



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: January 25, 2023 REPORT NO. HO-23-001

HEARING DATE: February 1, 2023

SUBJECT: Jafari Residence Process Three Decision

PROJECT NUMBER: [695953](#)

OWNER/APPLICANT: Hedi Jafari and Nahid Razi

### SUMMARY

Should the Hearing Officer approve a 2,826-square-foot addition to an existing 2,465-square-foot single-family residence located at 8241 La Jolla Scenic Drive North within the La Jolla Community Planning area?

#### Staff Recommendation:

1. Approve Site Development Permit No. 2577111

Community Planning Group Recommendations: On March 16, 2022, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the proposed project without conditions. On January 6, 2022, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 3, 2022, and the opportunity to appeal that determination ended on November 18, 2022.

### BACKGROUND

The 0.23-acre project site is located at 8241 La Jolla Scenic Drive North and is developed with a one-story, 2,465-square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The project requests a Site Development Permit (SDP) for the addition to an existing single-family residence within the La Jolla Shores Planned District per San Diego Municipal Code Section 1510.0201.

## DISCUSSION

### Project Description

The project scope includes an 844-square-foot first-floor and 1,982-square-foot 2nd-floor addition, for a total of 2,826 square feet to an existing 2,465-square-foot single-family residence located at 8241 La Jolla Scenic Drive North.

The project site is zoned LJSPD-SF (La Jolla Shores Planned District-Single Family) and the Community Plan designates the site and surrounding area as Very Low-Density Residential (0-5 dwelling units/acre). One of the general community goals of the Community Plan is to maintain "La Jolla as a primarily residential...oriented community by protecting its residential areas..." The project is consistent with this goal because it does not change the prescribed land use and density of the site.

The proposed project is consistent with the La Jolla Shores Planned District because it includes clay tiles, stucco walls, openings (i.e., doors and/or windows) facing the side property line not closer than four feet from the property line, a maximum building height of 27 feet (maximum building height is 30 feet), and a lot of coverage of 51.9 percent (60 percent lot coverage is allowed).

Historical aerials depict that on-site grading occurred around 1966. The site contains an existing barrier that matches the approximate location of legal grading and satisfies exemption criteria 143.0110(c)(2)(E)(ii). The project site is outside of the Multiple Habitat Planning Area (MHPA) and would not result in any impacts to biological resources. The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 - Existing Facilities - additions to existing structures where the addition will not result in an increase of more than 10,000 square feet.

### Conclusion

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that the project conforms with the Community Plan, General Plan, and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions (Attachments 4 and 5) and recommends the Hearing Officer approve Site Development Permit No. 2577111.

## ALTERNATIVES

1. Approve Site Development Permit No. 2577111 with modifications.
2. Deny Site Development Permit No. 2577111 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

*Oscar Galvez III*

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Oscar Galvez III  
Development Project Manager

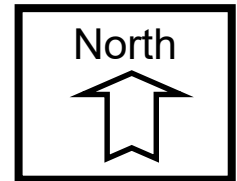
Attachments:

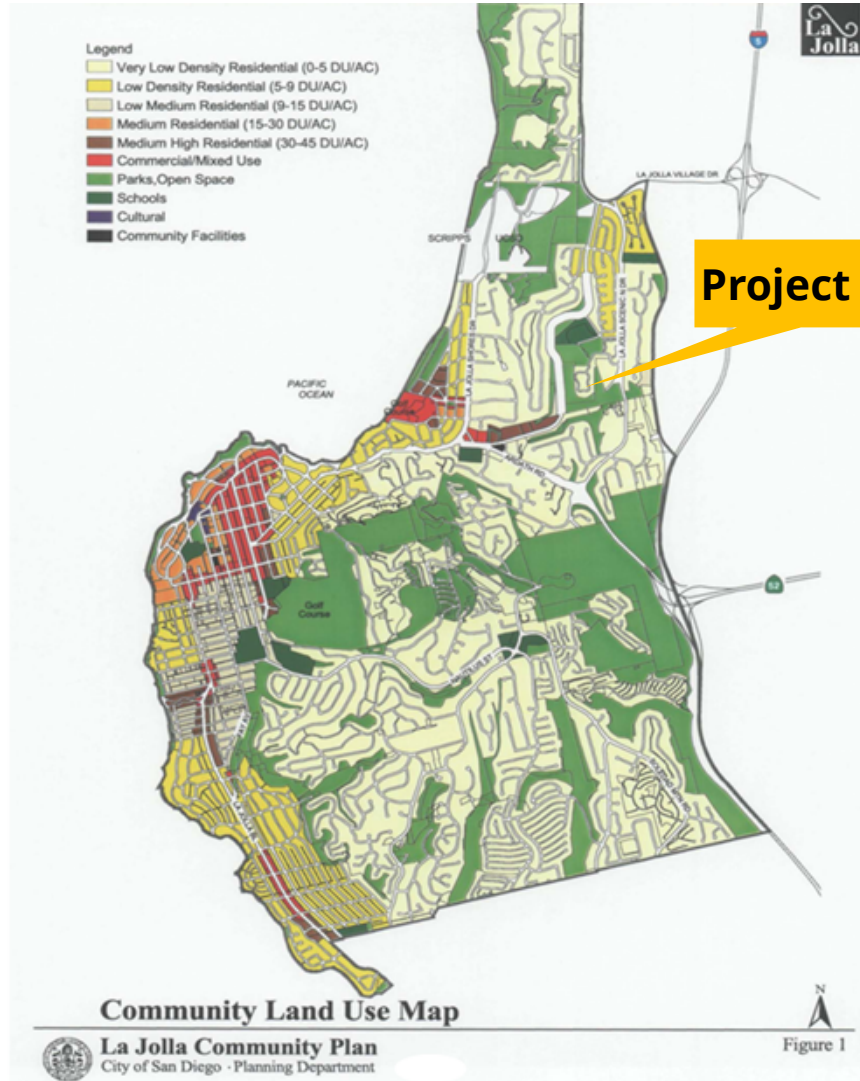
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



## Project Location Map

Jafari Residence  
Project No. 695953 - 8241 La Jolla Scenic Dr. North





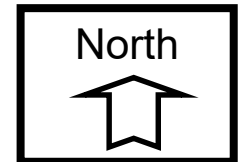
**Project Site**



## Land Use Map

Jafari Residence

Project No. 695953 - 8241 La Jolla Scenic Dr. North

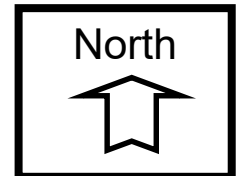




## Aerial Photograph

Jafari Residence

Project No. 695953 - 8241 La Jolla Scenic Dr. North



HEARING OFFICER RESOLUTION NO. [REDACTED]  
SITE DEVELOPMENT PERMIT NO. 2577111  
**JAFARI RESIDENCE - PROJECT NO. 695953**

WHEREAS, HEDI JAFARI AND NAHID RAZI, Co-Trustees under the Razi-Jafari 2008 Trust dated December 2, 2008, Owner/Permittee, filed an application with the City of San Diego for a permit for a 2,826-square-foot addition to an existing 2,465-square-foot single-family residence, for a total of 5,291 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2577111), on portions of a 0.23-acre site;

WHEREAS, the project site is located at 8241 La Jolla Scenic Drive North in the La Jolla Shores Planned District Single-Family (LJSPD-SF) Zone, the Coastal Height Limit Overlay Zone, the Airport Land Use Compatibility Overlay zone for Marine Corps Air Station (MCAS) Miramar, and the Airport Influence Area Review Area 2 for MCAS Miramar within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 5 of La Jolla Scenic Knolls Unit No. 1, in the City of San Diego, County of San Diego, According to Map No. 6021, Filed in the County Recorder of San Diego County on January 5, 1968;

WHEREAS, on November 3, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 1, 2023, the Hearing Officer of the City of San Diego considered Site Development Permit No. 257711 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 257711:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The 0.23-acre project site is located at 8241 La Jolla Scenic Drive North and is developed with a single-story, 2,465 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project scope includes a 2,826-square-foot addition consisting of an 844-square-foot first-floor and 1,982-square-foot second-floor addition, for a new total floor area of 5,291 square feet.

The project site is zoned LJSPD-SF (La Jolla Shores Planned District-Single Family), and the Community Plan designates the site and surrounding area as Very Low-Density Residential (0-5 dwelling units/acre). One of the general community goals of the Community Plan is to maintain "La Jolla as a primarily residential...oriented community by protecting its residential areas..." The project is consistent with this goal because it does not change the prescribed land use and density of the site.

"The shoreline of La Jolla provides recreational opportunities of regional and state-wide significance" (Community Plan; Coastal Access Subareas). The proposed project isn't included in the subareas identified in the Community Plan and is approximately 1.08 miles from the ocean. The project site is across the street from Prestwick Drive, which is a partial vista in the Community Plan. The front and side setbacks preserve visual access across private coastal properties at yards and setbacks per Visual Resources policy (2.b.)

"Concurrent with the adoption of the La Jolla Shores Planned District Ordinance (LJPDO), the City Council adopted architectural and design standards, by resolution, to be used in evaluating the appropriateness of any development for which a permit is applied under the La Jolla Shores Planned District Ordinance" (SDMC §1510.0301).

The proposed project is consistent with the LJPDO and includes clay tiles, stucco walls, openings (i.e., doors and/or windows) facing the side property line not closer than four feet from the property line, a maximum building height of 27 feet (maximum building height is 30 feet), and a lot of coverage of 51.9 percent (60 percent lot coverage is allowed). Therefore, the proposed project will not adversely affect the applicable land use plan.



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

The La Jolla Community Plan states that “The shoreline of La Jolla provides recreational opportunities of regional and state-wide significance” (Community Plan; Coastal Access Subareas). The proposed project isn’t included in the subareas identified in the Community Plan and is approximately 1.08 miles from the ocean. The project site is across the street from Prestwick Drive, which is a partial vista in the Community Plan. The front and side setbacks preserve visual access across private coastal properties at yards and setbacks per Visual Resources policy (2.b.)

Historical aerials depict that on-site grading occurred around 1966. The site contains an existing barrier that matches the approximate location of legal grading, which causes the site to be exempt from the Environmentally Sensitive Lands regulations per SDMC 143.0110(c)(2)(E)(ii). Site Development Permit No. 2577111 includes several requirements to ensure the safety of the public including, but not limited to the following: (1) Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a new 22-foot wide City Standard driveway, adjacent to the site on La Jolla Scenic Dr. North, satisfactory to the City Engineer and (2) Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

The project site is also outside of the Multiple Habitat Planning Area (MHPA) and would not result in any impacts to biological resources. It is in an area where all public services and facilities are available. The proposed development is allowed by the Community Plan and the project is not located in an environmentally sensitive area. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project site is zoned LJSPD-SF (La Jolla Shores Planned District-Single Family) and the Community Plan designates the site and surrounding area as Very Low-Density Residential (0-5 dwelling units/acre). The proposed project is consistent with the LJSPD because it includes clay tiles, stucco walls, openings (i.e., doors and/or windows) facing the side property line not closer than four feet from the property line, a maximum building height of 27 feet (maximum building height is 30 feet), and a lot of coverage of 51.9 percent (60 percent lot coverage is allowed).

