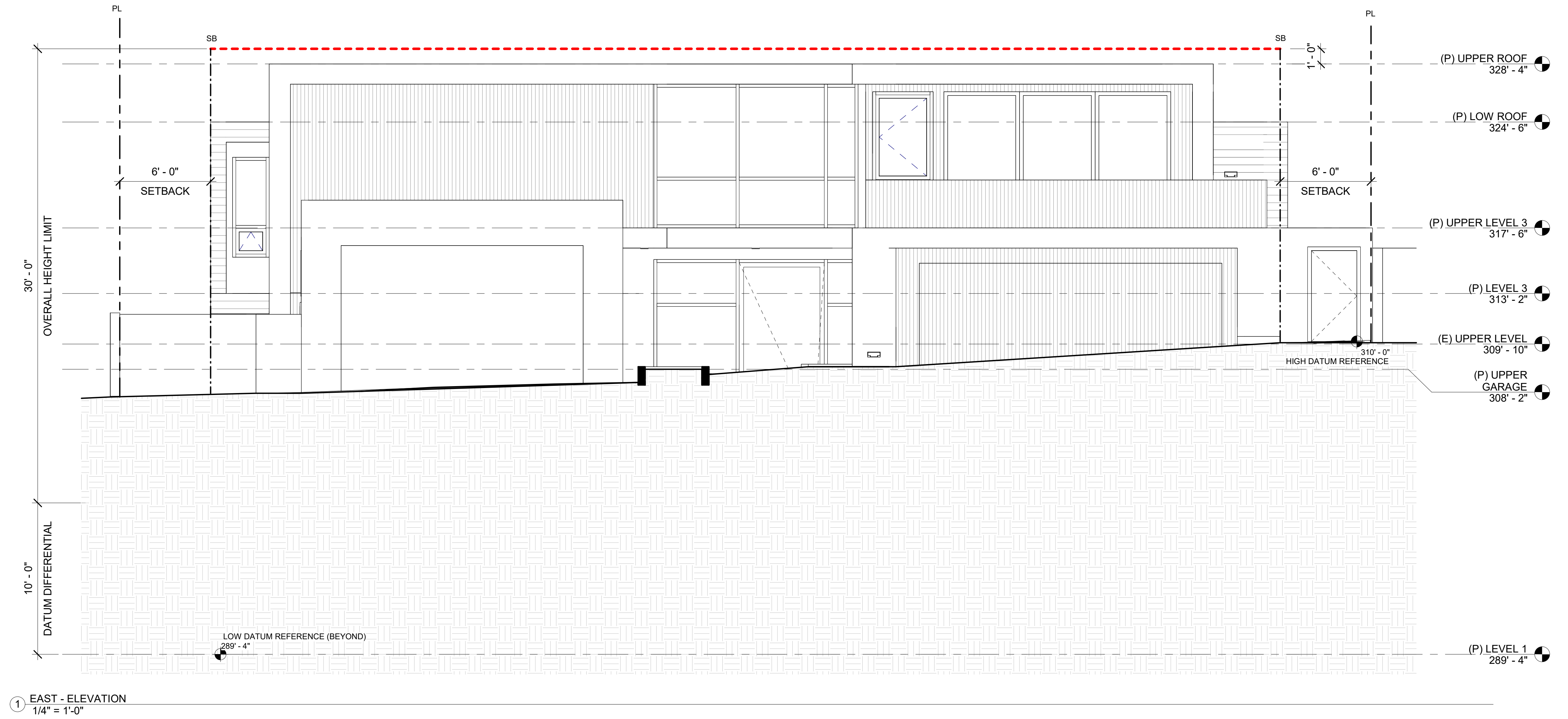
	(E) WALL
	(N) WALL
	(N) 1-HR WALL PER DETAIL
	(N) MASONRY WALL
	OVERHANG / WALL LINE BELOW
	WALL LINE ABOVE
	WATER DRAINAGE
	ROOF DRAIN ROUTE
	ROOF DRAIN & OVERFLOW
	DOWNSPOUT
	SMOKE DETECTOR (HARDWIRED)
	CARBON MONOXIDE ALARM (HARDWIRED)
	FORCED AIR UNIT
	RETURN AIR GRILL
	SWITCH CONTROLLED LIGHTING OUTLET
	WASHER/DRYER
	RANGE
	REFRIGERATOR
	TOILET
	SHOWER/TUB
	SHOWER BASIN
	VANITY
	KITCHEN SINK



