



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 3, 2024 REPORT NO. HO-24-027

HEARING DATE: July 10, 2024

SUBJECT: Whale Watch Way, Process Three Decision

PROJECT NUMBER: [PRJ-1079879](#)

OWNER/APPLICANT: Barlow Capital Investments, LLC, a California Limited Liability Company

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for a remodel and 5,209-square-foot addition to an existing 4,226-square-foot, three-story house located at [8421 Whale Watch Way](#) in the La Jolla Community Plan area?

### Staff Recommendation:

1. APPROVE Coastal Development Permit No. [PMT-3200550](#) and Site Development Permit No. [PMT-3200549](#).

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Community Planning Group Recommendation: On May 4, 2023, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project without conditions (Attachment 6).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on May 10, 2024, and the opportunity to appeal that determination ended on May 24, 2024 (Attachment 7).

### BACKGROUND

The 0.46-acre site contains an existing dwelling unit to be remodeled. It is located at 8421 Whale Watch Way on the east side of the street, east of the Pacific Ocean (Attachment 1) in the La Jolla Shores Planned District LJSPD-SF zone, Coastal Height Limitation Overlay Zone, and the Coastal

Overlay Zone (Non-Appealable Area) in the La Jolla Community Planning area. The project site is a rectangular lot surrounded by residential development within a fully developed neighborhood and is designated for very low-density residential (0-5) dwelling units per acre) in the La Jolla Community Planning Area.

## DISCUSSION

### Project Description:

The project proposes to remodel the 4,226 square foot three-story house with a basement by adding an additional 5,209 square feet for a total of 9,435 square feet.

#### Permits Required:

- A Coastal Development Permit (CDP) per San Diego Municipal Code (SDMC) Section [126.0702\(a\)](#), is required for development within the Coastal Overlay Zone. A CDP shall be made per the findings in SDMC section [126.0708\(a\)](#).
- A Site Development Permit (SDP) per SDMC section [1510.0201](#) is required for development within the La Jolla Shores Planned District (LJSPDO). A decision on this permit shall be made in accordance with Process Three, with the Hearing Officer as the decision maker, and findings per SDMC section [126.0505\(a\)](#).

Applications containing more than one permit, map or other approval for a single development shall be consolidated for processing and shall be reviewed by a single decision maker per SDMC section [112.0103](#).

The project site, is located 2,400 feet away from the Pacific Ocean, is not located within the First Public Roadway. Whale Watch Way is identified as an intermittent or partial vista by the La Jolla Community Plan in (Figure 9, page 35-36. 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 property is located on the east side of the street and does not block any views towards the ocean to the west.

The project site is in the La Jolla Shores Planned District Single Family zone (LJSPD-SF). The house has been designed in conformance with the maximum 30-foot height limit, with the highest ridge of the roof measuring 25 feet, 3 inches. The La Jolla Community Plan and Local Coastal Program (LJCP) designates the project site as very low-density residential with a density range of 0 to 9 dwelling units per acre (Figure 16). The density range is characterized by single-dwelling unit residential homes. The project does not add additional units and complies with LJCP Land Use Policy #1: to maintain the existing residential character of La Jolla's neighborhoods by encouraging the buildout of residential areas at the plan density. The proposed dwelling unit on the 0.46-acre site is in conformance with the prescribed density per the underlying zone and the land use designation.

The LJSPDO requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey from the applicant which contains lot

sizes, gross floor areas, floor area ratios, and setback dimensions for building structures within the vicinity of the project site. Front yard setbacks in the vicinity range from 5 feet, 2 inches to 108 feet, 6 inches, side yard setbacks within the vicinity range from 5 feet to 60 feet, 1 inch, rear yard setbacks within the vicinity range from 5 feet to 50 feet, 3 inches, and floor area ratios within the vicinity range from 0.12 to .54.

The project proposes a northern side yard setback ranging from 5 feet, 6 inches, a south side yard setback ranging from 6 feet, with a front yard setback of 108 feet to 6 inches along the western property line and a rear yard setback of 5 feet, 6 inches along the east property line. The floor area ratio for the proposed project is 0.47. The project contains setbacks and a floor area ratio in general conformity with the Land Development Code and properties within the vicinity.

Additionally, the project proposes a lot coverage of 59.98 percent which is below the maximum 60 percent lot coverage allowed per the LJSPD-Single Family (SF) Zone.

The proposed development has been oriented to relate to adjacent homes while enhancing community character with visually compatible architecture, form, style, and scale. The project's height, scale design, and proposed building materials are consistent with the varied architecture, design, and character of the low-density residential development in the surrounding area and in conformance with the LJCP residential policies related to density, bulk, and scale, and materials.

Furthermore, the project site, which is located 2,400 feet away from the Pacific Ocean, is not located between the first public roadway and the ocean. Due to the location of the project site, the project will not encroach upon any existing physical accessway used by the public or any proposed access as identified in the LJCP/LCP and the project is not requesting any deviations or variances from the applicable regulations.

#### Conclusion:

Staff has determined that the project is consistent with the Community Plan and regulations of the Land Development Code, as described above. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5) and recommends that the Hearing Officer approve the Coastal Development Permit and Site Development Permit as proposed.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT-3200549 with modifications.
2. Deny Coastal Development Permit No. PMT-3200550 and Site Development Permit PMT-3200549 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

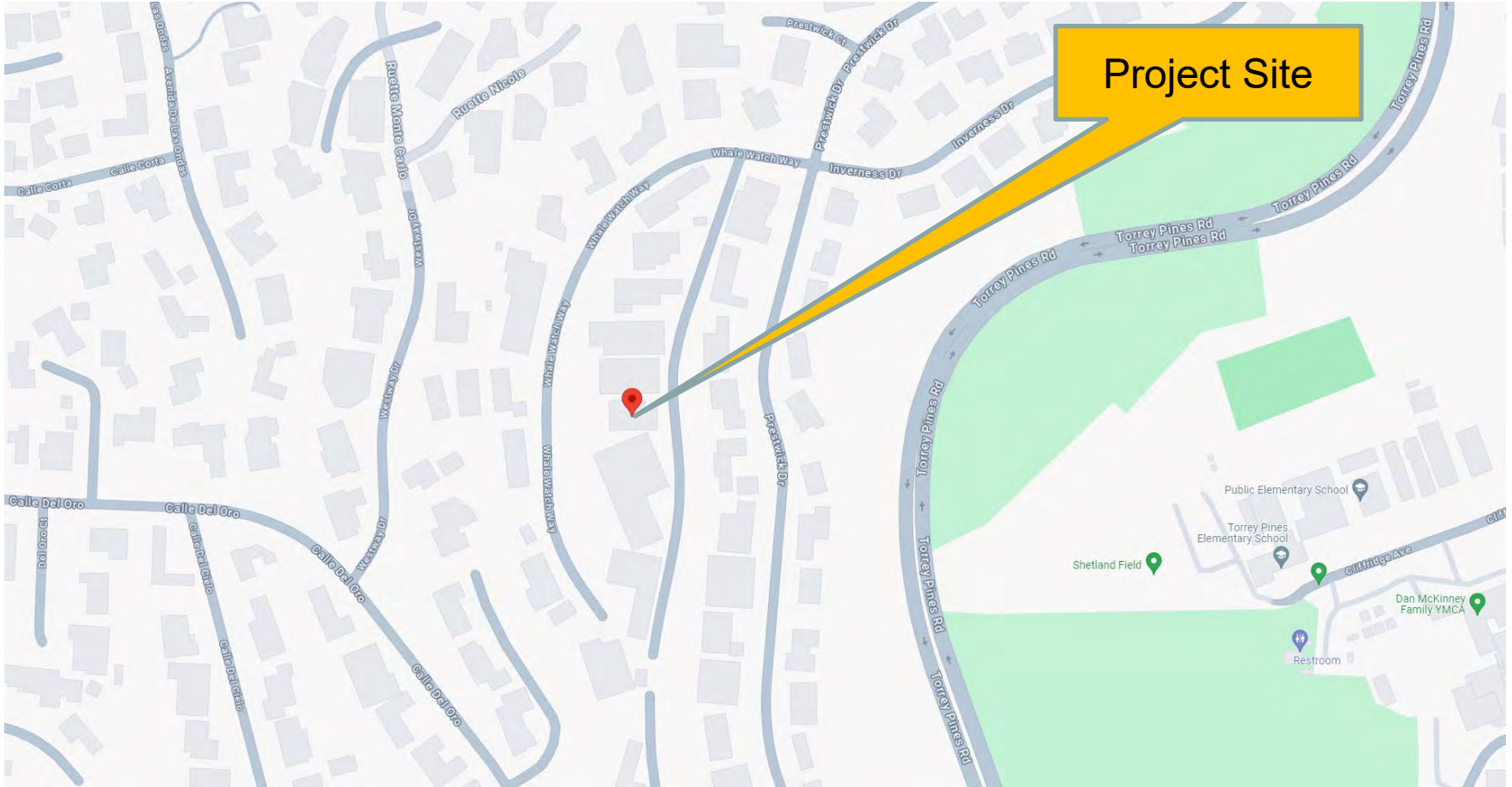
*Christian Hoppe*

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Christian Hoppe  
Development Project Manager  
Development Services Department

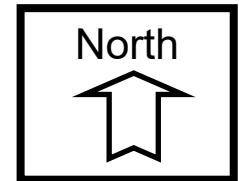
Attachments:

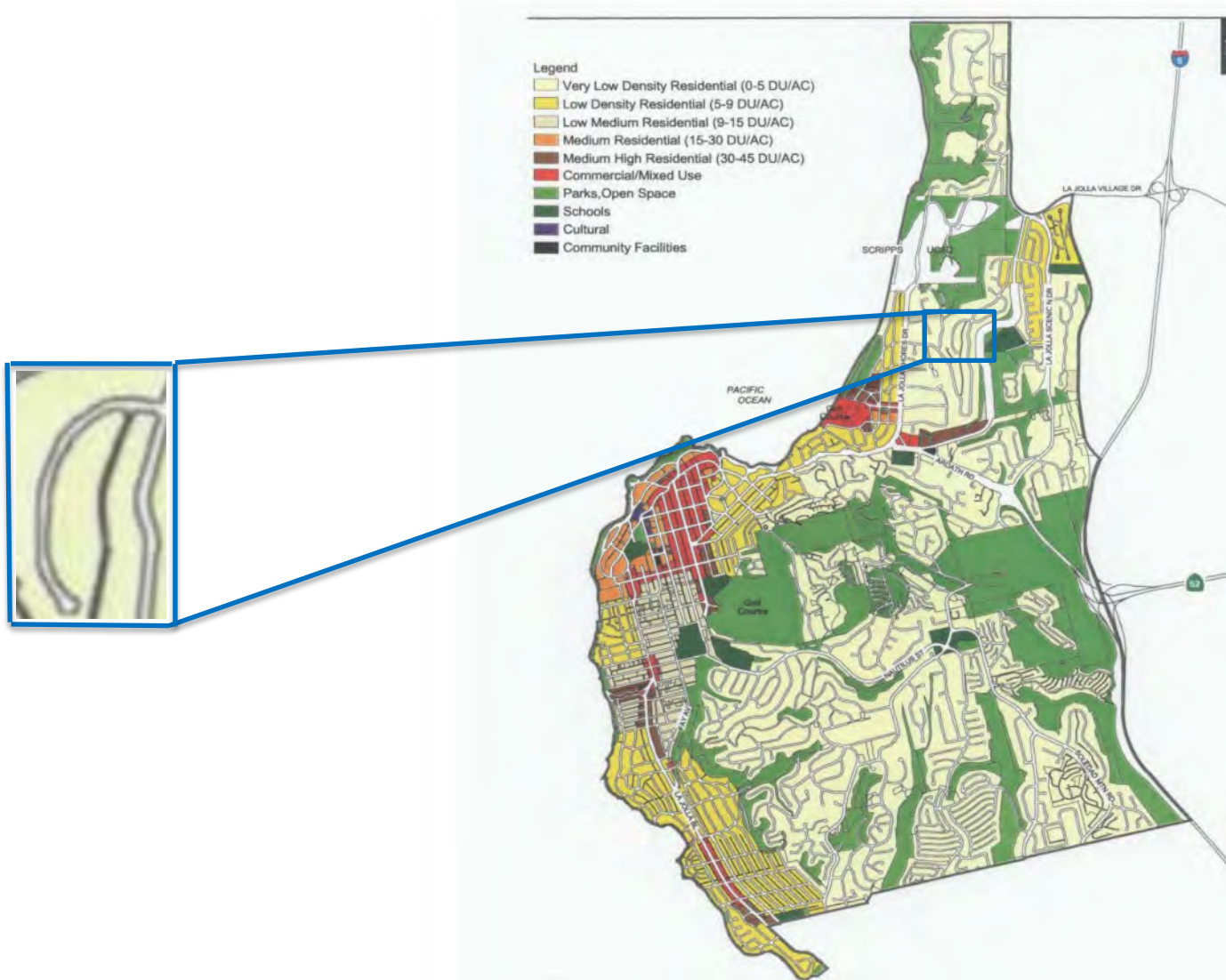
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. CEQA Exemption
8. Ownership Disclosure Statement
9. Project Plans



## Project Location Map

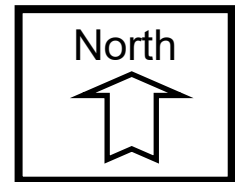
Whale Watch Way CDP  
Project No. 1079879 - 8421 Whale Watch Way





## Land Use Map

Whale Watch Way CDP  
 Project No. 1079879 - 8421 Chelsea Street



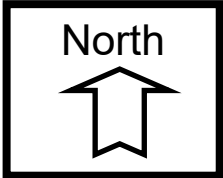


**Project Site**



## **Aerial Photograph**

Whale Watch Way CDP  
Project No. 1079879 - 8421 Whale Watch Way



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. PMT-3200550  
SITE DEVELOPMENT PERMIT NO. PMT-3200549  
**WHALE WATCH WAY PROJECT NO. PRJ-1079879**

WHEREAS, Barlow Capital Investments, LLC a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel and add 5,209 square feet to an existing three-story, 4,226-square-foot house (for a total of 9,435 square feet, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3200550 and Permit No. PMT-3200549), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 8421 Whale Watch Way in the LJSPD-SF zone, Coastal Height Limitation Overlay Zone, and the Coastal Overlay Zone (Non-Appealable Area) within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 23 of La Jolla Costa Dorado, according to Map thereof No. 6865, filed in the Office of the County Recorder of San Diego, February 26, 1971;

WHEREAS, on May 10, 2024, 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 15303 (New construction or conversion of small structures) 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 July 10, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT-3200549 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 Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT-3200549.

**A. Coastal Development Permit [SDMC Section 126.07081]**

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

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan, and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land-use plan.**

The project site is located at 8421 Whale Watch Way within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The site currently contains a 4,226-square-foot, three-story house with a basement in an established residential area. The project will add 5,209 square feet to the existing single dwelling unit.

The LJCP identifies Whale Watch Way as an intermittent or partial vista in Figure 9, page 35-36. 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 property is located on the east side of the street and does not block any views towards the ocean to the west. Additionally, the site does not contain any coastal accessways. All the proposed development will be contained within the existing disturbed and developed site and has been designed in conformance with all applicable development regulations, including required setbacks, floor area ratio, lot coverage, and structure height. The highest point of the house will remain 25 feet 3 inches in conformance with the maximum 30-foot height limit.

Due to the project site's location, and the proposed development contained on private property and designed in conformance with all applicable development regulations, the proposed coastal development will not affect any existing or proposed physical accessway that is legally used by the public, or degrade, eliminate or detract from any public views to and along the ocean and other scenic coastal areas as identified in the LJCP. Based on the above, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program Land Use Plan; and the proposed coastal development will enhance and protect the public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

**b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

Review of resource maps, aerial and street photography shows that the project site does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code section 113.0103. The project site does not contain and is not adjacent to any sensitive biological resources, sensitive coastal bluffs, steep hillsides, or special flood hazard areas, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Therefore, the project will not adversely affect environmentally sensitive lands and has been deemed categorically exempt from CEQA pursuant to CEQA Guidelines section 15303, New Construction or Conversion of Small Structures.

**c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implantation program.**

The project has been designed in conformance with all applicable development regulations per the San Diego Municipal Code. The project site is in the La Jolla Shores Planned District Ordinance-Single Family Zone (LJSPD-SF) Zone and complies with the development standards required by the underlying LJSPD-SF Zone including density, building setbacks, floor area ratio, lot coverage, and off-street parking. In addition, the project has been designed in conformance with the maximum 30-foot height limit. The highest ridge of the house measures 25 feet 3 inches.

The LJCP Figure 16 designates the project site as very low-density residential with a density range of 0 to 9 dwelling units per acre (Figure 16). The density range is characterized by single-dwelling unit residential homes. The project does not add additional units and complies with LJCP Land Use Policy #1: to maintain the existing residential character of La Jolla's neighborhoods by encouraging the buildout of residential areas at the plan density. The proposed dwelling unit on the 0.46-acre site is in conformance with the prescribed density per the underlying zone and the land use designation.

The LJSPDO requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey from the applicant which contains lot sizes, gross floor areas, floor area ratios, and setback dimensions for building structures within the vicinity of the project site. Front yard setbacks in the vicinity range from 5 feet, 2 inches to 108 feet, 6 inches, side yard setbacks within the vicinity range from 5 feet to 60 feet, 1 inch, rear yard setbacks within the vicinity range from 5 feet to 50 feet, 3 inches, and floor area ratios within the vicinity range from 0.12 to .54.

The project proposes a northern side yard setback ranging from 5 feet, 6 inches, a south side yard setback ranging from 6 feet, with a front yard setback of 108 feet to 6 inches along the western property line and a rear yard setback of 5 feet, 6 inches along the east property line. The floor area ratio for the proposed project is 0.47. The

project contains setbacks and a floor area ratio in general conformity with the Land Development Code and properties within the vicinity.

Additionally, the project proposes a lot coverage of 59.98 percent which is below the maximum 60 percent lot coverage allowed per the LJSPD-Single Family (SF) Zone.

The proposed development has been oriented to relate to adjacent homes while enhancing community character with visually compatible architecture, form, style, and scale. The project's height, scale design, and proposed building materials are consistent with the varied architecture, design, and character of the low-density residential development in the surrounding area and in conformance with the LJCP residential policies related to density, bulk, and scale, materials.

Furthermore, the project site, which is located 2,400 feet away from the Pacific Ocean, is not located between the first public roadway and the ocean. Due to the location of the project site, the project will not encroach upon any existing physical way used by the public or any proposed access as identified in the LJCP/LCP and the project is not requesting any deviations or variances from the applicable regulations. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is located 2,400 feet away from the Pacific Ocean and is not located between the nearest public road and the sea. Therefore, this finding does not apply.

**B. 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.**

See Finding A.1.c. above, incorporated herein by reference. 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 project site is located at 8421 Whale Watch Way within the LA Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP/LCP) area. The project site is a developed 4,226 square foot three story with a basement single dwelling unit in an

established residential area. The project includes the addition of 5,209 square feet for a total Gross Floor Area of 9, 435 square feet.

The project will not be detrimental to public health, safety, and welfare. The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect 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.**

See Finding A.1.c. above, incorporated herein by reference. The project does not require or request any deviations. Therefore, the proposed development will comply with the regulations of 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 these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT- 3200549 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. PMT-3200550 and 3200549, a copy of which is attached hereto and made a part hereof.

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Christian Hoppe  
Development Project Manager  
Development Services

Adopted on: July 10, 2024

IO#: 24009476

**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**

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INTERNAL ORDER NUMBER: 24009476

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3200550  
SITE DEVELOPMENT PERMIT NO. PMT-3200549  
**WHALE WATCH WAY PROJECT NO. PRJ-1079879**  
HEARING OFFICER

This Coastal Development Permit No. PMT- 3200550 and Site Development Permit No. PMT-3200549 is granted by the Hearing Officer of the City of San Diego to BARLOW CAPITAL INVESTMENTS, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 0.46-acre site is located at 8421 Whale Watch Way in the LJSPD-SF Zone, Coastal Height Limitation Overlay Zone, and the Coastal Overlay Zone (Non-Appealable Area) of the La Jolla Community Plan. The project site is legally described as: Lot 23 of La Jolla Costa Dorado, according to Map thereof No. 6865, filed in the Office of the County Recorder of San Diego, February 26, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to remodel and add to the existing three-story 4,226 square foot dwelling unit with a basement a 5,209 square foot addition for a total three-story 9,435 square foot dwelling unit with a basement as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July, 2024 on file in the Development Services Department. The project shall include:

- a. A remodel and addition of 5,209 square feet to an existing 4,226-square-foot, three-story single-dwelling unit with basement, for a total of 9,435 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. 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 July 24, 2027.
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.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. 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:**

12. The drainage system proposed for this development is private and subject to approval by the City Engineer.

13. 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.

14. 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.

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the existing private drainage outlet structure, landscape and irrigation within the Whale Watch Way right-of-way, satisfactory to the City Engineer.

**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 construction permit for building (including shell), 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 SDMC §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 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 Development Services Department Hearing Officer of the City of San Diego on July 10, 2024, and [Approved Resolution Number].

**ATTACHMENT 05**

COASTAL DEVELOPMENT PERMIT NO. PMT-3200550

SITE DEVELOPMENT PERMIT NO. PMT-3200549

Date of Approval: July 10, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Christian Hoppe  
Development Project Manager

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

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**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.