The project also complies with the LJSPD requirement to address transitions between the bulk and scale of new and older development in residential areas and maintain the existing 30-foot height limit of the single-dwelling unit zones. The

project does this by stepping back the second story to maintain the integrity of the streetscape and provide adequate amounts of light and air.

The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

No deviations are proposed. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2577111 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. 2577111, a copy of which is attached hereto and made a part hereof.

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Oscar Galvez III  
Development Project Manager  
Development Services Department

Adopted on: February 1, 2023

IO#: 24009000

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2577111  
**JAFARI RESIDENCE - PROJECT NO. 695953**  
HEARING OFFICER

This Site Development Permit No. 2577111 is granted by the Hearing Officer of the City of San Diego to HEDI JAFARI AND NAHID RAZI, Co-Trustees under the Razi-Jafari 2008 Trust dated December 2, 2008, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.23-acre site is located at 8241 La Jolla Scenic Drive North in the LJSPD-SF Base Zone, Coastal Height Limit Overlay, and Airport Influence Area (MCAS Miramar) Zones of the La Jolla Community Plan. The project site is legally described as: Lot 5 of La Jolla Scenic Knolls Unit No. 1, in the City of San Diego, County of San Diego, According to Map No. 6021, Filed in the County Recorder of San Diego County on January 5, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an addition to an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 1, 2023, on file in the Development Services Department.

The project shall include:

- a. a 2,826-square-foot addition to an existing 2,465-square-foot single-family residence (New residence 5,291 square feet);
- b. Landscaping (planting, irrigation, and landscape-related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by February 15, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a new 22' wide City Standard driveway, adjacent to the site on La Jolla Scenic Dr. North, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the private mailbox, concrete paving, wood planks, landscape & irrigation within the La Jolla Scenic Dr. North right-of-way, satisfactory to the City Engineer.

13. This project proposes to export 20 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material without an approved Neighborhood Use Permit or Conditional Use Permit for a construction and demolition debris recycling facility per LDC Section 141.0620(i).

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

**LANDSCAPE REQUIREMENTS:**

16. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

17. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

18. Prior to issuance of any Building Permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

19. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

22. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision-maker in accordance with the SDMC.

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

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on February 1, 2023, and [Approved Resolution Number].

**ATTACHMENT 5**

Site Development Permit No. 2577111  
Date of Approval: February 1, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Oscar Galvez III  
Development Project Manager

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

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

**Hedi Jafari**  
Owner/Permittee

By \_\_\_\_\_  
Hedi Jafari  
Co-Trustee, Razi-Jafari 2008 Trust dated  
December 2, 2008

**Nahid Razi**  
Owner/Permittee

By \_\_\_\_\_  
Nahid Razi  
Co-Trustee, Razi-Jafari 2008 Trust dated  
December 2, 2008

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





THE CITY OF SAN DIEGO

Date of Notice: November 3, 2022

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009000

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**PROJECT NAME / NUMBER:** Jafari Residence / 695953  
**COMMUNITY PLAN AREA:** La Jolla  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 8241 La Jolla Scenic Drive North San Diego, CA 92037

**PROJECT DESCRIPTION:** A Site Development Permit for an 844-SF first floor and 1,982-SF second floor addition to an existing single-family residence located at 8241 La Jolla Scenic Drive North. The 0.23-acre site is located in the LJSPD-SF Base Zone, Coastal Height Limit Overlay and Airport Influence Area (MCAS Miramar) Zones within the La Jolla Community Plan area and Council District 1. (LEGAL DESCRIPTION: TR 6021, LOT #5 - LA JOLLA SCENIC KNOLLS UNIT NO.1; APN:346-721-0700)

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines Sections 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 Existing Facilities - additions to existing structures where the addition will not result in an increase of more than 10,000 square feet. Since the proposed project is an addition of 2,826 square feet to an existing 2,465 square foot home and the project is in an area where all public service and facilities are available and the development is permissible in the General Plan and the location of the project is not located in an environmentally sensitive area, the exemption is appropriate. Furthermore, the exceptions listed in Section 15300.2 do not apply.

**DEVELOPMENT PROJECT MANAGER:** Oscar Galvez III  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 533-3683 / [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)

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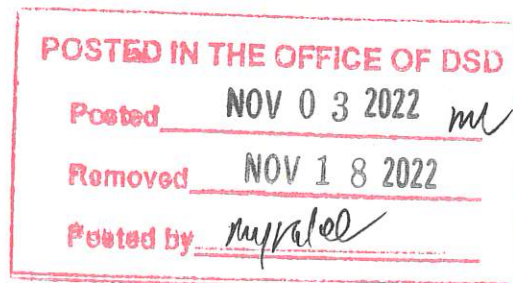
On November 3, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project


Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (November 18, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project # on the memo line of the check.
- 2) Appeals filed in-person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project # on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.



<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>
Project Name: 8421 La Jolla Scenic Dr. North			Project Number: 695953	
Community: La Jolla				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
13	0	1		
Conditions or Recommendations: Approved on consent at regular Trustee Meeting 1/6/22				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Weissman				
TITLE: Secretary, LJCPA			DATE: January 12, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other LA JOLLA SCENIC DEV.

**Project Title:** JAFARI FAMILY RESIDENCE **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 8241 LA JOLLA SCENIC DRIVE NORTH  
LA JOLLA, CA 92037

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: HEDI JAFARI  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 8241 LA JOLLA SCENIC DRIVE NORTH  
 City: LA JOLLA State: CA Zip: 92037  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: HEDIJAFARI@GMAIL.COM  
 Signature: [Signature] Date: 04/30/2021  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: NAHID RAZI  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 8241 LA JOLLA SCENIC DRIVE NORTH  
 City: LA JOLLA State: CA Zip: 92037  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: NAHIDRAZI@COMAIL.COM  
 Signature: [Signature] Date: 04/30/2021  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

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

Printed on recycled paper. Visit our web site at [www.ci.sandiego.ca.us](http://www.ci.sandiego.ca.us)  
 Upon request, this information is available in alternative formats for persons with disabilities.

CONDITIONS OF THE PERMIT

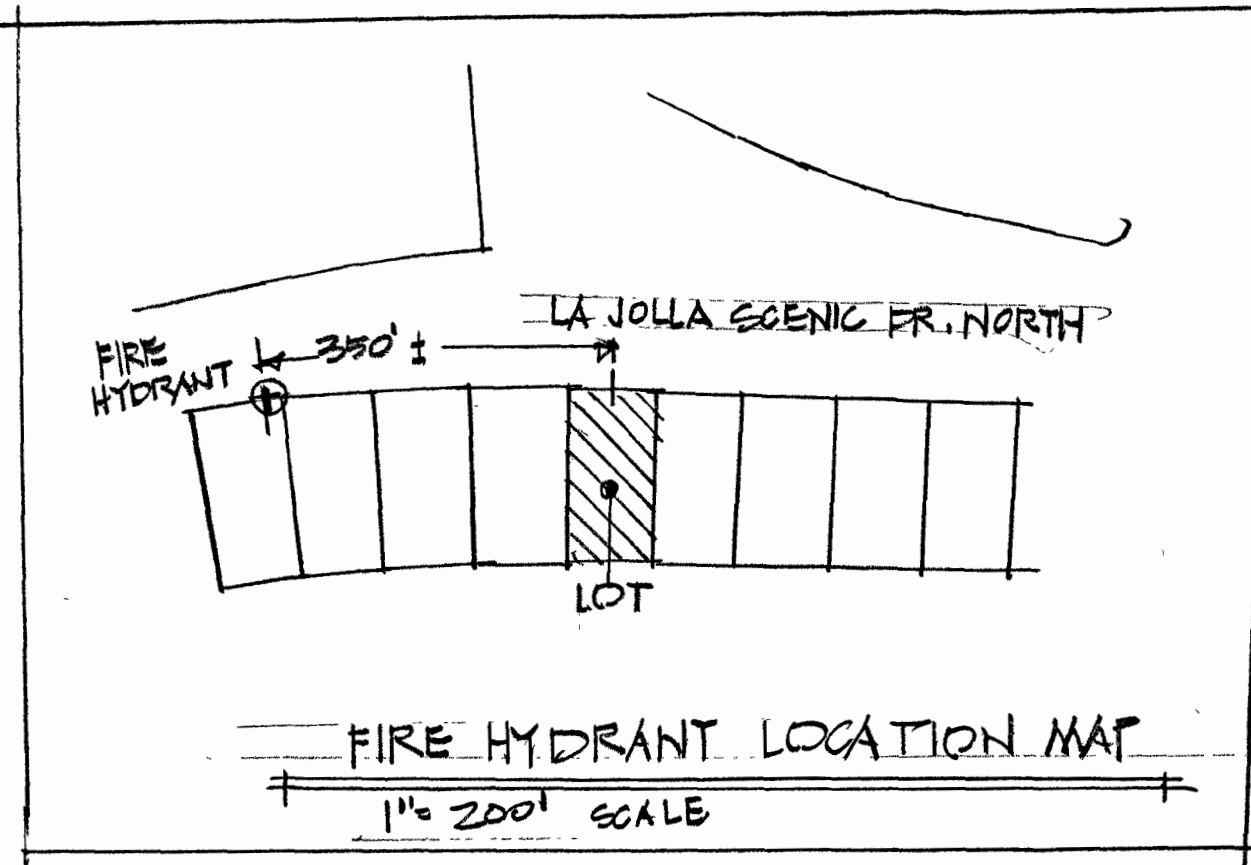
- A. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT THE OWNER/PERMITEE SHALL ASSURE BY PERMIT AND BOND THE REPLACEMENT OF THE EXISTING DRIVEWAY WITH A NEW 22" WIDE CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON LA JOLLA SCENIC DR. NORTH, SATISFACTORY TO THE CITY ENGINEER.
- B. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FOR THE PRIVATE MAILBOX, CONCRETE PAVING, WOOD PLANKS, LANDSCAPE & IRRIGATION WITHIN THE LA JOLLA SCENIC DR. NORTH RIGHT OF WAY, SATISFACTORY TO THE CIVIL ENGINEER.
- C. THIS PROJECT PROPOSES TO EXPORT 20 CUBIC YARDS OF MATERIAL FROM THE SITE ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW THE ON-SITE PROCESSING AND SALE OF THE EXPORT MATERIAL UNLESS THE IMPORTING ZONE ALLOWS CONSTRUCTION & DEMOLITION DEBRIS RECYCLING FACILITY WITH AN APPROVED NEIGHBORHOOD USE PERMIT OR CONDITIONAL USE PERMIT PER LDC SECTION 141.00 20 (C).