(P) LOWER LEVEL
1/4" = 1'-0"

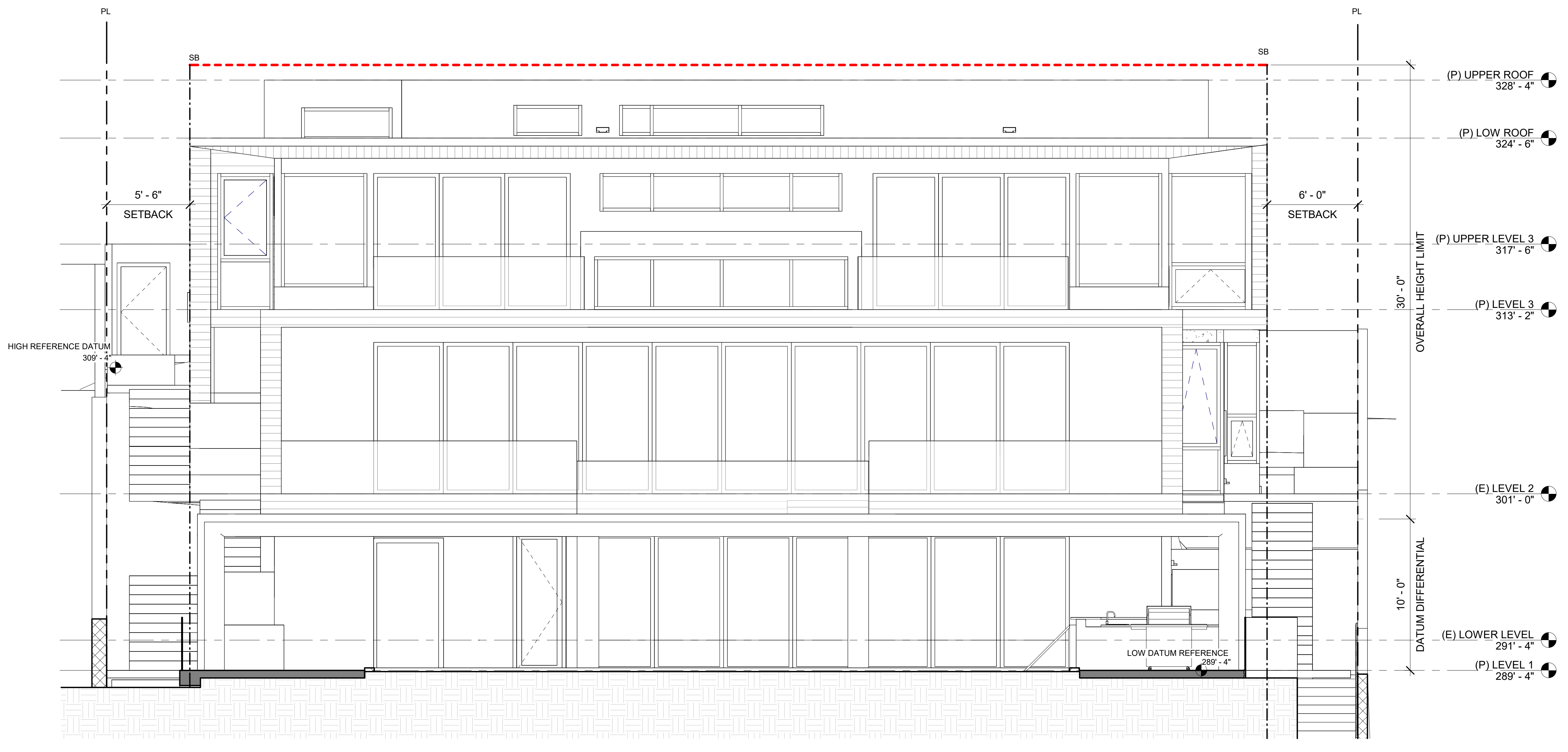
WHALE WATCH WAY

LEGEND	
	(E) GRADE LINE (AT CHANGE)
	PLUMB LINE
	OVERALL HEIGHT LIMIT
	EXISTING BUILDING OUTLINE
	PROPERTY LINE