**Barlow Capital Investments,  
LLC, a California Limited Liability Company**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
	Project Name: 8421 Whale Watch Way		Project Number: 1079879	
Community: La Jolla				
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> .  Select "Search for Project Status" and input the Project Number to access project information.				
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: May 04, 2023	
# of Members Yes 13	# of Members No 0	# of Members Abstain 1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Baracchini				
TITLE: LJCPA Trustee/Secretary			DATE: May 04, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM

## NOTICE OF EXEMPTION

**TO:** Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 8421 Whale Watch / PRJ-1079879

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 8421 Whale Watch Way, San Diego, CA 92037

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

**Description of nature and purpose of the Project:** The project proposes a COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for the remodel of 998 square feet (sf) and addition of 5,209 sf to 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, attached garage, detached 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 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 is designated Very Low Density Residential (0-5 dwelling units per acre) within the La Jolla Community Plan. LEGAL DESCRIPTION: Lot 23 of La Jolla Costa Dorado, Map No. 6865.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Architects Local, 710 13<sup>th</sup> Street STE 307, San Diego CA, 92101, (619) 535-0537

**Exempt Status:** (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15303, New Construction or Conversion of Small Structures
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply. The project meets the criteria set forth in CEQA Section 15303, which consists of construction and location of limited numbers of new small facilities or structures. The project proposes improvements and an

addition to the existing single-family residence and associated site improvements. Since CEQA Section 15303 allows for the construction of a single-family residence in urbanized areas and accessory (appurtenant) structures, this exemption was deemed appropriate. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** Marlene Watanabe

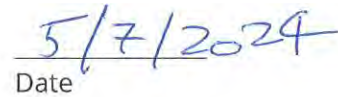
**Telephone:** (619) 446-5129

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

  
Signature/Title

  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**

**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 \_\_\_\_\_

**Project Title:** 8421 Whale Watch Way **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 8421 Whale Watch Way

**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: Sasha Lowther (BARLOW CAPITAL INVESTMENTS LLC)  Owner  Tenant/Lessee  Successor Agency

Street Address: 8625 COMMERCE AVE

City: San Diego State: CA Zip: 92121

Phone No.: 619.770.4036 Fax No.: \_\_\_\_\_ Email: sasha\_lowther@yahoo.com

Signature: Sasha Lowther Date: 12/20/2022

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Aaron Borja  Owner  Tenant/Lessee  Successor Agency

Street Address: 710 13th Street

City: San Diego State: CA Zip: 92101

Phone No.: 619.333.4863 Fax No.: \_\_\_\_\_ Email: aaronb@architectslocal.com

Signature: Aaron Borja Date: 12/20/2022

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



# State of California Secretary of State

L

## STATEMENT OF INFORMATION (Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted)

BARLOW CAPITAL INVESTMENTS, LLC

This Space For Filing Use Only

**DUE DATE:**

**FILE NUMBER AND STATE OR PLACE OF ORGANIZATION**

2. SECRETARY OF STATE FILE NUMBER  
201026610252

3. STATE OR PLACE OF ORGANIZATION  
CALIFORNIA

**COMPLETE ADDRESSES FOR THE FOLLOWING** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY AND STATE	ZIP CODE
4190 BONITA ROAD #207	BONITA, CA.	91902

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)	CITY	STATE	ZIP CODE
4190 BONITA ROAD #207	BONITA	CA	91902

**NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY**

6. NAME	ADDRESS	CITY AND STATE	ZIP CODE
SASHA MELINA LOWTHER	4190 BONITA ROAD #207	BONITA CA	91902

**NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER** (Attach additional pages, if necessary.)

7. NAME	ADDRESS	CITY AND STATE	ZIP CODE
SASHA MELINA LOWTHER	4190 BONITA ROAD #207	BONITA CA	91902

8. NAME	ADDRESS	CITY AND STATE	ZIP CODE

9. NAME	ADDRESS	CITY AND STATE	ZIP CODE

**AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS  
ALBERT ARMAS

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
2375 PASEO DE LAS AMERICAS	SAN DIEGO	CA	92154

**TYPE OF BUSINESS**

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY  
REAL ESTATE INVESTMENT

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

ALBERT ARMAS  
TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

AGENT  
TITLE

9/23/10  
DATE

APPROVED BY SECRETARY OF STATE

# 8421 WHALE WATCH WAY

REMODEL AND ADDITION

## VICINITY MAP



**BARLOW  
CAPITAL  
INVESTMENTS  
LLC**

**WHALE WATCH  
WAY**

## PROJECT INFORMATION

ADDRESS: 8421 WHALE WATCH WAY  
SAN DIEGO, CA 92037

LEGAL DESCRIPTION:  
APN: 346-690-23-00  
LOT: 23  
MAP: LA JOLLA COSTA DORADA  
SUBDIVISION: 006665

ZONING: L1SPD-SF  
OVERLAY ZONE: CAREYS PARKING IMPACT OVERLAY  
COASTAL HEIGHT LIMIT OVERLAY  
COASTAL OVERLAY P-3

OCCUPANCY TYPE: V-B  
SPRINKLERED: NO

DATE BUILT: 1980  
EXISTING USE: 3-STORY SINGLE FAMILY HOUSE  
W/ DETACHED 2 CAR GARAGE & BASEMENT

PROPOSED USE: 3 STORY SINGLE FAMILY HOUSE  
W/ DEATTACHED 4 CAR GARAGE & BASEMENT

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

(E) BUILDING HEIGHT: 29'  
(P) BUILDING HEIGHT: 39'

LOT SIZE: 19,962 SF

TOTAL (E) BUILDING SF: 4,226 SF  
(E) GARAGE SF: 800 SF  
(E) LOWER LEVEL SF: 370 SF  
(E) ENTRY LEVEL SF: 1772 SF  
(E) SECOND LEVEL SF: 832 SF  
(E) PHANTOM FLOOR SF: 392 SF

TOTAL (P) BUILDING SF: 5,209 SF  
(P) GARAGE SF: 1470 SF  
(P) LOWER LEVEL SF: 425 SF  
(P) ENTRY LEVEL SF: 3635 SF  
(P) SECOND LEVEL SF: 3270 SF  
(P) PHANTOM FLOOR SF: 755 SF

(E) BASEMENT: 823 SF  
(N) TOTAL BASEMENT: 1008 SF

(P) SCHOOL FEE AREA:  
(NO GARAGE OR BASEMENT): 7,965 SF

(P) REMODEL AREA: 998 SF

(P) DECK AREA: 840 SF

(P) LANDSCAPE AREA: 6,961 SF (34.87%)

EASEMENTS: NONE

## SCOPE OF WORK

REMODEL AND ADDITION OF AN EXISTING 3-STORY WITH BASEMENT, 4,226 SF SINGLE FAMILY HOME INTO A 3-STORY WITH BASEMENT 9435 SF SINGLE FAMILY HOME

REMODEL: 998 SF

ADDITION (TOTAL): 5,209 SF  
(N) GARAGE: 800 SF  
(N) LOWER LEVEL: 55 SF  
(N) ENTRY LEVEL SF ADDITION: 1743 SF  
(N) SECOND LEVEL ADDITION: 2438 SF  
(N) PHANTOM FLOOR SF: 393 SF

## SHEET INDEX

G001	TITLE SHEET
G002	GENERAL NOTES
G003	GRA CALC'S
G004	SURROUNDING CONTEXT
C1	SITE PLAN AND NOTES
C2	DEMO PLAN & SECTION
C3	GRADING PLAN & SECTION
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
A101	GROUND LEVEL SITE PLAN
A102	EXISTING / DEMO FLOOR PLANS
A103	ENTRY LEVEL FLOOR PLAN
A104	UPPER LEVEL FLOOR PLAN
A105	LOWER LEVEL FLOOR PLAN
A106	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	SECTIONS
A302	SECTIONS
A303	SITE SECTIONS
A304	SITE SECTIONS
TOTAL: 21	

## PROJECT TEAM

**OWNER:**  
BARLOW CAPITAL INVESTMENTS LLC  
8625 COMMERCIAL AVE  
SAN DIEGO, CA 92121  
CONTACT: SASHA LOWTHER  
PHONE: 619.770.4036  
EXOTICCSJB@HOTMAIL.COM

**ARCHITECT:**  
ARCHITECTS LOCAL  
CONTACT: AARON A BORJA  
710 13TH ST., SUITE 307  
SAN DIEGO, CA 92101  
AARON@ARCHITECTSLOCAL.COM

**CIVIL:**  
DEBERRY ENGINEERING ASSOCIATES, INC.  
BILL DEBERRY  
858 451 0713  
DEBERRYENG@GMAIL.COM

**LANDSCAPE:**  
SOTELLO LANDSCAPE ARCHITECTS  
ANGELINA SOTELLO, ASLA  
PRINCIPAL, RLA, LEED AP  
SAN DIEGO OFFICE: 2643 FOURTH  
AVENUE, SAN DIEGO CA 92103  
ANGELINA@ASOTELLO.COM

8421 WHALE WATCH WAY  
LA JOLLA, CA 92037

## ZONING DATA

**SETBACKS:**  
FRONT: 108'-6"  
SIDE: 6'-0"  
REAR: 5'-0"  
HEIGHT: 39' = 10' HEIGHT DIFFERENTIAL

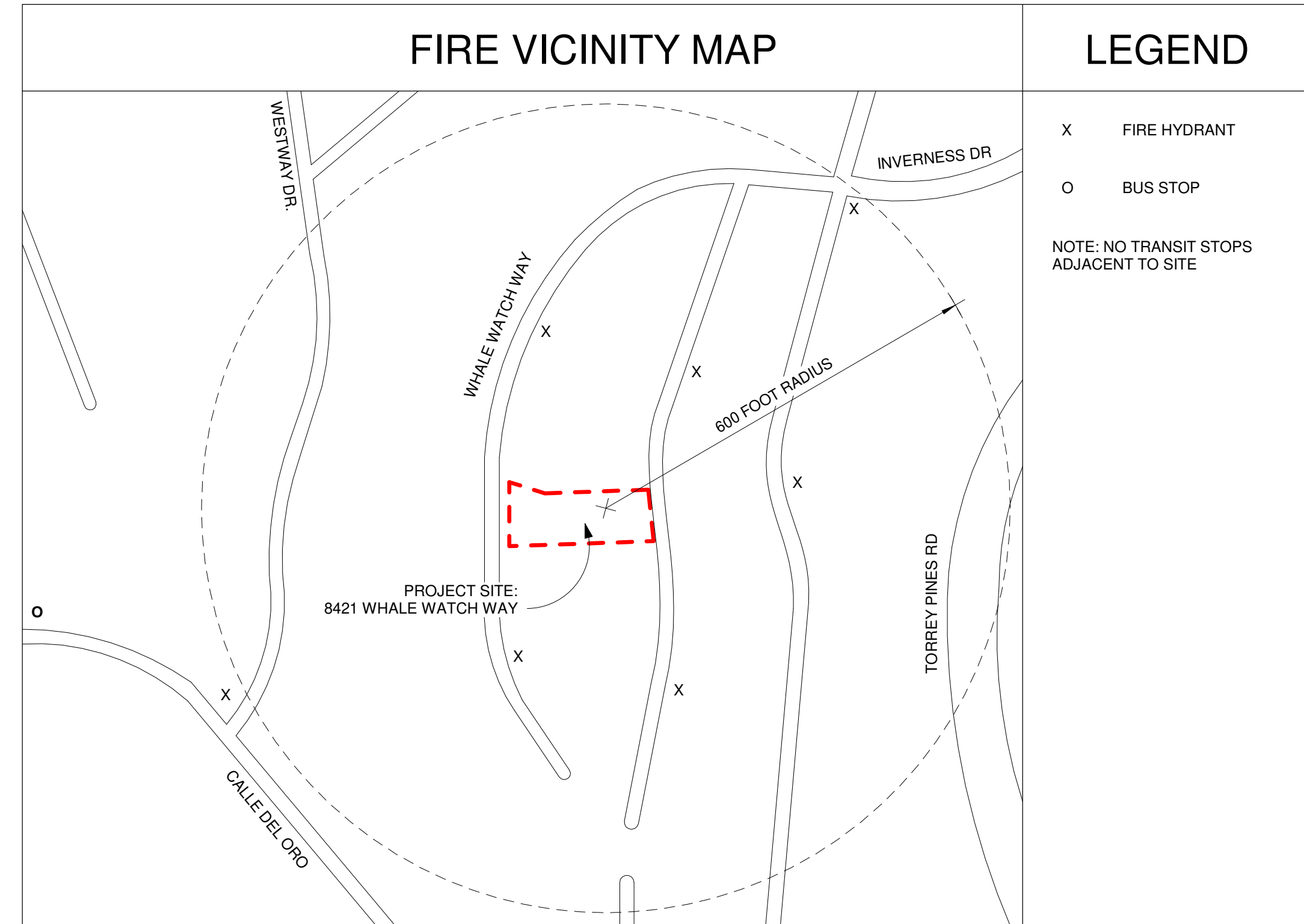
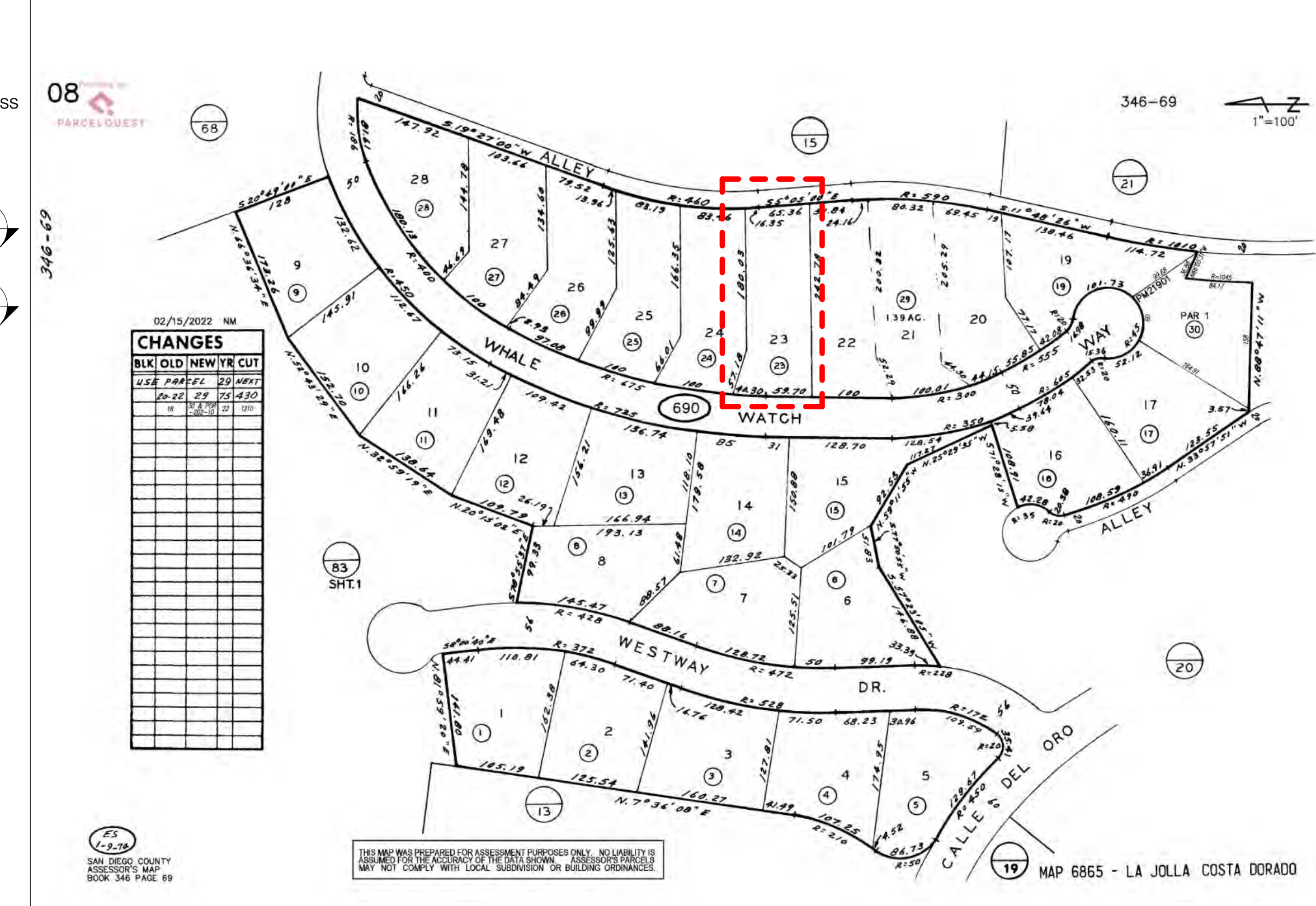
**LOT COVERAGE:**  
LOT SIZE: 19,962 SF  
MAX COVERAGE: 60%  
(E) LOT COVERAGE: 7,432/19,962 = 37.23%  
(P) LOT COVERAGE: 11,974/19,962 = 59.98%

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

NOTE: 1510.0304 TABLE 131-04J NOT YET ADOPTED BY THE COASTAL COMMISSION

## GOVERNING CODES

2019 California Residential Code, Title 24, part 2.5  
2019 California Green Building Standards Code, Title 24, part 11  
2019 California Building Code, Title 24, part 2, Volumes I and II  
2019 California Mechanical Code, Title 24, part 4  
2019 California Plumbing Code, Title 24, part 5  
2019 California Fire Code, Title 24, part 9  
2019 California Electrical Code, Title 24, part 3  
2019 California Building Energy Efficiency Standards, Title 24, part 6



## LEGEND

X FIRE HYDRANT  
O BUS STOP

NOTE: NO TRANSIT STOPS  
ADJACENT TO SITE

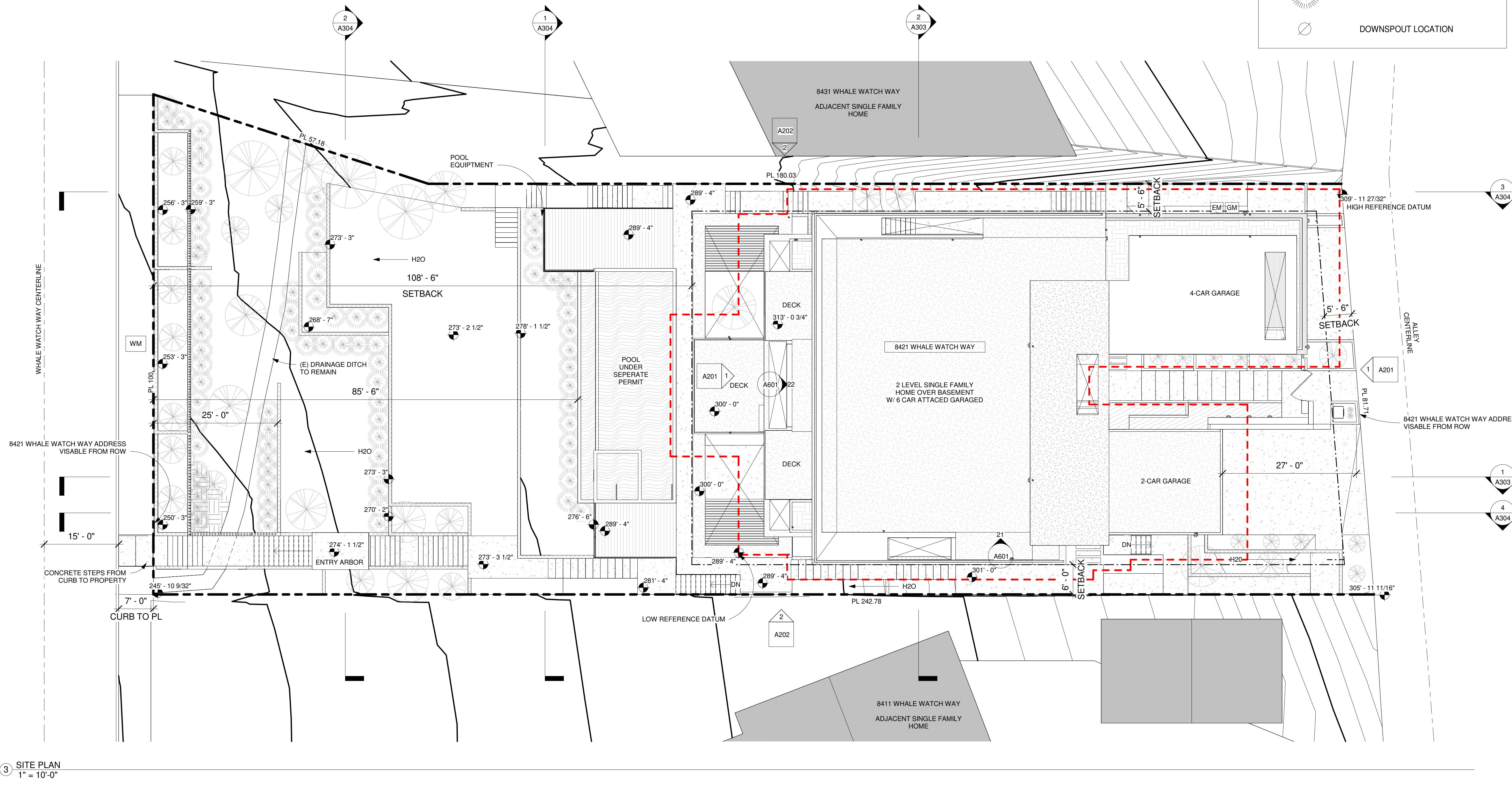
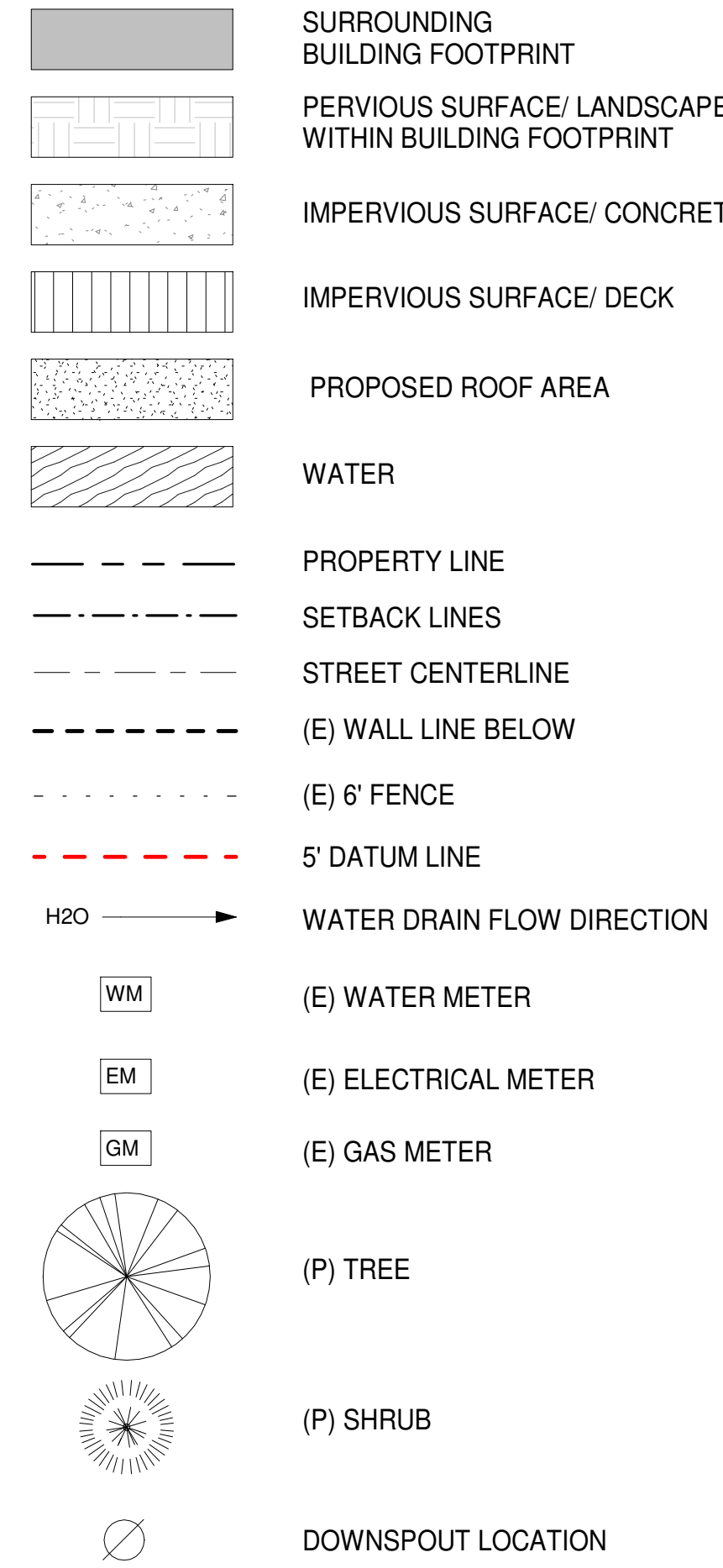
## GRADING DATA