IMPERVIOUS AREA TABLE

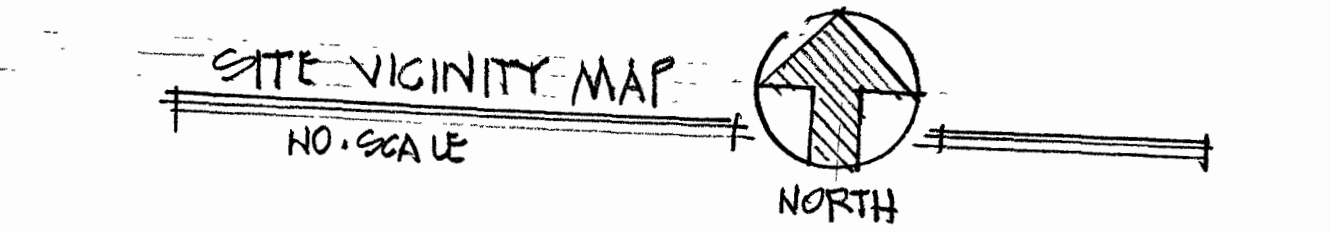
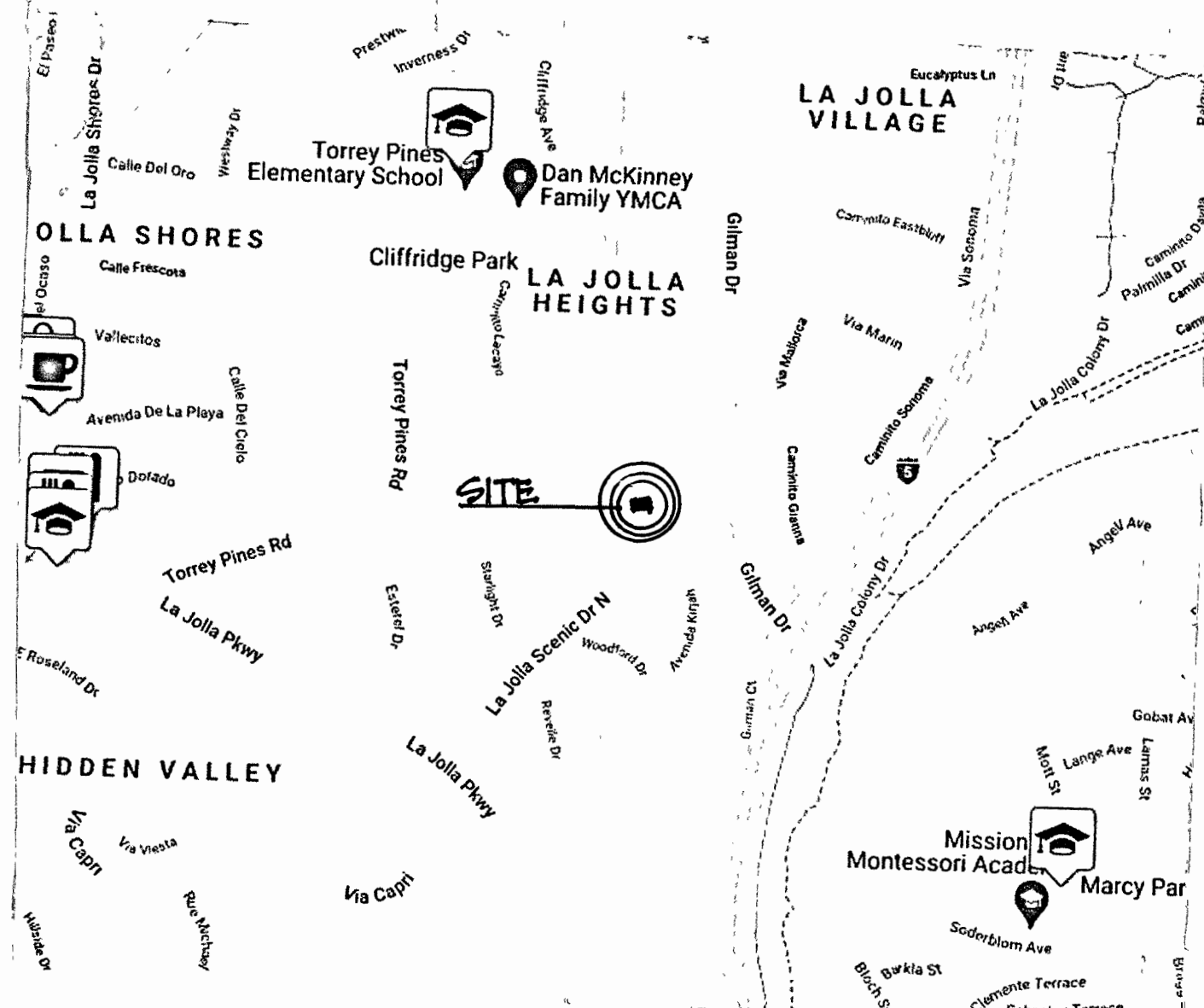
- TOTAL DISTURBED AREA: 4400 SQ. FT.
- EXISTING AMOUNT OF IMPERVIOUS AREA: 3700 SQ. FT.
- PROPOSED/REPLACED AMOUNT IMPERVIOUS AREA: 700 SQ. FT.
- EXISTING AMOUNT OF PAVEMENT AREA: 6425 SQ. FT.
- PROPOSED AMOUNT OF PAVEMENT AREA: 5125 SQ. FT.
- TOTAL IMPERVIOUS AREA: 4400 SQ. FT.
- PERCENTAGE % INCREASE: 18.6 %

GRADING DATA TABLE:

- CUT QUANTITIES: 20 CU.YD.
- FILL QUANTITIES: 0 CU.YD.
- IMPORT/EXPORT: 20 CU.YD.
- MAX. CUT DEPTH UNDER BUILDING FOOTPRINT: 2 FT.
- MAX. CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 0 FT.
- MAX. FILL DEPTH UNDER BUILDING FOOTPRINT: 0 FT.
- MAX. FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 0 FT.



- D. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 4, ARTICLE 2, DIVISION 1, GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER.
- E. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER-POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE DRAFTED IN ACCORDANCE WITH PART 2, CHAPTER 4.2 AND APPENDIX 12 OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL.



SHEET INDEX OF DRAWINGS

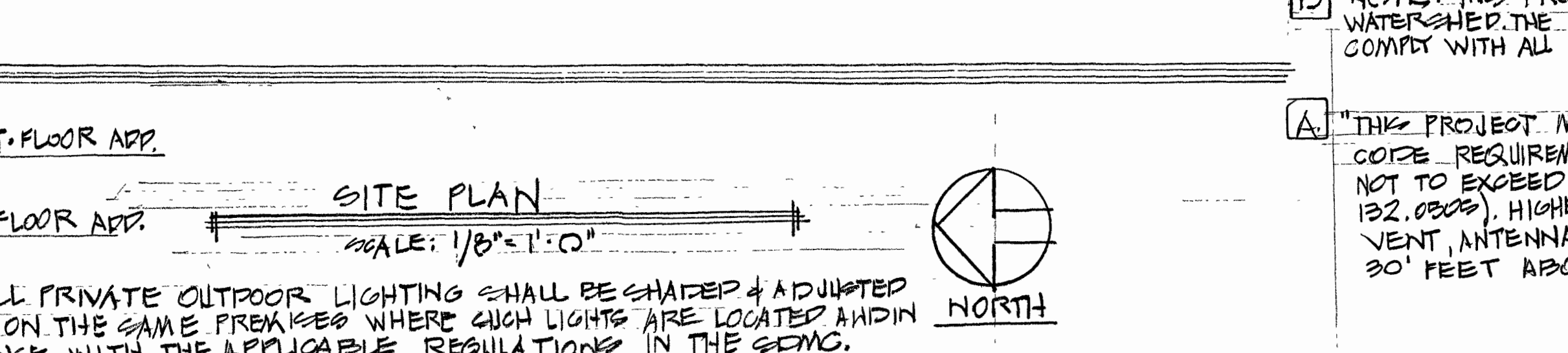
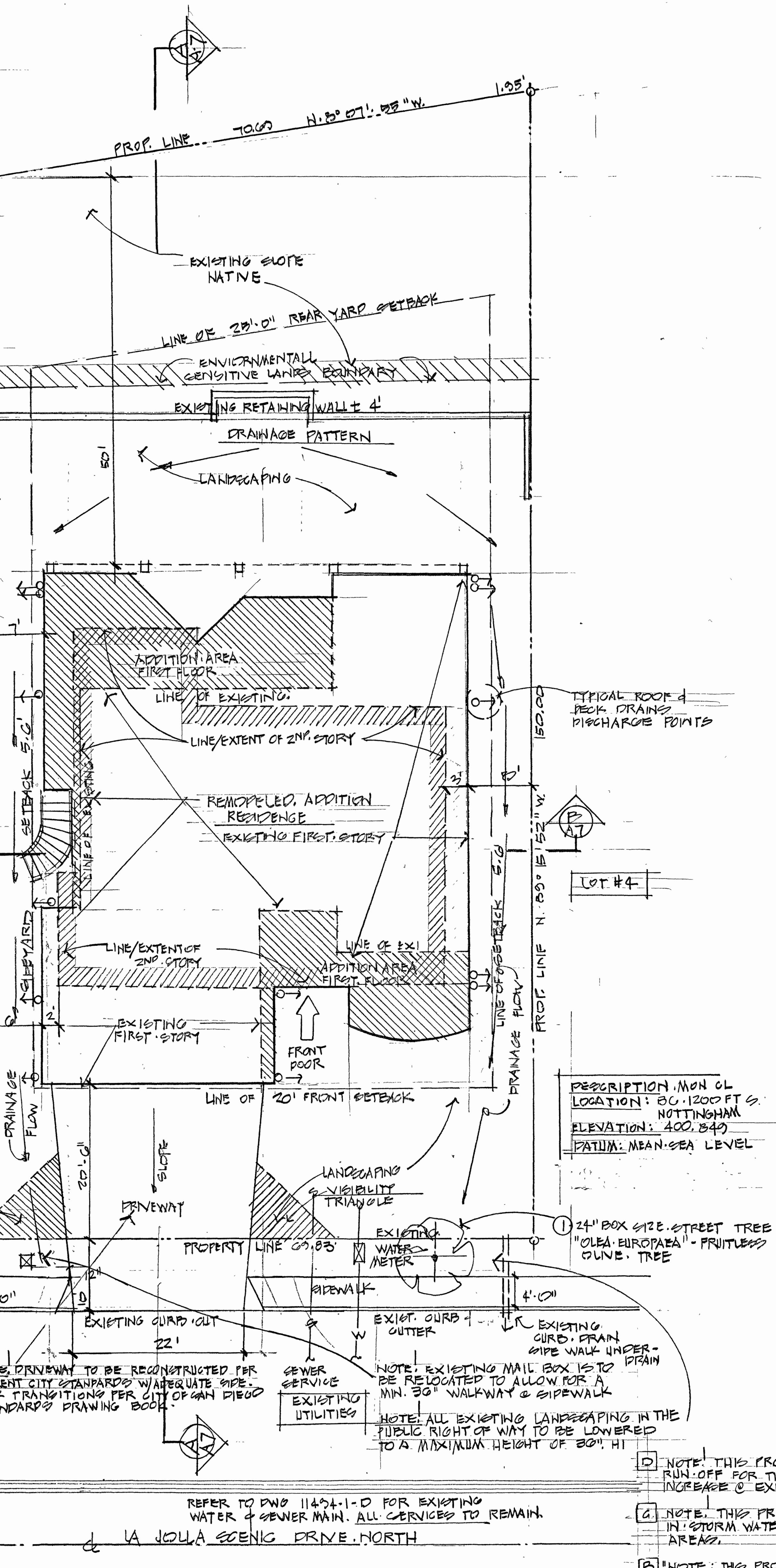
- A-1 SITE PLAN, PROJECT INFO
- A-2 EXISTING FLOOR PLAN
- A-3 NEW FIRST FLOOR PLAN
- A-4 NEW SECOND FLOOR PLAN
- A-5 ROOF PLAN
- A-6 EXTERIOR ELEVATIONS
- A-7 BUILDING/SITE SECTIONS
- A-8 LANDSCAPE AREA, DIAGRAM & SLOPE ANALYSIS