	SETBACK LINE

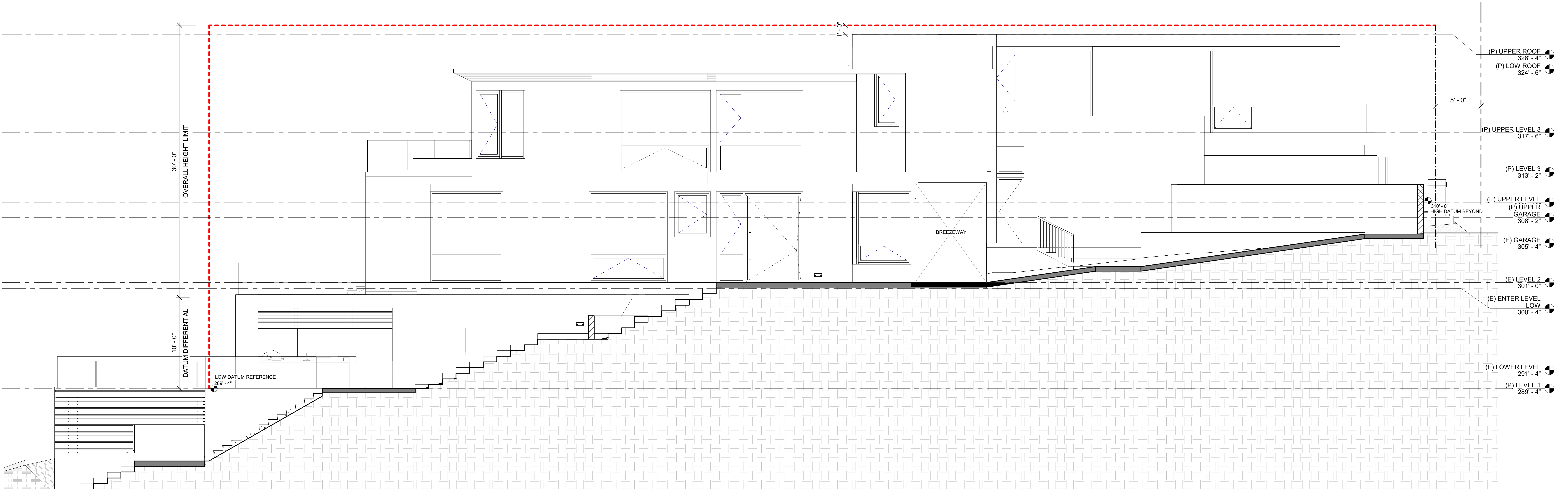


WHALE WATCH WAY

LEGEND	
	(E) GRADE LINE (AT CHANGE)
	PLUMB LINE
	OVERALL HEIGHT LIMIT
	EXISTING BUILDING OUTLINE
	PROPERTY LINE
	SETBACK LINE