LOT SIZE	19,962 SF
TOTAL DISTURBANCE AREA	4,542 SF
EXISTING IMPERVIOUS AREA	7,432 SF
CREATED IMPERVIOUS AREA	3,121 SF
REPLACED IMPERVIOUS AREA	1,421 SF
TOTAL PROPOSED IMPERVIOUS AREA	11,974 SF

EXISTING IMPERVIOUSNESS	37.23%
PROPOSED IMPERVIOUSNESS	59.98%
IMPERVIOUS PERCENT INCREASE	22.75%

TOTAL CUT QUANTITY	50 CF
TOTAL FILL QUANTITY	950 CF
IMPORT/EXPORT	900 CF
MAX CUT DEPTH	4' - 6"
MAX FILL DEPTH	4' - 11"

## SITE PLAN LEGEND



NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS  
GOVERN & ARCHITECTS LOCAL 02/15/2023

DATE: 09/15/2023 AL PROJECT NUMBER: 1-220430  
SCALE: ASH PROJECT NUMBER: 1-220430

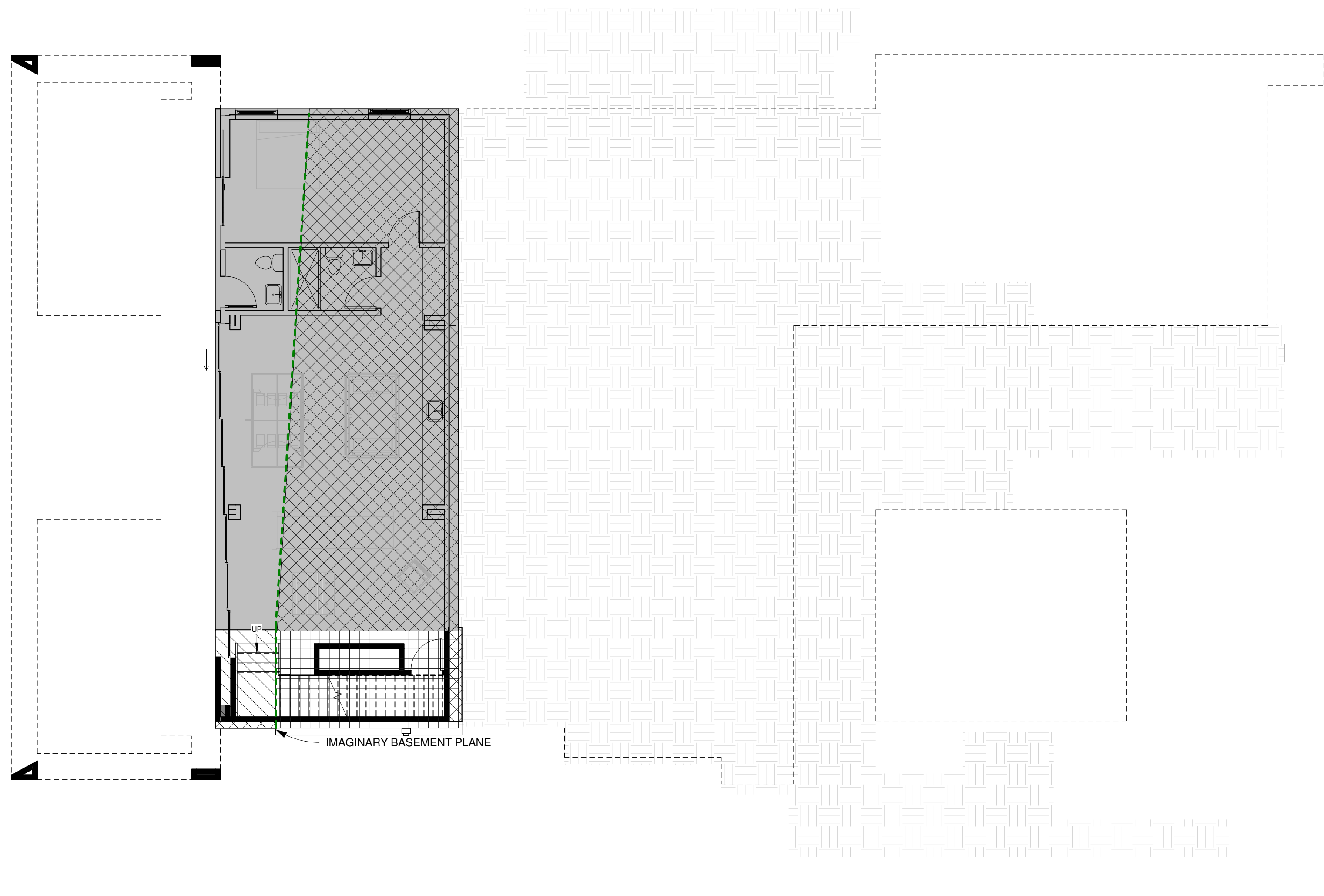
As indicated

TITLE SHEET

**G001**







(P) Level 1 GFA  
 1/8" = 1'-0"



(P) LEVEL 2 GFA  
 1/8" = 1'-0"



(P) LEVEL 3 GFA  
 1/8" = 1'-0"

	EXISTING FLOOR AREA
	PROPOSED FLOOR AREA
	GARAGE FLOOR AREA
	PROPOSED NEW PHANTOM FLOOR/BASEMENT AREA
	EXISTING PHANTOM FLOOR/BASEMENT AREA

<b>(E) TOTAL BUILDING SF:</b>	<b>4226 SF</b>
(E) GARAGE SF:	860 SF
(E) LOWER LOWER LEVEL SF:	370 SF
(E) ENTRY LEVEL SF:	1772 SF
(E) UPPER LEVEL SF:	832 SF
(E) PHANTOM FLOOR SF:	392 SF

+

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

=

<b>(N) TOTAL GROSS SF:</b>	<b>9,435 SF</b>
(N) TOTAL GARAGE:	1470 SF
(N) LOWER LOWER LEVEL SF:	425 SF
(N) TOTAL ENTRY LEVEL GROSS SF:	3515 SF
(N) TOTAL SECOND LEVEL GROSS SF:	3270 SF
(N) TOTAL PHANTOM SF:	755 SF

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

<b>SCHOOL FEE AREA (NO GARAGE OR BASEMENT):</b>	<b>7,965 SF</b>
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TOTAL DECK AREA:	840 SF
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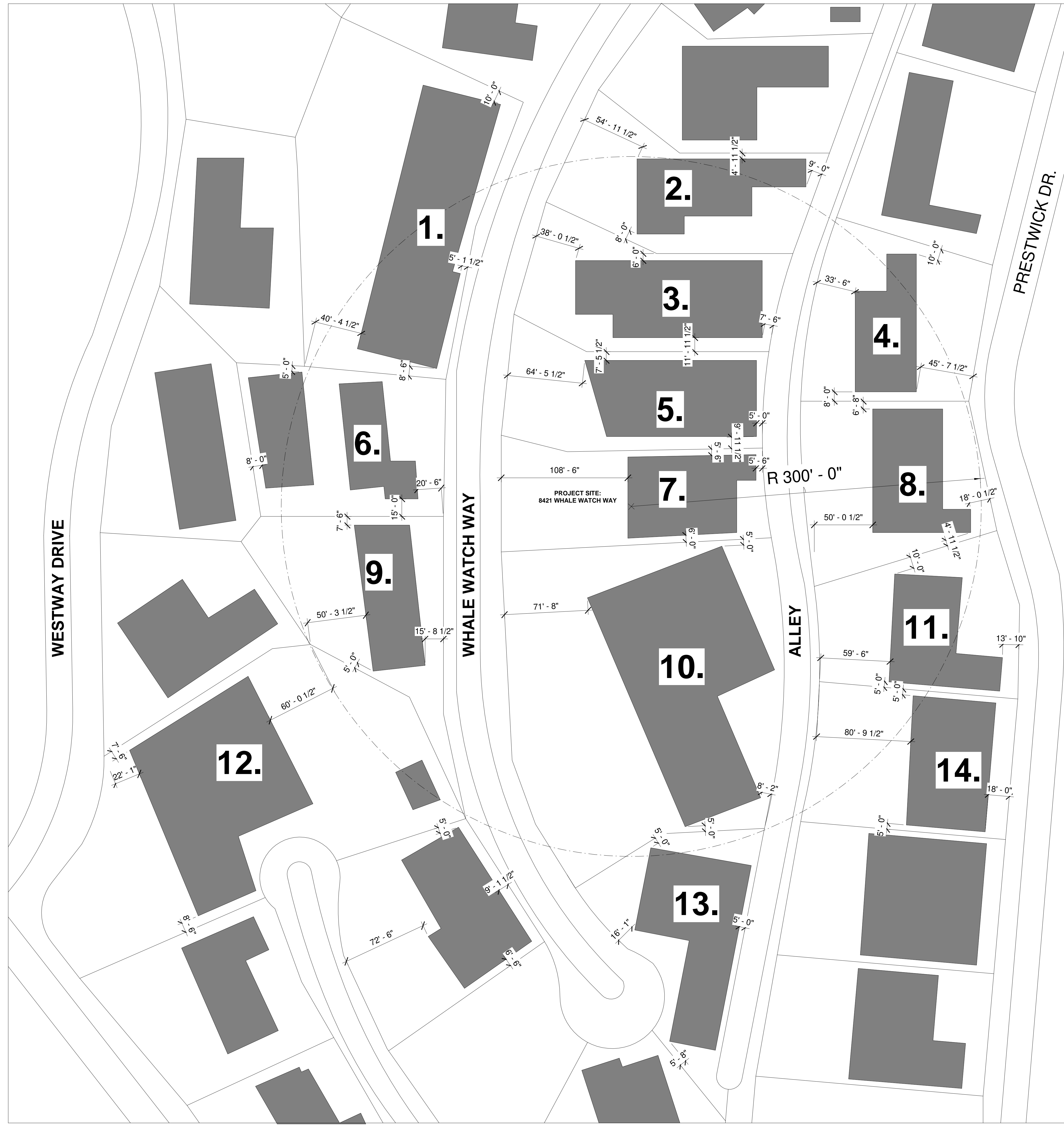
NO.	ISSUANCE/REVISION	DATE

# 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
<b>7. 8421 WHALE WATCH WAY</b>	<b>346-690-23-00</b>	<b>7,965 SF</b>	<b>4-CAR</b>	<b>19,962 SF</b>	<b>.40</b>
8. 8422 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"
<b>7. 8421 WHALE WATCH WAY</b>	<b>108' - 6"</b>	<b>5' - 6"</b>	<b>5' - 6"</b>	<b>6' - 0"</b>
8. 8422 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"



1 SURROUNDING CONTEXT  
1" = 40'-0"

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

**BARLOW  
CAPITAL  
INVESTMENTS  
LLC**

**WHALE WATCH  
WAY**

8421 WHALE WATCH WAY  
LA JOLLA, CA 92037

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023  
DATE: 09/15/2023 AL PROJECT NUMBER: 1-220430  
SCALE: 1" = 40'-0" ARIJ PROJECT NUMBER:  

SURROUNDING  
CONTEXT

**G004**

**NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWING FOR ONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.**

**NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.**

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

GEOTECHNICAL FEASIBILITY REPORT, 8421 WHALE WATCH WAY, BY DEBERRY ENGINEERING ASSOCIATES INC  
DECEMBER 6, 2022, PROJ NO 221115

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

WILLIAM DEBERRY C.34545  
DEBERRY ENGINEERING ASSOCIATES INC (858) 451 0173

STEPHEN E. JACOBS C.E.G. 1307 C.E.G. 1307  
ENGINEERING GEOLOGIST

## DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

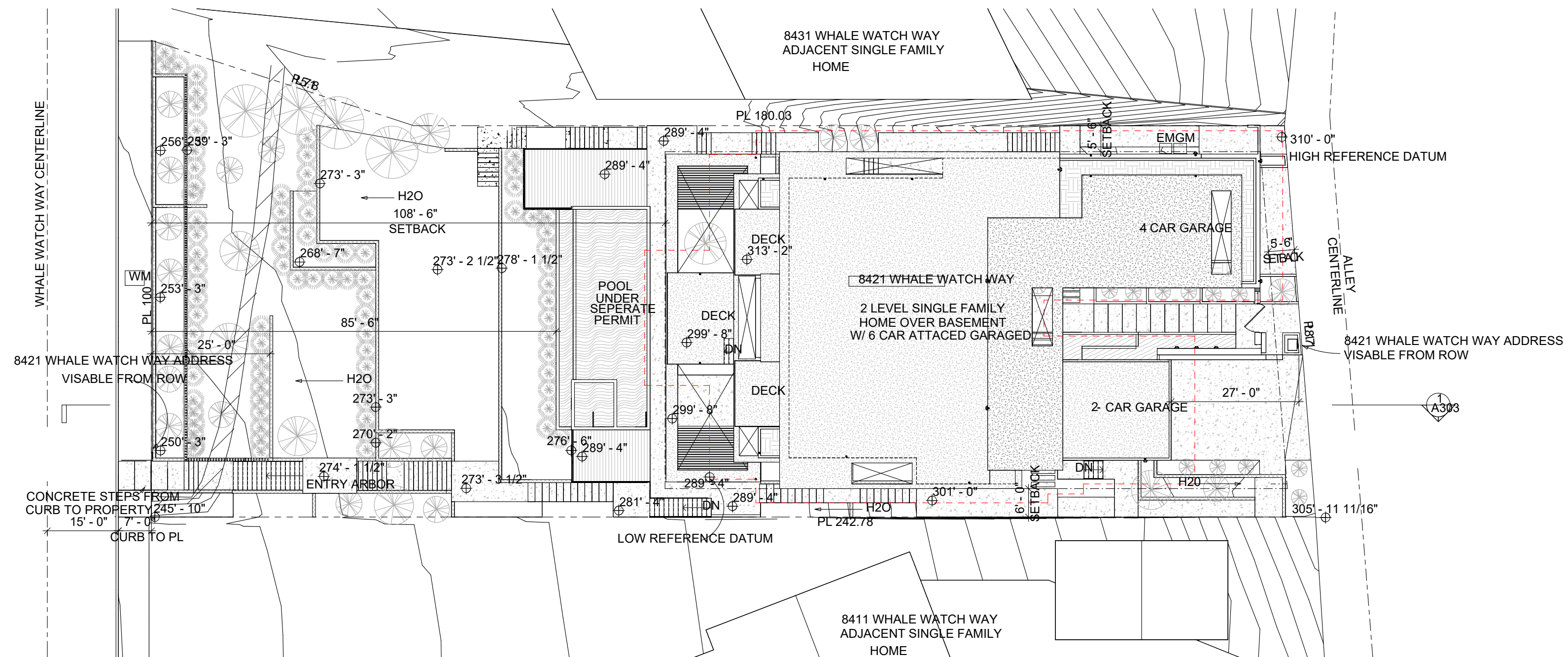
DEBERRY ENGINEERING ASSOCIATES INC  
17708 OLD WINERY CT, POWAY, CA  
(858) 451 0173  
WJDeBERRY@COX.NET

WILLIAM DEBERRY R.C.E. NO.C 34545 EXP. 09-30-19 DATE

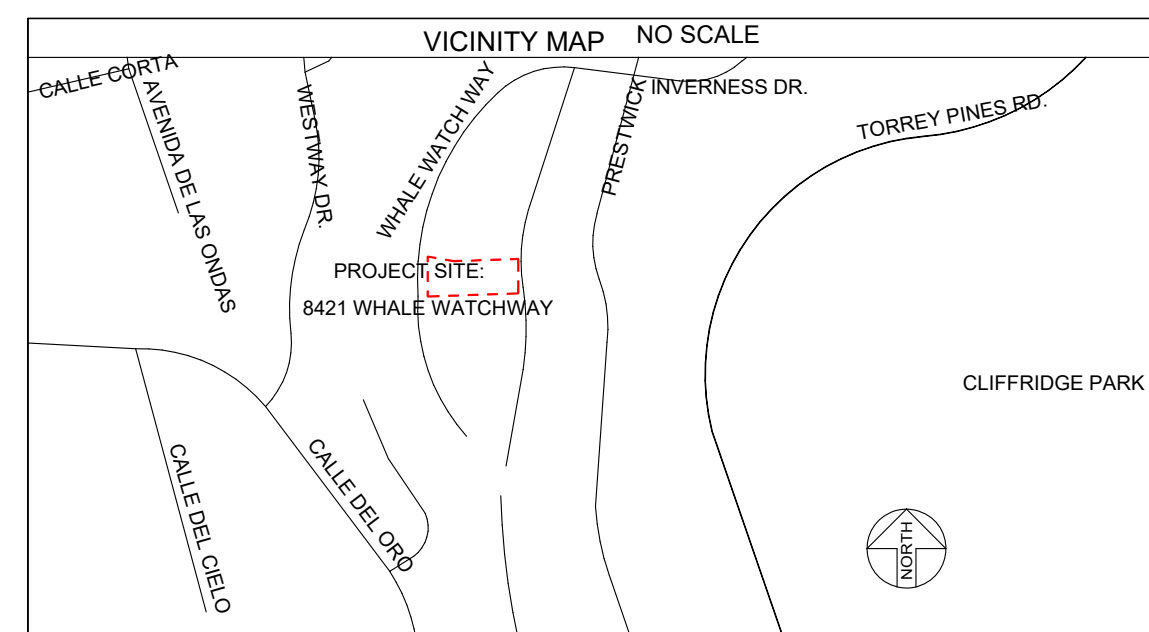
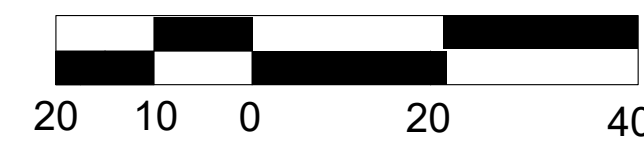
## UNDERGROUND SERVICE ALERT

SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.

WEB ADDRESS: WWW.DIGALERT.ORG



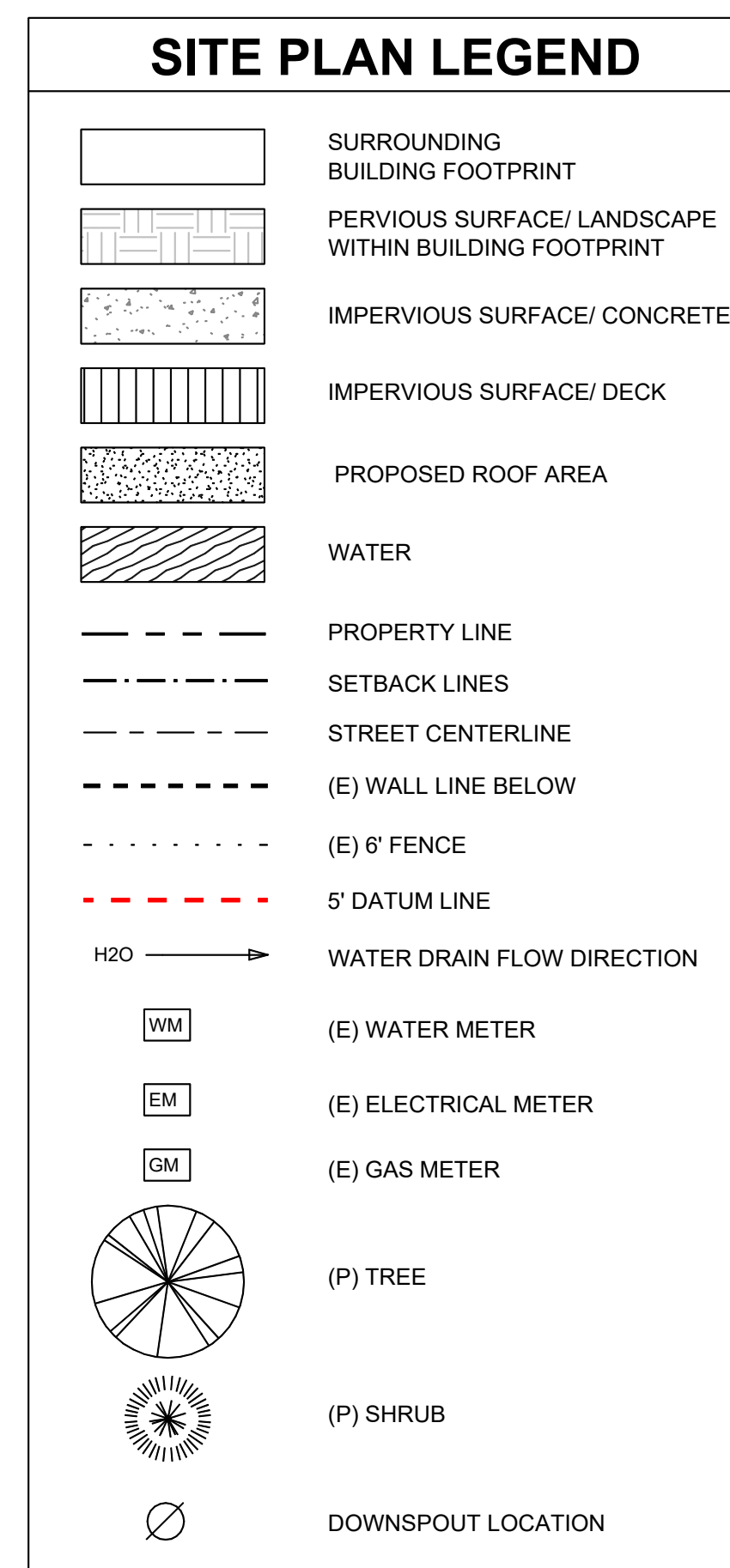
SCALE 1"= 20'



LOT SIZE	19,962 SF
TOTAL DISTURBANCE AREA	4,542 SF
EXISTING IMPERVIOUS AREA	7,432 SF
CREATED IMPERVIOUS AREA	3,121 SF
REPLACED IMPERVIOUS AREA	1,421 SF
TOTAL PROPOSED IMPERVIOUS AREA	11,974 SF

EXISTING IMPERVIOUSNESS	37.23%
PROPOSED IMPERVIOUSNESS	59.98%
IMPERVIOUS PERCENT INCREASE	22.75%

TOTAL CUT QUANTITY	50 CY
TOTAL FILL QUANTITY	950 CF
IMPORT/EXPORT	900 CF
MAX CUT DEPTH	4' - 6"
MAX FILL DEPTH	4' - 11"