DEVELOPMENT SUMMARY

- LA JOLLA SHORES DEVELOPMENT PERMIT
- REAR ADDITION: A) 644 SQ.FT. FIRST FLR, B) 1582 SQ.FT. SECOND FLR

- NOTES
- NOTE: VISIBILITY TRIANGLES - IF OBSTRUCTION INCLUDING SLOPE WALKS IN THE VISIBILITY TRIANGLE SHALL EXCEED 3 FEET IN HEIGHT PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM TOP OF ADJACENT CURB.
  - NOTE: THERE ARE NO ENCROACHMENTS ON THIS SITE PROPERTY.
  - NOTE: THERE ARE NO TRANSIT STOP ADJACENT TO THIS PROPERTY.
  - NOTE: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER PDOP P.006 (MPC 901.4.4)
  - NOTE: THERE ARE TO BE NO STREET / PUBLIC IMPROVEMENTS
  - NOTE: A TOPOGRAPHICAL SURVEY CONFORMING TO THE PROVISIONS OF THE SDMG MAY BE REQUIRED IF IT IS DETERMINED DURING CONSTRUCTION THAT THERE MAY BE CONTACT BETWEEN THE BUILDINGS UNDER CONSTRUCTION AND A CONDITION OF THE PERMIT OR A REGULATION OF THE UNDERLYING ZONE. THE COST OF ANY SUCH SURVEY SHALL BE BORNE BY THE OWNER/PERMITEE.

- ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHARED & ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED AND IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN THE SDMG.



PROJECT INFORMATION:

OWNERS: HEDI & NAHID JAFARI  
 8241 LA JOLLA SCENIC DRIVE NORTH  
 LA JOLLA, CA 92037  
 PH: 1.619.666.3803  
 E: HEDIJAFARI@GMAIL.COM  
 E: NAHIDRAZI@GMAIL.COM

ARCHITECT: SCOTT A. SPENCER  
 1110 TORREYPINES RD, STE 'D'  
 LA JOLLA, CA 92037  
 PH: 1.858.459.8898  
 E: SCOTT@SPENCERARCHITECTS.COM

PROJECT ADDRESS: 8241 LA JOLLA SCENIC DRIVE NORTH

PARCEL NO.: 346-721-07-00

LEGAL: TR 6021 LOT #5 - LA JOLLA SCENIC KNOLLS UNIT NO. 1

LOT AREA: 10,185 SQ. FT.

ZONING: LA JOLLA SHORES PLANNED DISTRICT RESIDENTIAL ZONE

FLOOR AREA RATIO: EXISTING: 24.2 %

PROPOSED: 51.9 % (REVISED)

LOT COVERAGE: 42.4 %

BUILDING AREAS:

EXISTING RESIDENCE	1824.0 SF
GARAGE	641.0 SF
TOTAL	2465.0 SF

ADDITION FIRST FLOOR	844.0 SF
ADDITION SECOND FLOOR	1982.0 SF
TOTAL ADDITION	2826.0 SF

NEW RESIDENCE	4650.0 SF
NEW GARAGE	400.0 SF

LANDSCAPED SITE AREA: 4761 SQ. FT. / 47.5 %

DATE OF ORIGINAL CONSTR.: 1960

OCCUPANCY: R-3/U & GARAGE TYPE OF CONSTRUCTION: V-B

SUMMARY OF REQUEST:

PROPOSED ADDITION & REMOVAL OF EXISTING SINGLE FAMILY RESIDENCE, SECOND STORY IS ALL NEW, 2ND FLOOR PEEL AREAS.

NOTE: THIS PROJECT WILL NOT INCREASE ANY WATER RUN-OFF FOR THE PROPOSED DEVELOPMENT, AND NO INCREASE @ EXIST. SIDEWALK UNDERDRAIN TO OCCUR.

NOTE: THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUNOFF ONTO THE EXISTING HILLSIDE AREAS.

NOTE: THIS PROJECT IS LOCATED WITHIN THE ADESS WATERSHED. THE APPLICANT/PERMITEE WILL BE REQUIRED TO COMPLY WITH ALL ADESS WATERSHED REQUIREMENTS ACCORDINGLY.

NOTE: THIS PROJECT MUST COMPLY WITH THE SAN DIEGO MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SPMG - SECT. 131.0444 AND 132.0800). HIGHEST POINT OF THE ROOF EQUIPMENT, PIPE, VENT, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30' FEET ABOVE GRADE.

TITLE BLOCK INFO

PROJECT: 8241 La Jolla Scenic Drive North	SHT. NO: 1
SHEET TITLE: SITE PLAN, PROJ. INFO	SHT. 1 OF 11
DATE: 11/02/2021	REVISIONS:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	12.13.21
ARCHITECT: Scott A. Spencer	8.29.22
Ph: 858-459-8898	10.20.22
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT:	
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1	
APN: 346-721-07-00	
OWNER: HEDI & NAHID JAFARI	TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3/U	ZONE: LA JOLLA SHORES PLANNED DISTRICT RESIDENTIAL
SITE AREA: 10,185 Sq. Ft.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

The Jafari Residence  
 8241 LA JOLLA SCENIC DRIVE NORTH

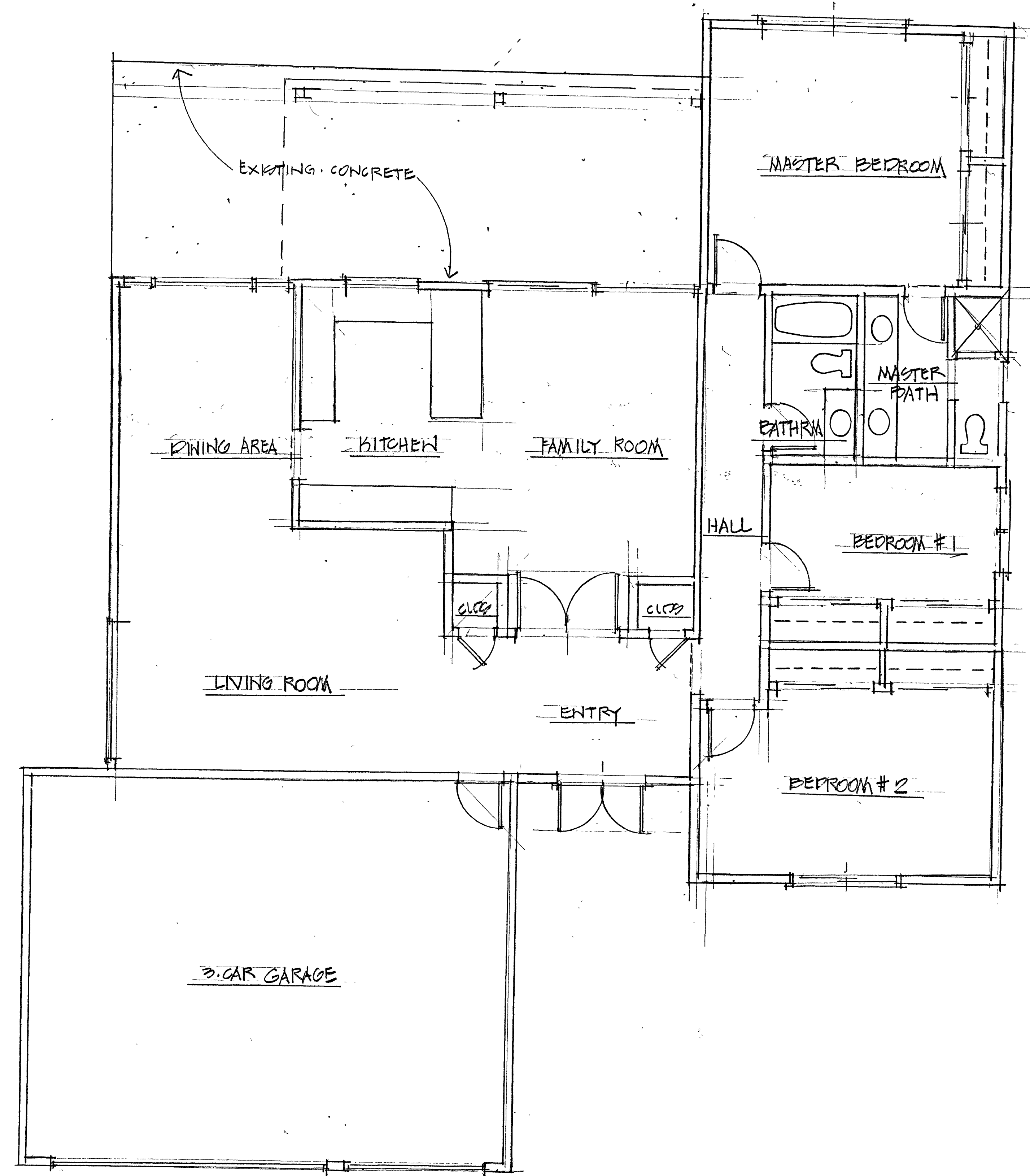
Scott A. Spencer & Associates  
 1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE

SHEET

A-1



EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

8241 LA JOLLA SCENIC DRIVE NORTH

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

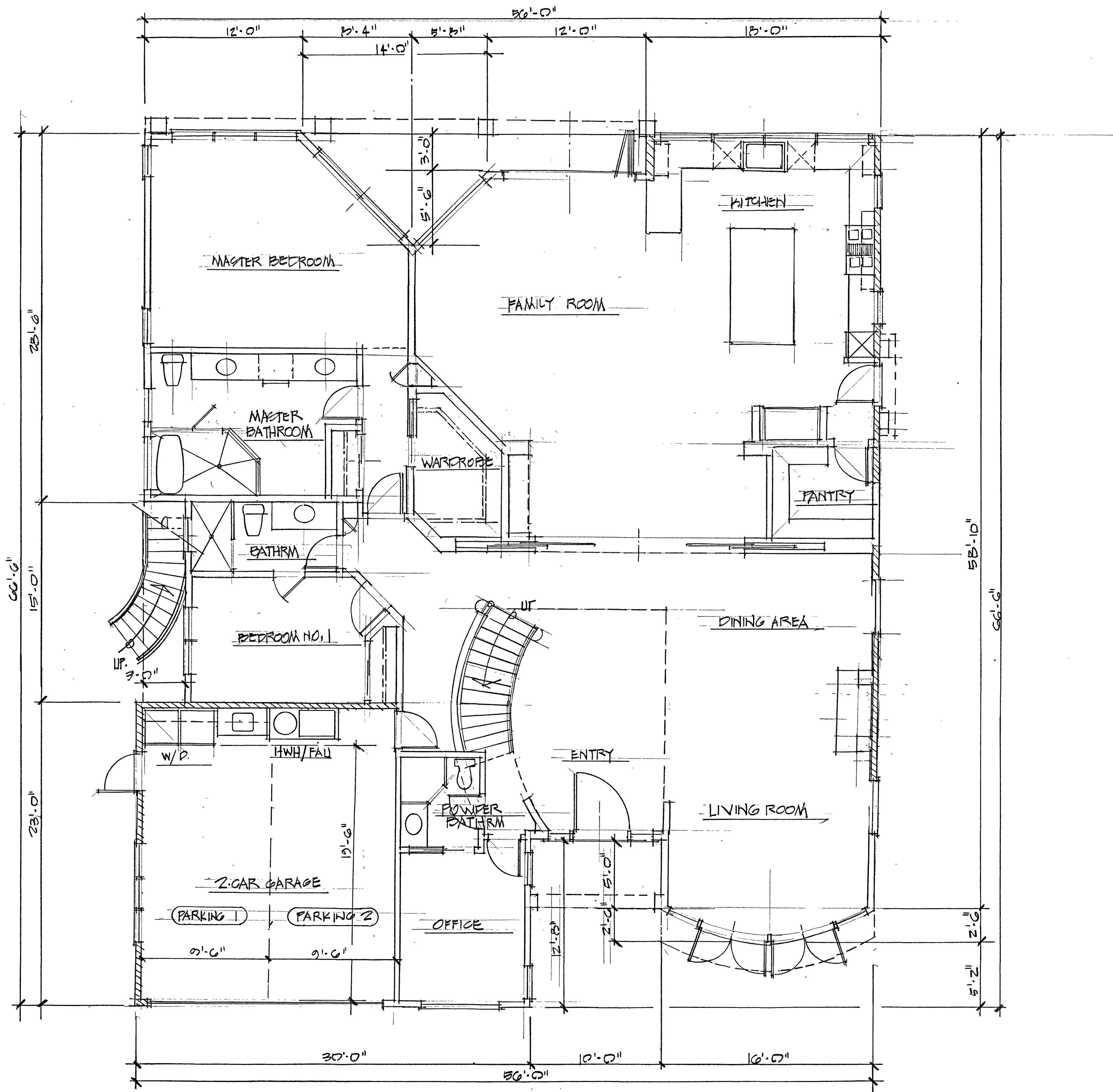
ARCHITECT

DATE:

SHEET

A<sup>2</sup>

TITLE BLOCK INFO	
PROJECT: 8241 La Jolla Scenic Drive North	SHT. NO: 2
SHEET TITLE: EXISTING FLOOR PLAN	SHT. 2 OF 4
DATE: AUG 2021	REVISIONS:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	
ARCHITECT: Scott A. Spencer	12.13.21
Ph: 858-459-8898	2.10.22
CIVIL ENGINEER:	10.20.22
LANDSCAPE ARCHITECT:	
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1	
APN: 346-721-07-00	
OWNER: HEDI & NAHID JAFARI	TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3/ U	ZONE: LA JOLLA SHORES PLANNED DISTRICT
SITE AREA: 10,185 Sq. Ft.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL



MAIN FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 NEW WALLS  
 EXISTING WALLS

TITLE BLOCK INFO	
PROJECT: 8241 La Jolla Scenic Drive North	SHT. NO. 3
SHEET TITLE: MAIN FIRST FLOOR PLAN	SHT. 3 OF 3
DATE: AUG. 2021	REVISIONS:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	1. 12.13.21
	2. 6.29.22
	3. 10.20.22
ARCHITECT: Scott A. Spencer Ph: 858-459-8898	
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT:	
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1	
APN: 346-721-07-00	
OWNER: HEDI & NAHID JAFARI	TYPE OF CONSTRUCTION: V. B
OCCUPANCY: R-3/U	ZONE: LA JOLLA SHORES PLANNED DISTRICT
SITE AREA: 10,185 Sq. Ft.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

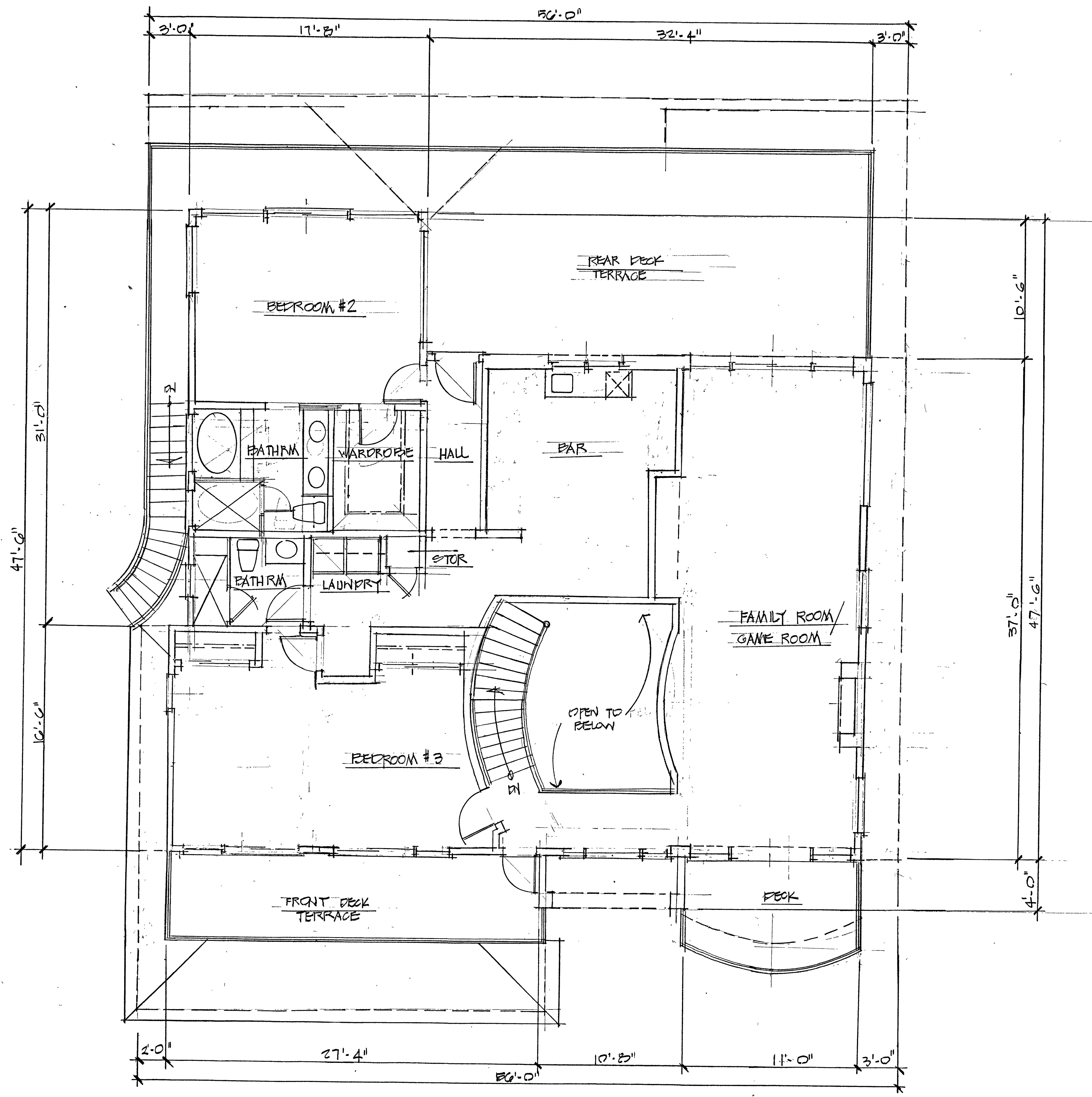
8241 LA JOLLA SCENIC DRIVE NORTH

**Scott A. Spencer & Associates**  
 110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE:

SHEET  
**A-3**  
 OF



UPPER SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO	
PROJECT: 8241 La Jolla Scenic Drive North	SHT. NO: 4
SHEET TITLE: UPPER SECOND FLOOR	SHT. 4 OF 31
DATE: AUG 1, 2021	REVISIONS:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	
ARCHITECT: Scott A. Spencer	12.13.21
Ph: 858-459-8898	8.27.22
CIVIL ENGINEER:	10.20.22
LANDSCAPE ARCHITECT:	
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1	
APN: 946-721-07-00	
OWNER: HEDI & NAHID JAFARI	TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3/ U	ZONE: LA JOLLA SHORES PLANNED DISTRICT
SITE AREA: 10,185 Sq. Ft.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL

8241 LA JOLLA SCENIC DRIVE NORTH

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

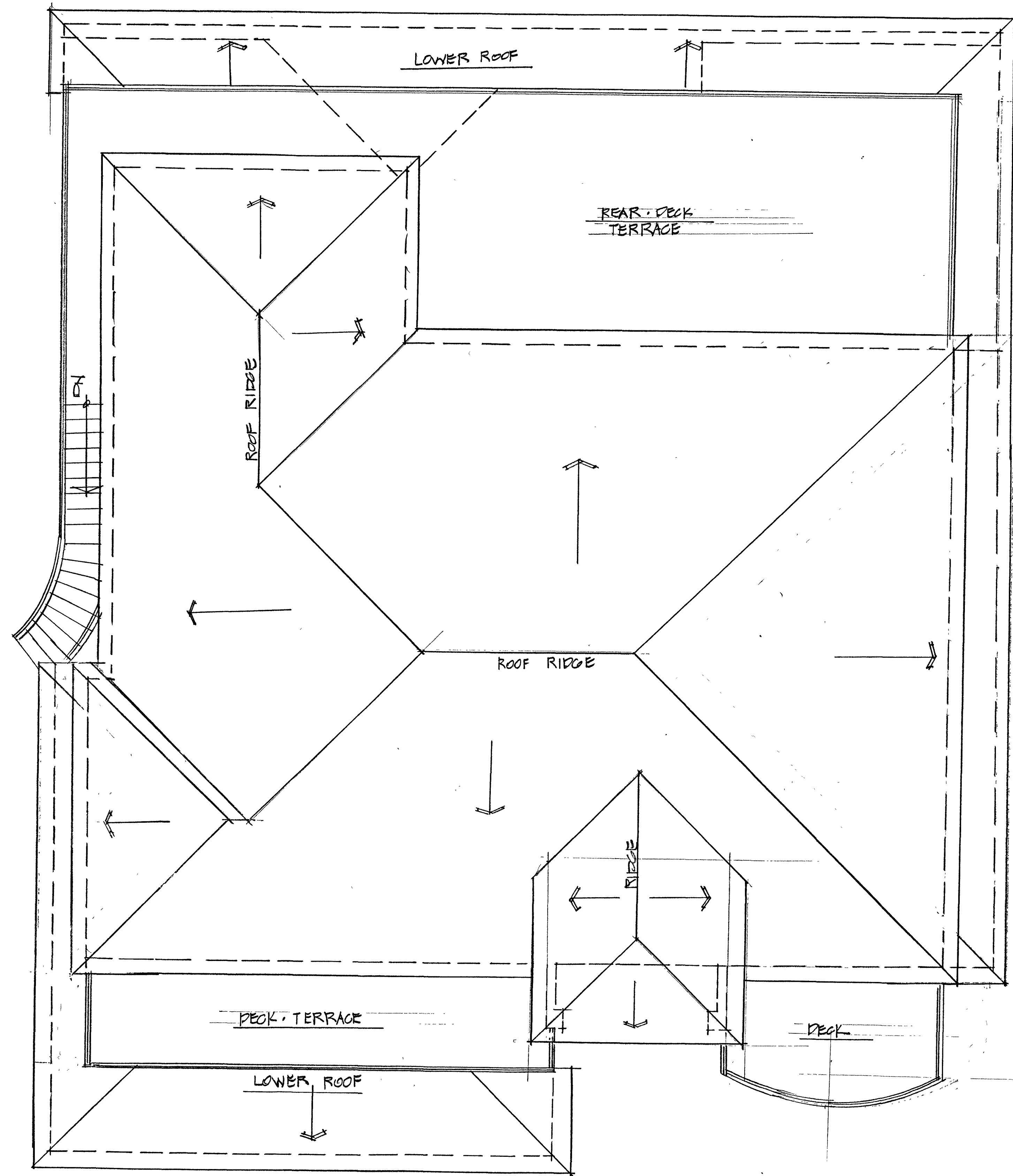
ARCHITECT

DATE:

SHEET

A-4



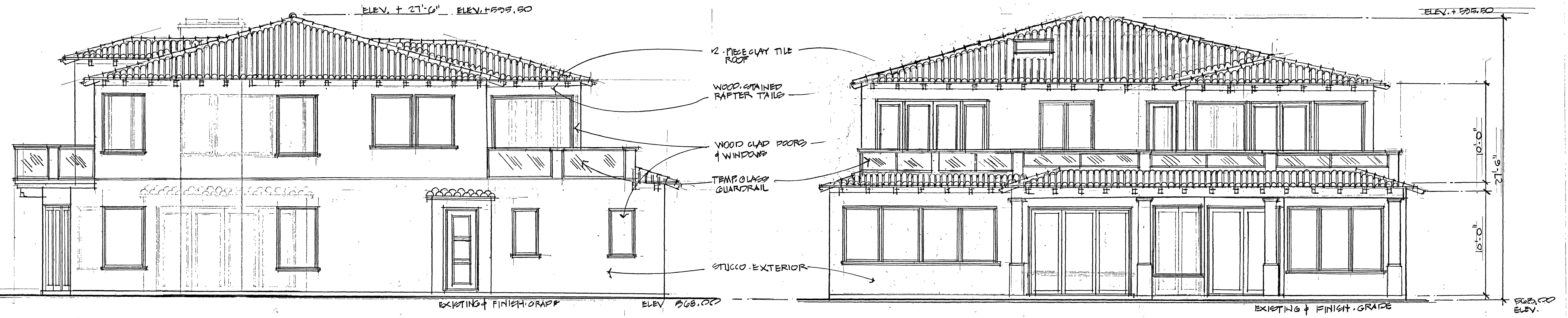


**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"  
 ROOF MATERIAL: 2 PIECE CLAY TILE ROOF  
 CLASS 'A' SPECIFICATION  
 COLOR: RED BLEND/BROWN BLEND  
 ROOF SLOPE 4:12 TYP

**TITLE BLOCK INFO**  
 PROJECT: 8241 La Jolla Scenic Drive North  
 SHEET TITLE: ROOF PLAN  
 DATE: AUG 2021  
 SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT  
 ARCHITECT: Scott A. Spencer  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: 27  
 LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1  
 APN: 346-721-07-00  
 OWNER: HEDI & NAHID JAFARI  
 OCCUPANCY: R-3/ U  
 SITE AREA: 10,185 Sq. Ft.

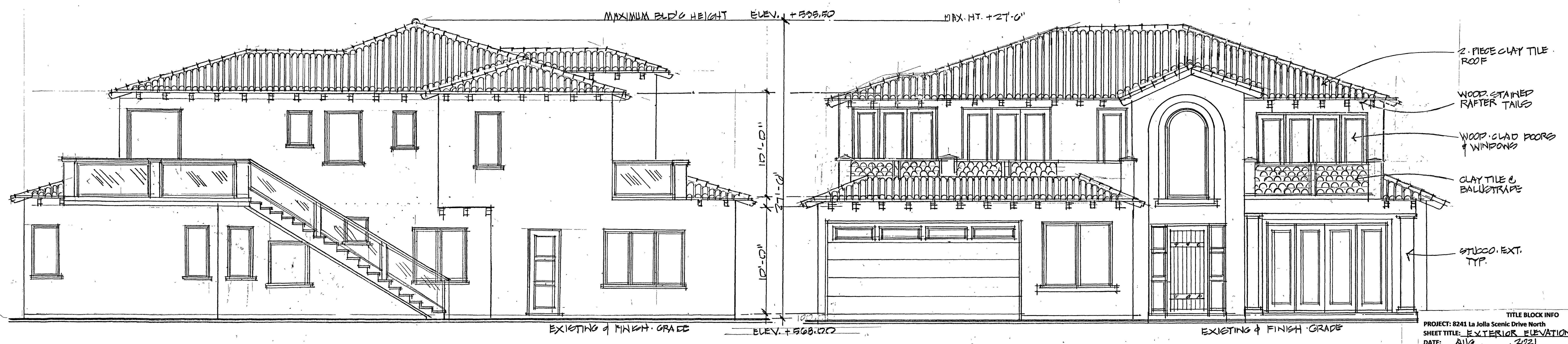
SHT. NO.: 5  
 SHT. 5 OF 11  
 REVISIONS:  
 12.13.21  
 8.23.22  
 10.20.22

TYPE OF CONSTRUCTION: V-B  
 ZONE: LA JOLLA SHORES PLANNED DISTRICT  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL



SOUTH SIDE ELEVATION  
SCALE: 1/4"=1'-0"

REAR EAST ELEVATION  
SCALE: 1/4"=1'-0"



NORTH SIDE ELEVATION  
SCALE: 1/4"=1'-0"

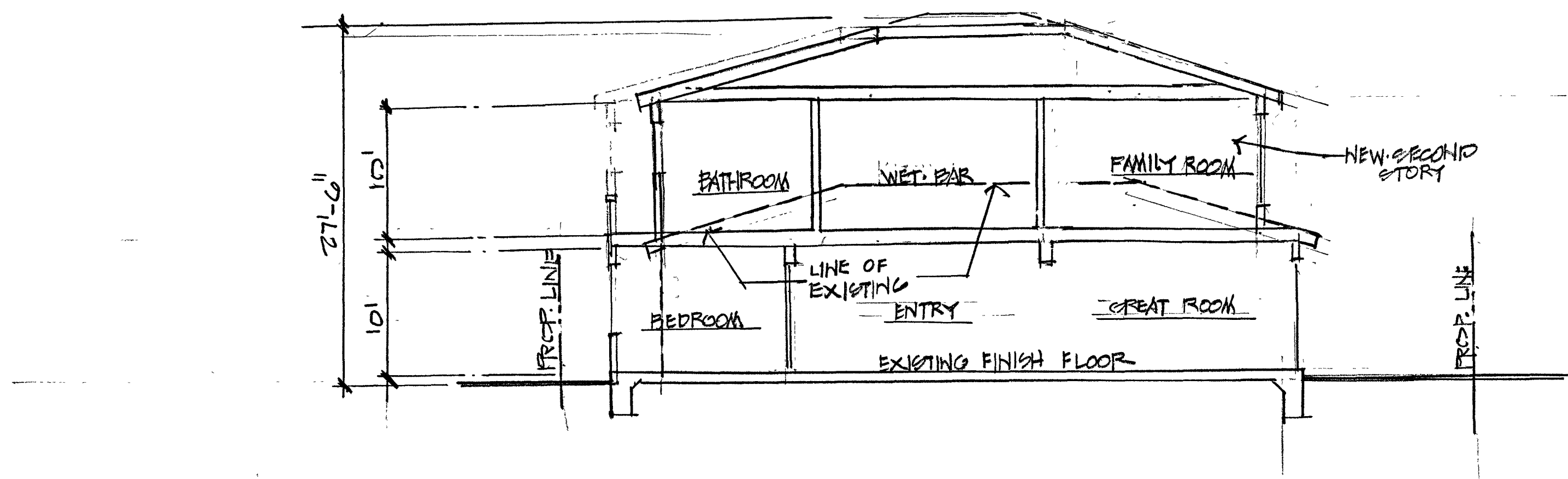
FRONT WEST ELEVATION  
SCALE: 1/4"=1'-0"

TITLE BLOCK INFO  
 PROJECT: 8241 La Jolla Scenic Drive North  
 SHEET TITLE: EXTERIOR ELEVATIONS SH. 12 OF 11  
 DATE: 12.13.21  
 REVISIONS:  
 1 12.13.21  
 2 8.29.22  
 3 10.20.22  
 ARCHITECT: Scott A. Spencer  
 Ph: 858-459-8898  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: 21  
 LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1  
 APN: 346-721-07-00  
 OWNER: HEDI & NAHID JAFARI TYPE OF CONSTRUCTION: V-B  
 OCCUPANCY: R-3/U ZONE: LA JOLLA SHORES PLANNED DISTRICT  
 SITE AREA: 10,185 Sq. Ft. EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL

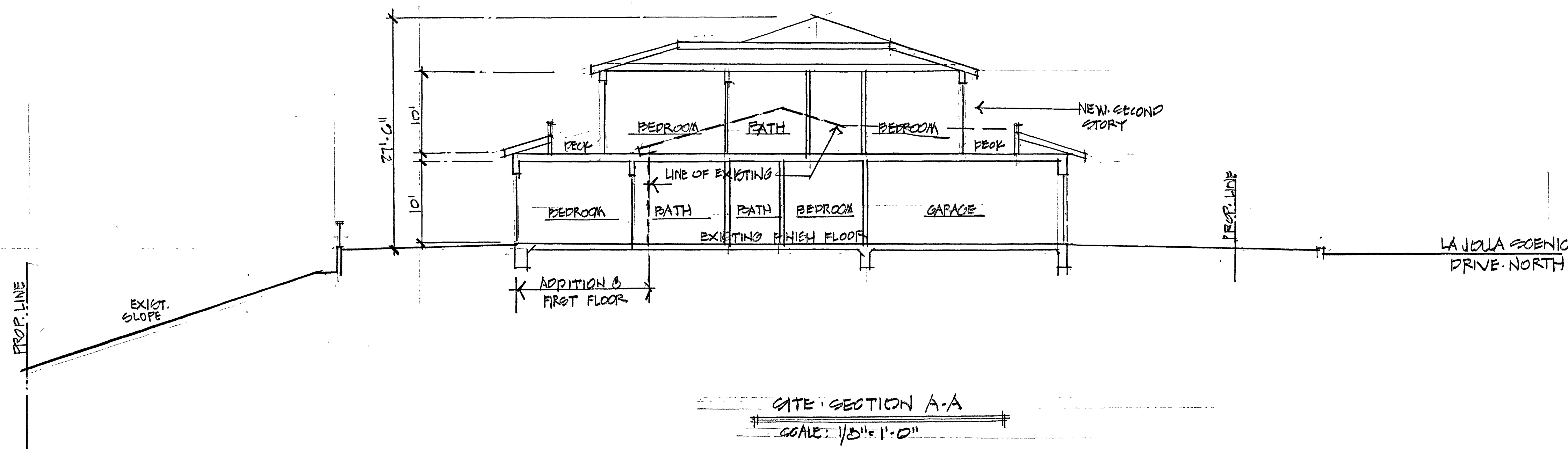
8241 LA JOLLA SCENIC DRIVE NORTH

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 1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