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



2 SOUTH - ELEVATION
1/4" = 1'-0"

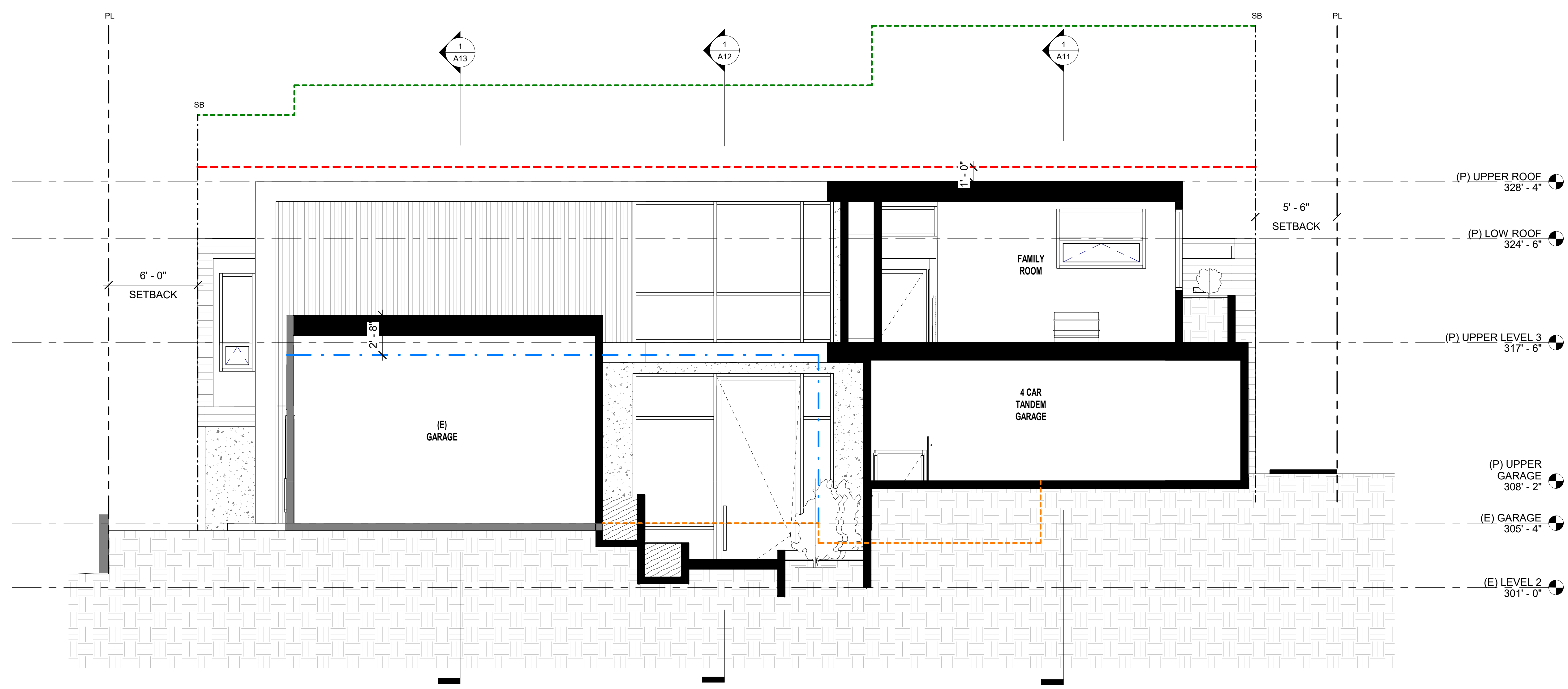
DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS



710 13th STREET, SUITE 307
SAN DIEGO, CA | 92101
619.535.0537

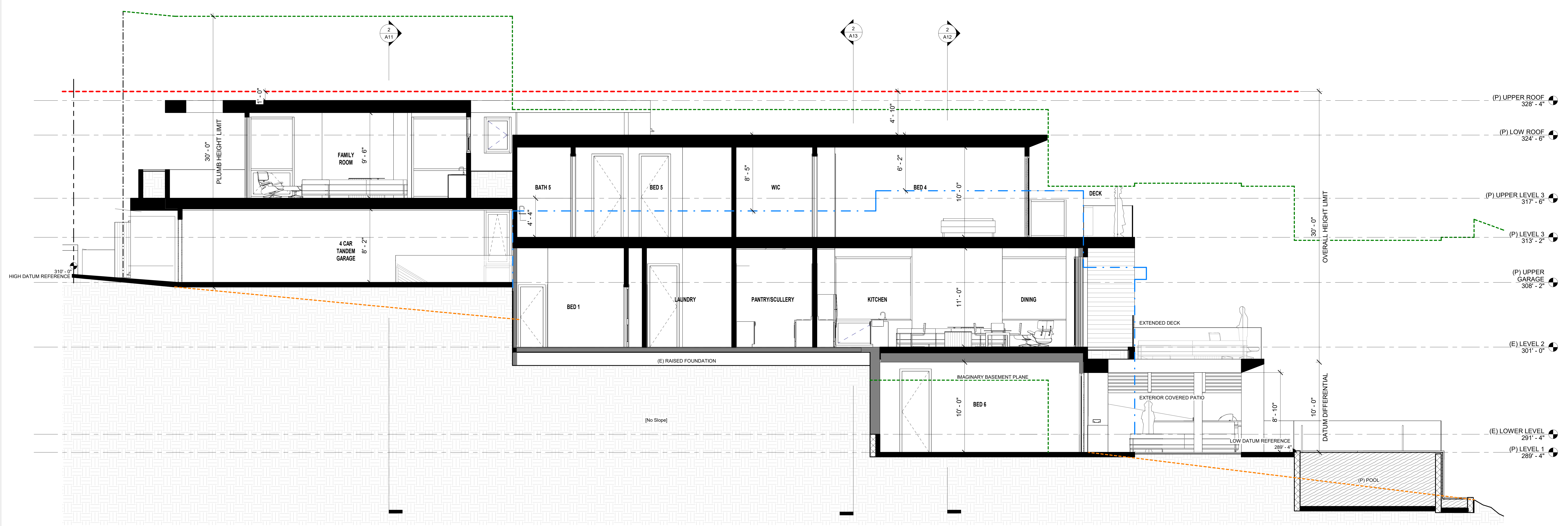
WHALE WATCH WAY

ELEVATIONS: **A10**
DATE: **04/20/2023**
SCALE: **1/4" = 1'-0"**



LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	1 HR WALL/FLOOR PER A701
	MASONRY
	EARTH
	PHANTOM FLOOR
	(E) BUILDING OUTLINE
	FINISH GRADE
	EXISTING GRADE AT CHANGE
	PLUMB LINE
	OVERALL HEIGHT LIMIT
	PROPERTY LINE
	SETBACK LINE