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:	2-STORY SINGLE FAMILY HOUSE W/ 2 CAR GARAGE & BASEMENT
PROPOSED USE:	2-STORY SINGLE FAMILY HOUSE W/ 2 CAR GARAGE, 4 CAR GARAGE & BASEMENT
NUMBER OF STORIES:	3
(E) BUILDING HEIGHT:	21'
(P) BUILDING HEIGHT:	29'
LOT SIZE:	19,962 SF
TOTAL (E) BUILDING SF:	3,834 SF
(E) LOWER LEVEL:	1180 SF
(E) ENTRY LEVEL SF:	1840 SF
(E) SECOND LEVEL SF:	814 SF
(E) BASEMENT:	810 SF (EXCLUDED FROM FAR)
(E) GARAGE:	860
(E) PHANTOM FLOOR:	392 (EXCLUDED FROM HABITABLE SF)
(N) BUILDING SF ADDITION:	4,361 SF
(N) LOWER LEVEL SF:	230 SF
(N) ENTRY LEVEL SF ADDITION:	1675 SF
(N) SECOND LEVEL ADDITION:	2456 SF

## SHEET INDEX

SITE PLAN AND NOTES	C1
DEMO PLAN & SECTION	C2
GRADING PLAN & SECTION	C3

REVISIONS	DATE
1 City Comments	8/25/23
2 City Comments	11/3/23

DeBerry Engineering  
Associates

Phone: 858.451.0713

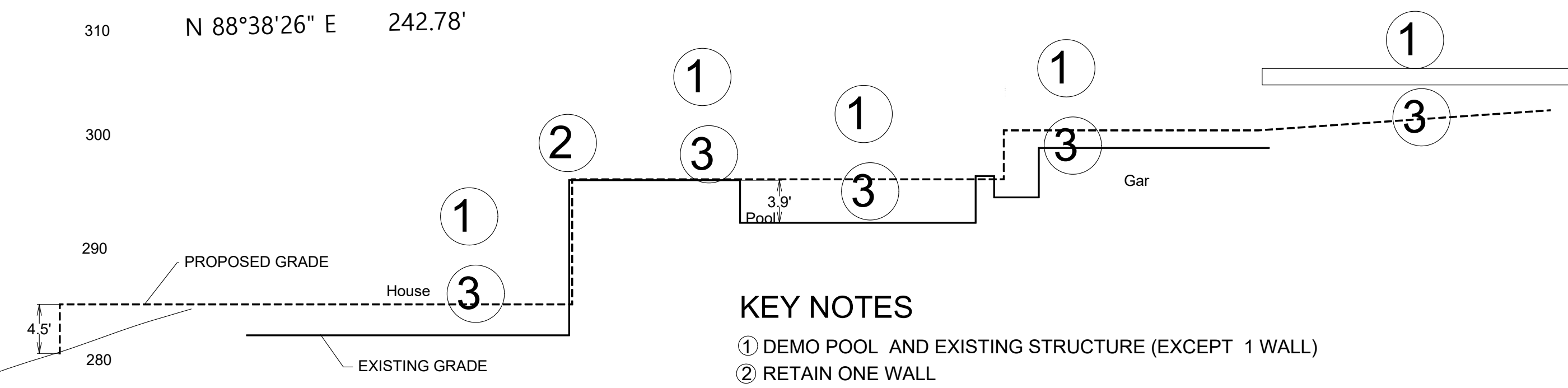
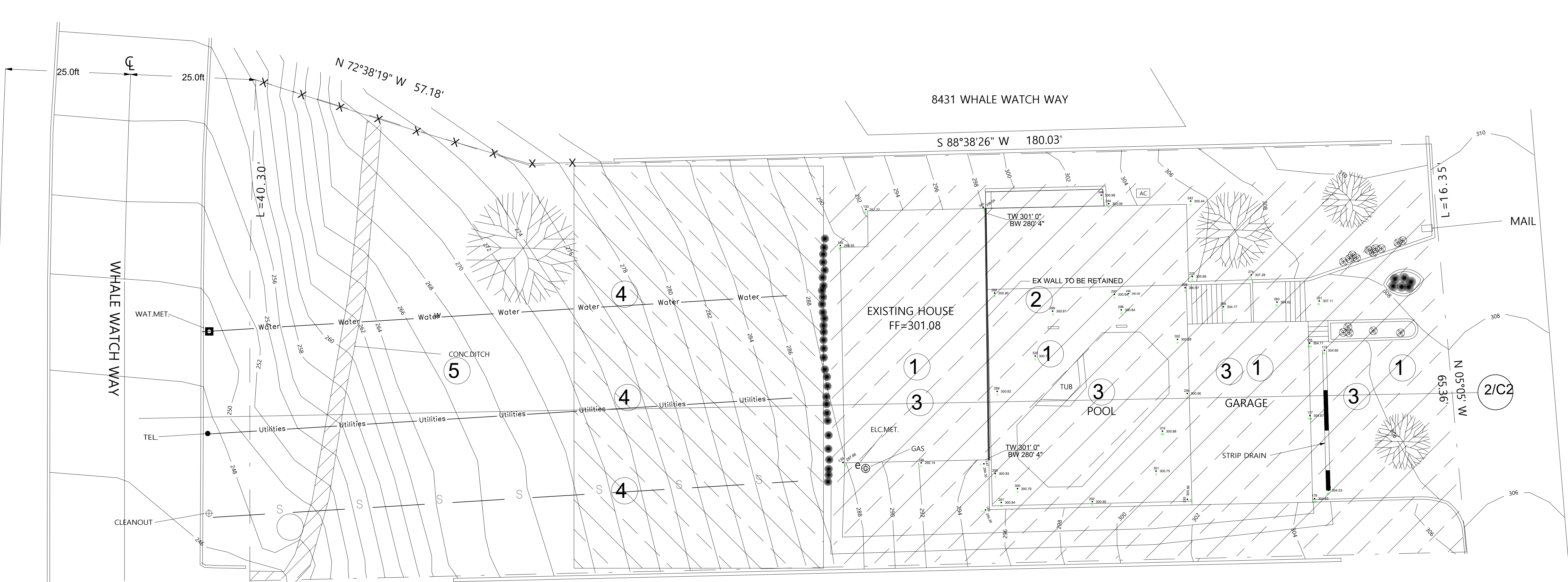


8421 WHALE WATCH WAY  
SAN DIEGO, CALIFORNIA 92037

W. DeBerry  
DATE: Dec 14, 2022  
SCALE: AS NOTED

C 1

SITE PLAN & NOTES



- KEY NOTES**
- ① DEMO POOL AND EXISTING STRUCTURE (EXCEPT 1 WALL)
  - ② RETAIN ONE WALL
  - ③ COMPACT SOIL AND BRING TO PROPOSED GRADE
  - ④ PROTECT OR RE-LOCATE EXISTING UTILITIES AS NECESSARY
  - ⑤ EXISTING CONCRETE DITCH

REVISIONS	DATE

**DeBerry Engineering Associates**

Phone: 858.451.0713



8421 WHALE WATCH WAY  
SAN DIEGO, CALIFORNIA 92037

W. DeBerry  
Dec 14, 2022  
AS NOTED

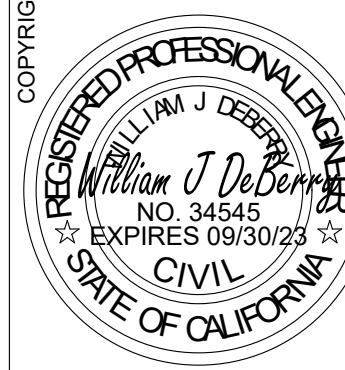
DEMO PLAN & SECTION

**C 2**

REVISIONS	DATE

DeBerry Engineering  
Associates

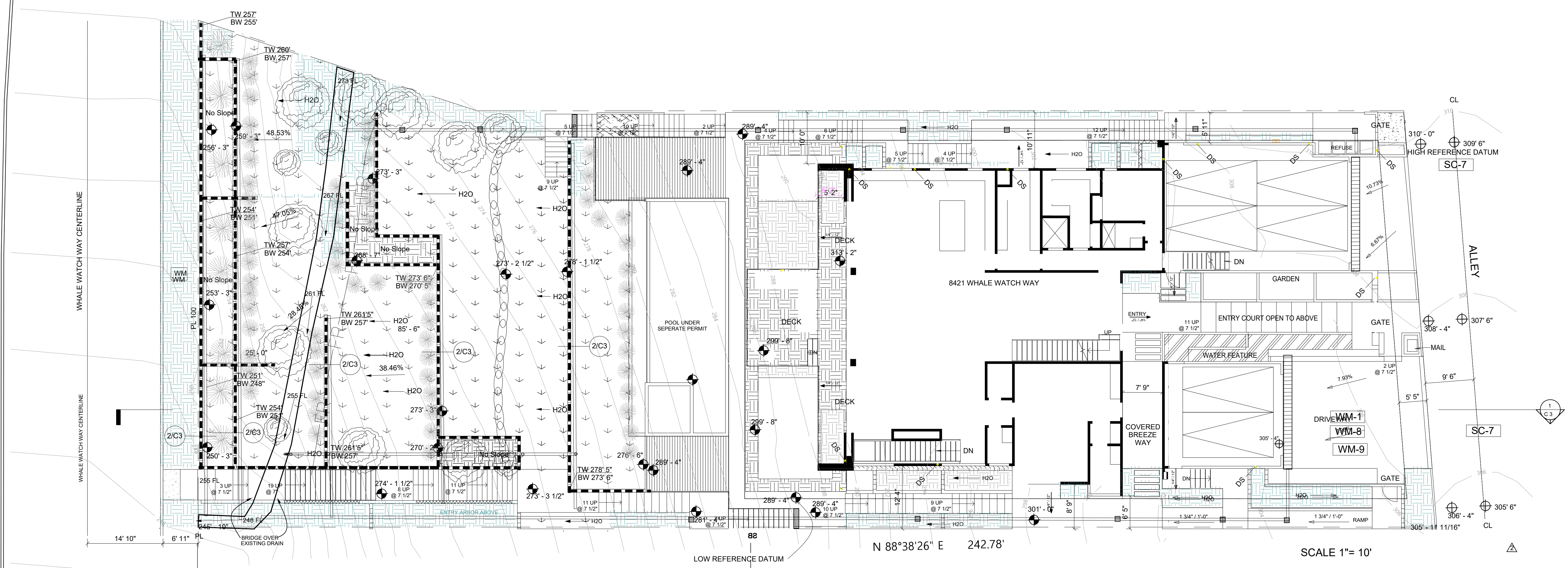
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SAN DIEGO, CALIFORNIA 92037



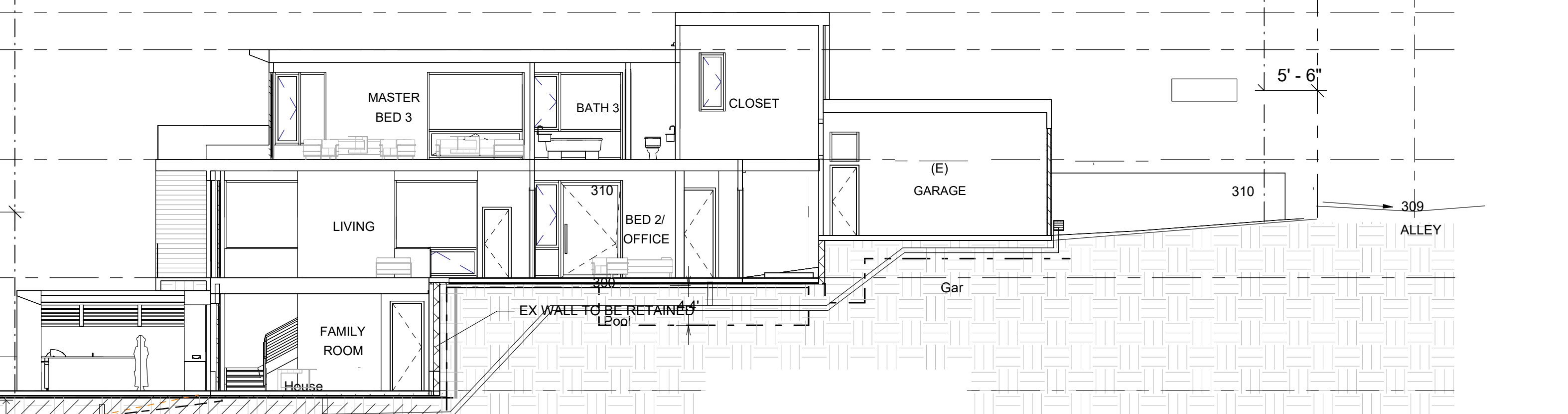
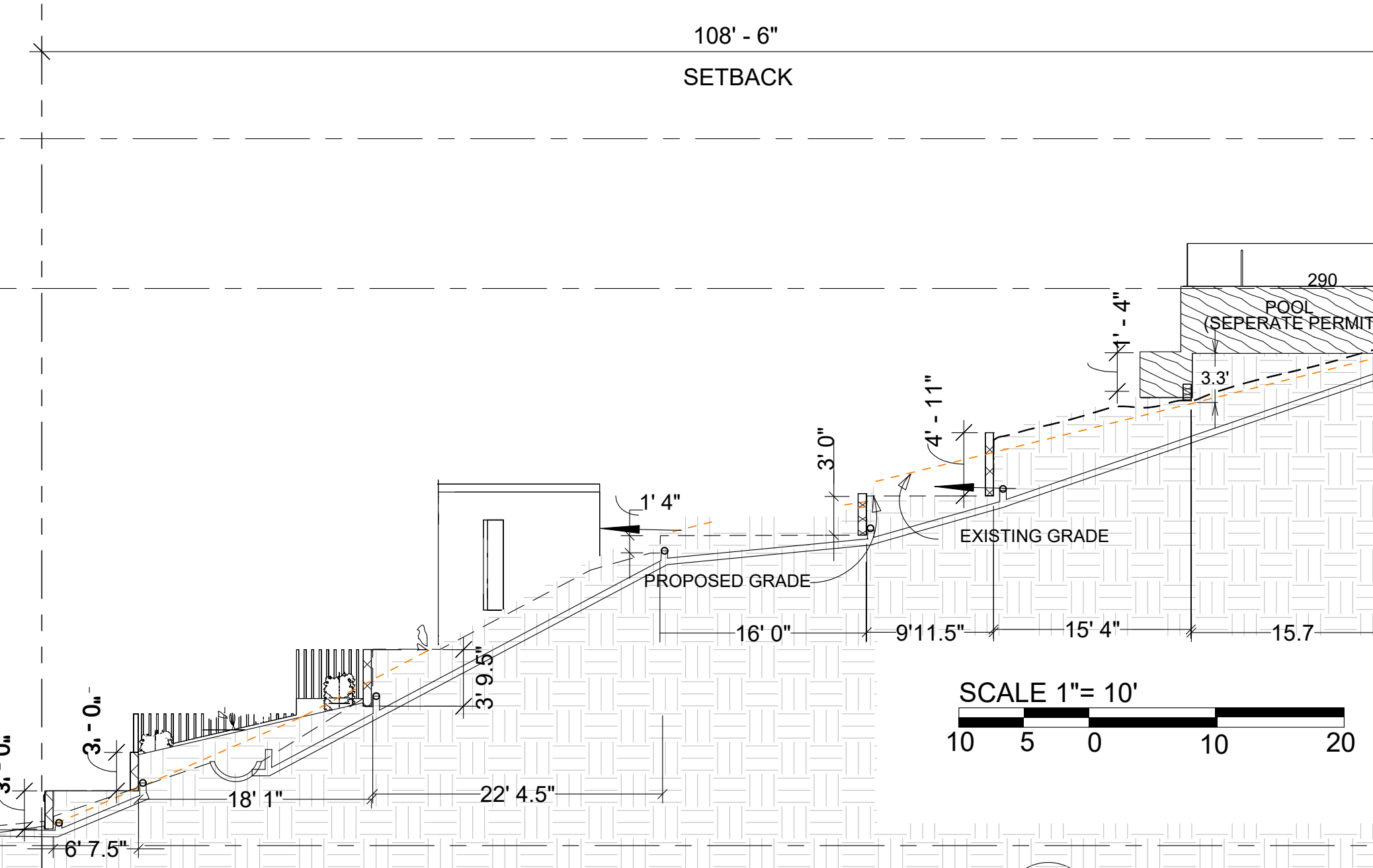
8421 WHALE WATCH WAY  
SAN DIEGO, CALIFORNIA 92037

W. DeBerry  
Dec 14, 2022  
AS NOTED

C3



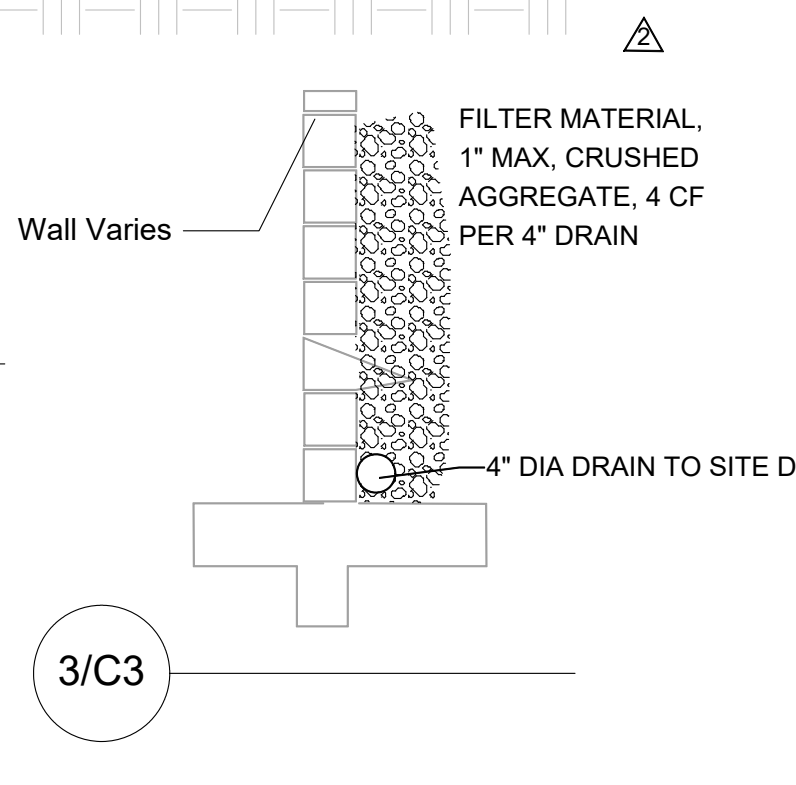
- (P) UPPER ROOF  
328' - 4"
- (P) LOW ROOF  
324' - 6"
- (P) LEVEL 3  
313' - 2"
- (E) LEVEL 2  
301' - 0"
- (P) LEVEL 1  
289' - 4"



DESCRIPTION	LEGEND
PROPERTY LINE	---
CENTER LINE	---
EXISTING 2' CONTOUR	---
EXISTING GRADE	---
PROPOSED SPOT ELEVATION	250
FLOW DIRECTION	→
PROPOSED RETAINING WALL	█
SUBDRAIN DISCHARGE POINTS	□
SUBTERRANEAN DRAINAGE PIPE	---
DRAIN INLET	□
STRIP DRAIN	▬

- SC-7 STREET SWEEPING
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- FIBER ROLLS (SC - 5) FR
- TOTAL DISTURBANCE AREA IS 4,542 SF

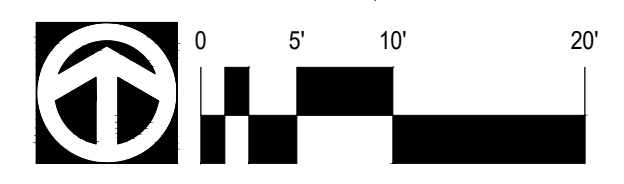
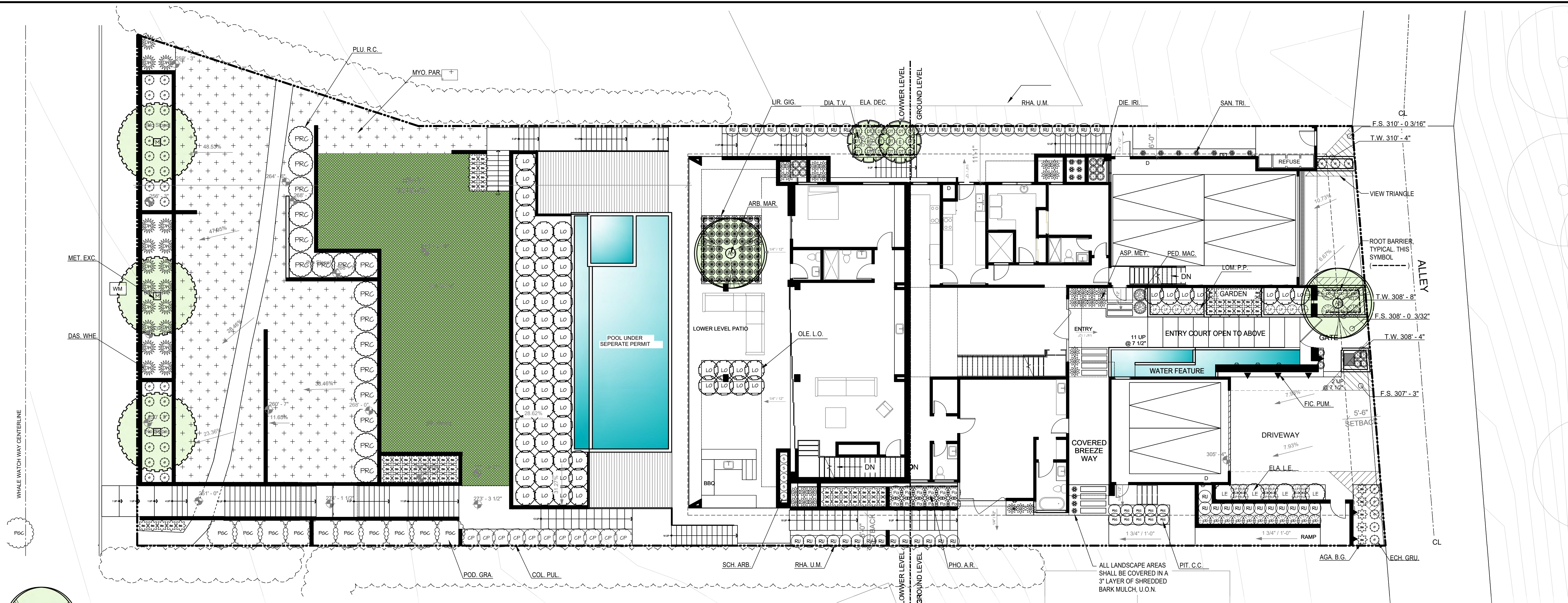
EARTHWORK TABLE	
CUT QUANTITIES	50 CY
FILL QUANTITIES	950 CY
IMPORT	900 CY
EXPORT	0 CY
MAX CUT DEPTH	4.5 FT
MAX FILL DEPTH	4.9 FT



GRADING SECTION

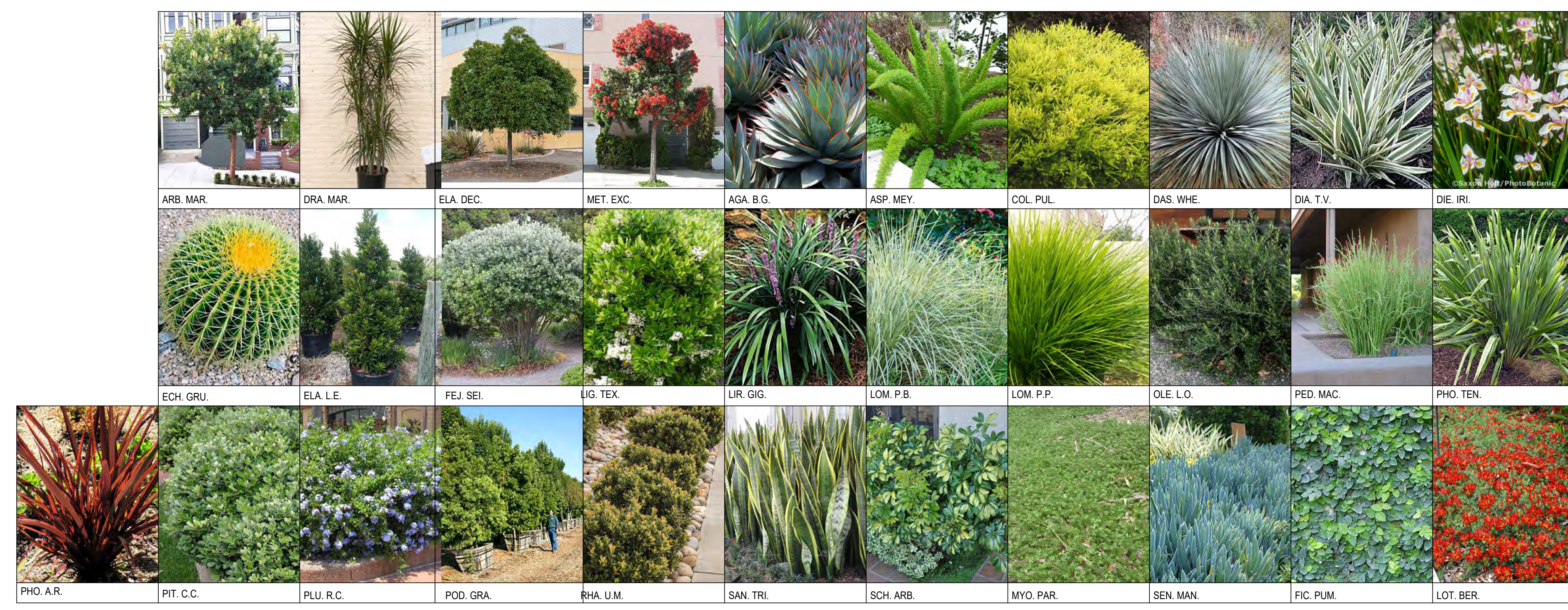
GRADING PLAN AND SECTION

ALL PLANT MATERIALS AND PLANTING AREAS SHOWN ON THIS SHEET ARE THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH THEY ARE DESIGNED TO BE INSTALLED. ANY REUSE OF ANY PART OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS IS PROHIBITED.



