



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 7, 2024 REPORT NO. HO-24-034

HEARING DATE: August 21, 2024

SUBJECT: Livewire - La Jolla Scenic Drive North, Process Three Decision

PROJECT NUMBER: [PRJ-1104699](#)

OWNER/APPLICANT: Livewire LLC, / Sarah Potter

### SUMMARY

Should the Hearing Officer approve a Site Development Permit for a 6,196 square-foot, two-story single dwelling unit, with an attached three-car garage and in-ground pool on a vacant lot located on La Jolla Scenic Drive North, (Assessor's Parcel Number [APN] 346-762-07-00) in the [La Jolla Shores Planned District](#)- Single Family [LJSPD-SF] zone.

### Staff Recommendation:

1. APPROVE Site Development Permit No. PMT-3250989.

Community Planning Group Recommendation: On February 22, 2024, the La Jolla Community Planning Association heard the project and recommended approval by a vote of 13-0-1 (Attachment 7). On March 20, 2024, the La Jolla Shores Advisory Board recommended approval by a vote of 6-0-0 (Attachment 8).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 26, 2024, and the opportunity to appeal that determination ended on May 10, 2024.

### BACKGROUND

The 0.58-acre project site is a vacant lot containing Environmentally Sensitive Lands [ESL] in the form of Steep Hillside and Sensitive Biological Resources. The project is located east of La Jolla Scenic Drive North, north of Via Posada, south of Scenic Place and west of Sugarman Drive in the La Jolla Shores Planned District Single Family [LJSPD-SF] zone, Airport Land Use Compatibility Overlay Zone (for Marine Corps Air Station [MCAS] Miramar, Airport Land Use Compatibility Plan [ALUCP] Airport

Influence Area (Review Area Two), Coastal Height Limit Overlay Zone (CHLOZ), Parking Standards Transit Priority Area, Transit Priority Area, and the Parking Campus Impact Overlay Zone (PIOZ) within the La Jolla Community Plan Area. This site is not within the Coastal Overlay Zone.

A Site Development Permit, Process 3, is required where environmentally sensitive lands are present on-site pursuant to SDMC Section 143.0110 and when a project is within the La Jolla Shores Planned District, pursuant to SDMC Section 1510.0201. The decisionmaker is the Hearing Officer and the decision is appealable to the Planning Commission in accordance Section 112.0506.

### DISCUSSION

The proposed project includes new construction of a 6,196 square-foot, two-story single dwelling unit, with an attached three-car garage and inground pool, on a vacant lot in an established residential neighborhood.

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) contains Residential Land Use Goals which state that development should "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The architectural form proposed is traditional two-story ranch style home and is consistent with similar homes in the surrounding neighborhood. Materials include white stucco on the lower half and rustic wood siding on the upper half of the building with bronze window trim. Project architecture is similar in nature to homes in the vicinity. From the public right-of-way, the roof height is twenty-four feet four inches. The building is under the maximum thirty-foot coastal height limitation.

The site is an infill lot on the east side of La Jolla Scenic Drive North and surrounded by a fully developed single-dwelling unit residential neighborhood near Pottery Canyon Natural Open Space Park. The Community Plan designates the site for Very Low-Density Residential (0-5 dwelling units per acre), page 73, Figure 16. A neighborhood survey demonstrates that the proposed residence is in general conformity with adjacent development patterns with regard to architectural compatibility and bulk and scale. The proposed project will observe setbacks to all property lines consistent with other properties within the vicinity. The adjacent developments do not follow a single or common architectural theme; however, the proposed project architecture and materials are harmonious with adjacent developments. Project architecture is similar in nature to homes visible from the public right-of-way. The roof height is twenty-four feet four inches. The building is under the maximum thirty-foot coastal height limitation. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity. Therefore, the proposed will development will not adversely affect the applicable land use plan.

### Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations. The project is designed in general conformity with setbacks, bulk and scale, and general design regulations as

required by the Community Plan and the LJSPD-SF zone. Staff has determined that the project meets the regulations of the SDMC and conforms to the recommendations of the Community Plan. Staff has provided draft findings and draft permit conditions and staff recommends the Hearing Officer approve the project as proposed.

#### ALTERNATIVES

1. Approve Site Development Permit No. PMT-3250989 with modifications.
2. Deny Site Development Permit No. PMT-3250989, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

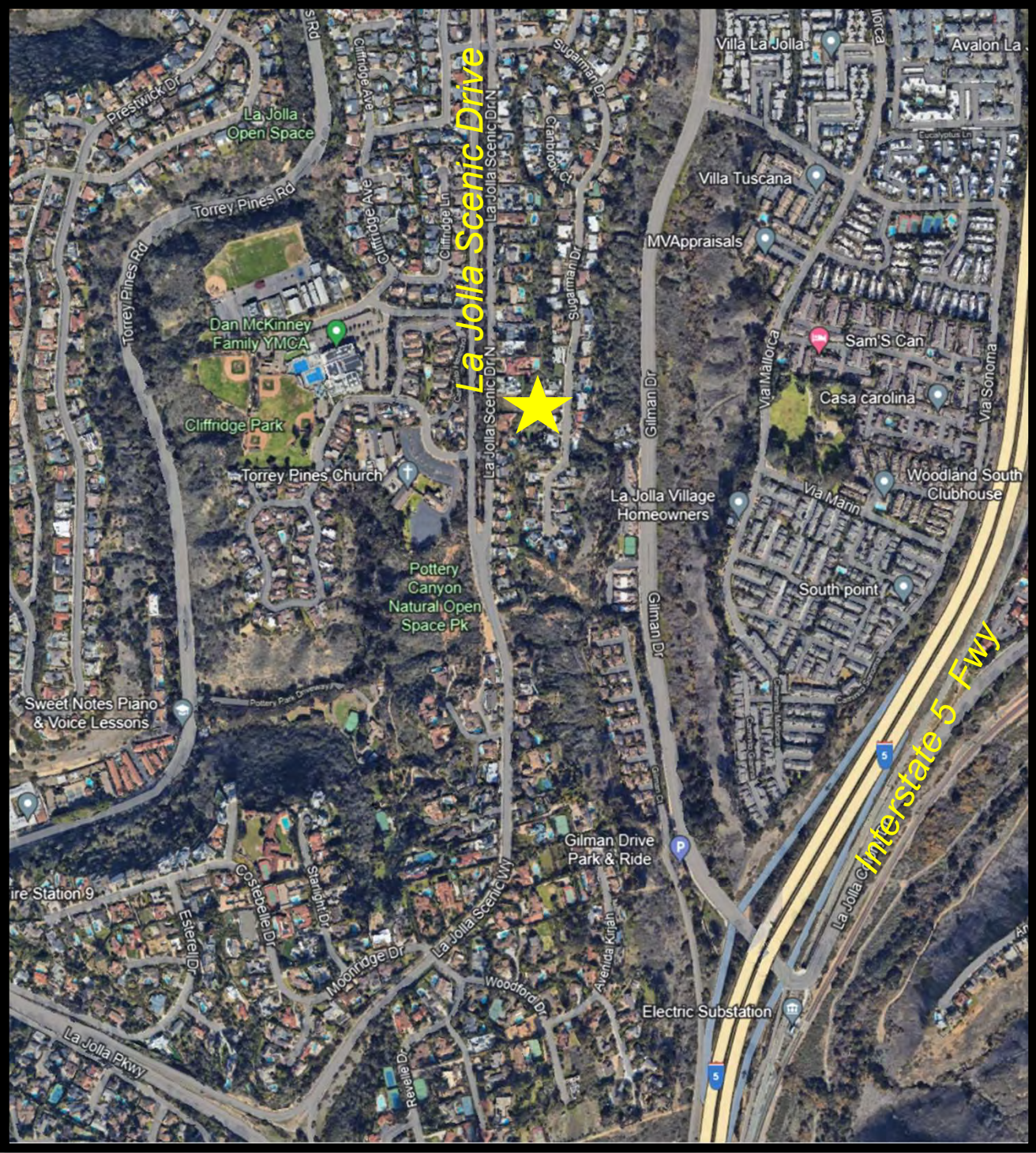
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Will Rogers, Development Project Manager  
Development Services Department

#### Attachments:

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





# Aerial Photo

Livewire- La Jolla Scenic Drive  
Project No. PRJ-1104699







- Legend
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities
  - E Elementary School
  - J Junior High School
  - H High School
  - S School
  - L Library
  - F Fire Station
  - PO Post Office



### Community Land Use Map



La Jolla Community Plan  
City of San Diego · Planning Department



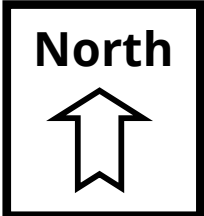
Figure 1

Map Document (L:\GIS\PGIS\publications\lapolla\lapolla pub 2004\LaJolla\_PLU.mxd)  
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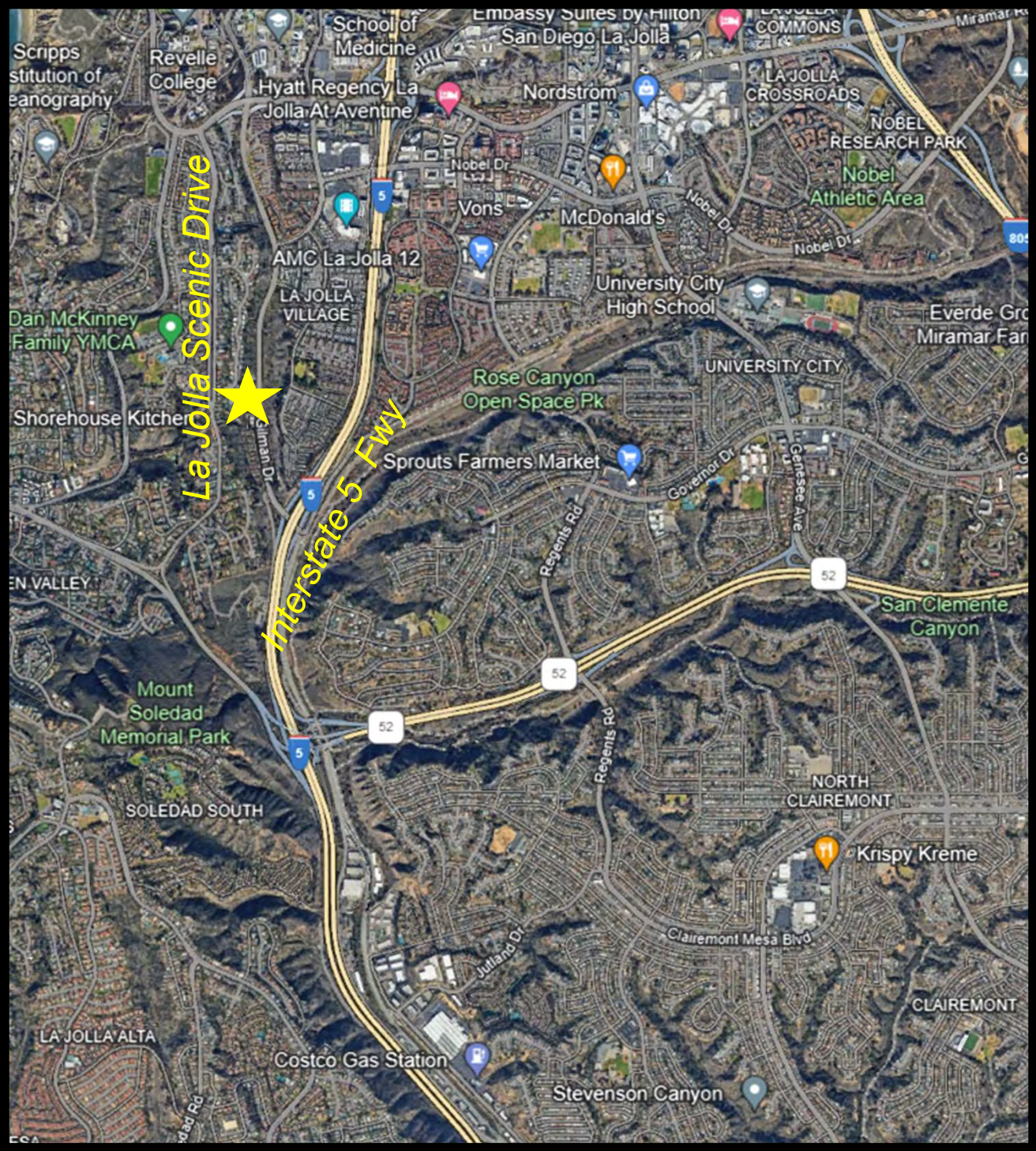


## Land Use Plan

Livewire-La Jolla Scenic Drive  
Project No. prj-1104699







# Location Map

Livewire- La Jolla Scenic Drive  
Project No. PRJ-1104699



HEARING OFFICER  
RESOLUTION NO. CM-XXXX  
SITE DEVELOPMENT PERMIT NO. PMT-3250989  
**LIVEWIRE LA JOLLA SCENIC DRIVE - PROJECT NO. PRJ-1104699**

WHEREAS, LIVEWIRE VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a 6,196 square-foot, two-story single dwelling unit and attached three-car garage and in-ground pool, as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Site Development Permit No. PMT-3250989 on portions of a 0.58-acre site;

WHEREAS, the vacant project site is located east of La Jolla Scenic Drive North, north of Via Posada, south of Scenic Place and west of Sugarman Drive (Assessor's Parcel Number [APN] 346-762-07-00) in the La Jolla Shores Planned District [LJSPD-SF] zone, Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station [MCAS] Miramar, Airport Land Use Compatibility Plan [ALUCP] Airport Influence Area (Review Area Two) for MCAS Miramar, Coastal Height Limit Overlay Zone (CHLOZ), Parking Standards Transit Priority Area, Transit Priority Area, Parking Campus Impact Overlay Zone (PIOZ), and Environmentally Sensitive Lands [ESL] in the form of Sensitive Biological Resources, and Steep Hillside within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as: LOT 2 OF LA JOLLA SCENIC RIDGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5183 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 21, 1963.

WHEREAS, on April 26, 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(a) (New Construction); 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 August 21, 2024, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-3250989 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. PMT-3250989:

**A. SITE DEVELOPMENT PERMIT [SDMC 126.0505(a)]**

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

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

The project site is located on La Jolla Scenic Drive in the LJSPD-SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. The La Jolla Community Plan (Community Plan) designates the site for Very Low-Density Residential use (0-5 dwelling units per acre). The proposed project is for a 6,196 square-foot, two-story single dwelling unit with an attached three-car garage and in-ground pool on an existing vacant lot, which is consistent with the Community Plan land use designation.

The project would conform to the Community Plan's "Community Character" recommendations within the Residential Land Use Element, which are implemented by the La Jolla Shores Planned District's (LJSPD) Single-Family (SF) Zone regulations. These recommendations aim to "maintain and enhance the existing neighborhood character ambiance and promote good design and visual harmony in the transitions between new and existing structures." The Planned District's General Design regulations state that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The architectural form proposed is ranch style and includes changes in building material, proportional fenestration, and varied building height. The architectural form proposed is a traditional two-story ranch style home and is consistent with similar homes in the surrounding neighborhood. Materials include white stucco on the lower half and rustic wood siding on the upper half of the building with bronze window trim. Project architecture is similar in nature to homes visible from the public right-of-way. The roof height is twenty-four feet four inches. The building is under the maximum thirty-foot coastal height limitation. The proposed development will observe setbacks to all property lines consistent with

other properties within the vicinity. Therefore, the proposed will development 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 proposes a 6,196 square-foot, two-story single dwelling unit with an attached three-car garage and in-ground pool, on an existing vacant lot containing environmentally sensitive lands (ESL) in the form of Steep Hillside and Sensitive Biological Resources at the rear of the property. The project proposes to develop on the portion of the site that is relatively level and would avoid development in the Steep Hillside and Sensitive Biological Resources areas of the site. By doing so the proposed development will avoid impacting the environmentally sensitive lands. The project is conditioned to provide a Covenant of Easement which ensures preservation of the ESL areas that are outside the proposed development area. Additional conditions include an Encroachment Maintenance Removal Agreement (EMRA) for any private improvements, such as, sidewalk, hardscape, landscaping and irrigation within the public right-of-way, and therefore facilitates public safety for pedestrians utilizing the public right-of-way. The project will be required to obtain a construction permit with storm water and drainage Best Management Practices (BMPs) to ensure site drainage and run-off are treated and managed in conformance with current regulations, further facilitating public health, safety, and welfare.