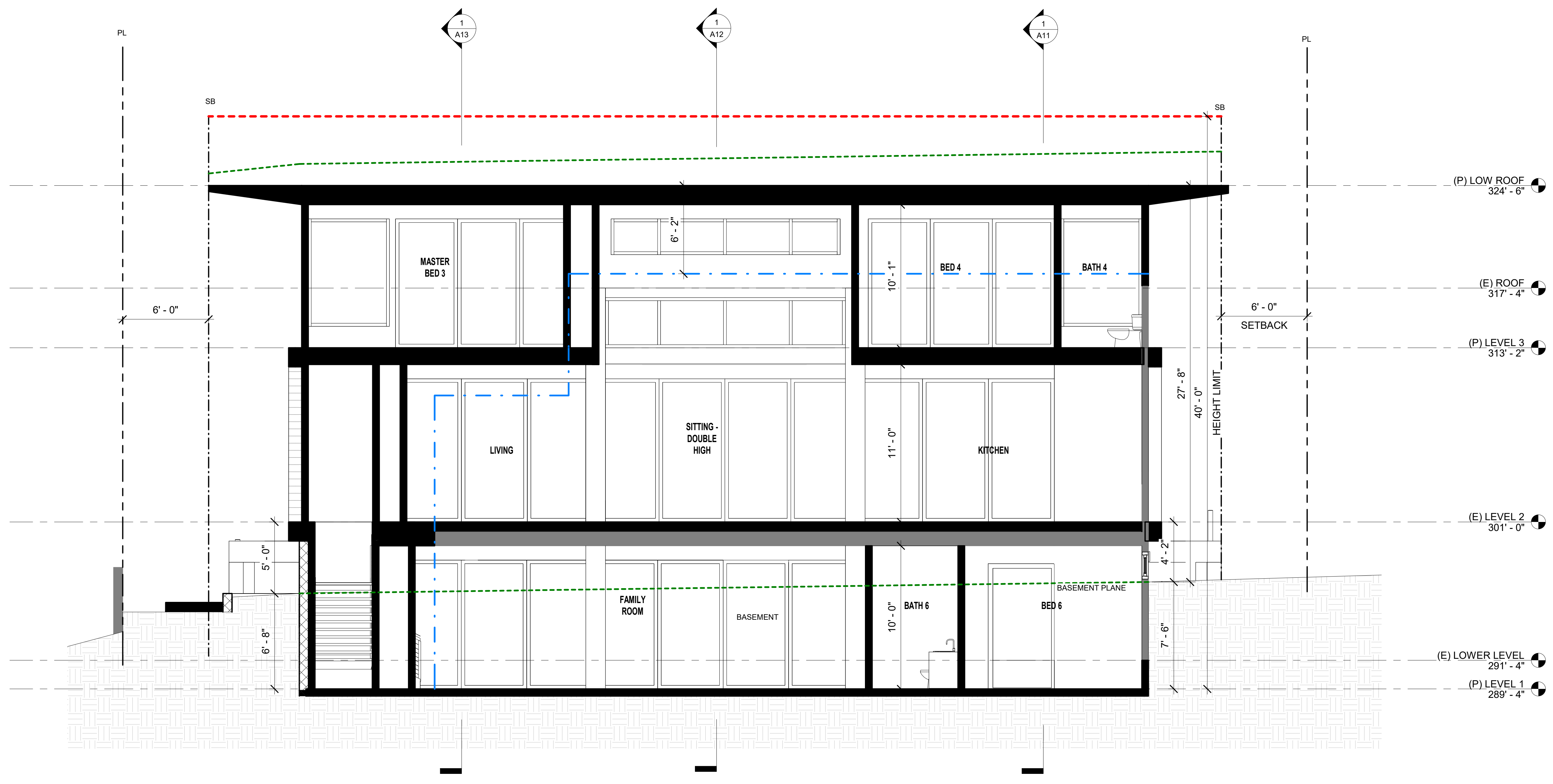
Section 2
1/4" = 1'-0"