**PLANT LIST**

ABBR	SIZE	QTY	SCIENTIFIC NAME	COMMON NAME	HEIGHT / SPREAD	WUCOLS
<b>TREES</b>						
ARB. MAR.	36" BOX	2	ARBUTUS MARINA (STANDARD)	STRAWBERRY TREE	30FT / 30FT	L
DRA. MAR.	24" BOX	1	DRACAENA MARGINATA	DRAGON TREE	10FT / 6FT	VL
ELA. DEC.	36" BOX	2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45FT / 25FT	M
MET. EXC.	36" BOX	3	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	30FT / 30FT	M
<b>SHRUBS</b>						
AGA. B.G.	5 GAL.	74	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	2FT / 3FT	L
ASP. MEY.	5 GAL.	32	ASPARAGUS MEYERI	FOXTAIL FERN	2FT / 4FT	M
COL. PUL.	5 GAL.	11	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5FT / 5FT	M
DAS. WHE.	15 GAL.	19	DASYLIRION WHEELERI 'SILVER DESERT SPOON'	SILVER DESERT SPOON	4FT / 5FT	L
DIA. T.V.	1 GAL.	16	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	3FT / 3FT	M
DIE. IRI.	1 GAL.	16	DIETES IRIDIODES	AFRICAN IRIS	3FT / 3FT	L
ECH. GRU.	5 GAL.	5	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	2.5FT / 3FT	VL
ELA. L.E.	15 GAL.	4	ELAEOCARPUS DECIPIENS 'MONPROUD'	LITTLE EMPEROR JAPANESE BLUEBERRY TREE	8FT / 8FT	L
FEJ. SEI.	15 GAL.	2	FEJOA SELLOWIANA	PINEAPPLE GUAVA	20FT / 20FT	L
LIG. TEX.	15 GAL.	6	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	9FT / 5FT	M
LIR. GIG.	1 GAL.	68	LIRIOPE GIGANTEA	GIANT LILY TURF	3FT / 3FT	M
LOM. P.B.	5 GAL.	17	LOMANDRA 'PLANTINUM BEAUTY'	PLATINUM BEAUTY DWARF MAT RUSH	2FT / 3FT	L
LOM. P.P.	1 GAL.	45	LOMANDRA CONFERTIFOLIA SPP. PALLIDA 'POM POM'	SHORTY MAT RUSH	2FT / 2FT	L
OLE. L.O.	5 GAL.	70	OLEA EUROPEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	7FT / 7FT	L
PED. MAC.	5 GAL.	2	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	3FT / 3FT	VL
PHO. TEN.	5 GAL.	6	PHORMIUM TENAX	GREEN NEW ZEALAND FLAX	5FT / 5FT	L
PHO. A.R.	5 GAL.	12	PHORMIUM TENAX 'AMAZING RED'	AMAZING RED NEW ZEALAND FLAX	3FT / 2FT	L
PIT. C.C.	5 GAL.	10	PITIOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	8FT / 7FT	M
PLU. R.C.	5 GAL.	17	PLUMBAGO 'ROYAL CAPE'	ROYAL CAPE PLUMBAGO	8FT / 7FT	L
POD. GRA.	15 GAL.	10	PODOCARPUS GRACILIOR COLUMN FORM	YEW PINE	40FT / 15FT	M
RHA. U.M.	15 GAL.	81	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	4FT / 4FT	L
SAN. TRI.	1 GAL.	17	SANSEVIERIA TRIFASCIATA LAURENTII	STRIPED MOTHER-IN-LAW'S TONGUE	4FT / 2FT	L
SCH. ARB.	5 GAL.	5	SCHAEFLERA ARBORICOLA 'VARIEGATA'	VARIEGATED DWARF UMBRELLA PLANT	16FT / 8FT	M
<b>GROUNDCOVERS</b>						
MYO. PAR.	1 GAL.	18" O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	0.5FT / 9FT	L
SEN. MAN.	FLATS	8" O.C.	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1.5FT / 2FT	L
<b>VINES</b>						
FIG. PUM.	5 GAL.	6	FICUS PUMILA	CREEPING FIG	15FT / 6FT	M
LOT. BER.	5 GAL.	6	LOTUS BERTHELOTII		1FT / 3FT	M



2643 4th Avenue  
San Diego CA 92103  
Phone 619.544.1977  
angelina@sotelo.com  
www.sotelo.com



**WHALE WATCH WAY**  
8421 WHALE WATCH WAY  
SAN DIEGO, CA 92037

EMAIL	10.07.22
EMAIL	09.15.23
EMAIL	01.04.24

**PLANTING PLAN**

SHEET  
**L1.0**

# PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE USED FOR INSTALLATION.  
 AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY.  
 IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE VITAMIN SOLUTION AT TIME OF INSTALLATION

- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITH IN PLUS OR MINUS 10 FEET OF FINISH GRADE.
- THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (E.G. PATENTED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE PREMIUM NURSERY STOCK.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
- THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
- SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
- TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
- TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREES STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
- DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.  
 100 LBS. OF GYPSUM PER 1000 SQ. FT.  
 70 LBS. OF TRIC (6-24 W/ 9% SULFUR) PER 1000 SQ. FT.  
 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.  
 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.  
 5 CUBIC YARDS OF NITROLOZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)  
 14. AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".  
 15. NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.  
 16. NITROLOZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRISERVICE LOM EX™, OR APPROVED EQUAL.
- A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 10% NITROLOZED ORGANIC AMENDMENT AND 20% EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRIC (6-24 W/ 9% SULFUR) PER CUBIC YARD.  
 B. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™ PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING.  
 C. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.
- ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-6 FERTILIZER TABLETS AT THE FOLLOWING RATES:  
 ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE LA FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL. BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL.
- ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-6 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.
- ALL PLANTS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN TREE LONGITUDINAL JOINTS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
- ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
- STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
- ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIRE BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROLOZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUND COVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OF 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
- IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN 1/2" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
- A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

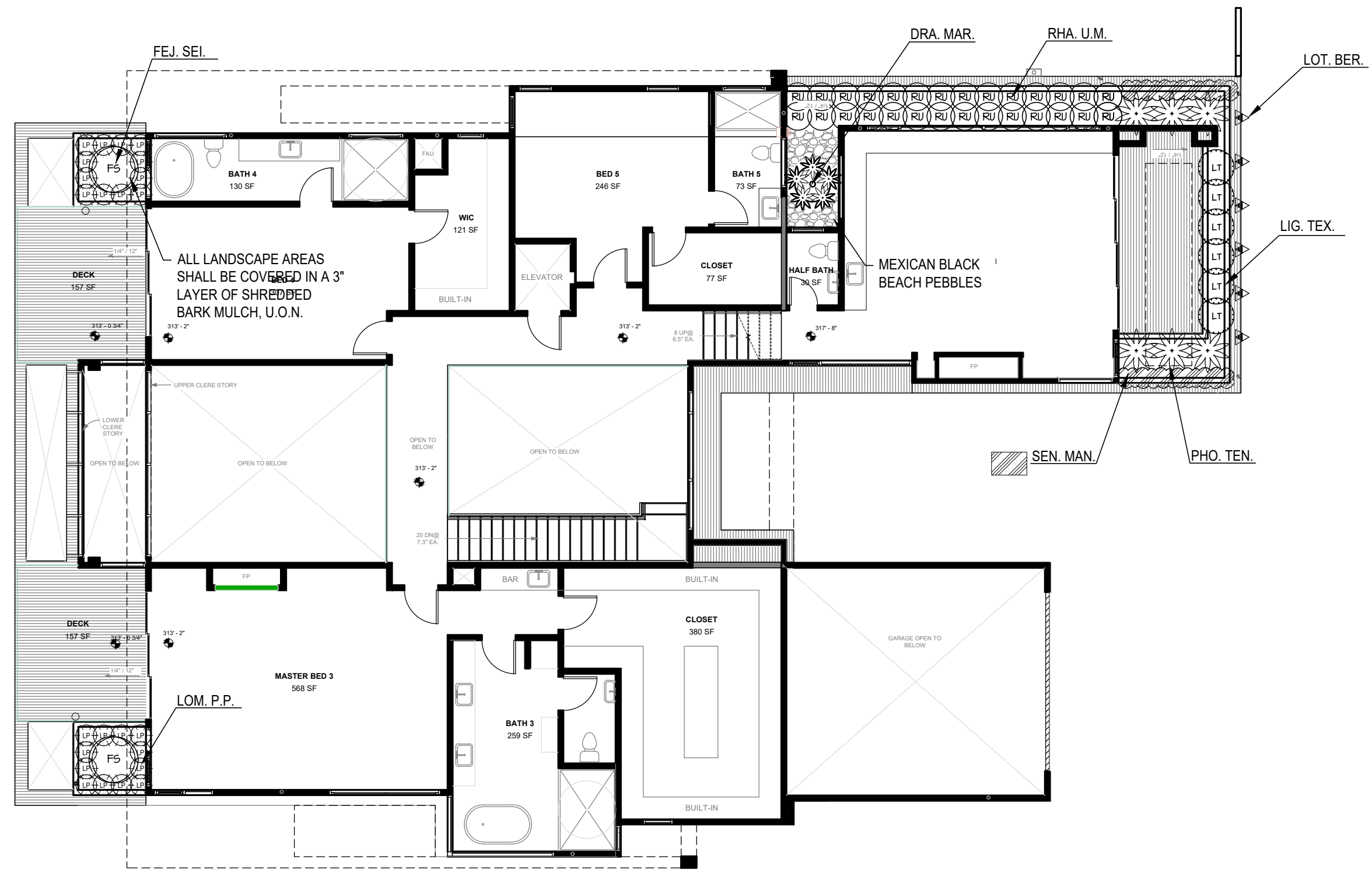
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

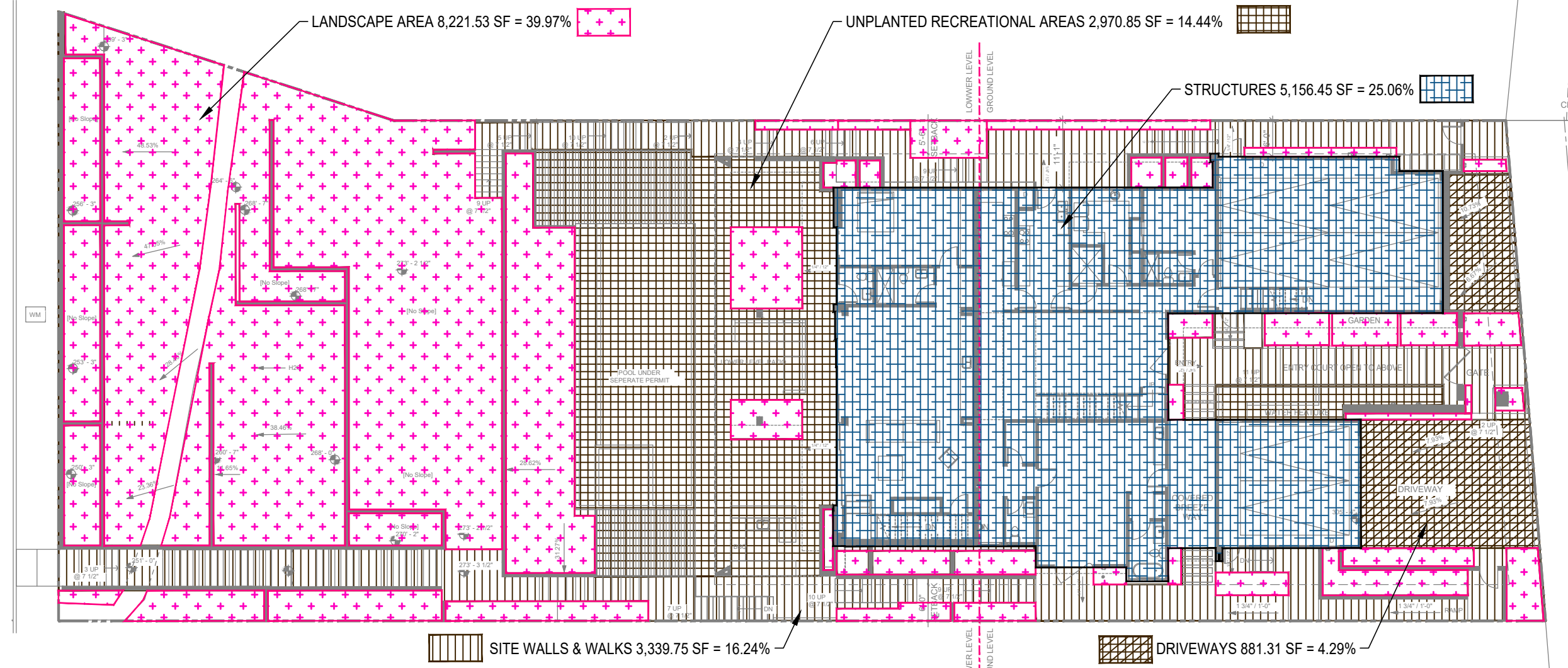
**MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA):**  
 $(ET_o)(0.62)[(0.55 \times LA) + (0.45 \times SLA)]$   
 $(47)(0.62)[(0.55 \times 8,488.24) + (0.45 \times 0)] = 136,041.02$

**ESTIMATED TOTAL WATER USE (ETWU):**  
 $[(ET_o)(0.62)][(PF/IE \times HA/IE) + SLA]$

HYDROZONE 1 LOW WATER USE SHRUBS WITH DRIP IRRIGATION $[(47)(0.62)][(0.2/0.81 \times 5,533.55/0.81)]$	= 39,814.23
HYDROZONE 2 MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION $[(47)(0.62)][(0.5/.81 \times 922.39/0.81)]$	= 16,591.63
HYDROZONE 3 LOW WATER USE TREES WITH BUBBLER IRRIGATION $[(47)(0.62)][(0.2/.75 \times 48/0.75)]$	= 372.99
HYDROZONE 4 MODERATE WATER USE TREES WITH BUBBLER IRRIGATION $[(47)(0.62)][(0.5/.75 \times 64/0.75)]$	= 1,243.30
HYDROZONE 5 MODERATE WATER USE VINES WITH BUBBLER IRRIGATION $[(47)(0.62)][(0.5/.75 \times 192/0.75)]$	= 3,729.92
HYDROZONE 5 HIGH WATER USE TURF WITH SPRAY IRRIGATION $[(47)(0.62)][(0.71.75 \times 1,728.30/0.75)]$	= 47,005.15
	<b>108,757.220</b>
<b>ETWU = 108,757.22 &lt; MAWA = 136,041.02</b>	



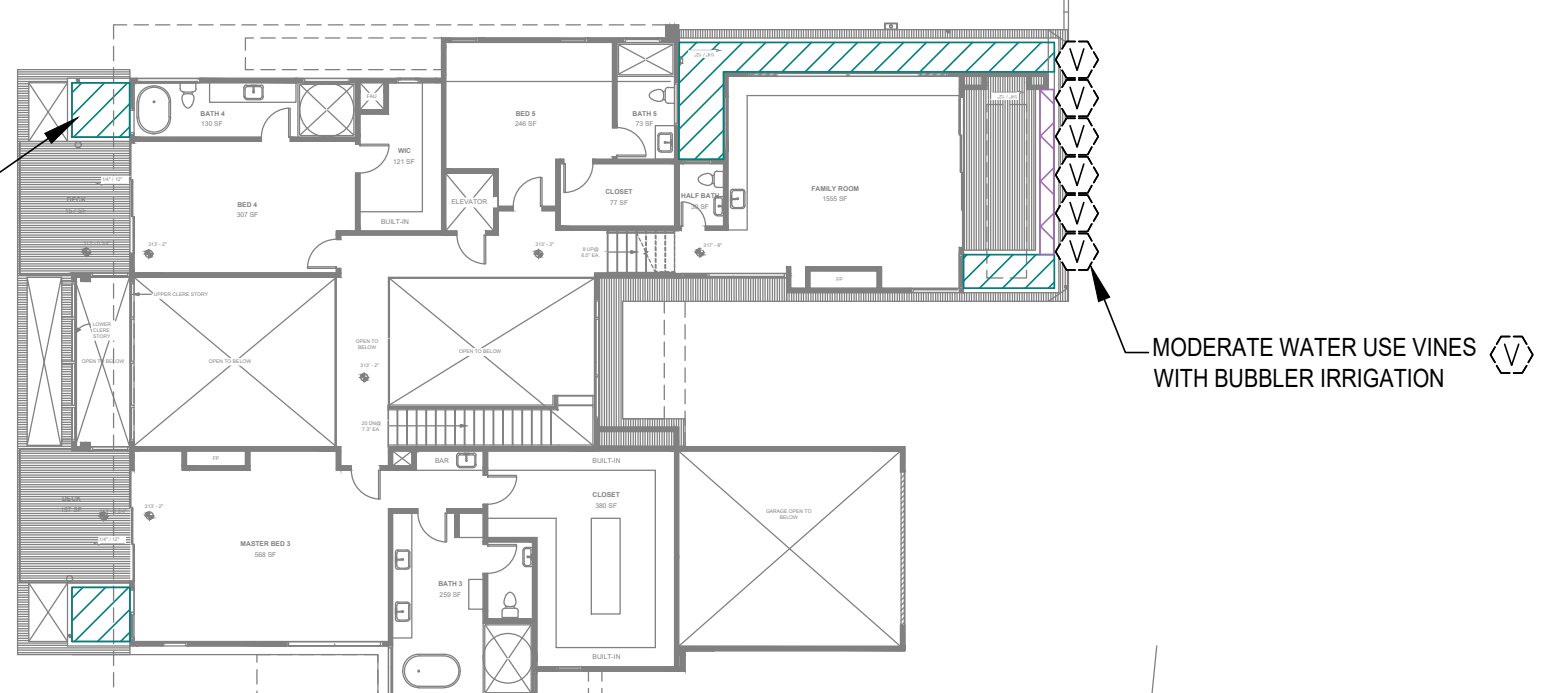
**PLANTING PLAN - UPPER LEVEL**  
 SCALE: 1"=10'-0"



**LANDSCAPE AREA DIAGRAM LEGEND**

STRUCTURES	5,156.45 SF = 25.06%
LANDSCAPE AREA	8,221.53 SF = 39.97%
UNPLANTED RECREATIONAL AREAS	2,970.85 SF = 14.44%
SITE WALLS & WALKS	3,339.75 SF = 16.24%
DRIVEWAYS	881.31 SF = 4.29%
SITE AREA	20,569.89 SF = 100%

**LANDSCAPE AREA DIAGRAM**  
 SCALE: 1"=20'-0"



**HYDROZONE MAP & WATER CALCULATIONS**  
 SCALE: 1"=20'-0"



2643 4th Avenue  
 San Diego CA 92103  
 Phone 619.544.1977  
 angelina@sotelo.com  
 www.asotelo.com