The permit controlling the development and continued use of the development proposed for this site contains conditions addressing project compliance with the City's regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and working in the area. All California Building Codes and Land Development Code regulations governing the construction and habitation of the site shall apply to this project to prevent adverse effects on public health, safety and welfare. The site-specific geotechnical investigation report prepared by Terra-Pacific Consultants, Inc, dated September 6, 2023, and addendum letter dated March 19, 2024, reviewed, and accepted by City staff, evaluated the subsurface conditions of the site and provided recommendations and design parameters for the proposed development which will be implemented. The geotechnical documents concluded that if developed in conformance with the project plans and recommendations of the geotechnical report, the proposed development will not destabilize or result in settlement of adjacent property or right-of-way and the site will be suitable for the proposed development. 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 proposed project is for the construction of a 6,196 square-foot, two-story single dwelling unit and an attached three-car garage and in-ground pool with limited

grading. A survey of the surrounding neighborhood shows that the project conforms to the scale, mass, and height of surrounding properties. The proposed development's roof height is 24 feet four inches at the ridge. Maximum structure height is 27 feet one inch at the chimney, which complies with the City's 30-foot coastal height limit regulations of the Coastal Height Limit Overlay Zone. The project is designed in conformance with all applicable zoning regulations for setbacks, height, and density. The proposed development is not requesting any allowable deviations from the Land Development Code. Therefore, the project complies with the regulations of the Land Development Code and Steep Hillside regulations (SDMC section 143.0142)

**2. Supplemental Findings- Environmentally Sensitive Lands:**

**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project proposes a 6,196 square-foot, two-story single dwelling unit with an attached three-car garage and in-ground pool, on an existing vacant lot with environmentally sensitive lands (ESL) in the form of Steep Hillside and Sensitive Biological Resources at the rear of the property. The project proposes to develop on the existing level pad and avoid development in the Steep Hillside and Sensitive Biological Resources area and will not impact the environmentally sensitive lands. The project is conditioned to provide a Covenant of Easement which ensures preservation of the ESL areas that are outside the allowable development area on the premises. The project also proposes hillside stabilization with construction of a retaining wall at the top of the slope extending the width of the project site outside of the native vegetation area. The project is conditioned to provide storm water run-off and erosion control measures within the permit and the project is surrounded by existing development. Therefore, the site is physically suitable for the design and siting of the proposed development with no disturbance to ESL.

**b. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project proposes a 6,196 square-foot, two-story single dwelling unit with an attached three-car garage and in-ground pool would occur on the level portion of the site and not on the slope area. The project also proposes hillside stabilization with construction of a retaining wall at the top of the slope extending the width of the project site outside of the native vegetation area. The project is conditioned to provide storm water best management practices for run-off and erosion control measures within the permit and the project is surrounded by existing development. To reduce fire hazards, a Brush Management plan has been prepared and included as a condition of the permit. The site-specific geotechnical investigation report prepared by Terra-Pacific Consultants, Inc, dated September 6, 2023, and addendum letter dated March 19, 2024, and reviewed and accepted by City staff, evaluated the



subsurface conditions of the site and provided recommendations and design parameters for the proposed development which will be implemented. The geotechnical reports have concluded that if the project is developed in conformance with the project plans and recommendations of the geotechnical report, the proposed project will not destabilize or result in settlement of adjacent property or right-of-way and the site will be suitable for the proposed project. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project proposes a 6,196 square-foot, two-story single dwelling unit with an attached three-car garage and in-ground pool, on an existing vacant lot with environmentally sensitive lands (ESL) in the form of Steep Hillside and Sensitive Biological Resources at the rear of the property. The project proposes to develop on the existing level pad and avoid development in the Steep Hillside and Sensitive Biological Resources area and will not impact the environmentally sensitive lands. The project is conditioned to provide a Covenant of Easement which ensures preservation of the ESL areas that are outside the allowable development area on the premises. The project also proposes hillside stabilization with construction of a retaining wall at the top of the slope extending the width of the project site outside of the native vegetation area. The project is conditioned to provide storm water runoff and erosion control measures within the permit and the project is surrounded by existing development. Therefore, the site is physically suitable for the design and siting of the proposed development with no disturbance to ESL.

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

The site is not within the MSCP Multi-Habitat Planning Area (MHPA) and there are no vernal pools on site. The proposed project site is currently vacant and not within or adjacent to the City's MHPA. The project will avoid any development in the native vegetation areas and provide slope stabilization for the developed areas. Therefore, the proposed development is consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project site is located east of La Jolla Scenic Drive North and a mile from the public beach. The permit includes storm water run-off and erosion control measure conditions and the project is surrounded by existing development. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project proposes to develop on the existing level pad and avoid development in the Steep Hillside and Sensitive Biological Resources area and will not impact the environmentally sensitive lands on site. The project is conditioned to provide a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands (ESL) that are outside the allowable development area on the premises. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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, Site Development Permit No. PMT-3250989 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-3250989, a copy of which is attached hereto and made a part hereof.

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Will Rogers  
Development Project Manager  
Development Services

Adopted on: August 21, 2024

IO#: 24009702

**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: 24009702      SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3250989  
**LIVEWIRE - LA JOLLA SCENIC DRIVE - PROJECT NO. PRJ-1104699**  
HEARING OFFICER

This Site Development Permit No. PMT-3250989 is granted by the Hearing Officer of the City of San Diego to Livewire Ventures, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) sections 143.0110, 126.0501, and 1510.0201. The 0.58-acre site is located east of La Jolla Scenic Drive North, north of Via Posada, south of Scenic Place and west of Sugarman Drive (Assessor’s Parcel Number [APN] 346-762-07-00) in the La Jolla Shores Planned District [LJSPD-SF] zone, Airport Land Use Compatibility Overlay Zone (for Marine Corps Air Station [MCAS] Miramar), Airport Land Use Compatibility Plan [ALUCP] Airport Influence Area (Review Area Two) for MCAS Miramar, Coastal Height Limit Overlay Zone (CHLOZ), Parking Standards Transit Priority Area, Transit Priority Area, and the Parking Campus Impact Overlay Zone (PIOZ) within the La Jolla Community Plan Area. The project site is legally described as: LOT 2 OF LA JOLLA SCENIC RIDGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5183 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 21,1963.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for construction of a 6,196 square-foot, two-story single dwelling unit with an attached three-car garage and in-ground pool, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 21, 2024, on file in the Development Services Department.

**The project shall include:**

- a. Construction of a 6,196 square-foot, two-story single dwelling unit with an attached 864-square-foot three-car garage (for three off-street parking spaces) and in-ground pool; and
- b. Landscaping (planting, irrigation, and landscape related improvements); and
- 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 September 5, 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. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2 feet of parkway the adjacent to the site, on La Jolla Scenic Drive North satisfactory to the City Engineer.

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

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

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

16. The project proposes to export 280 cubic yards from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP) for approval by the City Engineer. The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

19. 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.

20. 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.



21. 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.'
22. 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.
23. 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.
24. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.
25. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC Section 142.0412. Zone One shall range from 22 to 29 feet in width with a corresponding Zone Two ranging from 71 to 78 feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f).
26. Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
27. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.
28. Within Brush Management Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
29. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

## **PLANNING/DESIGN REQUIREMENTS:**

30. 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.

31. 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 regulations and Steep Hillside requirements in SDMC section 143.0142 of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

32. 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.

33. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Sensitive Biological Resources, Steep Hillside, in accordance with SDMC section 143.0152 The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

## **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 of the City of San Diego on August 21, 2024, and Resolution Number XXXX.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Will Rogers  
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.

By;  
Livewire Ventures LLC a California  
Limited Liability Company  
Managing Members

By \_\_\_\_\_  
Sarah Potter

By \_\_\_\_\_  
Ray Potter

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

**NOTICE OF EXEMPTION**

**ATTACHMENT 6**

**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 Name/Number:** La Jolla Scenic Drive North Single-Family Residence/1104699

**SCH No.:** Not Applicable

**Project Location-Specific:** 8341 La Jolla Scenic Drive North San Diego, CA 92037

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

**Description of nature and purpose of the Project:** Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a 6,196 square-foot two-story single family residence with an attached 3-car garage on a 0.58-acre vacant residential lot. The project is located at 8341 La Jolla Scenic Drive North in the Single Family Zone of the La Jolla Shores Plan District, Coastal Overlay Zone (non-appealable), and the Coastal Height Limit Overlay Zone within City Council District 1.

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

**Name of Person or Agency Carrying Out Project:** Sarah Potter, Clearstory Construction 1236 Chalcedony Street, San Diego, CA 92109 (650) 475-6868

**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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). Section 15303 allows for the construction of new small structures including accessory structures. Since the project would be construction of s single family residence in a residential use area and no environmental would occur, the exemption was deemed appropriate. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.


**Lead Agency Contact Person:** Kelli Rasmus

**Telephone:** (619) 557-7990

**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 CEQA.

 Senior Planner  
Signature/Title

May 13, 2024  
Date

**Check One:**

- Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:





THE CITY OF SAN DIEGO

Date of Notice: April 26, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009702

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**PROJECT NAME / NUMBER:** La Jolla Scenic Drive North Single-Family Residence /1104699

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 8341 La Jolla Scenic Drive North, San Diego, CA 92037

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a 6,196 square-foot two-story single family residence with an attached 3-car garage on a 0.58-acre vacant residential lot. The project is located at 8341 La Jolla Scenic Drive North in the Single Family Zone of the La Jolla Shores Plan District, Coastal Overlay Zone (non-appealable), and the Coastal Height Limit Overlay Zone within City Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303(a) (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303(a) (New Construction). Section 15303(a) allows for the construction of one single family residence or a second dwelling unit in a residential zone. Since the project would be construction of a single-family residence in a residential use area and no environmental impacts would occur, the exemption was deemed appropriate. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:** Will Rogers  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5283/ [rogersrw@sandiego.gov](mailto:rogersrw@sandiego.gov)

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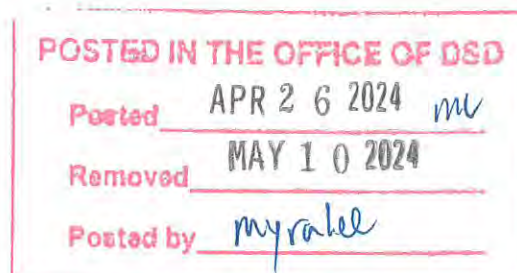
On April 26, 2024, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within 10 business days from the date of the posting of this Notice (May 10, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The 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>. 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 5:00p.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 number on the memo line of the check.
- 2) Appeals filed in person: 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>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: LiveWireVenturesLLC8341 LJ ScenicDr.		Project Number: 1104699	
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="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:  February 22, 2024
# of Members Yes  13	# of Members No  0	# of Members Abstain  1	
Conditions or Recommendations: Approved on Consent			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME:      Suzanne Weissman			
TITLE:      acting Secretary, 2/22/24			DATE:      March 25, 2024

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



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, March 20, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 9:59 a.m.

Item 2: ROLL CALL

**Members Present:** Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, Philip Wise and Sherri Lightner.

**Staff Liaison:** Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

The applicant for Items 10 and 11 notified staff liaisons that they would not be present at the meeting. Items 10 and 11 were removed from the agenda. Board Member Neil requested staff to ask the applicant for Items 10 and 11 to update cycle comments from DSD for their projects prior to the next Advisory Board meeting. Board Member Lazerow and Chair Jane Potter requested to change the address listed for Item 11 to the correct address regardless of what appears on the agenda. Motion to remove Items 10 and 11 from the agenda by Chair Jane Potter, seconded by Board Member Lazerow. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from February 21, 2024.

Motion to approve minutes by Board Member Lazerow, seconded by Board Member Neil. Minutes approved 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner emailed DSD staff regarding the project at 8425 Avenida de la Ondas (PRJ-1111376), which was noticed as a Process 2 Future Decision, Coastal Development Permit (CDP). The notice was for a complete demolition and new construction on the site. Lightner's comment to staff was that the project should be a Process 3 decision with both an SDP and a CDP, and should be reviewed by the La Jolla Shores Advisory Board. DSD staff responded that the project will be

re-noticed, if the planning staff at the City determines during review of the project that a Process 3 SDP is required.

Motion to place 8425 Avenida de las Ondas (PRJ-1111376) on April's agenda. Motion approved 6-0-0.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT  
No staff or liaison comment.

Item 7: **Proposed La Jolla Community Sign Presentation (ACTION ITEM)**  
Proposal to construct a "Welcome to La Jolla" sign.

Cindy Goodman presented the project.

**Public Comment:**

There was no testimony provided by the public on this item.

**Board Comment included:**

- Concern regarding the proposed sign's violation of PDO sign regulations. The proposed sign significantly exceeds the allowable size and height for signage in any of the PDO zones. A chart was presented with detailed PDO requirements
- Concern that this sign will encourage the development of other signage in La Jolla that will violate PDO regulations
- Suggestion to move sign from the proposed site to the intersection at La Jolla Parkway and the freeway exit off the I-5
- Request that Rotary Club maintain the landscaping of the project site
- Concern regarding the sign's lighting affecting nearby neighbors; request that Rotary Club be responsive if neighbors complain about the lights projecting into their homes
- Acknowledgement that the sign will provide sound mitigation for neighbors nearby
- Concern that the project is not Minor in Scope
- Recommend to make a motion that the Board approve the sign based on the fact of the unique location within the PDO and that the sign structure itself is a maintenance device for greenery (not approved due to lack of 4 affirmative votes)
- Recommend to make a motion that the Board has no recommendation (not approved due to lack of 4 affirmative votes)
- Recommend to make a motion to recommend to the City that the project is not Minor in Scope (not approved due to lack of 4 affirmative votes)
- Suggestion that the Rotary Club work with the City to find a solution for the proposed sign

**Board Motion:** No recommendation was provided due to a lack of 4 affirmative votes.

Item 8: **La Jolla Shores Business Association proposed parking plan update (INFORMATION ITEM).**

Philip Wise presented.

**Public Comment:**

- Member of the public Tricia Riha requested to be part of the formed committee to look for alternatives for the replacement parking and requested to be included in the committee meetings

**Board Comment included:**

No Board comment was provided on this item.

**Board Motion:** No Board motion was made (Information Item only).

Item 9: **PRJ 1104699 – 8341 La Jolla Scenic Drive North – (ACTION ITEM)**

Proposal for a new 5,284 square-foot 2-story single-family dwelling, 912 square-foot garage, pool, and site stabilization. The applicant is seeking a recommendation of approval for a Site Development Permit (SDP).

Sarah Potter presented the project.

**Public Comment:**

- Neighbor James Cooper expressed support for the project and recognized Sarah Potter's efforts to address the concerns of the neighbors regarding water drainage, land stabilization, erosion, and privacy concerns.

**Board Comment:**

- Suggestion to keep pool and HVAC equipment in areas where the noise will not disturb the neighbors

**Board Motion:** The LJSPDAB voted to approve the project as presented. Motion made by Board Member Lightner, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 12: **Land Development Code Update – (ACTION ITEM)**

**Public Comment:**

There was no testimony provided by the public on this item.



**Board Comment:**

- Request for staff to ask the LDC team to provide wording they will be giving to the Planning Commission when they give it to the Planning Commission
- Request for staff to ask the LDC team to make wording available to the public on the LDC website when possible
- Suggestion to relay to LDC team that Item 49 should be removed and Item 20 should remain in the code

**Board Motion:** The LJSPDAB voted to support Board Member Neil in representing the Board at the Planning Commission meeting. Motion made by Board Member Lazerow and seconded by Board Member Lightner. Motion approved 5-0-0.