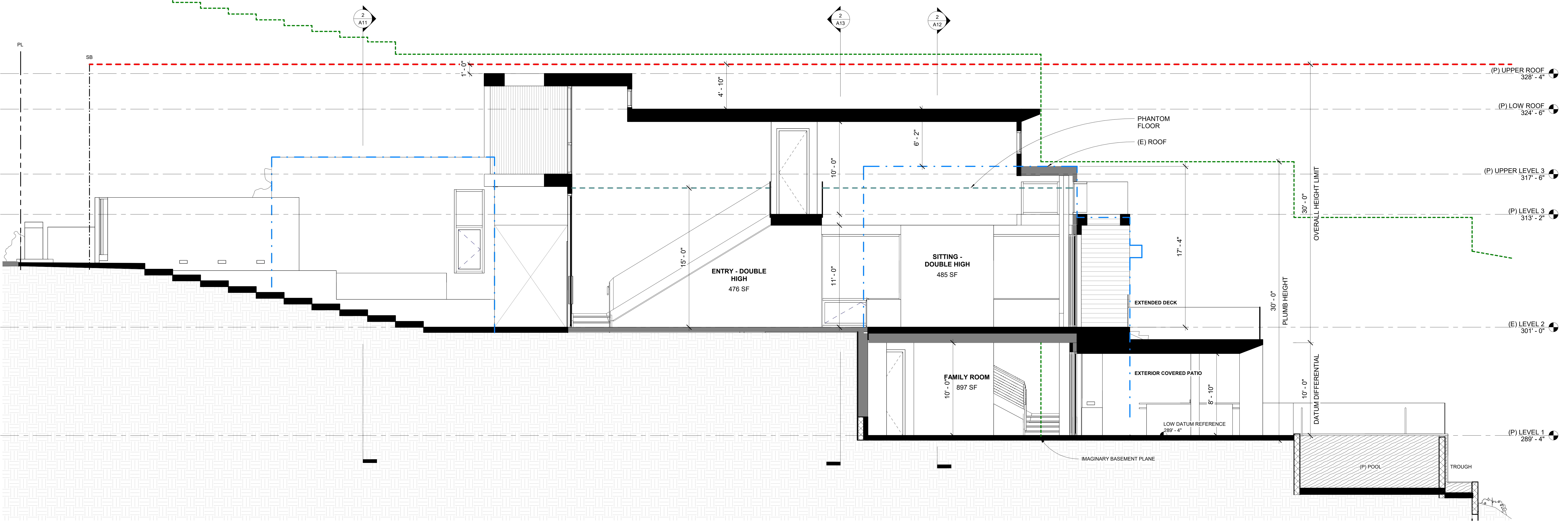
Section 1
1/4" = 1'-0"

WHALE WATCH WAY

LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	1 HR WALL/FLOOR PER A701
	MASONRY
	EARTH
	PHANTOM FLOOR
	(E) BUILDING OUTLINE
	FINISH GRADE
	EXISTING GRADE AT CHANGE
	PLUMB LINE
	OVERALL HEIGHT LIMIT
	PROPERTY LINE
	SETBACK LINE



Section 4
1/4" = 1'-0"



Section 3
1/4" = 1'-0"