**WHALE WATCH WAY**  
 8421 WHALE WATCH WAY  
 SAN DIEGO, CA 92037

EMAIL 10.07.22  
 EMAIL 09.15.23  
 EMAIL 01.04.24

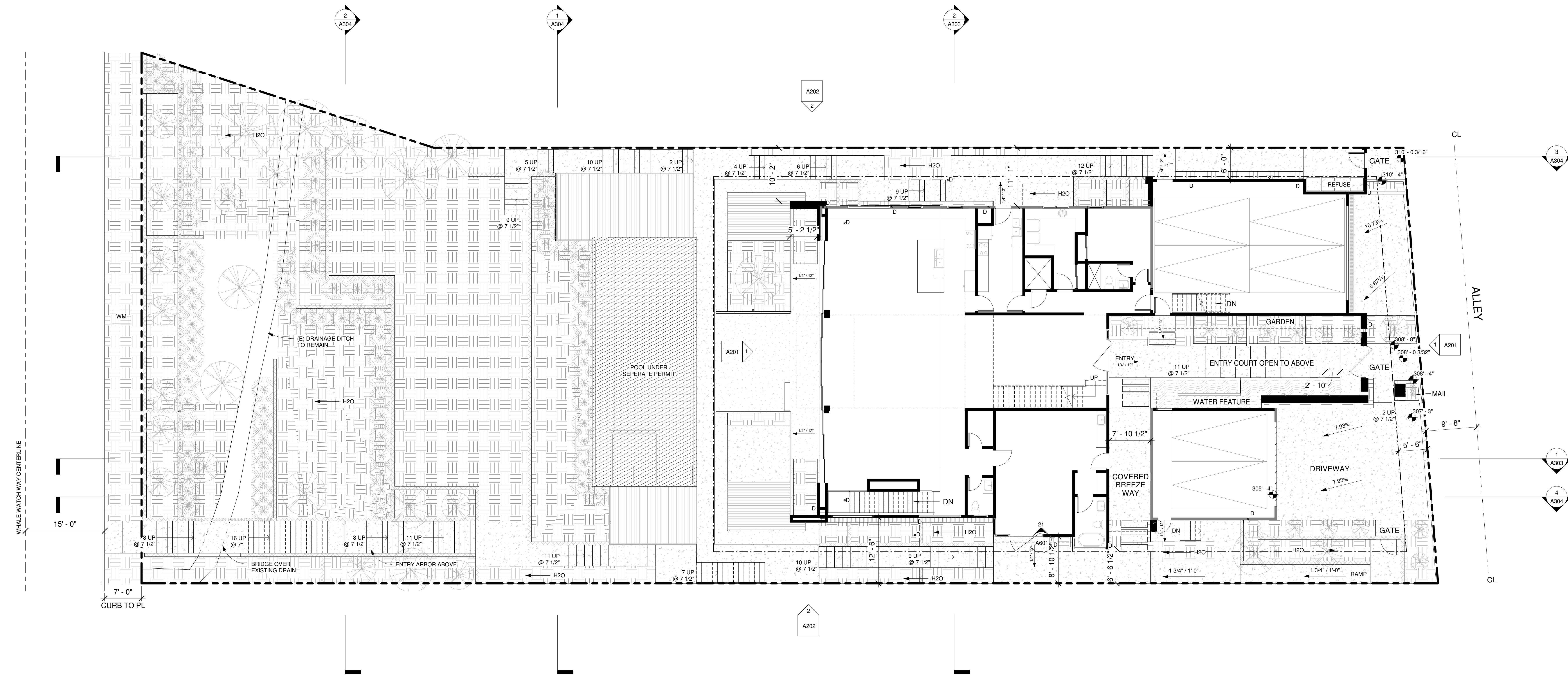
**PLANTING PLAN**

SHEET  
**L1.1**

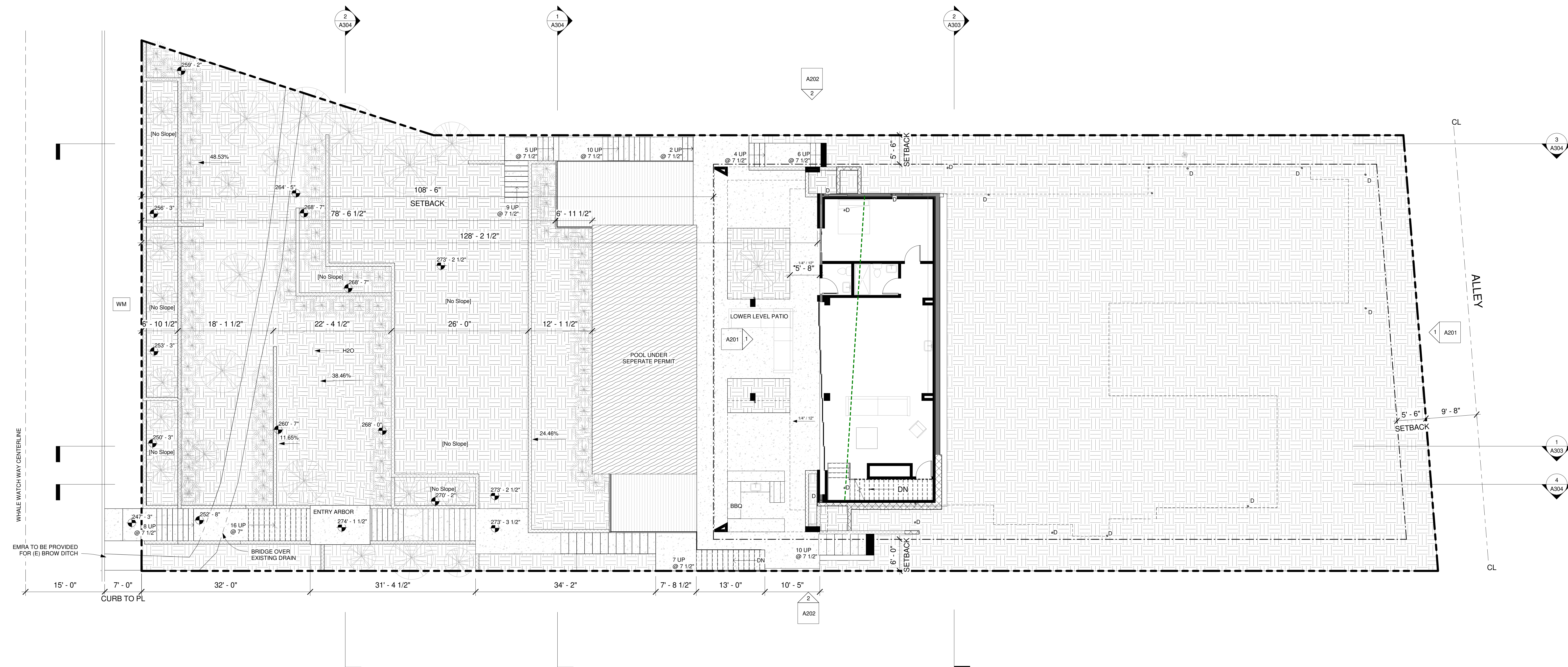


**SITE PLAN LEGEND**

	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 UPPER GROUND LEVEL SITE PLAN  
1/8" = 1'-0"



2 LOWER GROUND LEVEL SITE PLAN  
1/8" = 1'-0"

NO.	ISSUANCE/REVISION	DATE
1		
2		
3		
4		

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DATE: 09/15/2023 AL PROJECT NUMBER: 1-220430  
SCALE: 1/8" = 1'-0" AHJ PROJECT NUMBER:

**LEGEND**

EXISTING WALL  
 DEMOLISHED WALL  
 OVERHEAD LINES

**BARLOW  
 CAPITAL  
 INVESTMENTS  
 LLC**

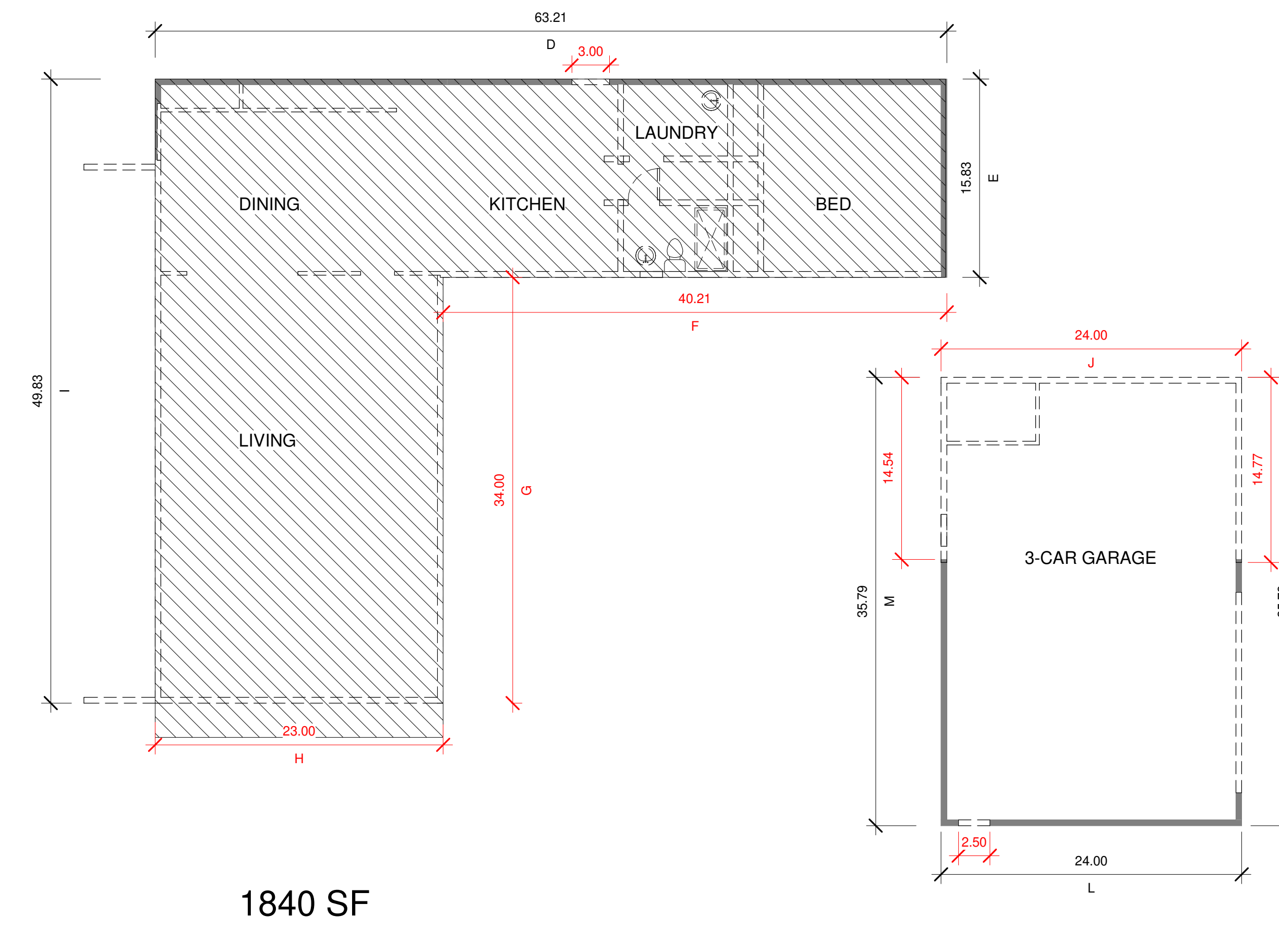
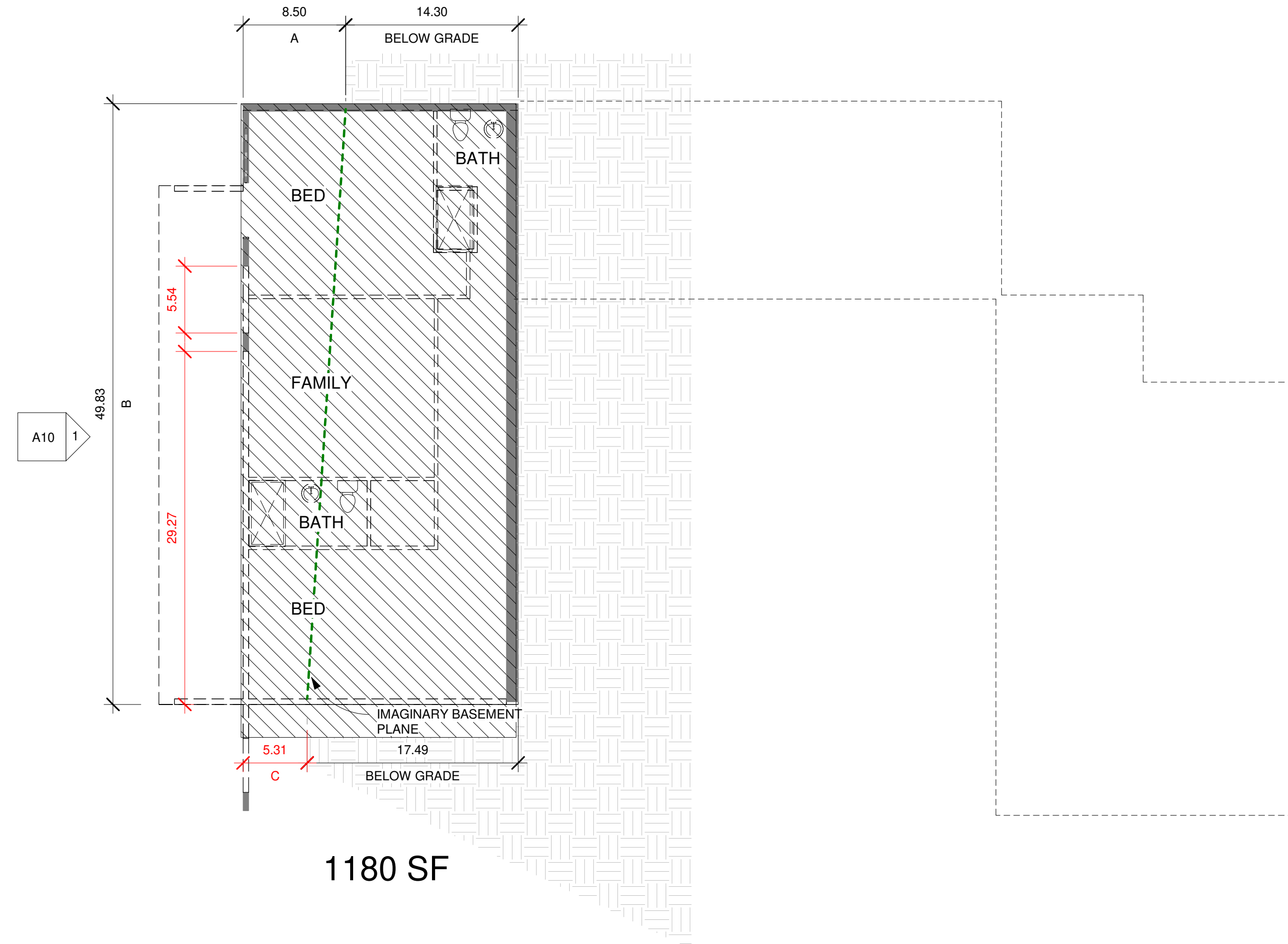
**WHALE WATCH  
 WAY**

8421 WHALE WATCH WAY  
 LA JOLLA, CA 92037

NO. ISSUANCE/REVISION DATE

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 SCALE: As indicated ARJ PROJECT NUMBER:

EXISTING / DEMO  
 FLOOR PLANS



Wall Schedule		
Wall Name	Wall Length	Demo Length
A	8.50'	0.00'
B	49.83'	34.81'
C	5.31'	5.31'
D	63.21'	9.00'
E	15.83'	0.00'
F	40.21'	40.21'
G	34.00'	34.00'
H	23.00'	23.00'
I	49.83'	43.33'
J	24.00'	24.00'
K	35.79'	14.77'
L	24.00'	2.50'
M	35.79'	14.54'
N	23.00'	0.00'
O	49.83'	49.83'
P	7.79'	7.79'
Q	9.36'	9.36'
R	15.21'	15.21'
S	16.44'	2.11'
T	24.04'	20.48'
Total: 20	554.97'	350.25'

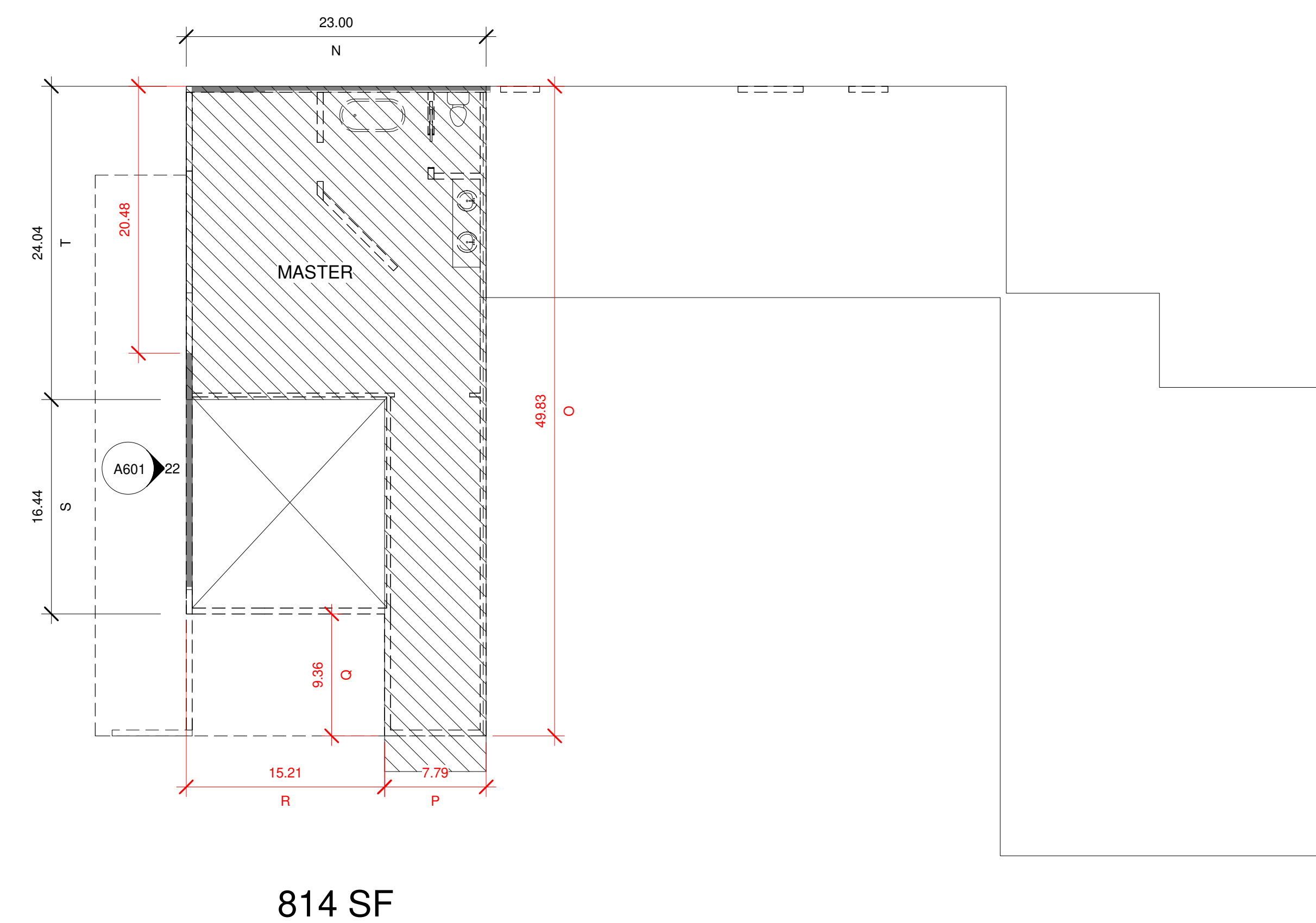
50% DEMO = 554.97/2 = 277.5'

TOTAL DEMO = 350.25/554.97 = 63.11%





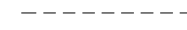


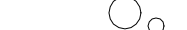








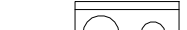
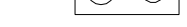



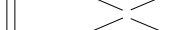

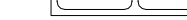
1 (E) LOWER LEVEL  
 1/8" = 1'-0"

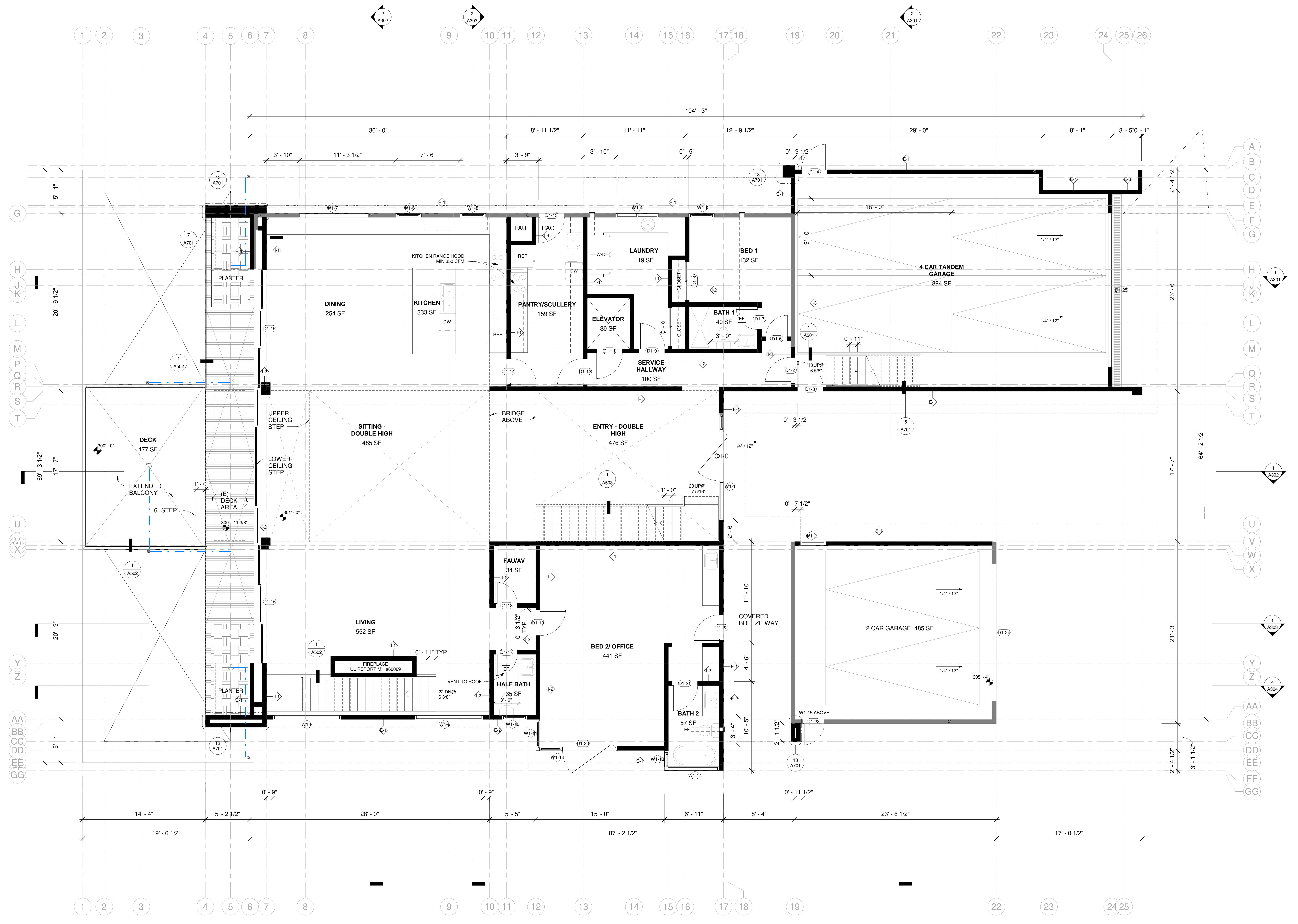
2 (E) ENTER LEVEL LOW  
 1/8" = 1'-0"

3 (E) UPPER LEVEL  
 1/8" = 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)
-  EXHAUST FAN (MIN 50 CFM)
-  FORCED AIR UNIT
-  RETURN AIR GRILL
-  SWITCH CONTROLLED LIGHTING OUTLET
-  WASHER/DRYER
-  RANGE
-  REFRIGERATOR
-  TOILET
-  SHOWER/TUB
-  SHOWER BASIN
-  VANITY
-  KITCHEN SINK