Item 11: ADJOURNMENT

Next meeting: Wednesday, April 17, 2024. The meeting concluded at 11:38 a.m.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
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**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:** La Jolla Scenic **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 0 La Jolla Scenic Drive (APN 346-762-07-00)

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General – What State? CA Corporate Identification No. 202025210804  
 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: Livewire Ventures LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 1236 Chalcedony Street

City: San Diego State: CA Zip: 92109

Phone No.: 650-475-6868 DocuSigned by: \_\_\_\_\_ Fax No.: N/A Email: sarah@clear-story.com

Signature: Sarah Bonadeo Potter Date: 8/8/2023

Additional pages Attached: CE331B3E6146408  Yes  No

**Applicant**

Name of Individual: Sarah Potter  Owner  Tenant/Lessee  Successor Agency

Street Address: 1236 Chalcedony Street

City: San Diego State: CA Zip: 92109

Phone No.: 650-475-6868 DocuSigned by: \_\_\_\_\_ Fax No.: NA Email: sarah@clear-story.com

Signature: Sarah Bonadeo Potter Date: 8/8/2023

Additional pages Attached: CE331B3E6146408...  Yes  No

**Other Financially Interested Persons**

Name of Individual: Ray Potter  Owner  Tenant/Lessee  Successor Agency

Street Address: 1236 Chalcedony Street

City: San Diego State: CA Zip: 92109

Phone No.: 650-646-1702 DocuSigned by: \_\_\_\_\_ Fax No.: NA Email: ray@livewire-ventures.com

Signature: Ray Potter Date: 8/8/2023

Additional pages Attached: 72C5EFB8CF3F4BF  Yes  No

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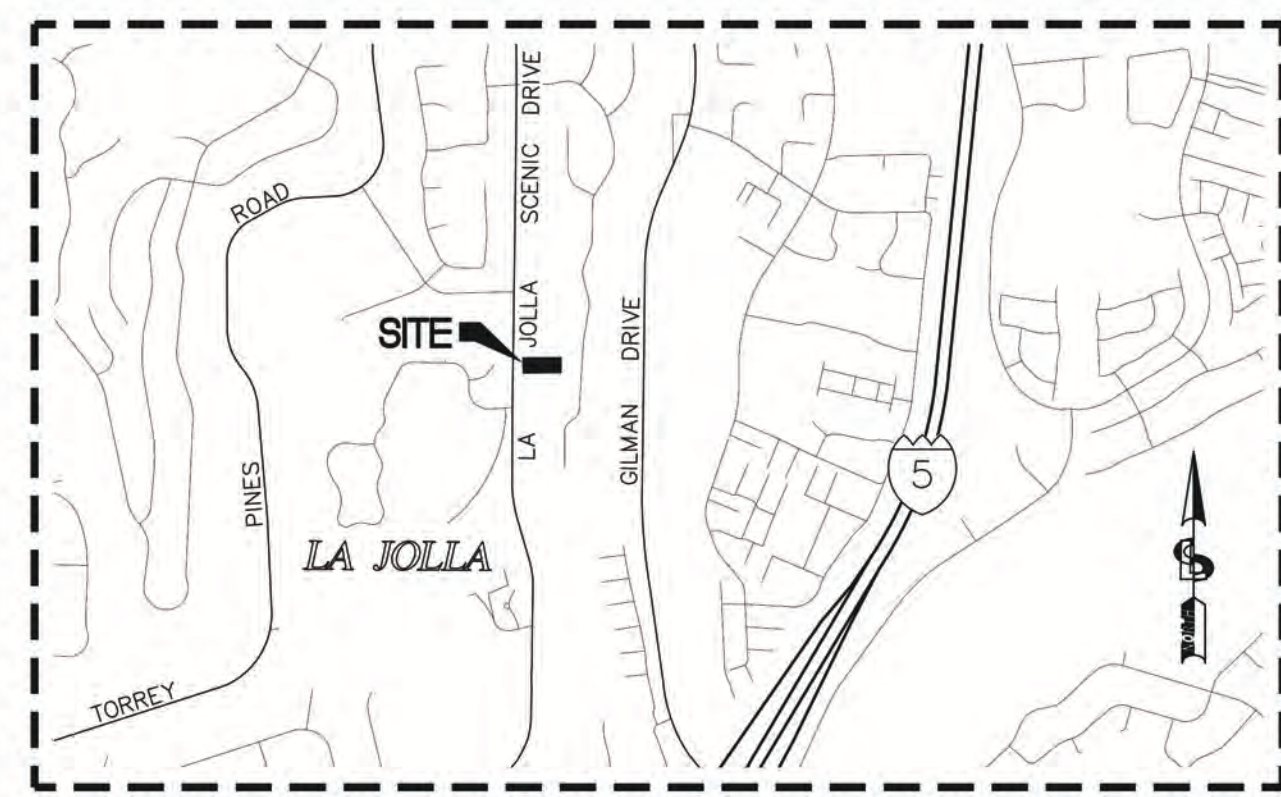




# BOUNDARY & TOPOGRAPHIC SURVEY VACANT LAND, LA JOLLA SCENIC DRIVE, LA JOLLA, CA 92037 APN: 346-762-07

### LEGEND

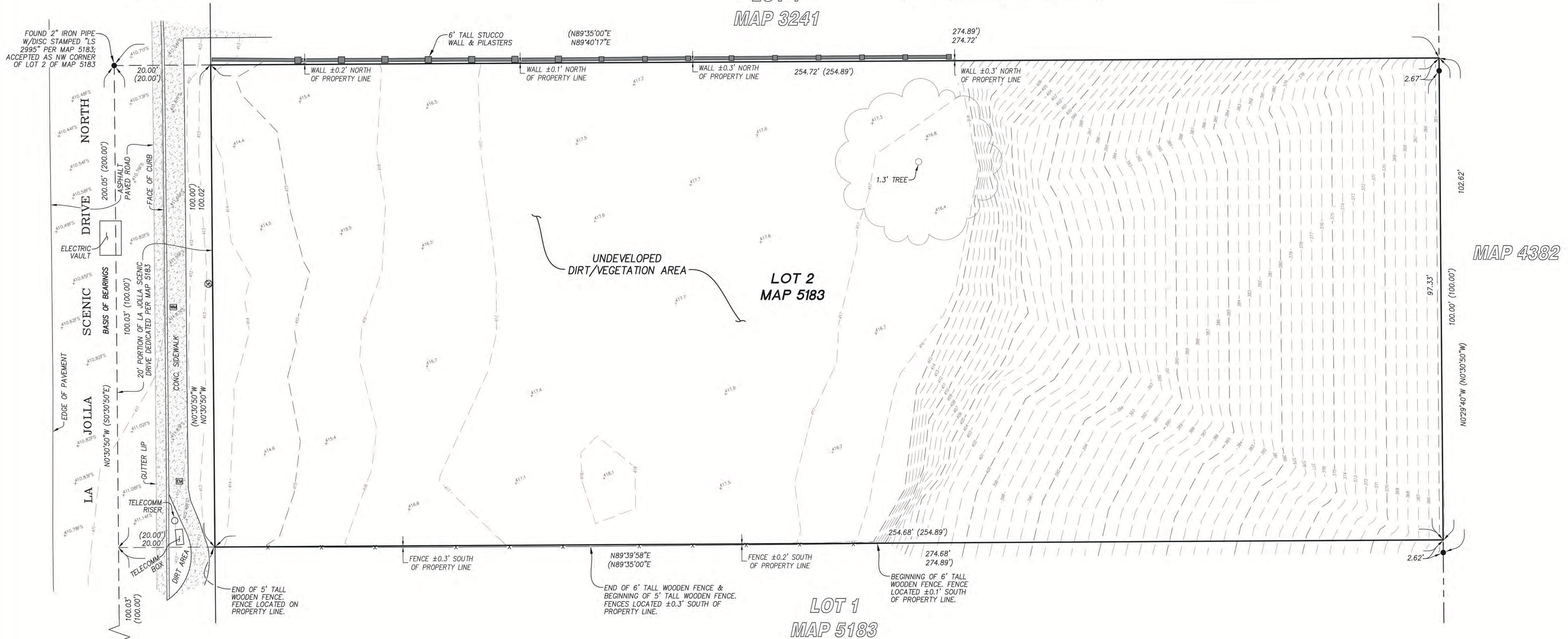
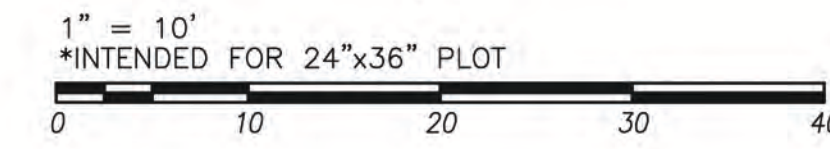
- INDICATES PROPERTY LINE
- INDICATES RIGHT OF WAY LINE
- INDICATES FOUND 3/4" IRON PIPE W/PLUG STAMPED "LS 5717" PER CR 51331 UNLESS OTHERWISE NOTED
- ( ) INDICATES RECORD DATA PER MAP 5183
- ⊠ INDICATES WATER METER
- ⊙ INDICATES SEWER CLEANOUT
- ⊞ INDICATES ELECTRIC METER
- - - -120- - - - INDICATES MAJOR CONTOUR LINE
- - - -119- - - - INDICATES MINOR CONTOUR LINE
- +16.4 INDICATES SPOT ELEVATION (DIRT/GRASS)
- +16.498'S INDICATES SPOT ELEVATION (FINISHED SURFACE ON HARDSCAPE)
- ▨ INDICATES CONCRETE FINISHED SURFACE



**VICINITY MAP**  
NOT TO SCALE

### LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LA JOLLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 2 OF LA JOLLA SCENIC RIDGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5183 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 21, 1963.



FOUND 2" IRON PIPE W/DISC STAMPED "LS 2995" PER MAP 5183; ACCEPTED AS NW CORNER OF LOT 2 OF MAP 5183

ELECTRIC VAULT

EDGE OF PAVEMENT LA JOLLA SCENIC DRIVE

TELECOMM RISER TELECOMM BOX

FOUND 2" IRON PIPE OPEN PER MAP 5183; ACCEPTED AS SW CORNER OF LOT 1 OF MAP 5183

### BENCHMARK

THE ELEVATIONS SHOWN HEREIN ARE EXPRESSED IN U.S. SURVEY FEET RELATIVE TO MEAN SEA LEVEL (MSL) AND ARE PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.

DESCRIPTION: FOUND CENTERLINE WELL MONUMENT ON LA JOLLA SCENIC DRIVE NORTH AT THE END OF CURVE APPROXIMATELY 850 FEET NORTHEAST OF MOONRIDGE DRIVE.

ELEVATION: 403.827 USSF DATUM: MEAN SEA LEVEL

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY SUBDIVISION LINE OF MAP 5183.

I.E.; NORTH 0°30'50" WEST

### SURVEYOR'S NOTES

TOPOGRAPHIC DATA AND PLANIMETRICS SHOWN HEREIN WAS OBTAINED BY TRADITIONAL GROUND SURVEY FIELD DATA.

DATE OF FIELD SURVEY: JUNE 28, 2023

### SURVEYOR'S CERTIFICATION

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.



*R. J. Coffman*  
RICHARD J. COFFMAN  
PROFESSIONAL LAND SURVEYOR NO. 9312

JUNE 7, 2023  
DATE  
EXP. 9/30/2024



**LEGAL DESCRIPTION**

LOT 2 OF LA JOLLA SCENIC RIDGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5183, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1963.

APN: 346-762-07-00

**GRADING NOTES**

- ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED TOWARD THE STREET.

**IMPERVIOUS AREA TABULATIONS**

A. TOTAL DISTURBANCE AREA*	16,150 FT2
B. EXISTING IMPERVIOUS AREA*	0 FT2
C. PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA*	0 FT2
D. PROPOSED OF NEW IMPERVIOUS AREA*	6,216 FT2
E. TOTAL IMP. AREA (NEW/REPLACED)*	6,216 FT2
F. % OF EXISTING IMPERVIOUS	N/A
G. TOTAL IMPERVIOUS AREA*	6,216 FT2

\*INCLUDES ROW

PRIVATE ENCROACHMENTS SHOWN WITHIN LA JOLLA SCENIC RIGHT OF WAY (SIDEWALK UNDERDRAIN, LANDSCAPING, AND IRRIGATION,) WILL BE PERMITTED WITH AN EMRA.

**NOTES**

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.

**ABBREVIATIONS**

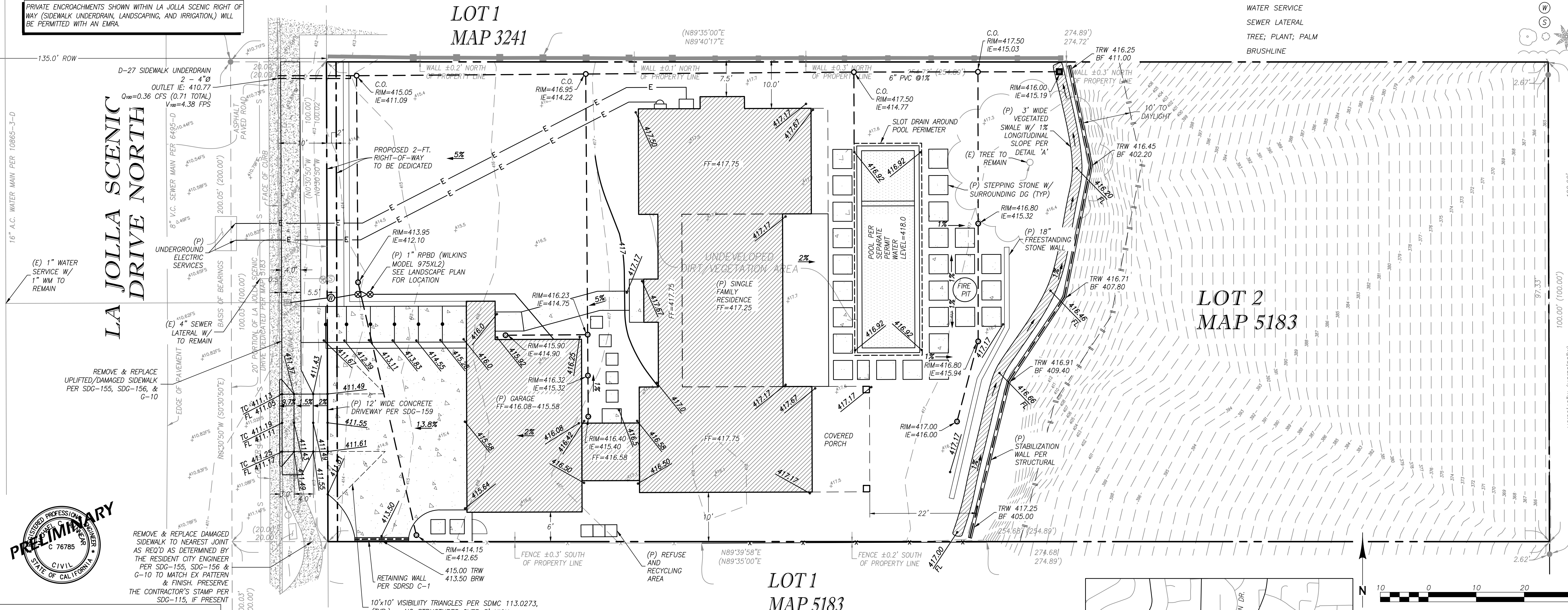
AC	ASPHALTIC CONCRETE	GM	GAS METER
A.C.	ASBESTOS CEMENT	H	HIGH
BLK	BLOCK	ICV	IRRIGATION CONTROL VALVE
BRK	BRICK	PLTR	PLANTER
BW	GRADE AT BOTTOM OF WALL	PVMT	PAVEMENT
C	CENTER LINE	SMH	SEWER CLEANOUT
C: CONC	CONCRETE	ST LT	STREET LIGHT
CC&R	CONDITIONS, COVENANTS & RESTRICTIONS	TW	TOP OF WALL ELEVATION
ELEV	ELEVATION	TYP	TYPICAL
FL	FLOW LINE	WM	WATER METER

**LEGEND**

DESCRIPTION	STD. DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
STREET CENTERLINE		—E—
EASEMENT LINE		- - - -
INDEX CONTOUR		90
PCC CURB		=====
SPOT ELEVATION		100.00 + 100.00
BUILDING FOOTPRINT		[Hatched Box]
PCC PAVING		[Dotted Box]
FREE STANDING WALL		[Hatched Wall]
RETAINING WALL		[Hatched Wall]
OVERHEAD UTILITIES		—OH—
POWER POLE		o PP
WATER SERVICE		o W
SEWER LATERAL		o S
TREE; PLANT; PALM		[Tree Symbol]
BRUSHLINE		[Dashed Line]

**LOT 1  
MAP 3241**

**LOT 2  
MAP 5183**



**DRAINAGE NOTES**

- ALL MAIN DRAIN LINES SHOWN TO BE 6" PVC @ 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS TO BE 4" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- HARDSCAPE GRADES TO BE 2% MINIMUM TO DRAINS AND AWAY FROM STRUCTURE.
- SOFTSCAPE GRADES TO BE 2% MINIMUM TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 5% MINIMUM AWAY FROM STRUCTURE FOR 10' PER SOILS ENGINEER RECOMMENDATIONS.
- SOIL COVER ABOVE DRAIN LINES SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.
- NOTIFY CIVIL ENGINEER IF ANY NON-DRAINING SUMP CONDITIONS BECOME APPARENT DURING CONSTRUCTION.
- ALL DOWNSPOUTS TO BE TIED DIRECTLY INTO DRAINAGE SYSTEM.