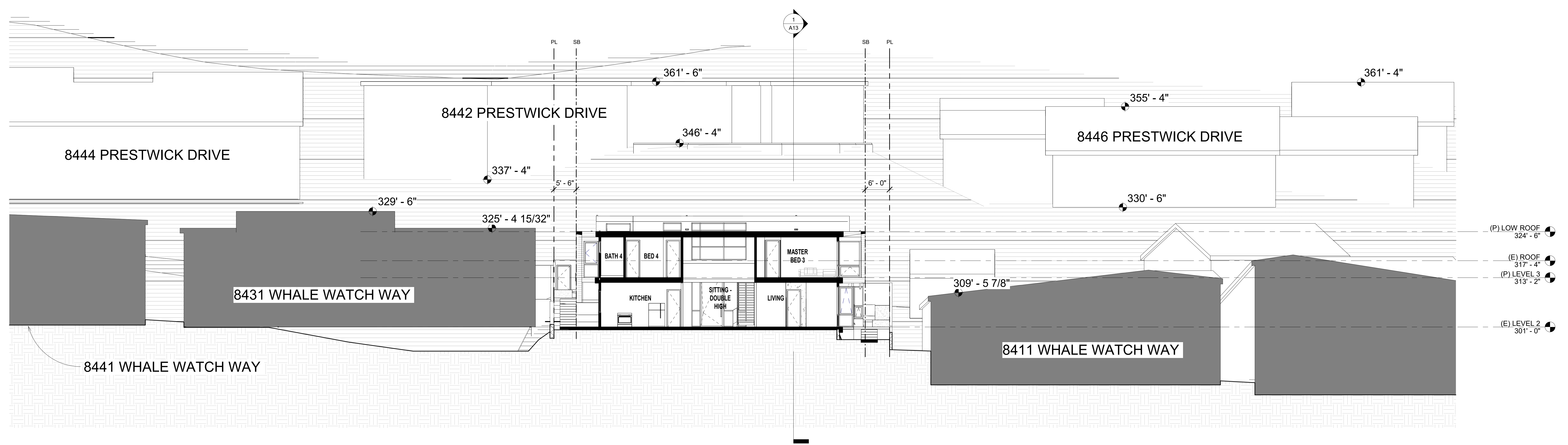
WHALE WATCH WAY

SECTIONS: **A12**

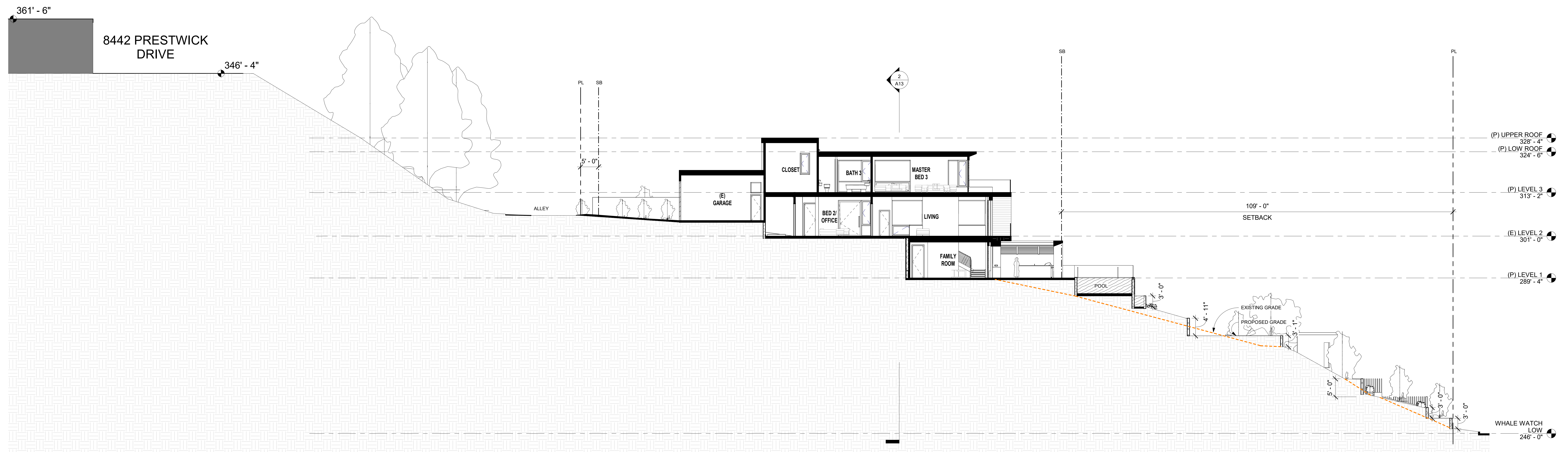
DATE: **04/20/2023**

SCALE: **1/4" = 1'-0"**

LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	1 HR WALL/FLOOR PER A701
	MASONRY
	EARTH
	PHANTOM FLOOR
	(E) BUILDING OUTLINE
	FINISH GRADE
	EXISTING GRADE AT CHANGE
	PLUMB LINE
	OVERALL HEIGHT LIMIT
	PROPERTY LINE
	SETBACK LINE



2 SITE SECTION 2 - Dependent 1
1" = 10'-0"



1 SITE SECTION 1 - Dependent 1
1" = 10'-0"

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

710 13th STREET, SUITE 307
SAN DIEGO, CA | 92101
619.535.0537

WHALE WATCH WAY

SITE SECTIONS: **A13**

DATE: **04/20/2023**

SCALE: **As indicated**



WHALE WATCH WAY