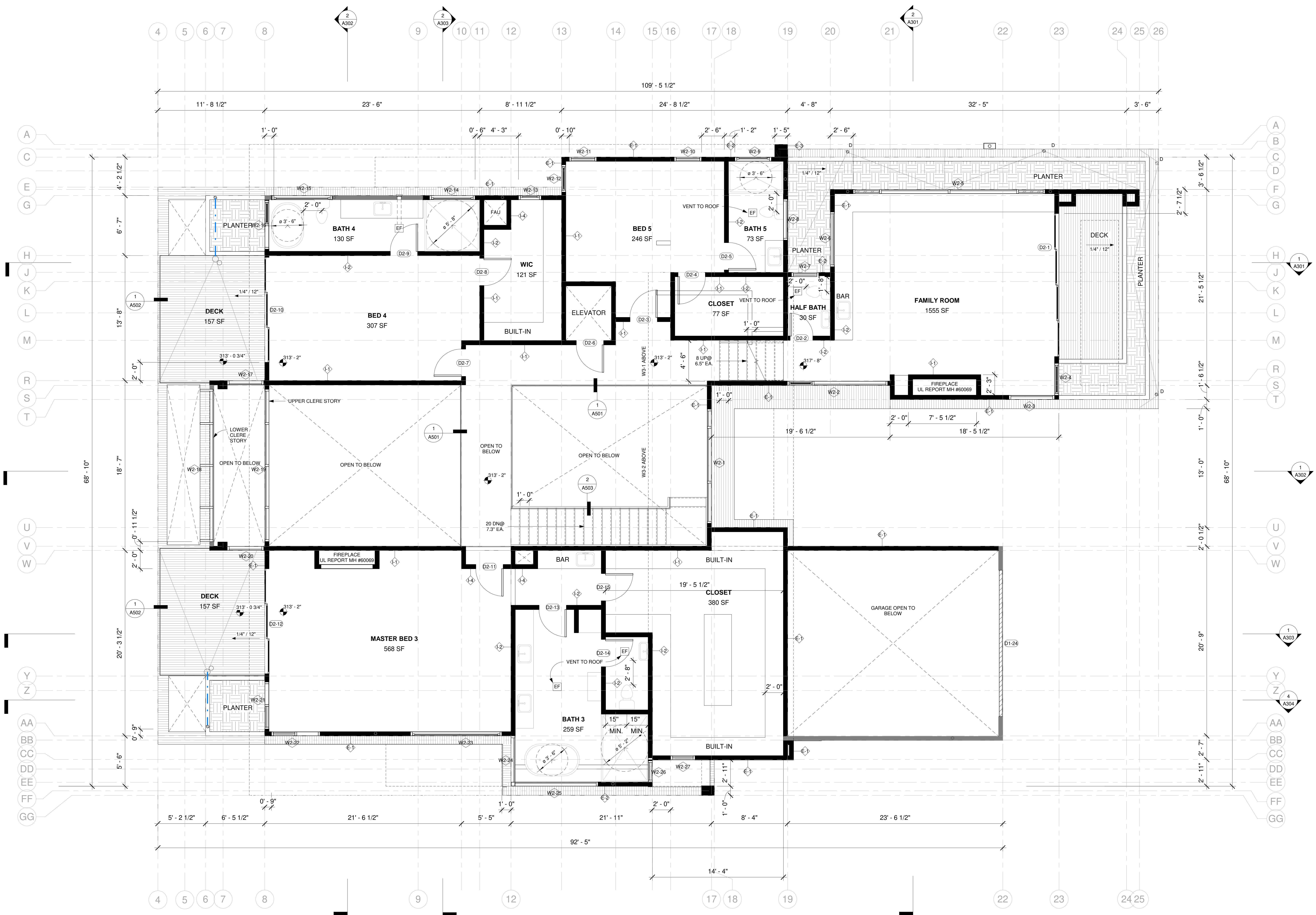


1 (P) ENTRY LEVEL  
1/4" = 1'-0"

NO.	ISSUANCE/REVISION	DATE

**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)
- EXHAUST FAN (MIN 50 CFM)
- FORCED AIR UNIT
- RETURN AIR GRILL
- SWITCH CONTROLLED LIGHTING OUTLET
- WASHER/DRYER
- RANGE
- REFRIGERATOR
- TOILET
- SHOWERTUB
- SHOWER BASIN
- VANITY
- KITCHEN SINK



8421 WHALE WATCH WAY  
LA JOLLA, CA 92037





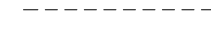








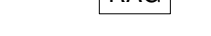
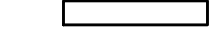


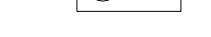





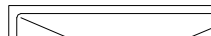
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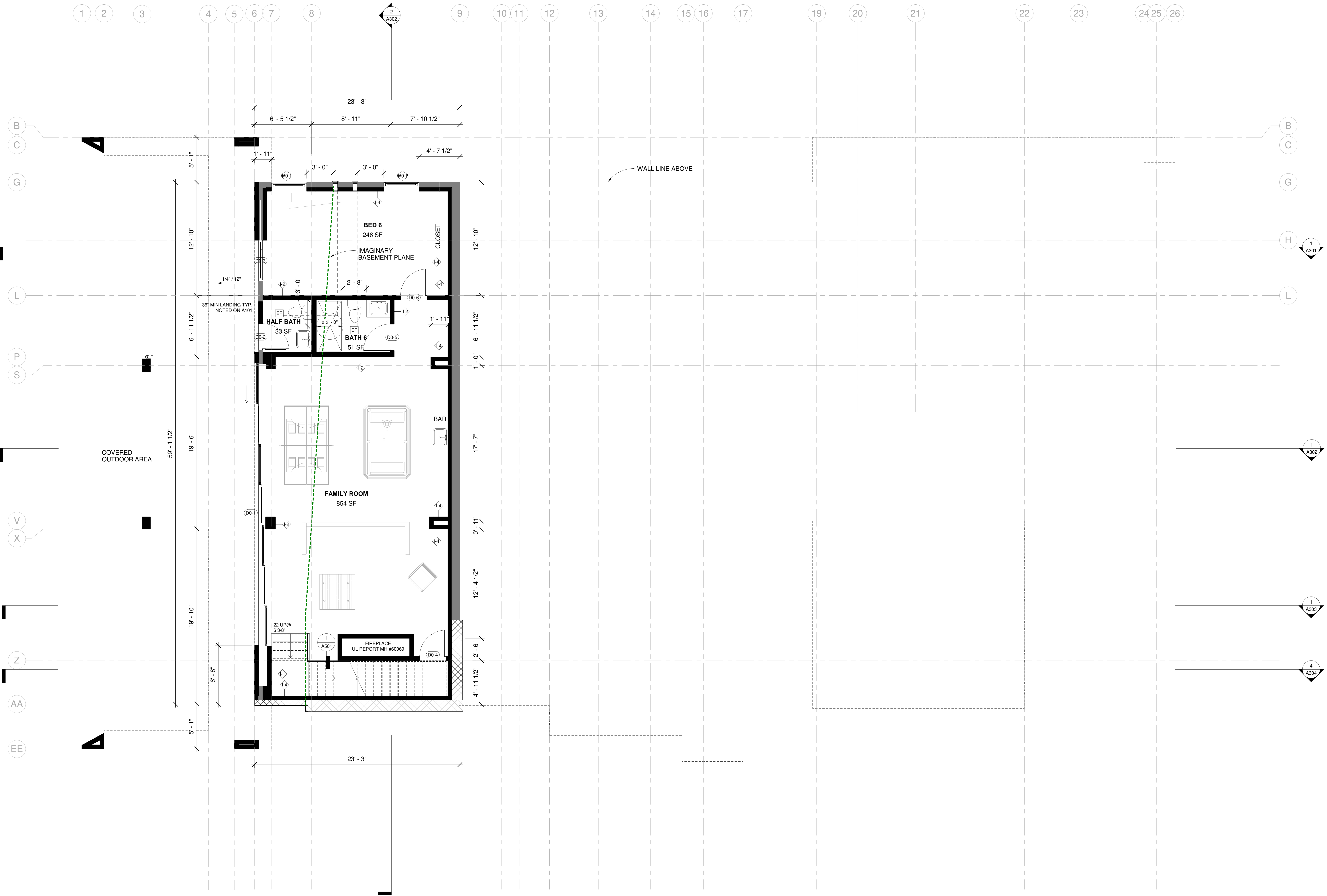
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DATE: 09/15/2023 AL PROJECT NUMBER: 1-220430  
SCALE: 1/4" = 1'-0" AHJ PROJECT NUMBER:  

**UPPER LEVEL  
FLOOR PLAN**

1 (P) LEVEL 3  
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)
-  EXHAUST FAN (MIN 50 CFM)
-  FORCED AIR UNIT
-  RETURN AIR GRILL
-  SWITCH CONTROLLED LIGHTING OUTLET
-  WASHER/DRYER
-  RANGE
-  REFRIGERATOR
-  TOILET
-  SHOWER/TUB
-  SHOWER BASIN
-  VANITY
-  KITCHEN SINK



NO.	ISSUANCE/REVISION	DATE

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 SCALE: 1/4" = 1'-0" ARJ PROJECT NUMBER:  

**LOWER LEVEL  
FLOOR PLAN**

**A105**

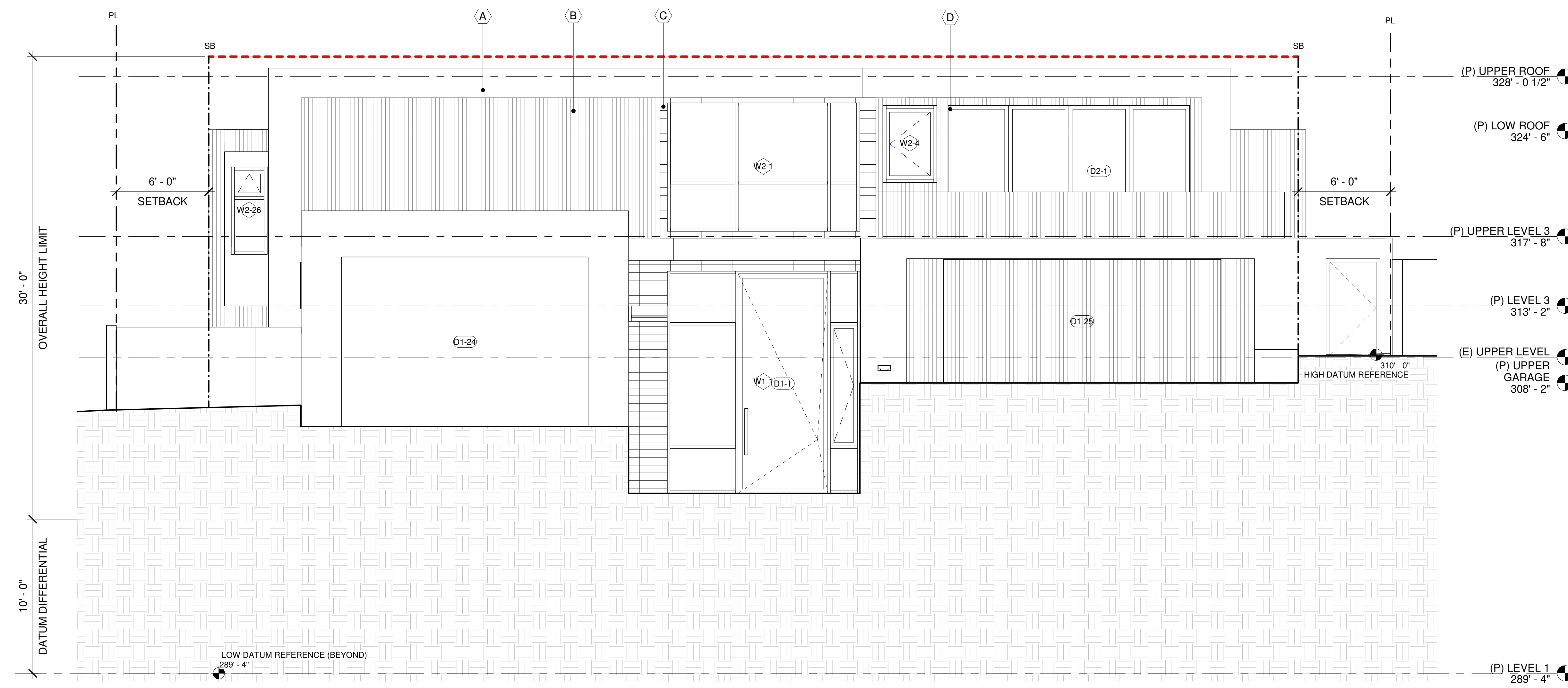


**LEGEND**

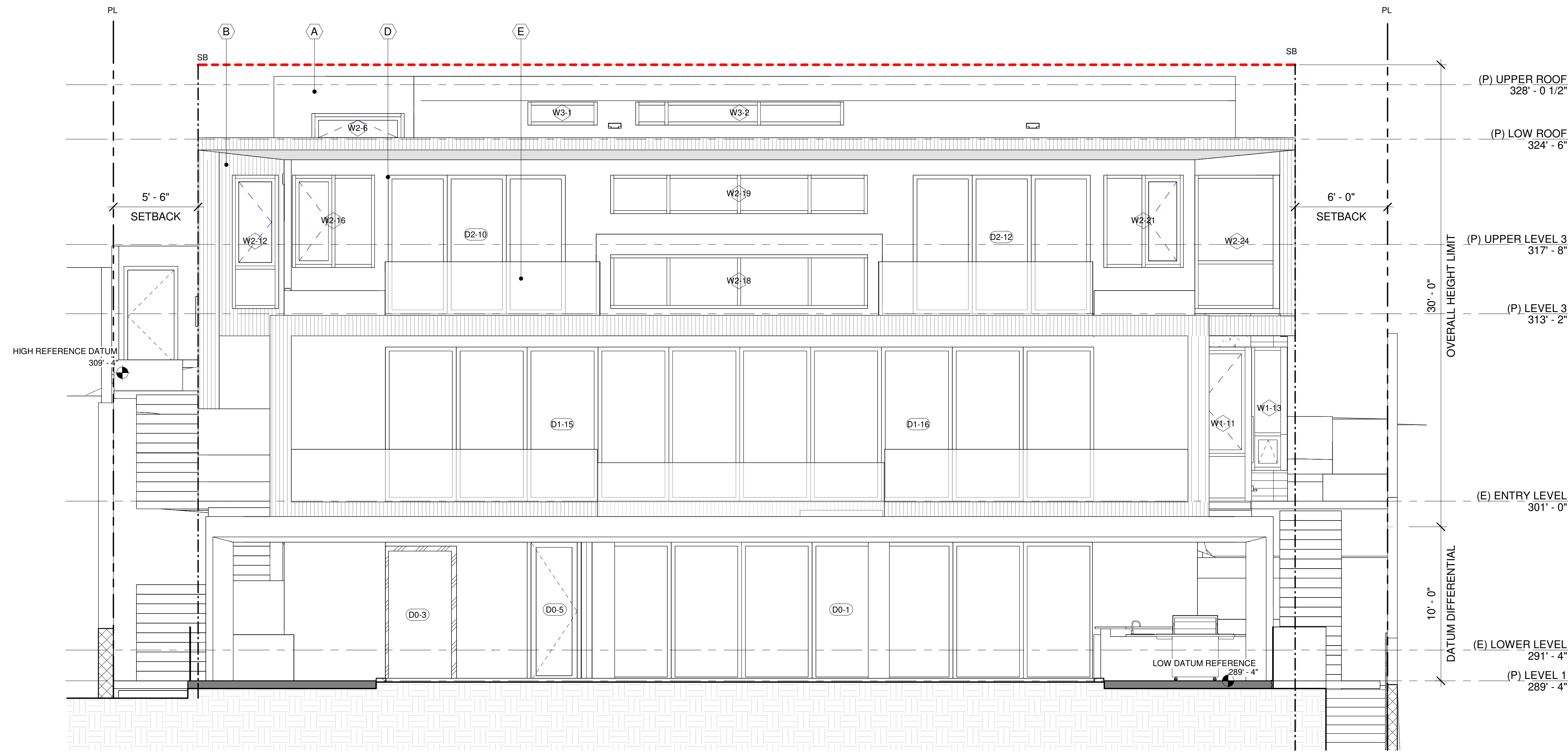
- (E) GRADE LINE (AT CHANGE)
- PLUMB LINE
- OVERALL HEIGHT LIMIT
- EXISTING BUILDING OUTLINE
- PROPERTY LINE
- SETBACK LINE

**MATERIAL LEGEND**

- A. WHITE SANTA BARBARA STUCCO
- B. WALNUT WOOD SIDING
- C. ADOBE/WHITE TILE ACCENT FINISH
- D. BLACK PAINTED FRAME AND MULLION
- E. CLEAR LOW-E GLASS GUARDRAIL



① EAST - ELEVATION  
 1/4" = 1'-0"



② WEST - ELEVATION  
 1/4" = 1'-0"

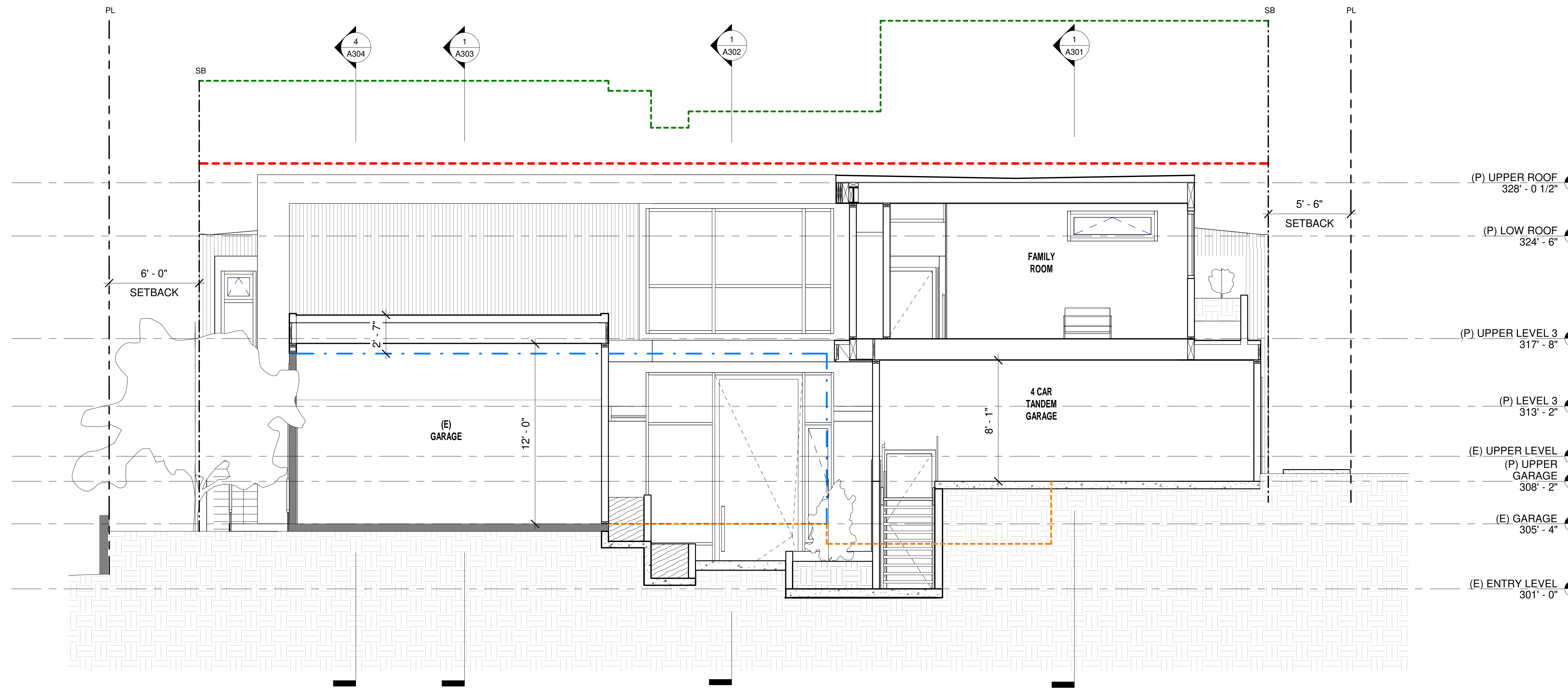
NO.	ISSUANCE/REVISION	DATE

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 DATE: 09/15/2023 AL PROJECT NUMBER: 1-220430  
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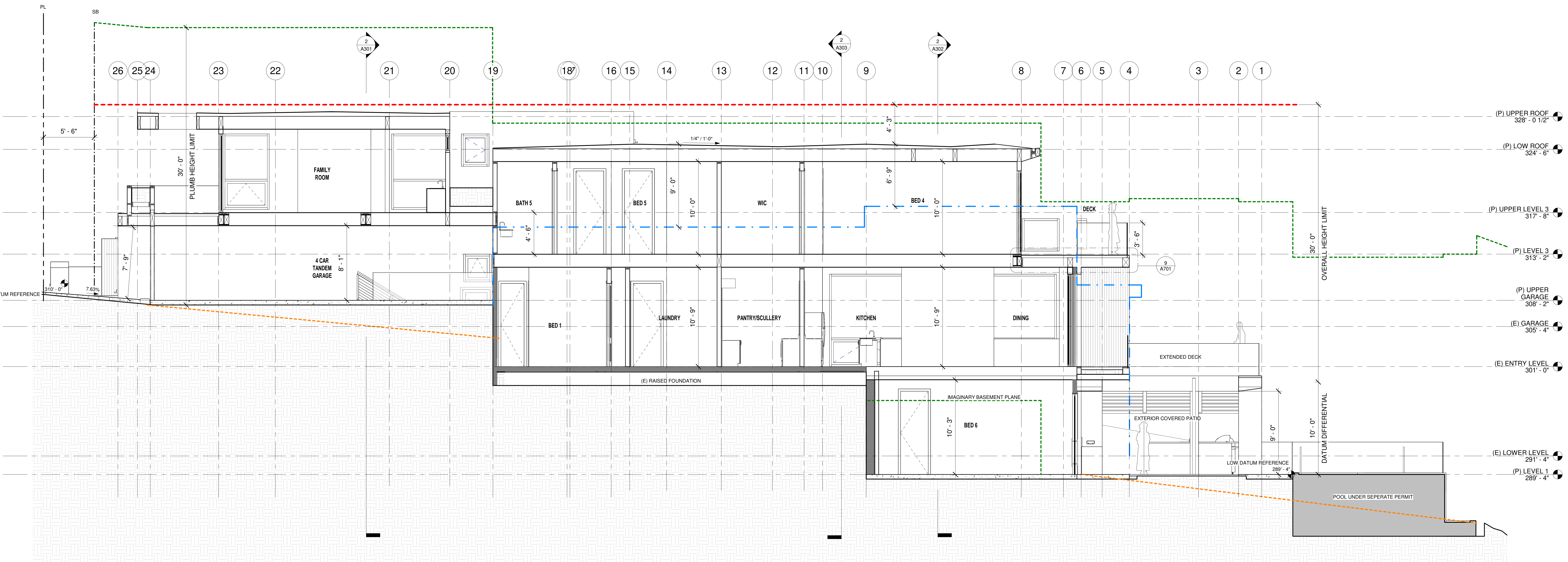
ELEVATIONS