**LOT 1  
MAP 5183**

**TRANSIT STOPS**

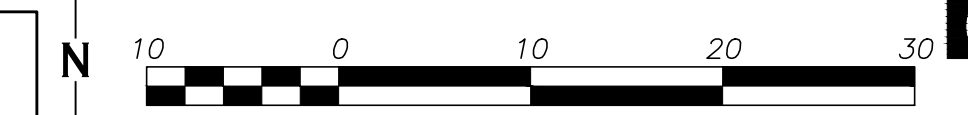
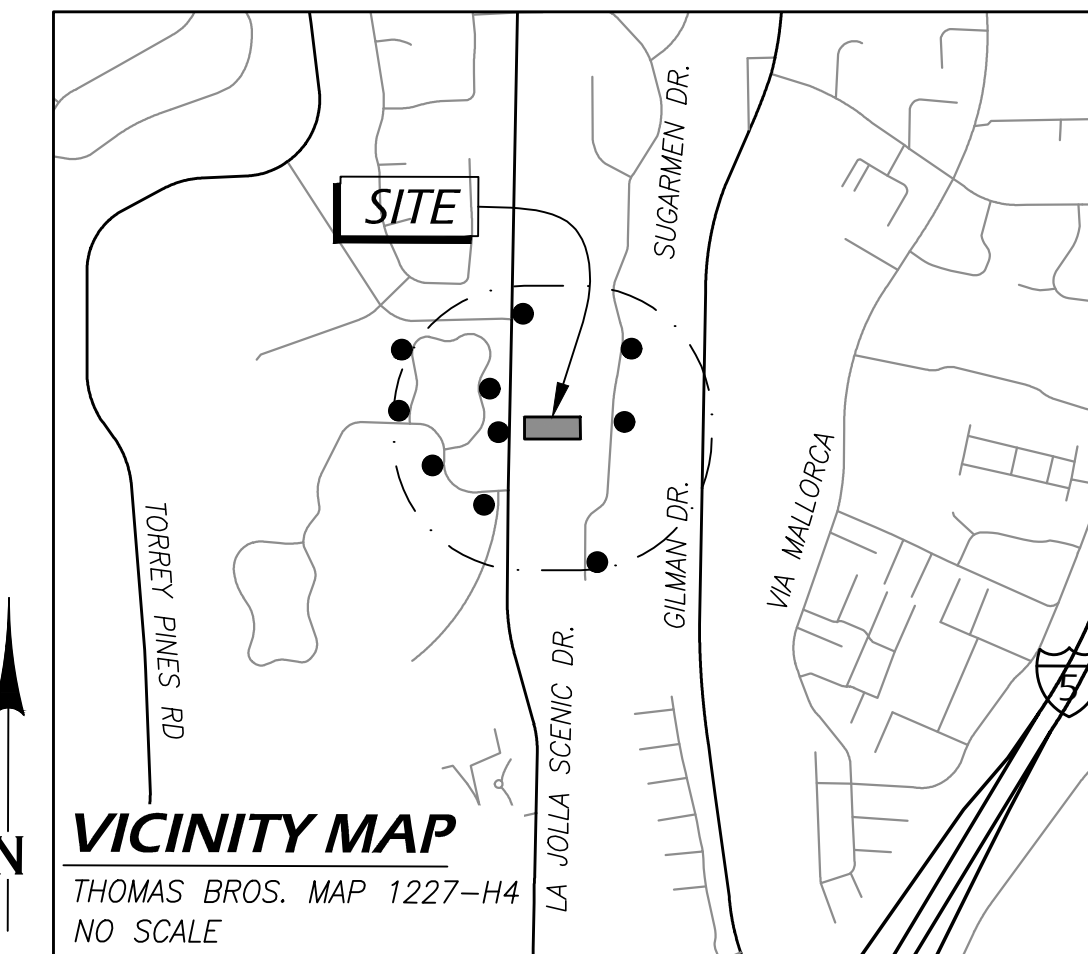
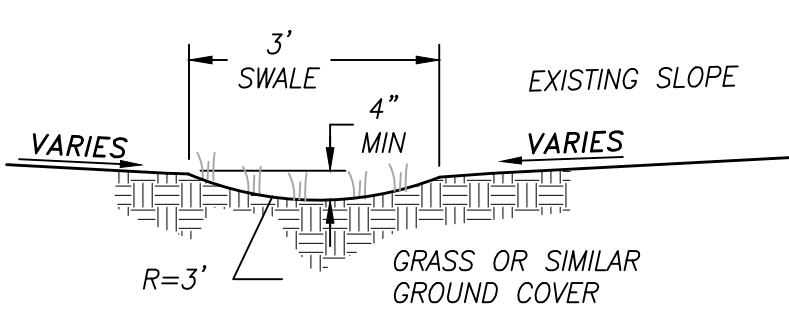
- THERE ARE NO TRANSIT STOPS LOCATED ADJACENT TO THE SUBJECT PROPERTY.

**FIRE HYDRANT**

- FIRE HYDRANTS DEPICTED ON VICINITY MAP BELOW ARE LOCATED WITHIN 600' OF THE SUBJECT PROPERTY.

**GRADING TABULATIONS**

TOTAL AMOUNT OF SITE TO BE GRADED:	7,200 S.F.	% OF TOTAL SITE:	28%
AMOUNT OF CUT:	300 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	3.5 FEET
AMOUNT OF FILL:	20 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	1 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
MAXIMUM HEIGHT OF CUT SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	280 CUBIC YARDS	MAXIMUM HEIGHT:	5 FEET
RETAINING/ CRIB WALLS:	LENGTH 105 FEET		



CITY OF SAN DIEGO, CALIFORNIA

SITE DEVELOPMENT PERMIT

LA JOLLA SCENIC LOT 2

La Jolla Scenic Drive  
La Jolla CA 92037

**DRAINAGE PLAN**

ORIGINAL: 2/29/2024  
DRAWN BY: MR  
CHECKED BY: JC  
**SHEET 1 OF 1**



**COFFEY ENGINEERING, INC.**  
9626 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131  
PH (619) 831-0111 FAX (619) 831-0179



Stormwater Requirements Applicability Checklist

Project Address: La Jolla Scenic Drive North, La Jolla CA 92037 Project Number: PRJ-1104699

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities...
2. Does the project propose construction or demolition activity...
3. Does the project propose routine maintenance to maintain the original line and grade...
4. Does the project only include the following Permit types listed below?

Check one of the boxes below and continue to Part B. If you checked "Yes" for question 1, a SWPPP is REQUIRED - continue to Part B. If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED... If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply...

1 More information on the City's construction BMP requirements as well as CGP requirements can be found at: https://www.sandiego.gov/stormwater/egalationindexby.shtml

Visit our web site: sandiego.gov/hsd. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)



PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality"...

Complete Part B and continue to Section 2

- 1. ASBS: Projects located in the ASBS watershed.
2. High Priority: Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
3. Medium Priority: Projects that are not located in an ASBS watershed or designated as a High priority site.
4. Low Priority: Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

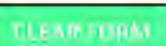
Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
If "no" is checked for all the numbers in Part C: Continue to Part D.
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure...
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
3. Does the project fall under routine maintenance?

Visit our web site: sandiego.gov/hsd. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)



PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

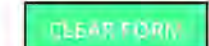
- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
If "no" is checked for all questions in Part D, continue to Part E.
1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."
1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.
3. New development or redevelopment of a restaurant.
4. New development or redevelopment on a hillside.
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface.
6. New development or redevelopment of streets, roads, highways, freeways, and driveways.

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- 7. New development or redevelopment discharging directly to an environmentally sensitive area.
8. New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.
9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.
10. Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants...

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS.
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance.
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance.
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management.

Coffey Engineering, Inc. - Michael Rein Engineering Designer (Agent)
Name of Owner or Agent Title
Digitally signed by Michael Rein Date: 2024.01.05 16:07:12 -0800 01/05/2024
Signature Date

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Table with 4 columns: Source Control Requirement, Applied?, and two empty columns. Rows include SC-1 Prevention of Illicit Discharges, SC-2 Storm Drain Stenciling, SC-3 Protect Outdoor Materials Storage, and SC-4 Protect Materials Stored in Outdoor Work Areas.

Table with 4 columns: Source Control Requirement, Applied?, and two empty columns. Rows include SC-5 Protect Trash Storage Areas, SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants, and SC-6 Discussion/justification.

Table with 4 columns: Site Design Requirement, Applied?, and two empty columns. Rows include SD-1 Maintain Natural Drainage Pathways, SD-2 Conserve Natural Areas, SD-3 Minimize Impervious Area, and SD-4 Minimize Soil Compaction.

Table with 4 columns: Site Design Requirement, Applied?, and two empty columns. Rows include SD-5 Impervious Area Dispersion, SD-6 Runoff Collection, SD-7 Landscaping with Native or Drought Tolerant Species, and SD-8 Harvesting and Using Precipitation.



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

Table with 2 columns: REVISIONS

PROJECT NUMBER: PRJ-1104699

ARCHITECTURAL DESIGN: ClearStory Construction
STRUCTURAL ENGINEER: Sarah Foster
CIVIL ENGINEER: Evan Coles
SOILS ENGINEER: TerraPac Consultants, Inc.

LA JOLLA SCENIC LA JOLLA, CALIFORNIA 92037

DATE: 3/24/2024

SCALE: AS SHOWN

DRAWN: SBP

SHEET NAME: BMP CHECKLIST & DS-560

SHEET NUMBER

C2



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REVISIONS

PROJECT NUMBER:  
**PRJ-1104699**

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

STRUCTURAL ENGINEER:  
SoilForm, Evan Coles  
evan@soilformeng.com  
(650) 376-3724

CIVIL ENGINEER:  
Cofly Engineering  
Michael Rein  
mrein@coflyengineering.com

SOILS ENGINEER:  
TerraPac Consultants, Inc.  
Cris O'Hara  
criso@terrapac.net  
(650) 521-1190

**LA JOLLA SCENIC**  
LA JOLLA, CALIFORNIA 92037

DATE  
3/24/2024

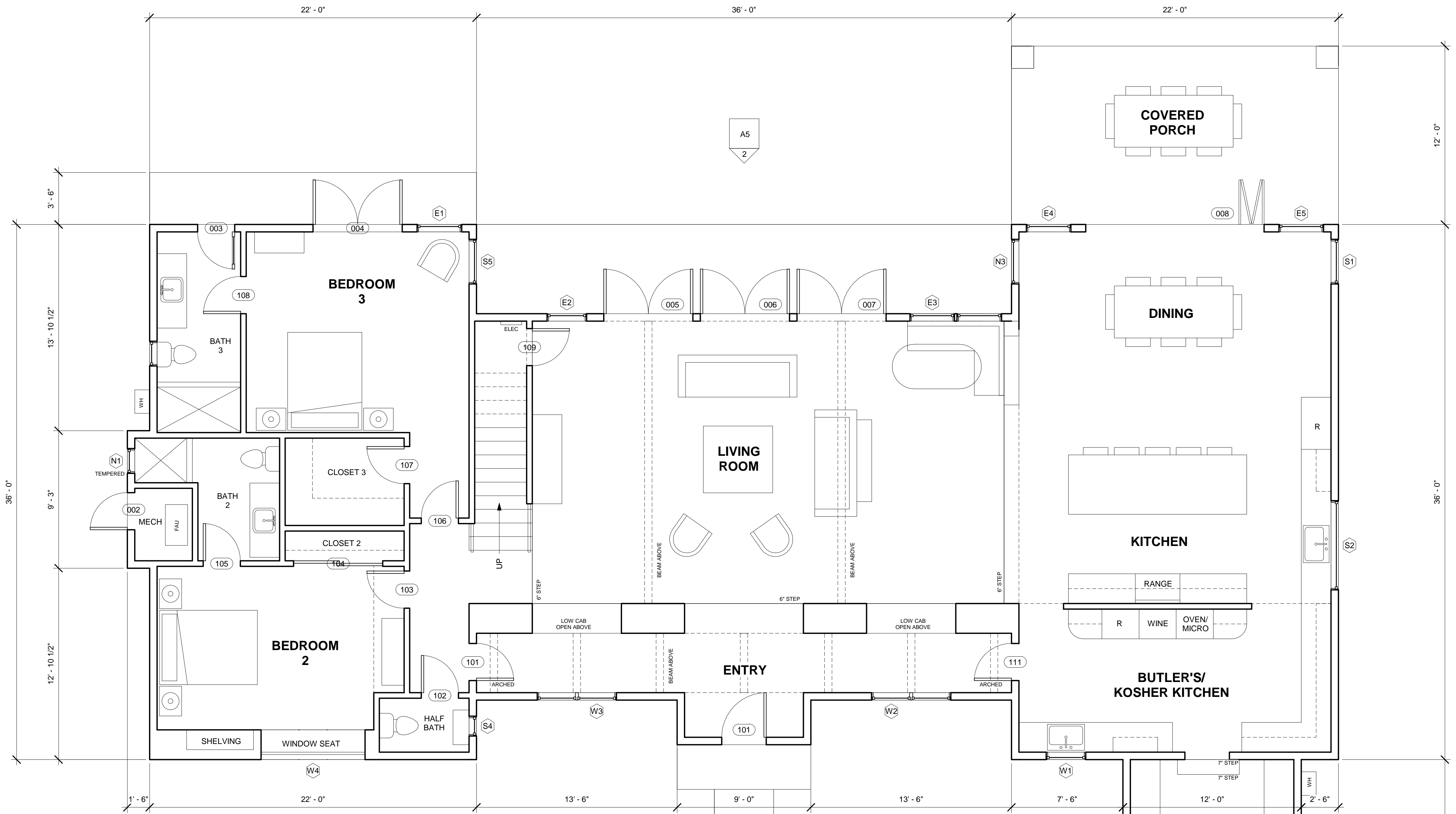
SCALE:  
AS SHOWN

DRAWN:  
SBP

SHEET NAME  
FIRST FLOOR PLAN

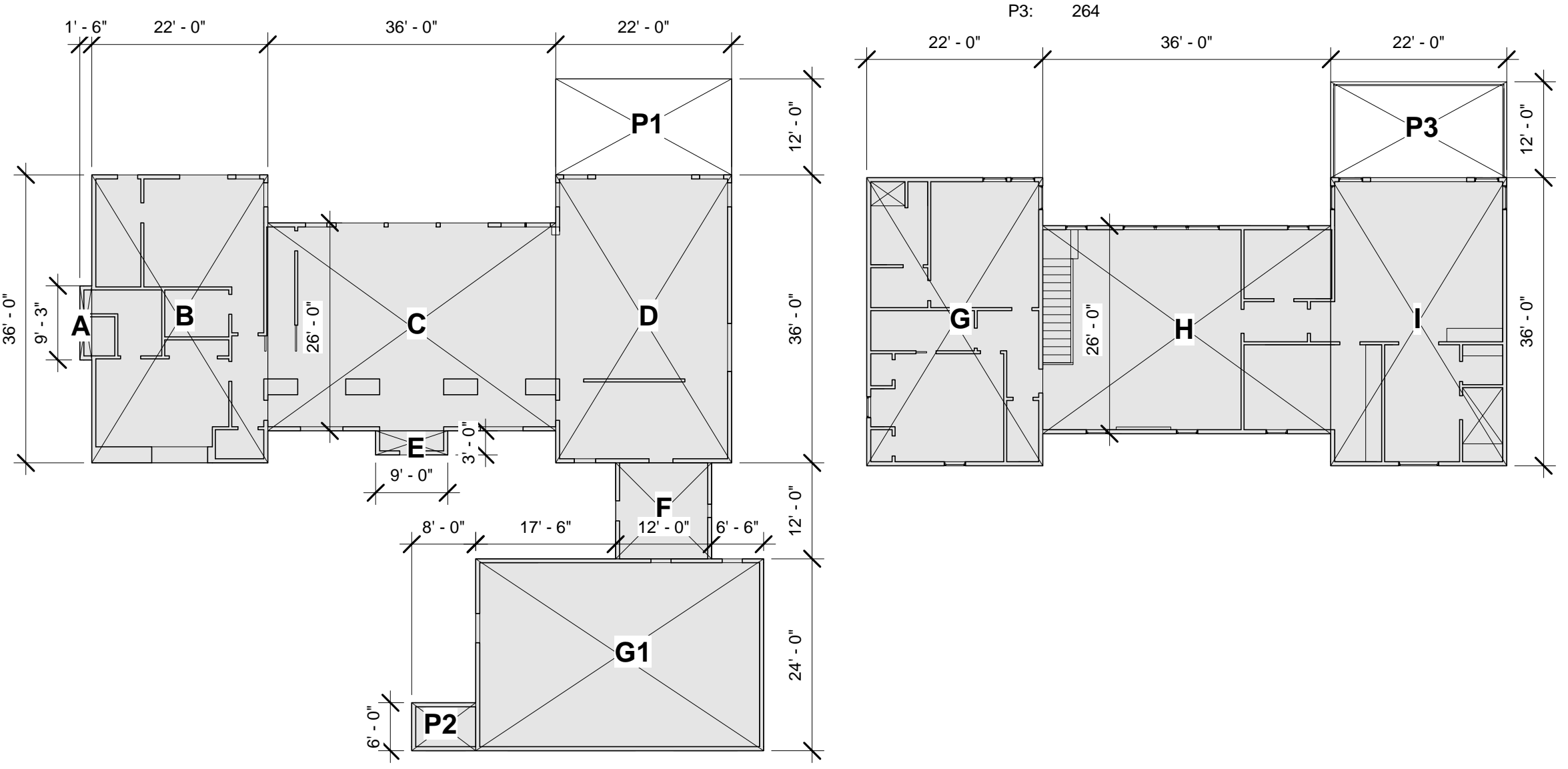
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**A1**