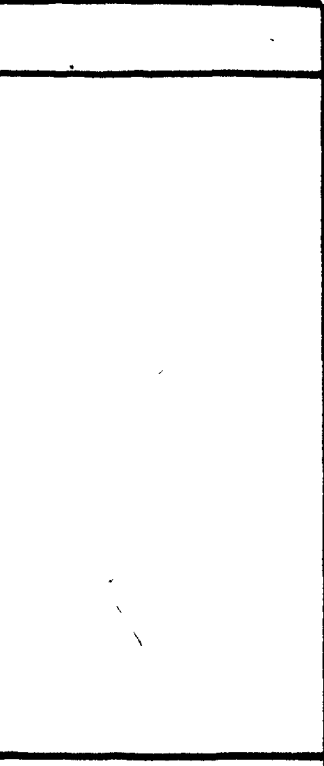
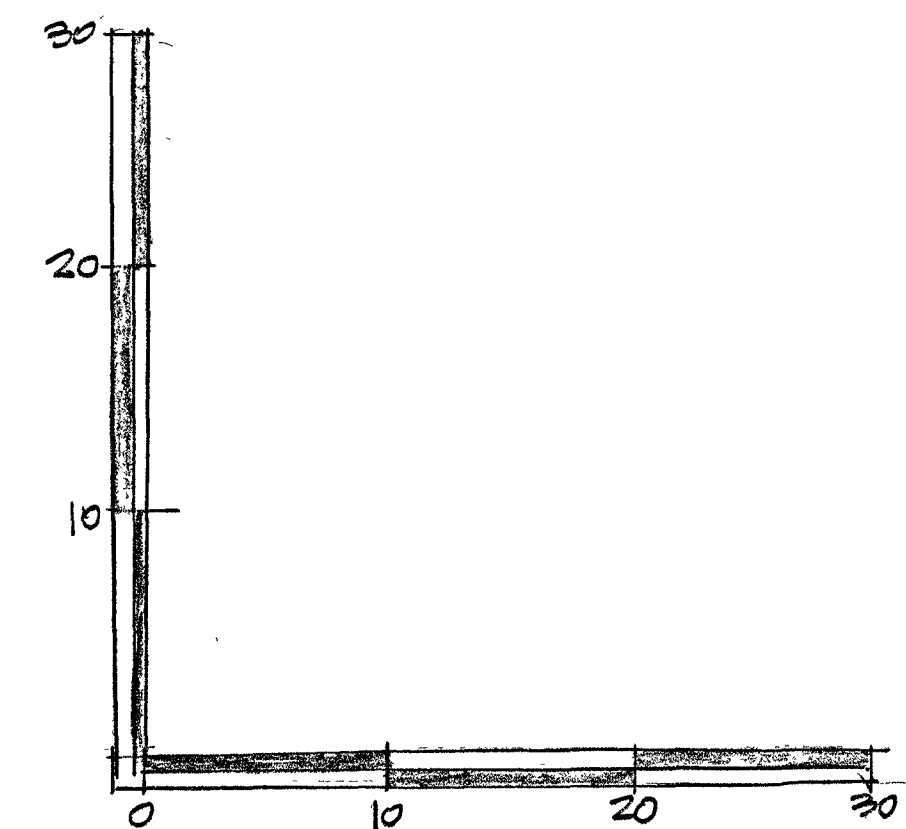
ARCHITECT  
 DATE:  
 SHEET  
 A-6  
 OF



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



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

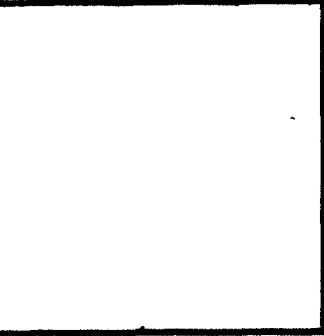


8241 LA JOLLA SCENIC DRIVE NORTH

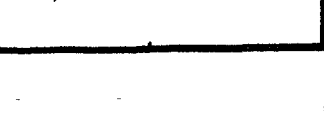
Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

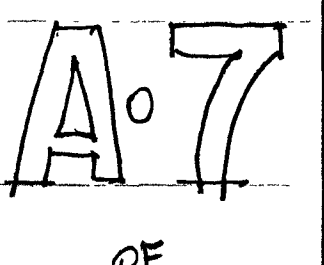
ARCHITECT



DATE:



SHEET



TITLE BLOCK INFO	
PROJECT: 8241 La Jolla Scenic Drive North	SHT. NO: 7
SHEET TITLE: SITE SECTIONS	SHT. 7 OF 11
DATE: 11/02/2021	REVISIONS:
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT	1. 12.19.21
ARCHITECT: Scott A. Spencer	2. 6.23.22
Ph: 858-459-8898	3. 10.20.22
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT:	
GEOLOGIC HAZARD CATEGORY: 27	
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1	
APN: 346-721-07-00	
OWNER: HEDI & NAHID JAFARI	TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3/ U	ZONE: LA JOLLA SHORES PLANNED DISTRICT
SITE AREA: 10,185 Sq. Ft.	EXISTING USE: RESIDENTIAL
	PROPOSED USE: RESIDENTIAL



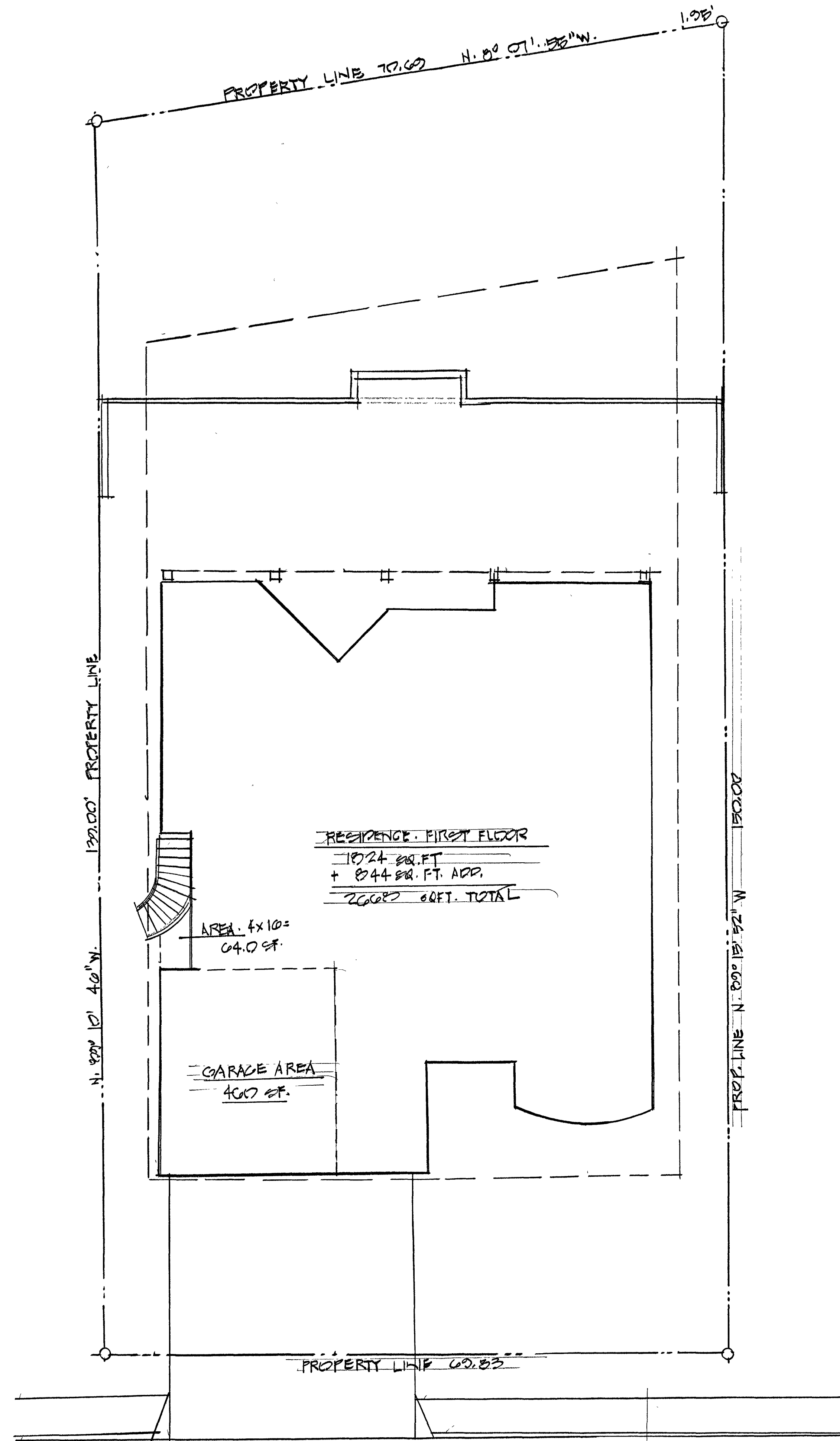


DIAGRAM LOT COVERAGE / SITE PLAN  
SCALE: 1/8" = 1'-0"