② Section 2  
1/4" = 1'-0"



① Section 1  
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

NO.	ISSUANCE/REVISION	DATE

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DATE: 09/15/2023 AL PROJECT NUMBER: 1-220430  
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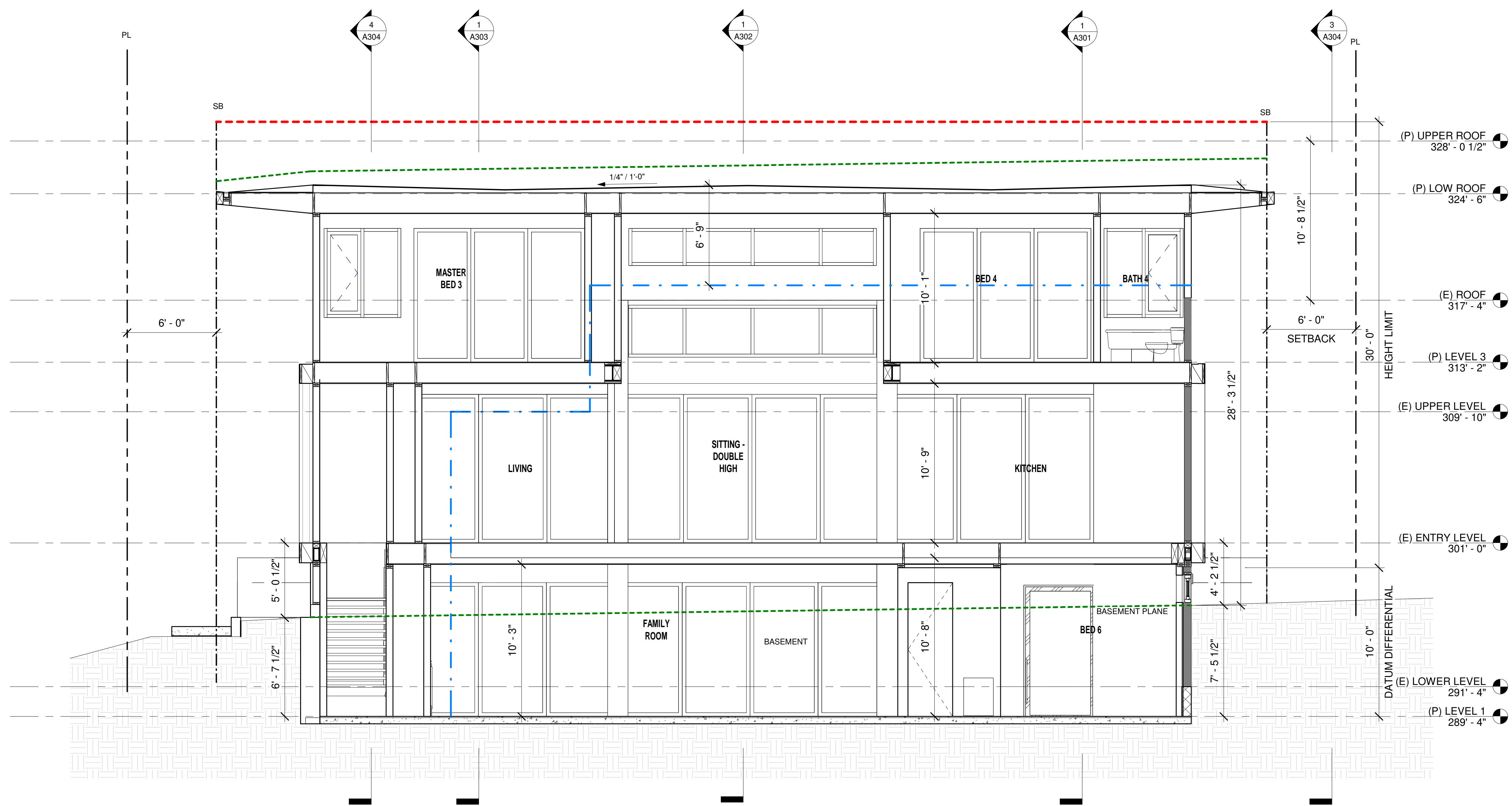
**LEGEND**

- 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

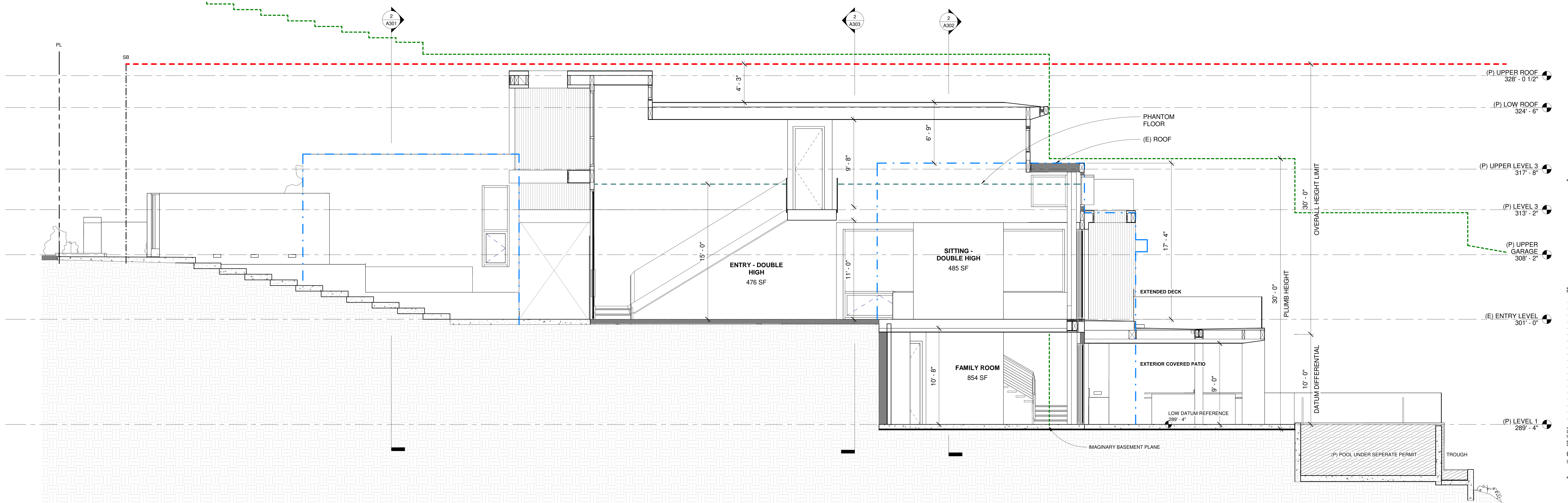
NO.	ISSUANCE/REVISION	DATE

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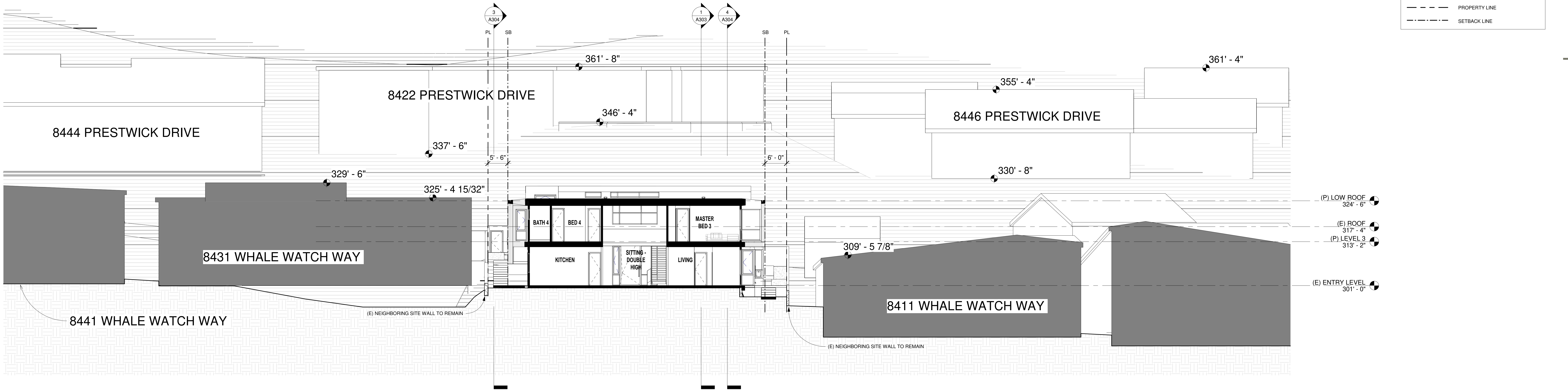


2 Section 4  
1/4" = 1'-0"

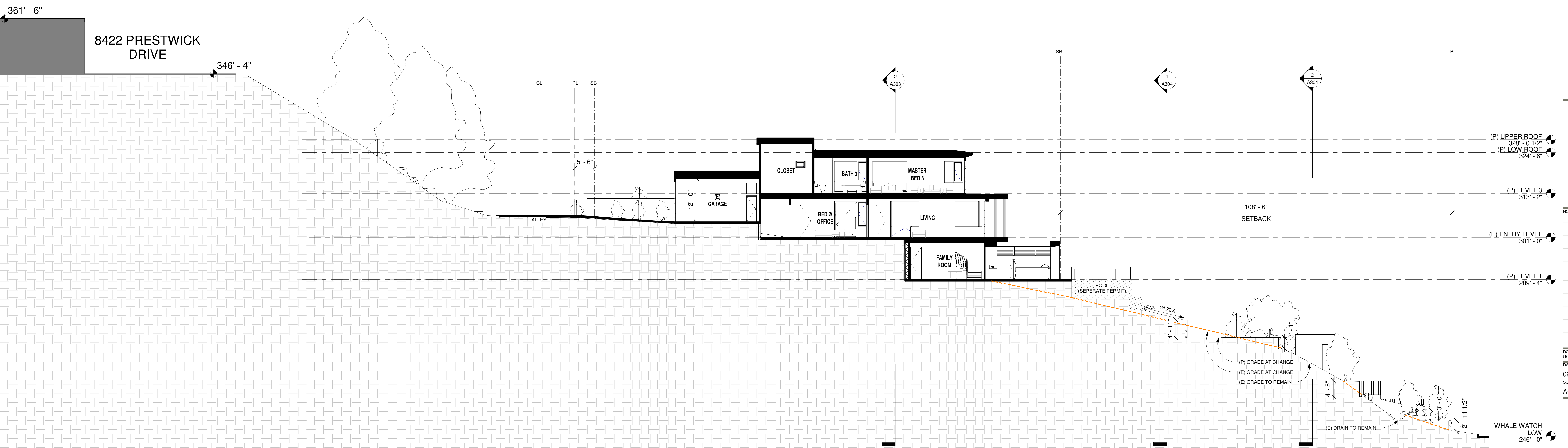


1 Section 3  
1/4" = 1'-0"

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  
1" = 10'-0"



① SITE SECTION 1  
1" = 10'-0"

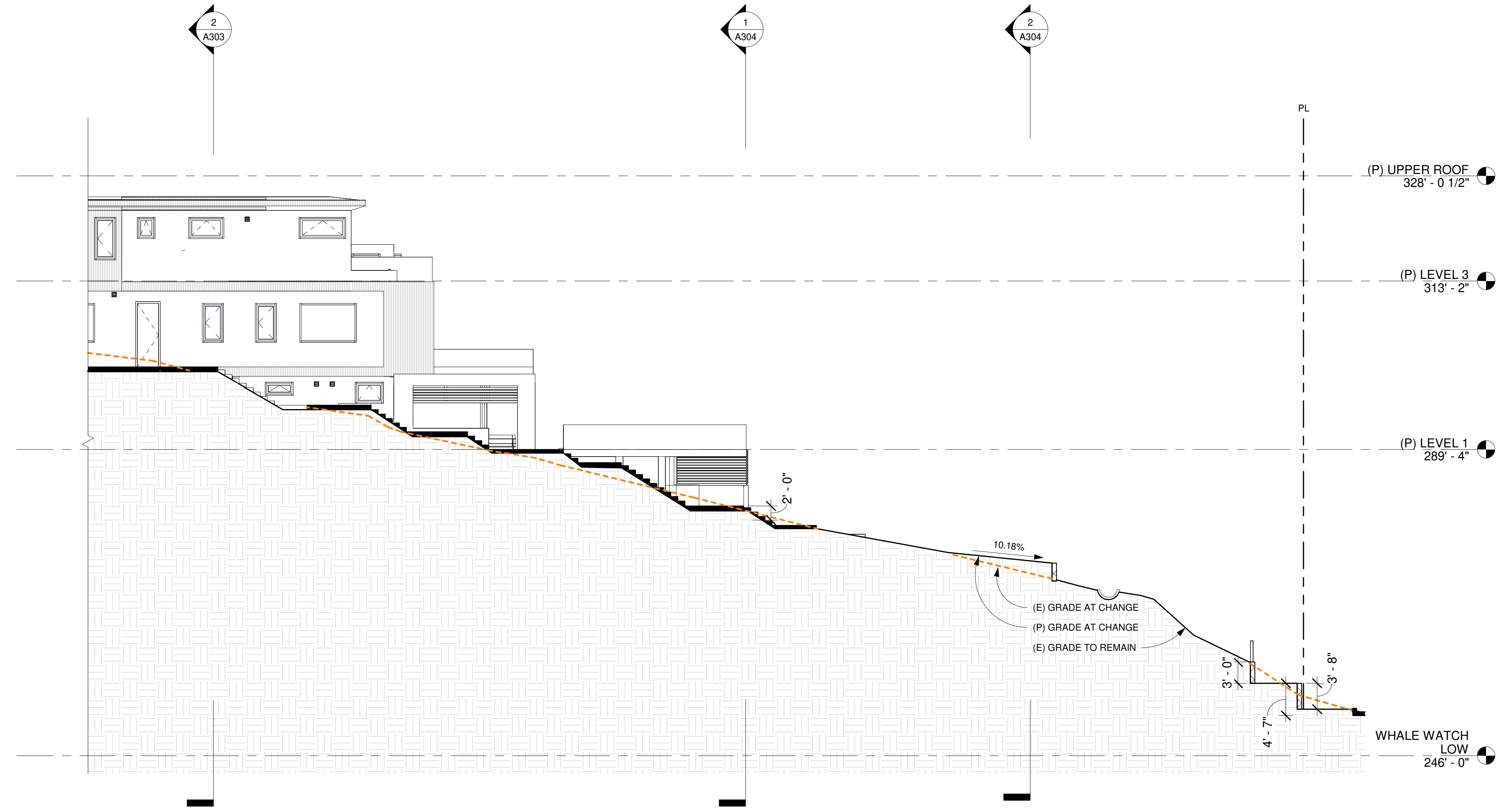
8421 WHALE WATCH WAY  
LA JOLLA, CA 92037

NO.	ISSUANCE/REVISION	DATE

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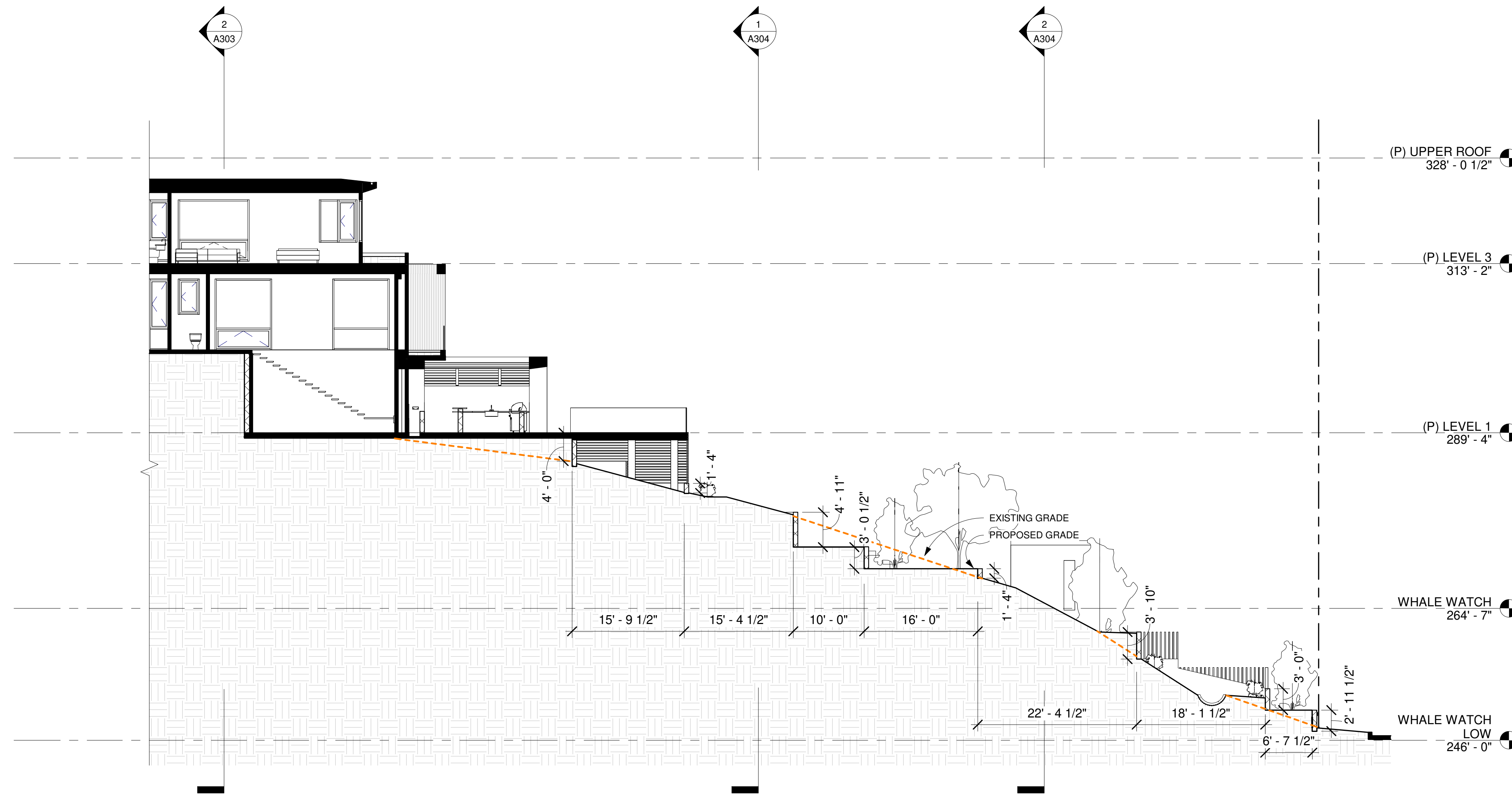
**SITE SECTIONS**



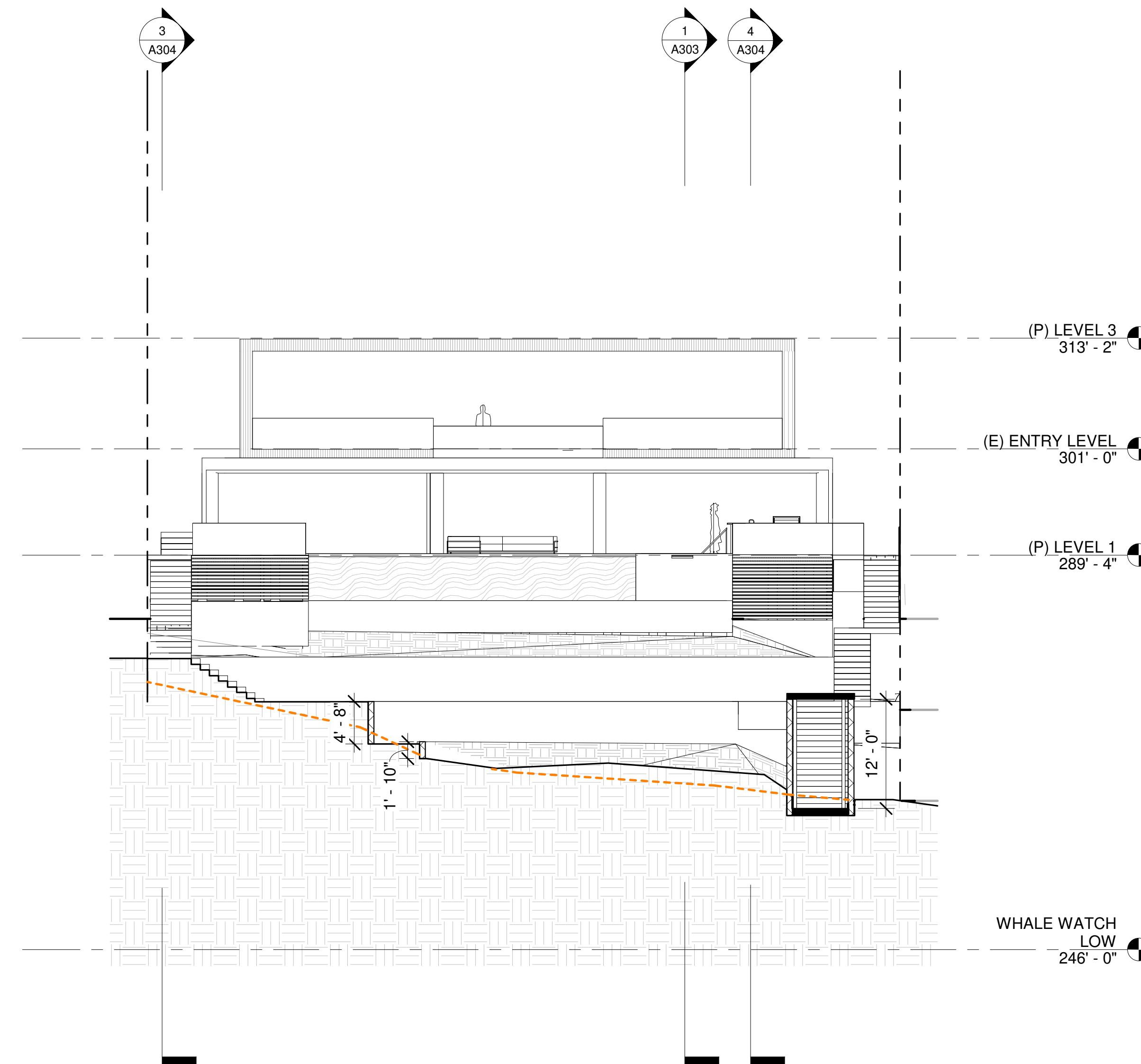
③ SITE SECTION 6  
1" = 10'-0"



① SITE SECTION 5  
1" = 10'-0"



④ SITE SECTION 4  
1" = 10'-0"



② SITE SECTION 3  
1" = 10'-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

**BARLOW  
CAPITAL  
INVESTMENTS  
LLC**

**WHALE WATCH  
WAY**

8421 WHALE WATCH WAY  
LA JOLLA, CA 92037

NO.	ISSUANCE/REVISION	DATE
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SCALE: As indicated ARJ PROJECT NUMBER:  

**SITE SECTIONS**