**SQUARE FOOTAGE MATRIX**

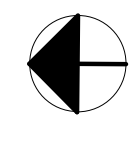
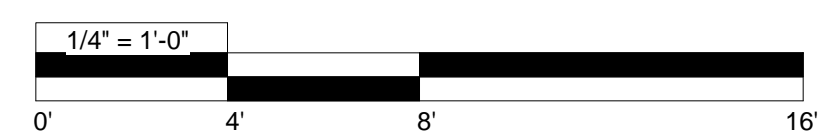
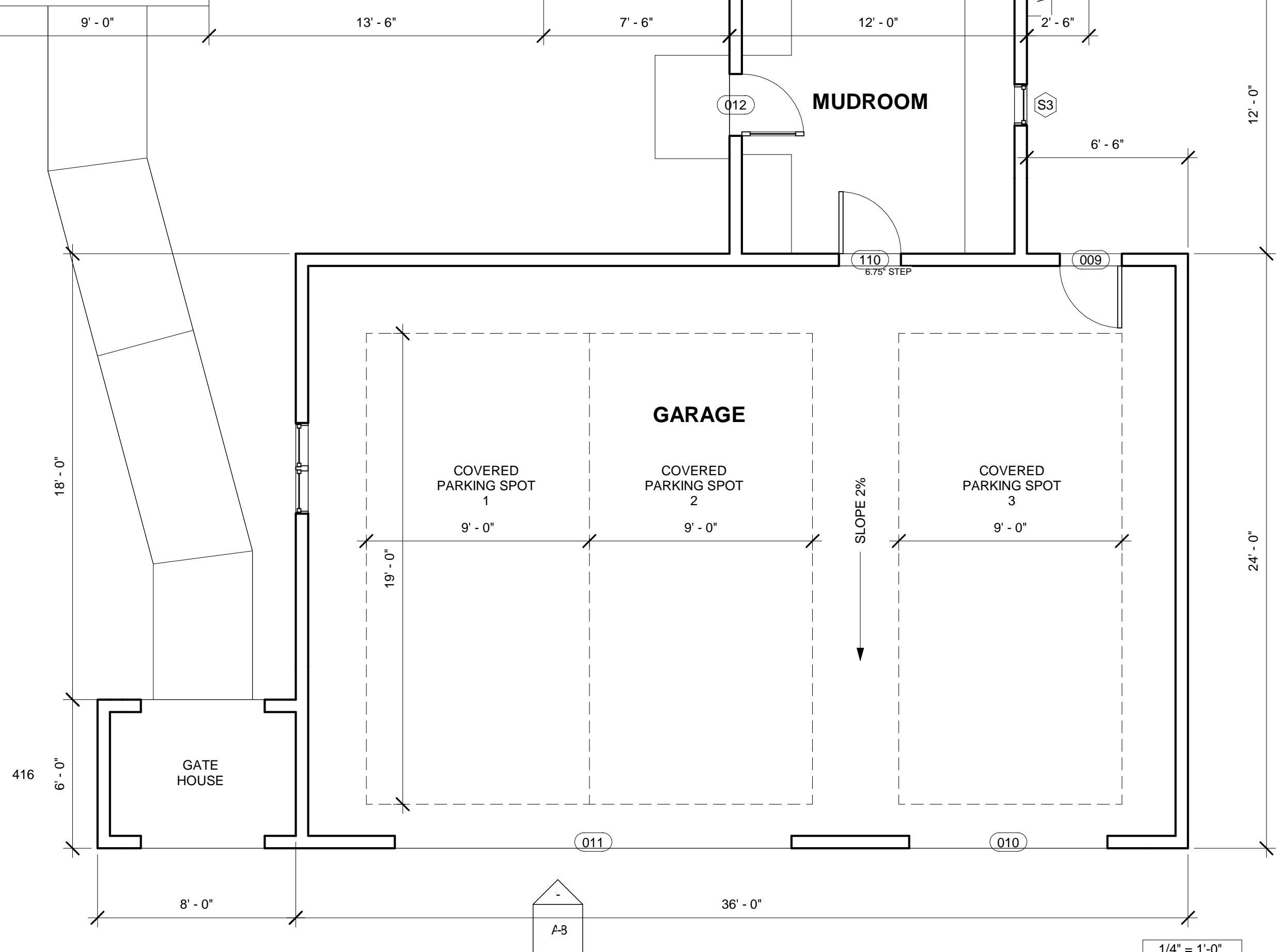
<b>FIRST FLOOR HEATED:</b> 2705 SF	<b>SECOND FLOOR HEATED:</b> 2520 SF	<b>GARAGE:</b> 864 SF
A: 14	G: 792	G1: 864
B: 792	H: 936	
C: 536	I: 792	
D: 792		
E: 27	<b>TOTAL HEATED:</b> 5225 SF	<b>COVERED PORCH:</b> 312 SF
F: 144		P1: 264
		P2: 48
		<b>UNCOVERED PORCH:</b> 264 SF
		P3: 264



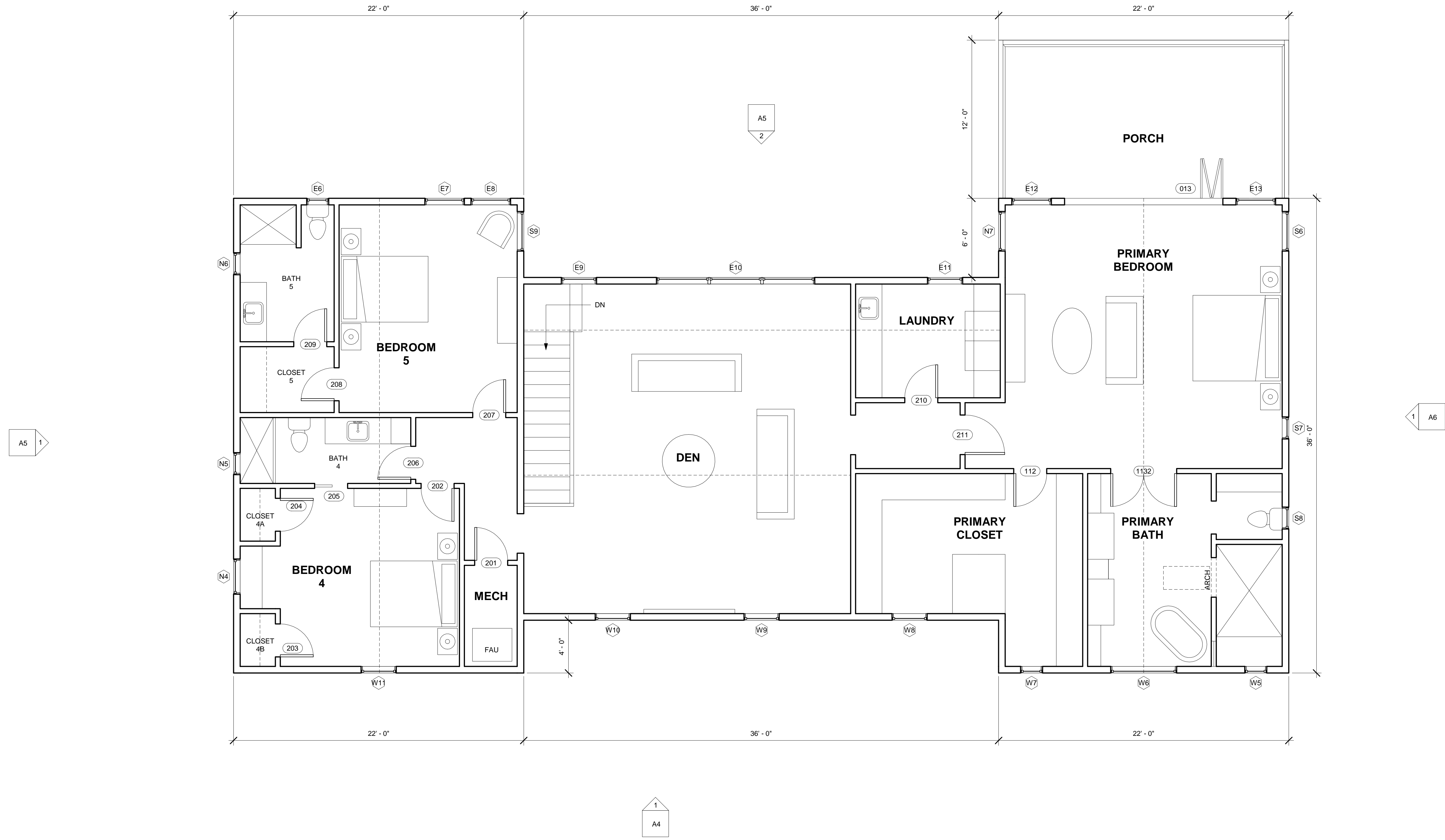
② SF PLAN - FIRST FLOOR  
1/16" = 1'-0"

③ SF PLAN - SECOND FLOOR  
1/16" = 1'-0"

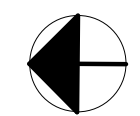
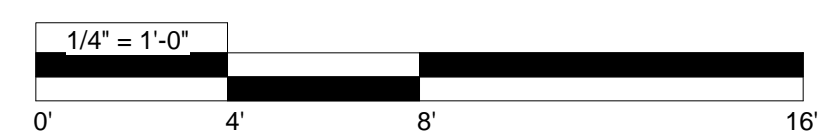
① FIRST FLOOR PLAN  
1/4" = 1'-0"



SECOND FLOOR PLAN



1 SECOND FLOOR PLAN  
1/4" = 1'-0"



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sarah@clear-story.com  
(650) 475-6868  
STRUCTURAL ENGINEER:  
SoilForm, Evan Coles  
evan@soilformeng.com  
(650) 376-3724  
CIVIL ENGINEER:  
Coffey Engineering  
Michael Rein  
mre@coffeyengineering.com  
SOILS ENGINEER:  
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Cris O'Brien  
criso@terrapac.net  
(858) 521-1190

**LA JOLLA SCENIC**  
LA JOLLA SCENIC  
LA JOLLA, CALIFORNIA 92037

DATE  
3/24/2024

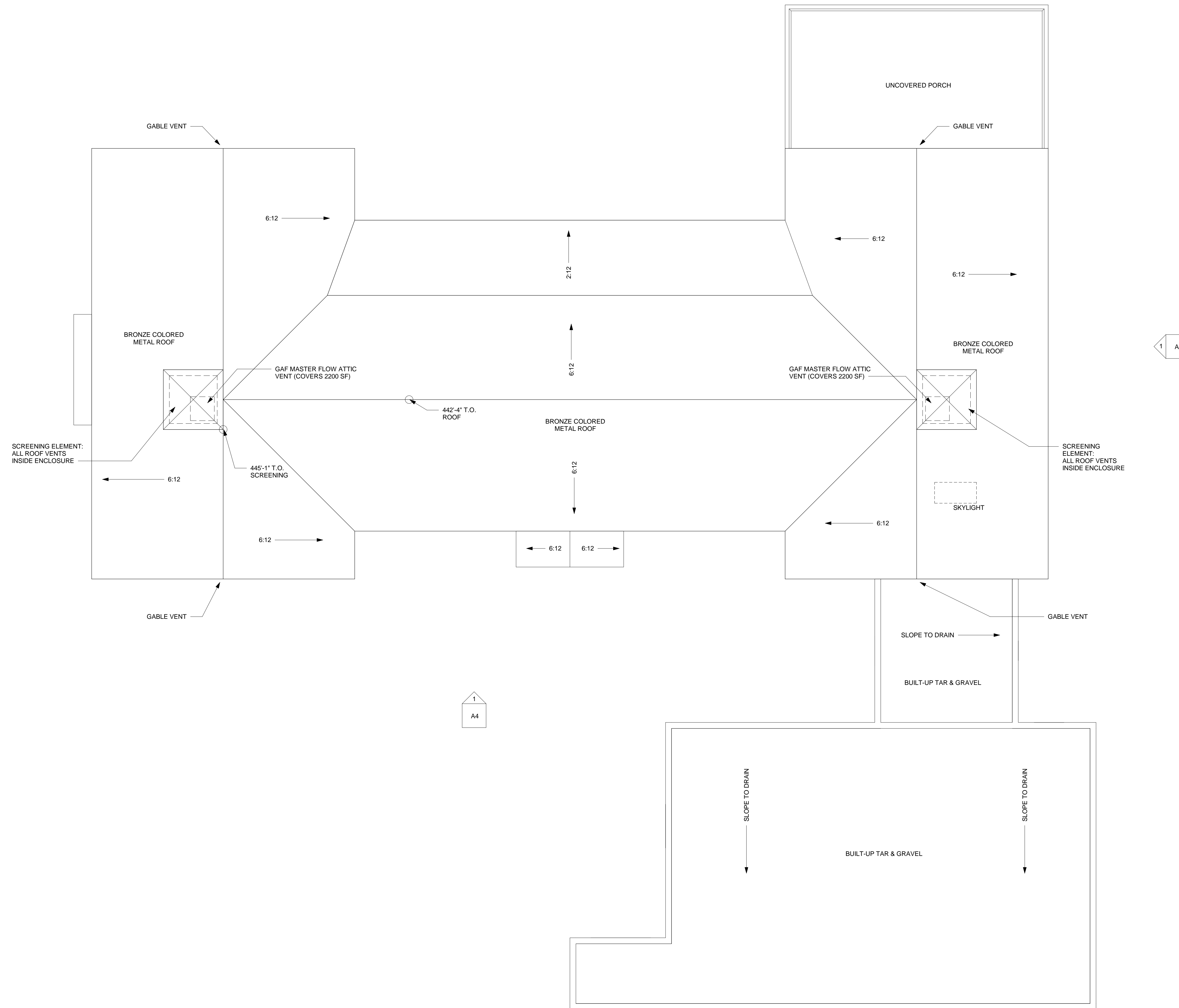
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AS SHOWN

DRAWN:  
SBP

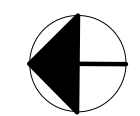
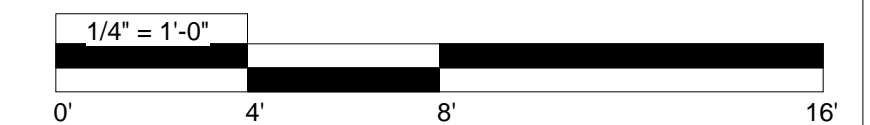
SHEET NAME  
SECOND FLOOR  
PLAN

SHEET NUMBER  
**A2**

ROOF PLAN



1 ROOF PLAN  
1/4" = 1'-0"



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evan@soilformseng.com  
650-370-3724  
CIVIL ENGINEER:  
Culley Engineering  
Michael Rein  
mre@culleyengineering.com  
SOILS ENGINEER:  
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Cris O'Hara  
criso@terrapac.net  
(858) 521-1190

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LA JOLLA SCENIC  
LA JOLLA, CALIFORNIA 92037

DATE  
3/24/2024

SCALE:  
AS SHOWN

DRAWN:  
SBP

SHEET NAME  
ROOF PLAN

SHEET NUMBER  
**A3**



WEST ELEVATION (FRONT)



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

WEST ELEVATION (FRONT WITH GARAGE)



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

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

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REVISIONS

PROJECT NUMBER:

PRJ-1104699

ARCHITECTURAL DESIGN:  
ClearStory Construction  
Sarah Pater  
sarah@clear-story.com  
(650) 475-8888  
STRUCTURAL ENGINEER:  
SudForm, Evan Coles  
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Cofey Engineering  
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mrein@cofeyengineering.com  
SOILS ENGINEER:  
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criso@terrapac.net  
(858) 521-1190

LA JOLLA SCENIC  
LA JOLLA, CALIFORNIA 92037

DATE

3/24/2024

SCALE:

AS SHOWN

DRAWN:

SBP

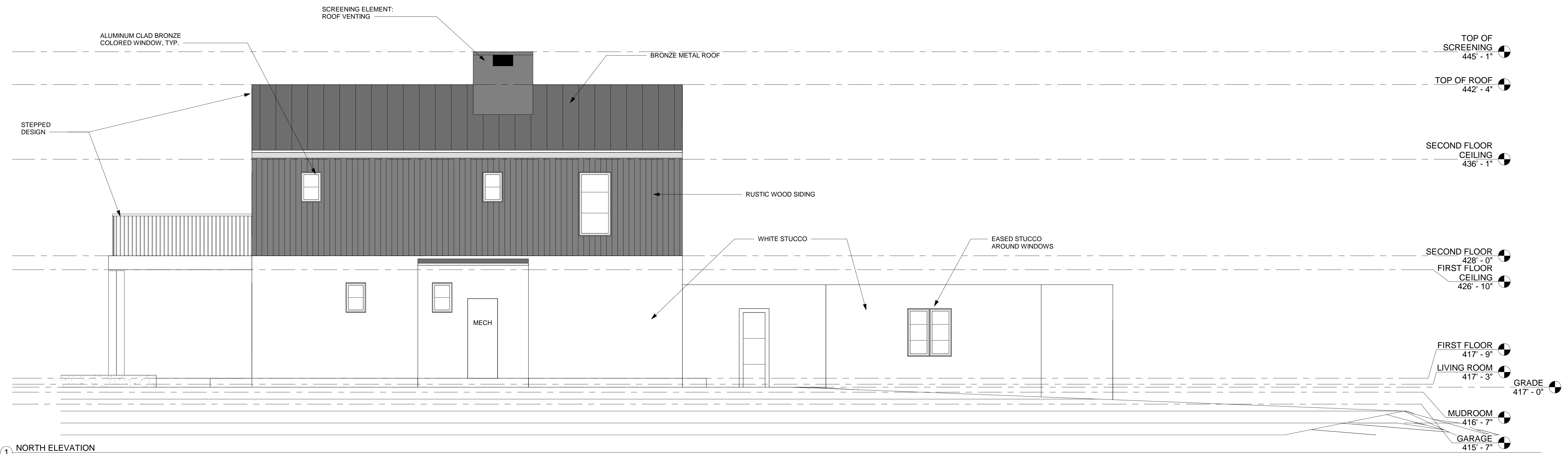
SHEET NAME

EAST ELEVATION (FRONT)

SHEET NUMBER

A4

NORTH ELEVATION (LEFT SIDE)



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

EAST ELEVATION (REAR)