2008.0 SQ FT  
+ 400.0 SQ FT  
+ 64.0 SQ FT  
3192.0 SQ FT  
3192 + 10,185 LOT AREA =  
31.3%

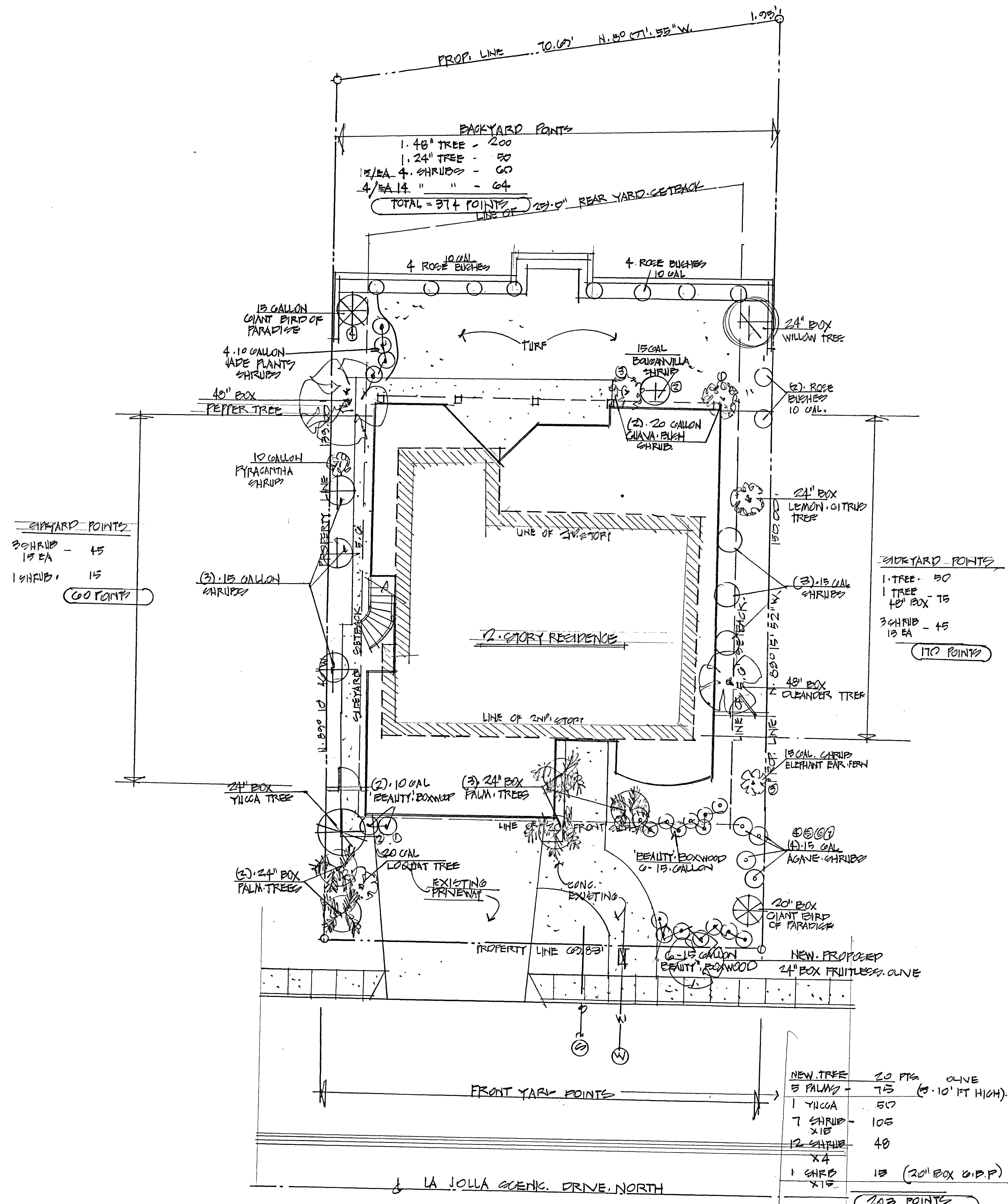
TITLE BLOCK INFO  
PROJECT: 8241 La Jolla Scenic Drive North SHT. NO. 9  
SHEET TITLE: LOT COVERAGE DIAGRAM SHT. 2 OF 11  
DATE: 12/20/2021 REVISIONS:  
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT  
ARCHITECT: Scott A. Spencer 12.17.21  
Ph: 858-459-8898 12.19.21  
CIVIL ENGINEER: 12.20.21  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 27  
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1  
APN: 346-721-07-00  
OWNER: HEDI & NAHID JAFARI TYPE OF CONSTRUCTION: V-B  
OCCUPANCY: R-3/ U ZONE: LA JOLLA SHORES PLANNED DISTRICT  
SITE AREA: 10,185 Sq. Ft. EXISTING USE: RESIDENTIAL  
PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459 - 8898 (Fax) 459 - 8901

ARCHITECT  
DATE:  
SHEET  
A+9  
OF

8241 LA JOLLA SCENIC DRIVE NORTH



SUMMARY	
FRONT YARD	203 POINTS
NORTH SIDE YARD	60 POINTS
SOUTH SIDE YARD	170 POINTS
REAR YARD	374 POINTS
<b>TOTAL YARD</b>	<b>807 POINTS</b>

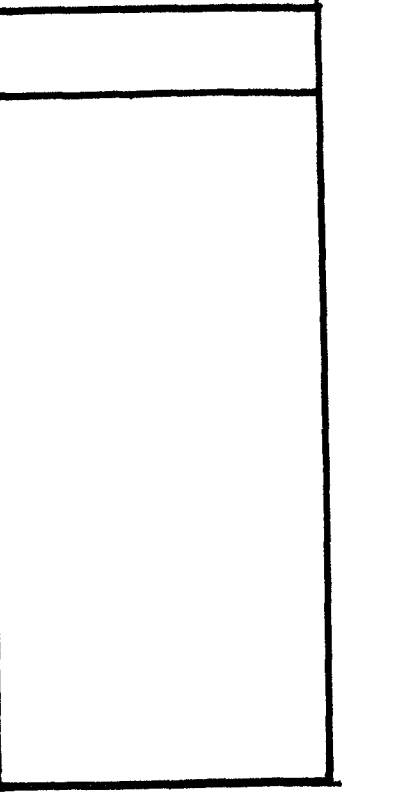
**TITLE BLOCK INFO**

PROJECT: 8241 La Jolla Scenic Drive North  
SHEET TITLE: LANDSCAPE PLAN  
DATE: AUG. 27, 2022  
SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT

ARCHITECT: Scott A. Spencer  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY:  
LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1  
APN: 346-721-07-00  
OWNER: HEDI & NAHID JAFARI  
SITE AREA: 10,185 Sq. Ft.

SHT. NO: 10  
SHT. 10 OF 11  
REVISIONS:  
DATE: 8.29.2022  
DATE: 10.20.22

TYPE OF CONSTRUCTION: V-B  
ZONE: LA JOLLA SHORES PLANNED DISTRICT  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: RESIDENTIAL



8241 LA JOLLA SCENIC DRIVE NORTH

Scott A. Spencer & Associates  
1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037  
(619) 459-8898 (Fax) 459-8801

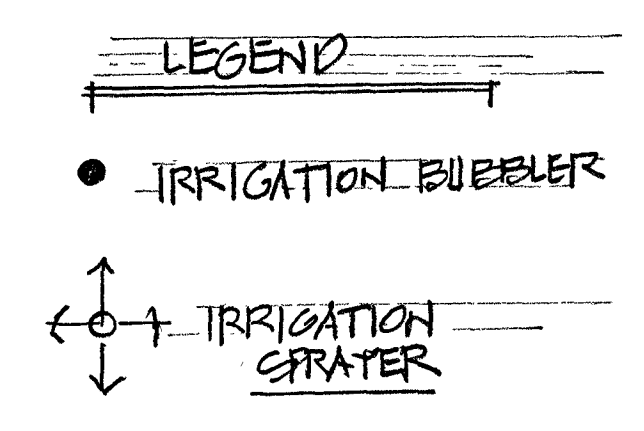
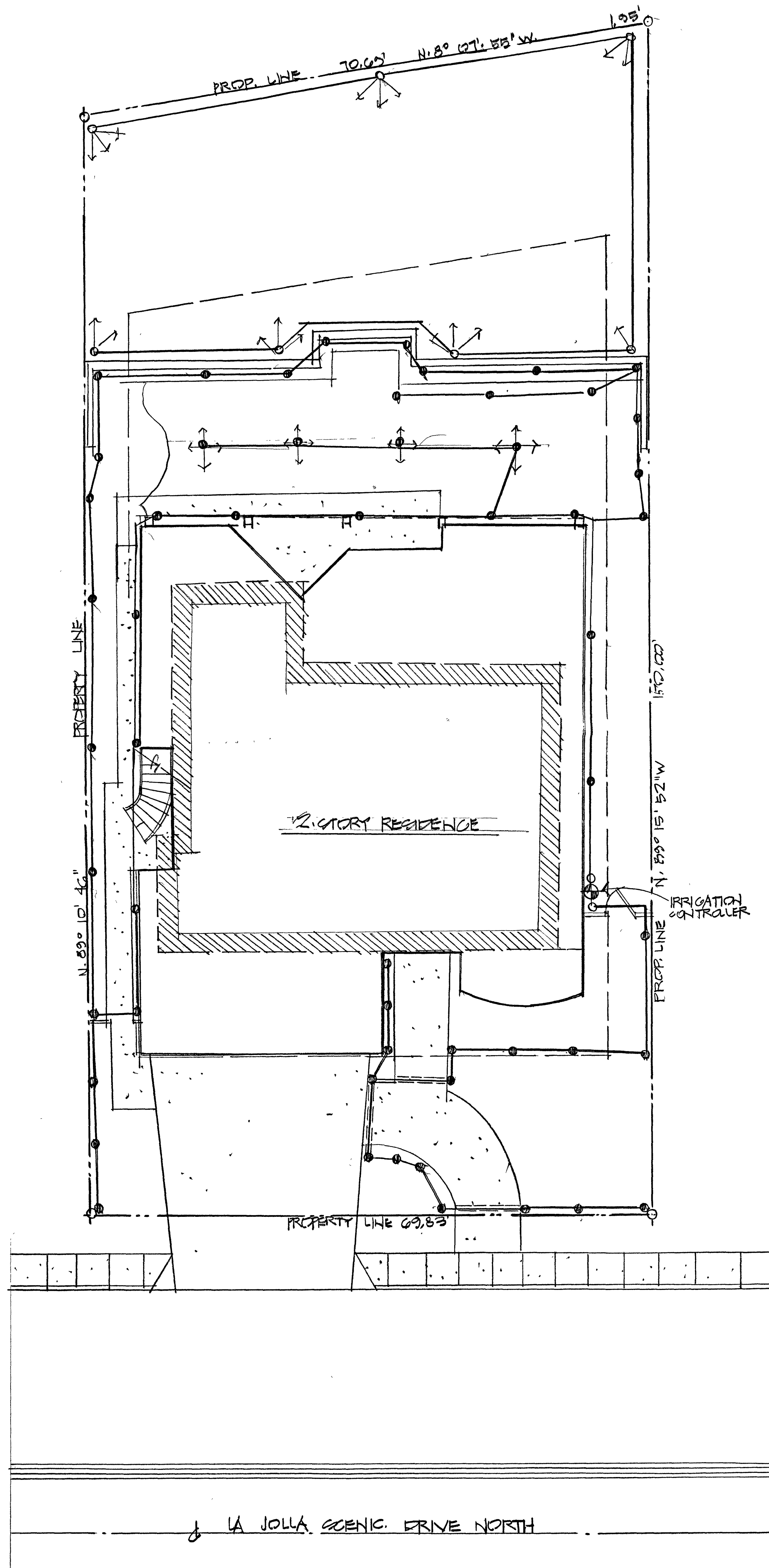
ARCHITECT

DATE

SHEET

**A-10**

OF



EXISTING / NEW IRRIGATION PLAN  
SCALE: 1/8" = 1'-0"

TITLE BLOCK INFO

PROJECT: 8241 La Jolla Scenic Drive North SHT. NO: 11  
 SHEET TITLE: IRRIGATION PLAN SHT. 11 OF 11  
 DATE: 11.02.2022 REVISIONS:  
 SCOPE OF WORK: LA JOLLA SHORES DEVELOPMENT PERMIT  
 12.05.21.2022  
 10.20.22

ARCHITECT: Scott A. Spencer  
 Ph: 858-459-8898

CIVIL ENGINEER: \_\_\_\_\_  
 LANDSCAPE ARCHITECT: \_\_\_\_\_  
 GEOLOGIC HAZARD CATEGORY: \_\_\_\_\_

LEGAL: TR 6021, Lot 5, La Jolla Scenic Knolls No.1  
 APN: 346-723-07-00

OWNER: HEDI & NAHID JAFARI TYPE OF CONSTRUCTION: V-B  
 OCCUPANCY: R-3/ U ZONE: LA JOLLA SHORES PLANNED DISTRICT  
 SITE AREA: 10,185 Sq. Ft. EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL

8241 LA JOLLA SCENIC DRIVE NORTH

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE:

SHEET  
 11  
 OF  
 11