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

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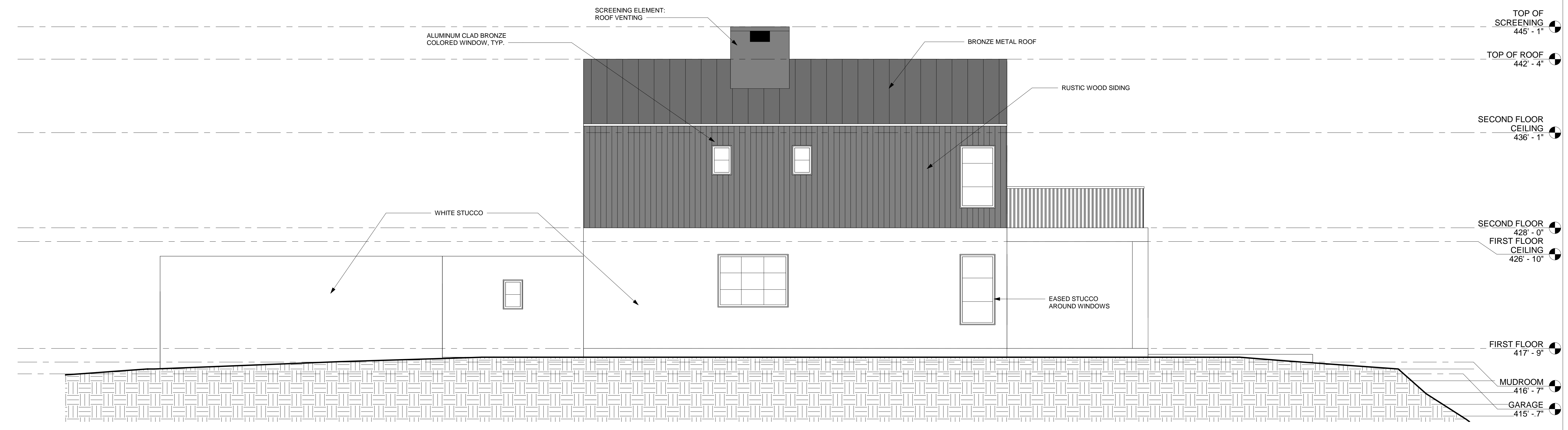
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SBP

SHEET NAME  
ELEVATIONS

SHEET NUMBER  
**A5**

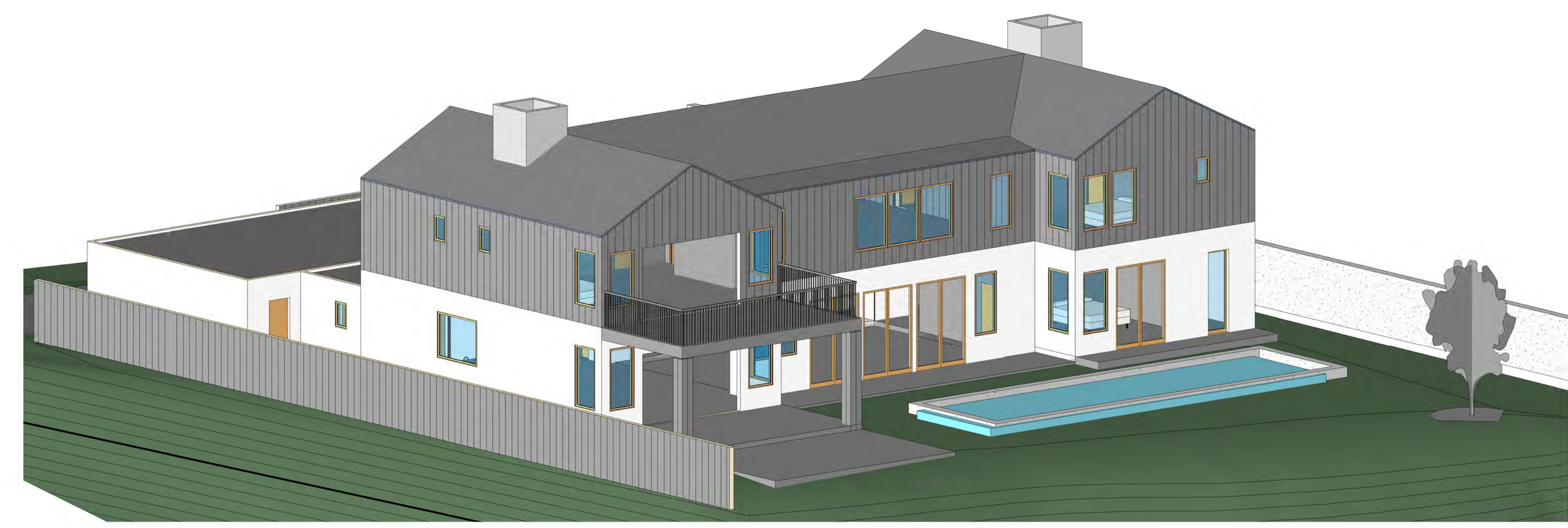


**SOUTH ELEVATION (RIGHT SIDE)**



① SOUTH ELEVATION  
1/4" = 1'-0"

**3D VIEWS**



② 3D REAR VIEW



③ 3D FRONT VIEW

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**REVISIONS**

NO.	DESCRIPTION

**PROJECT NUMBER:**  
PRJ-1104699

**ARCHITECTURAL DESIGN:**  
ClearStory Construction  
Sarah Pater  
sarah@clear-story.com  
(650) 475-8688

**STRUCTURAL ENGINEER:**  
SudForm, Evan Coles  
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**CIVIL ENGINEER:**  
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**SOILS ENGINEER:**  
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criso@terrapac.net  
(650) 521-1190

**LA JOLLA SCENIC**  
LA JOLLA, CALIFORNIA 92037

**DATE**  
3/24/2024

**SCALE:**  
AS SHOWN

**DRAWN:**  
SBP

**SHEET NAME**  
ELEVATIONS

**SHEET NUMBER**  
A6



**NEIGHBORHOOD STATS**

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

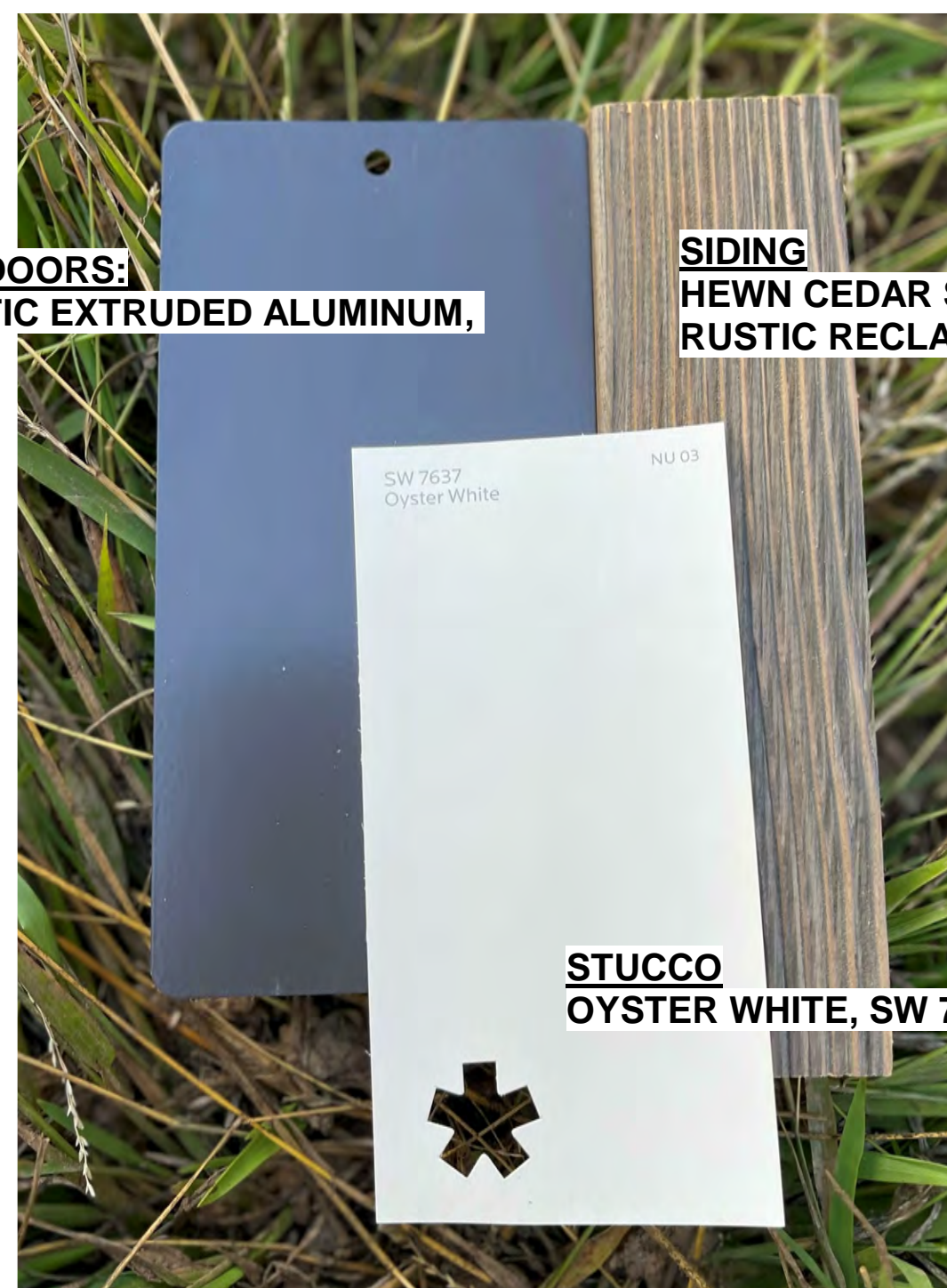
SQUARE FOOTAGE TAKEN FROM SAN DIEGO COUNTY ASSESSOR RECORDS. (HABITABLE SQUARE FOOTAGE, W/OUT GARAGE)

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

**MATERIAL FINISHES**

**WINDOWS & DOORS:**  
SIERRA PACIFIC EXTRUDED ALUMINUM,  
BRONZE 024

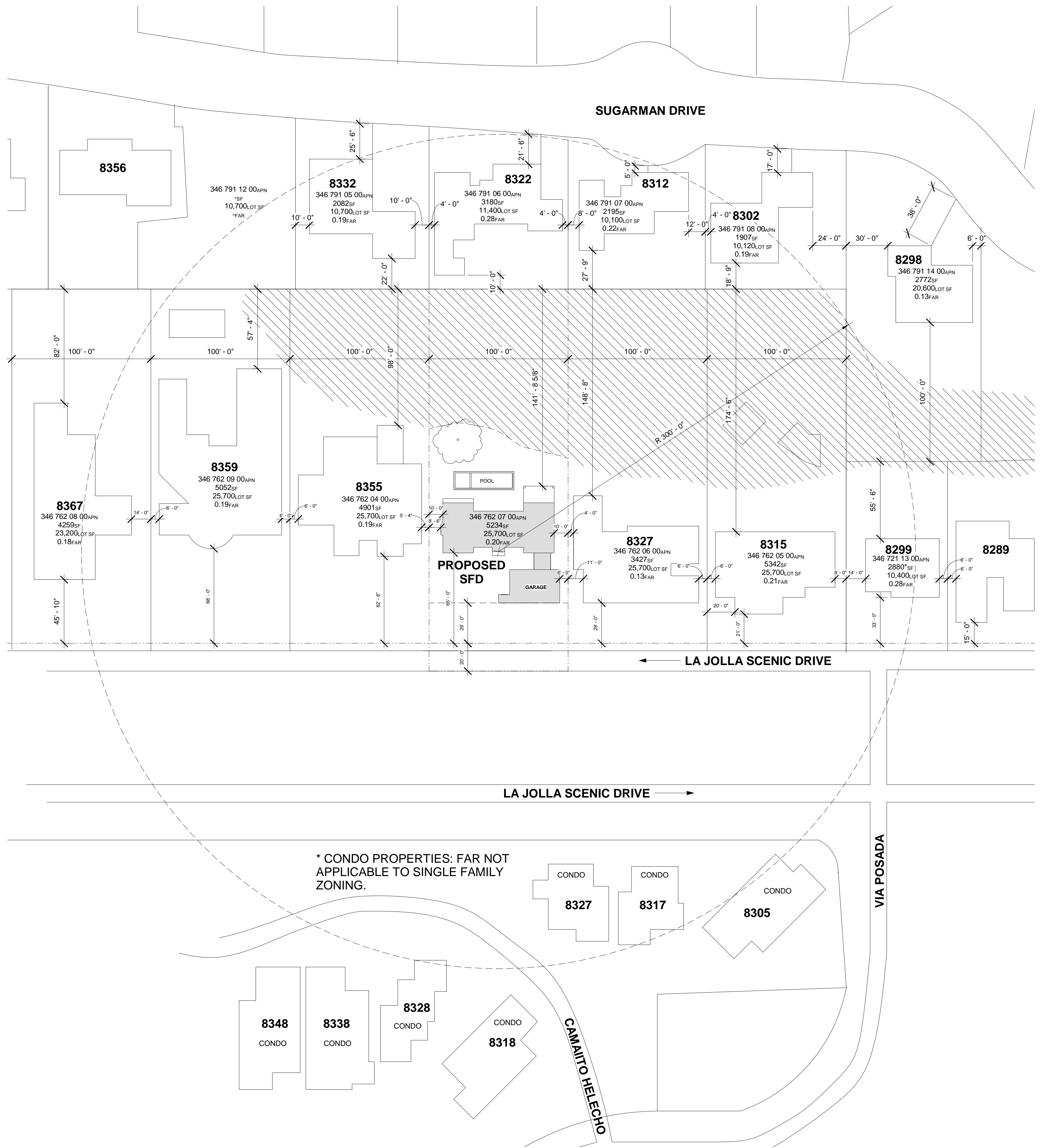
**SIDING**  
HEWN CEDAR SIDING  
RUSTIC RECLAIMED



**STUCCO**  
OYSTER WHITE, SW 7637

② EXTERIOR FINISHES  
1/2" = 1'-0"

**300' RADIUS PLAN**



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

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

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

**REVISIONS**

**PROJECT NUMBER:**

**PRJ-1104699**

ARCHITECTURAL DESIGN:  
ClearStory Construction  
Sarah Foster  
sarah@clear-story.com  
(650) 475-6868  
STRUCTURAL ENGINEER:  
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659-376-3724  
CIVIL ENGINEER:  
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SOILS ENGINEER:  
TerraPac Consultants, Inc.  
Cris O'Hara  
criso@terrapac.net  
(650) 521-1190

**LA JOLLA SCENIC**

LA JOLLA, CALIFORNIA 92037

**DATE**

3/24/2024

**SCALE:**

AS SHOWN

**DRAWN:**

SBP

**SHEET NAME**

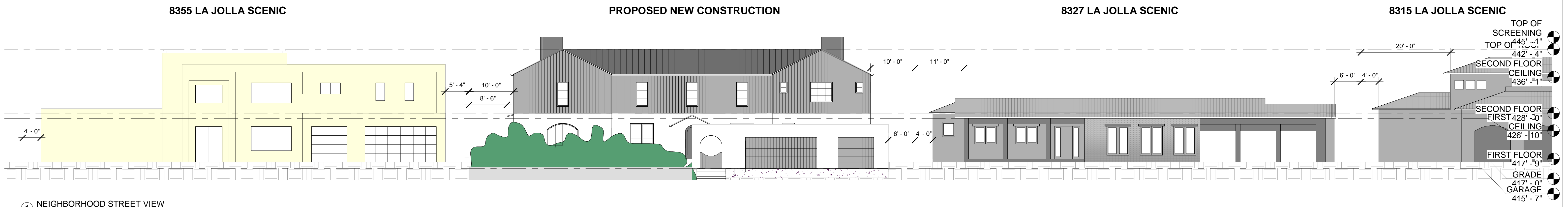
300' RADIUS PLAN

**SHEET NUMBER**

**A7**

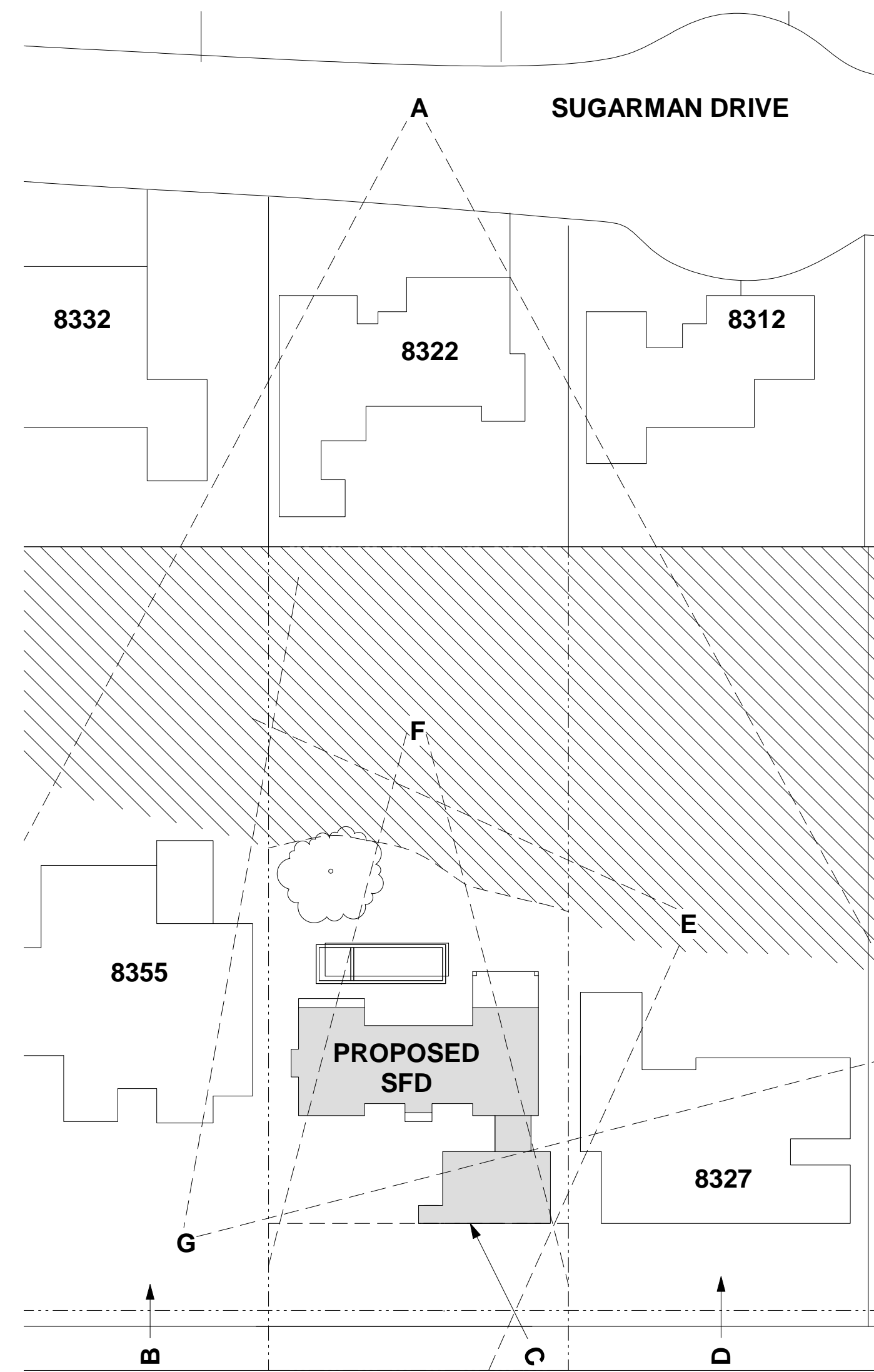


NEIGHBORHOOD STREET VIEW



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

PHOTOGRAPHIC SURVEY



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



A: VIEW FROM SUGARMAN DRIVE UP TO THE WEST



B: DWELLING TO THE NORTH, 8355 LA JOLLA SCENIC



C: LOOKING FROM STREET TO EAST



D: DWELLING TO THE SOUTH, 8327 LA JOLLA SCENIC



E: LOOKING TO THE NORTH FROM ABOVE



F: LOOKING TO THE WEST



G: LOOKING TO THE SOUTHEAST FROM ABOVE

**CLEARSTORY**  
CONSTRUCTION

1236 CHALCEDONY STREET  
SAN DIEGO, CA 92109  
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(650)475-6868

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SOILS ENGINEER:  
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Cris O'Brien  
criso@terrapac.net  
(858) 521-1190

**LA JOLLA SCENIC**  
LA JOLLA, CALIFORNIA 92037

DATE  
3/24/2024

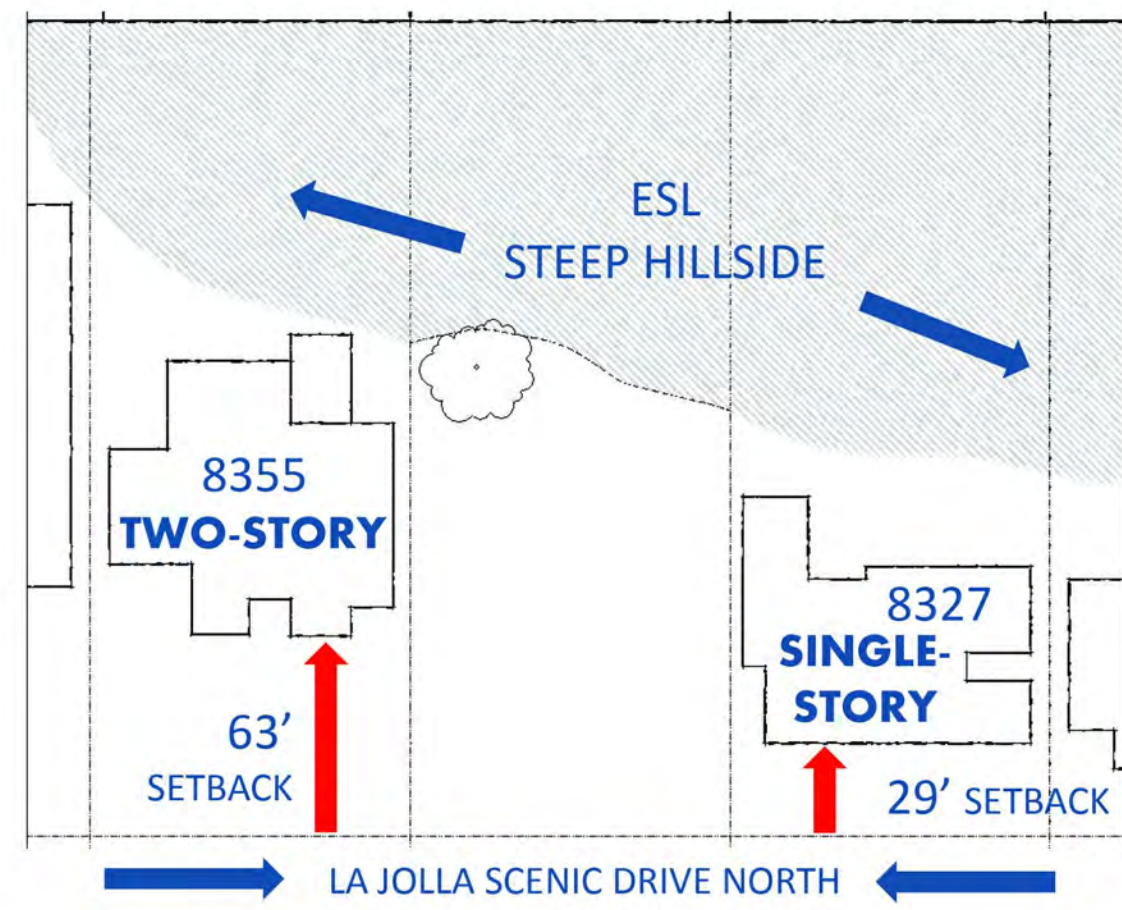
SCALE:  
AS SHOWN

DRAWN:  
SBP

SHEET NAME  
NEIGHBORHOOD  
ELEVATIONS &  
PHOTGRAPHIC  
SURVEY

SHEET NUMBER  
**A8**

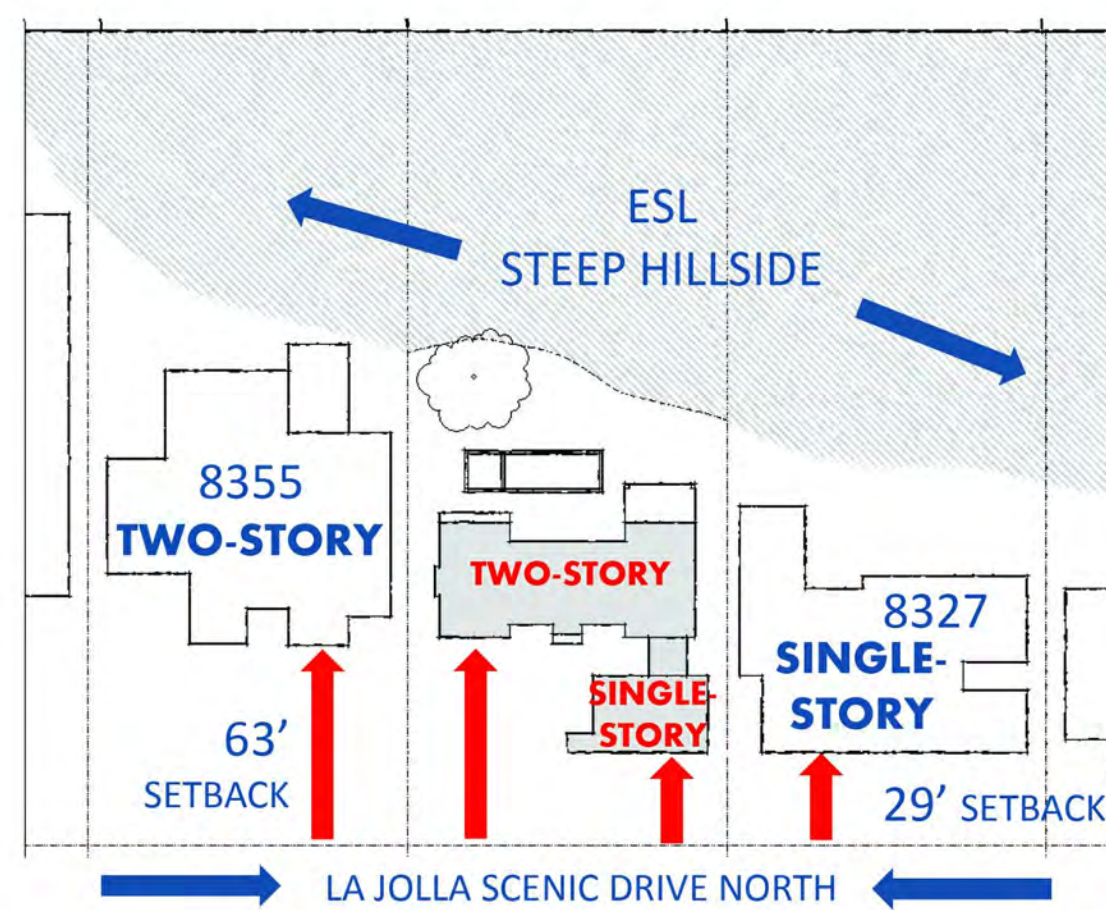




**Consistent Setback**

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

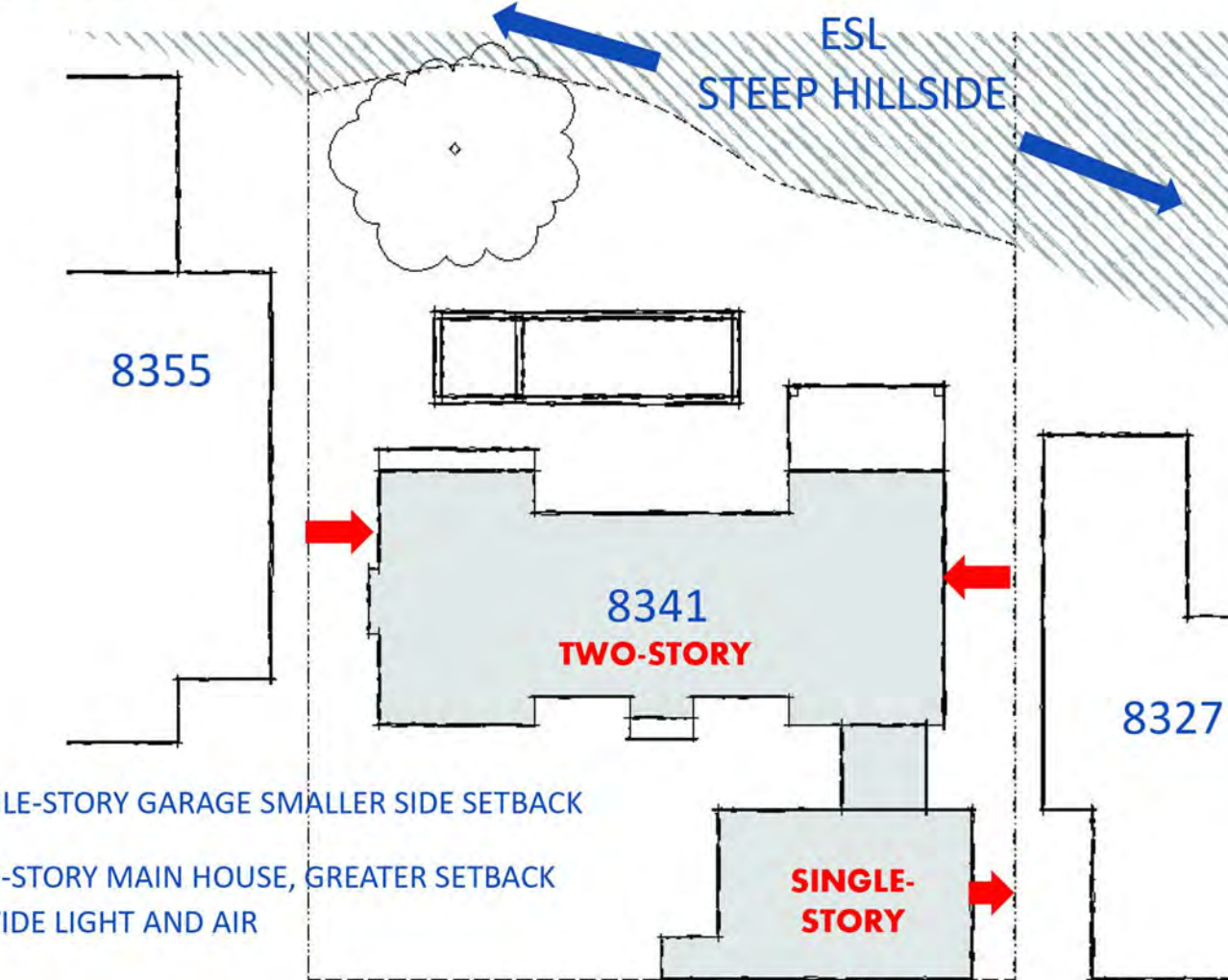
8341 La Jolla Scenic North



**Consistent Setback**

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

8341 La Jolla Scenic North

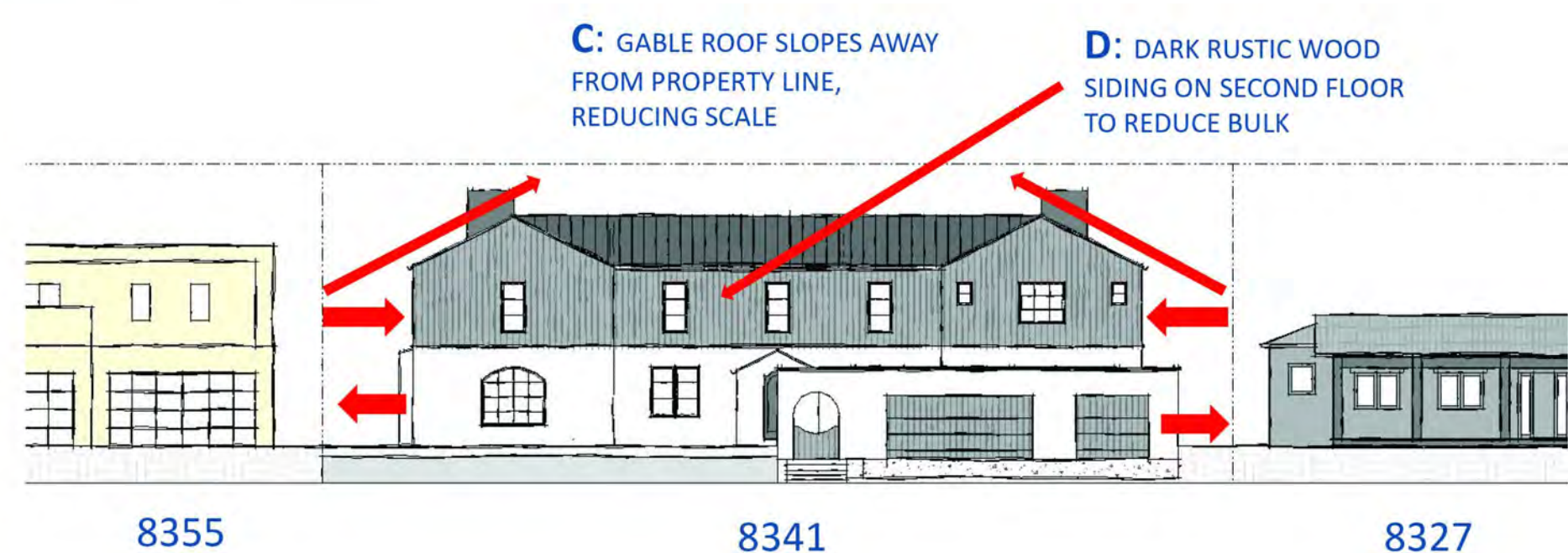


- A: SINGLE-STORY GARAGE SMALLER SIDE SETBACK
- B: TWO-STORY MAIN HOUSE, GREATER SETBACK TO PROVIDE LIGHT AND AIR

**Recommendation 2e**

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

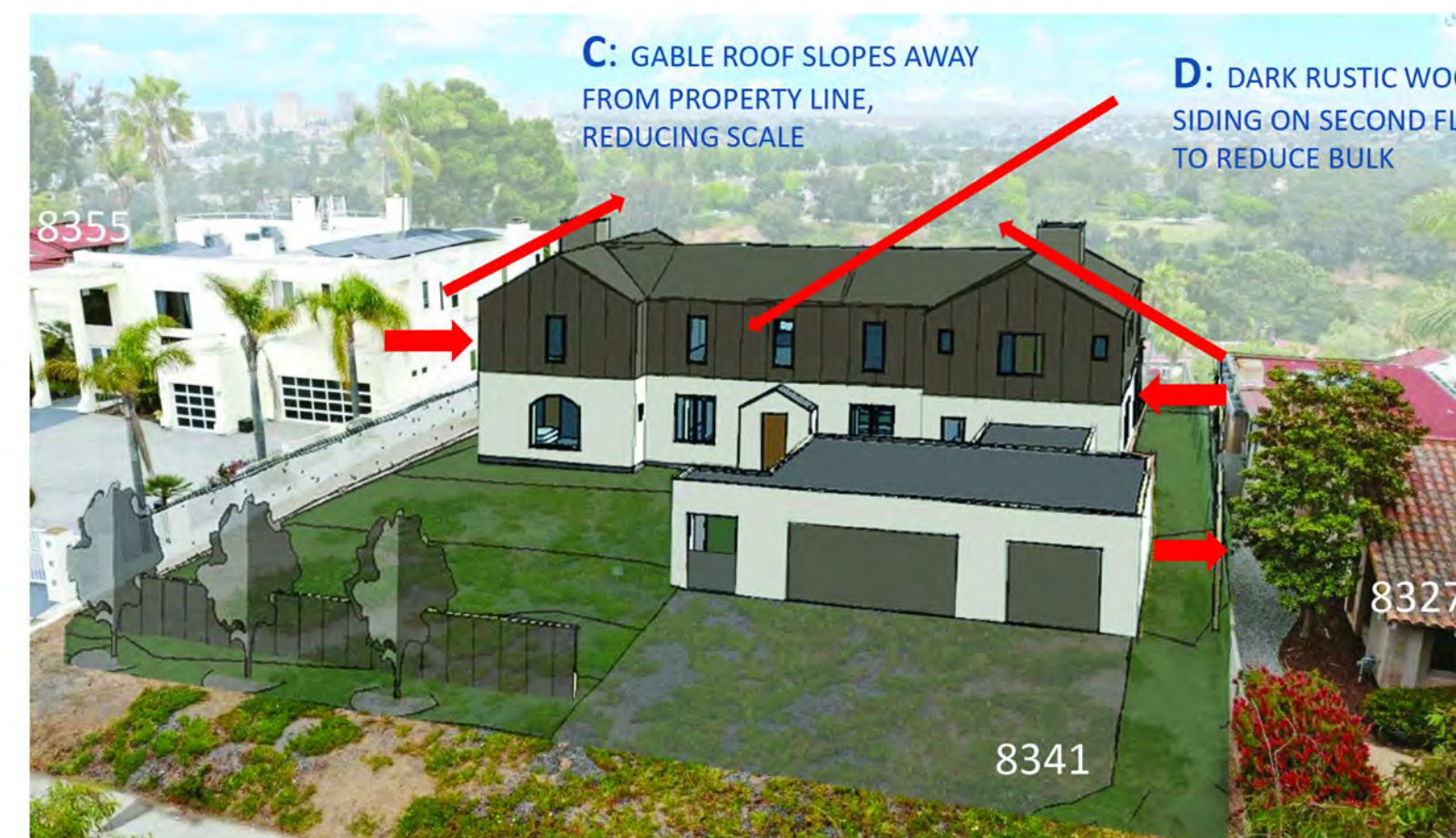
8341 La Jolla Scenic North



**Recommendation 2e**

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

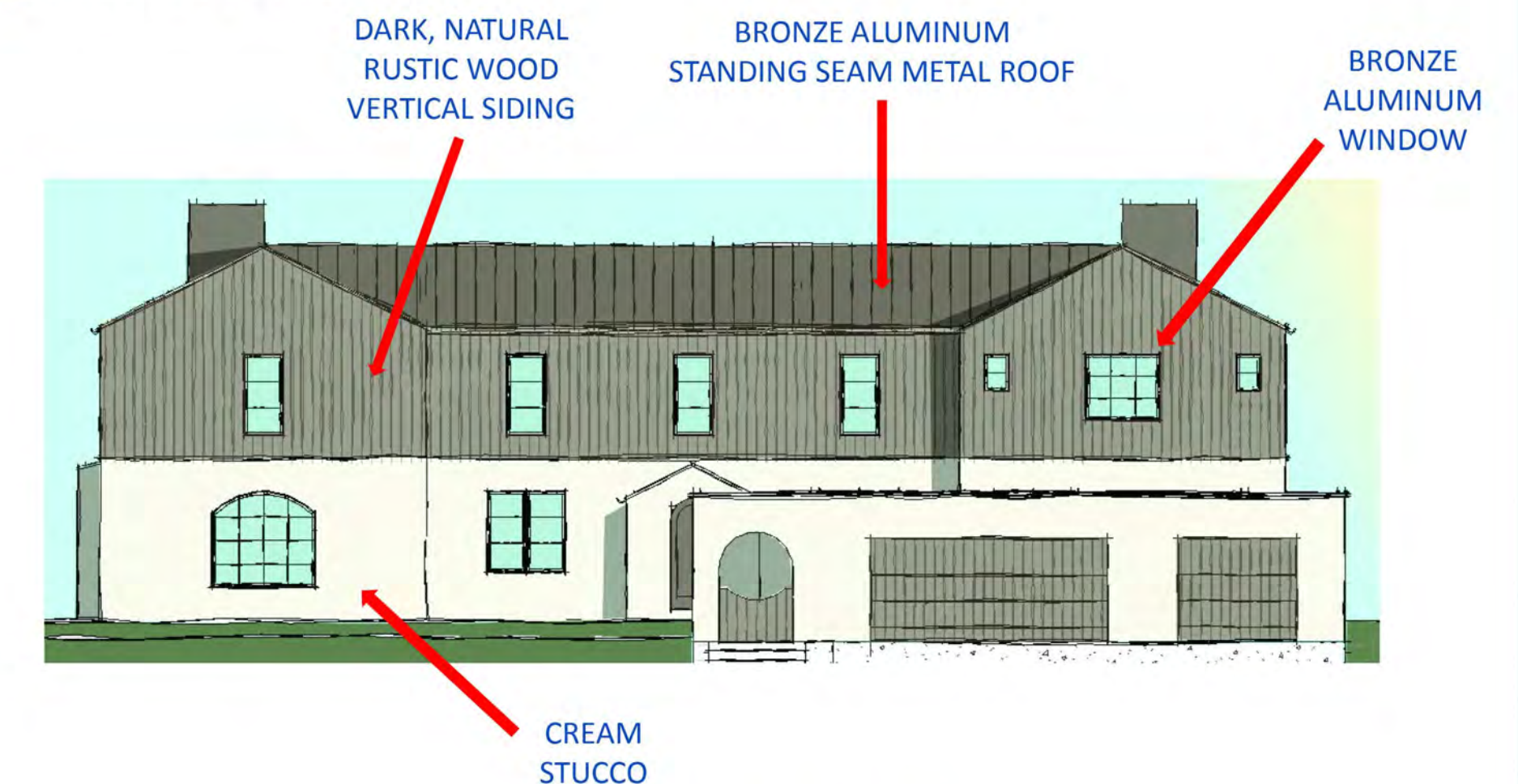
8341 La Jolla Scenic North



**Recommendation 2e**

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

8341 La Jolla Scenic North



**Neighborhood Character**

8341 La Jolla Scenic North

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REVISIONS

PROJECT NUMBER:  
**PRJ-1104699**

ARCHITECTURAL DESIGN:  
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LA JOLLA SCENIC  
LA JOLLA, CALIFORNIA 92037

DATE  
3/24/2024

SCALE:  
AS SHOWN

DRAWN:  
SBP

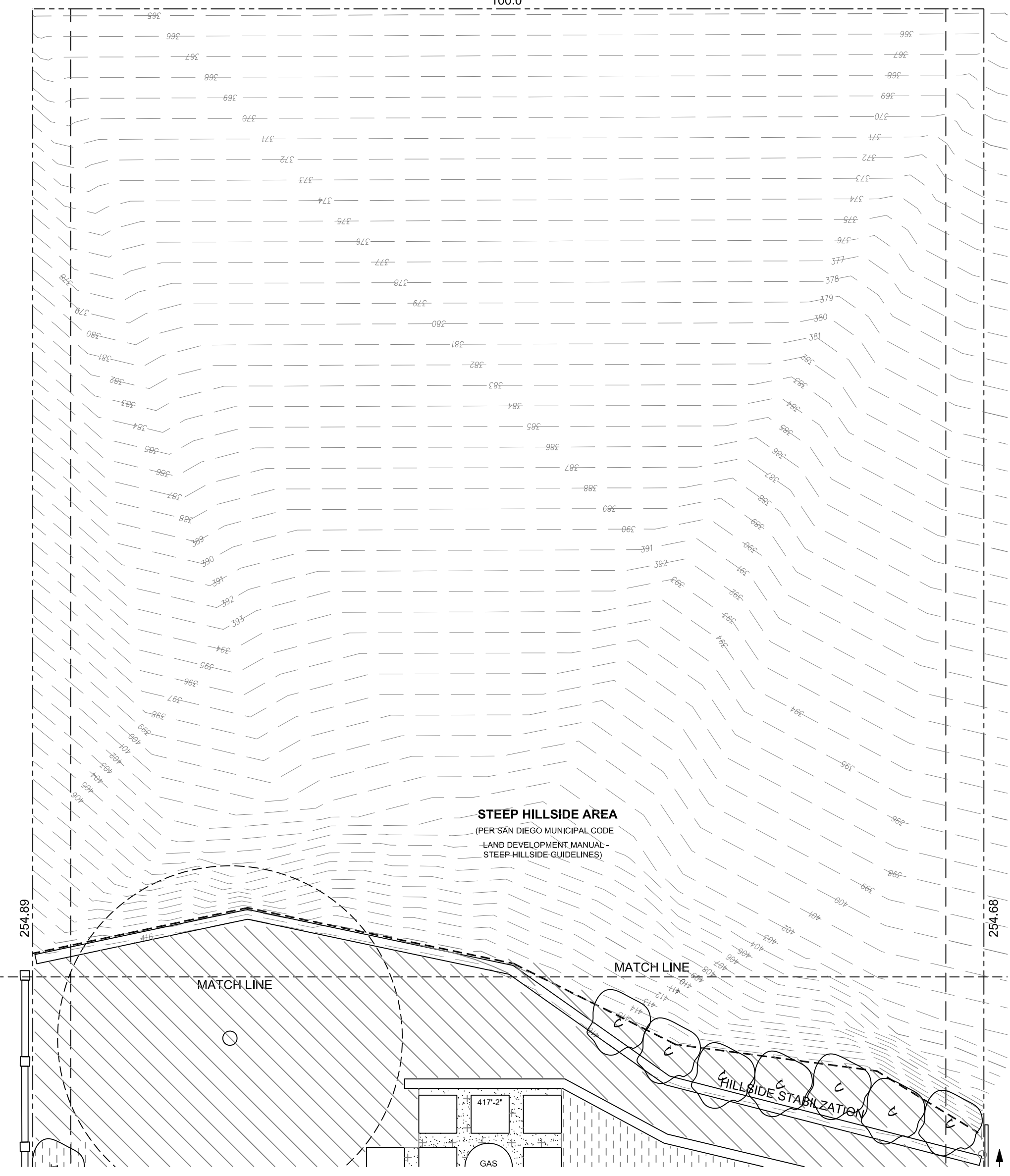
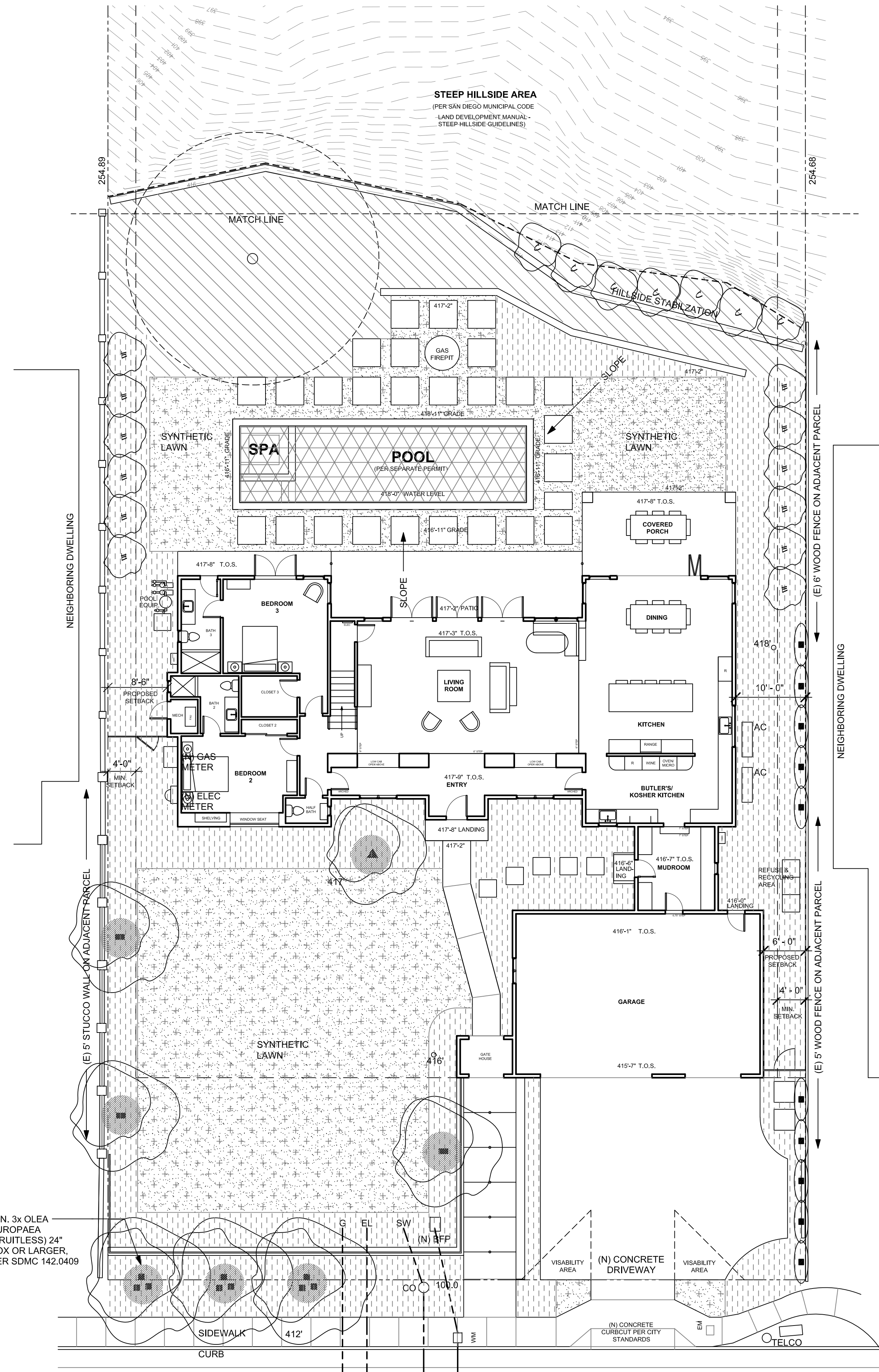
SHEET NAME  
RECOMMENDATION 2E

SHEET NUMBER  
**A9**



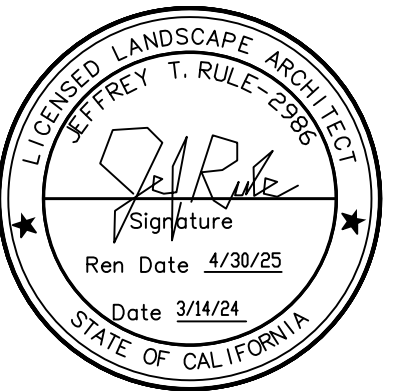






- ABBREVIATION LEGEND:
- |    |                          |     |                       |
|----|--------------------------|-----|-----------------------|
| BS | BOTTOM OF STEP           | PA  | PLANTER AREA          |
| C0 | CLEAN OUT                | RE  | RIM ELEVATION (DRAIN) |
| DK | DECK                     | RET | RETAINING             |
| EL | ELECTRICAL LINE          | SW  | SEWER LINE            |
| EQ | EQUAL                    | TC  | TOP OF COPING         |
| EX | EXISTING                 | TH  | TOP OF THRESHOLD      |
| FF | FINISH FLOOR             | TOC | TOP OF CURB           |
| FR | FREESTANDING             | TG  | TOP OF GLASS          |
| FS | FINISH SURFACE           | TW  | TOP OF WALL           |
| FG | FINISH GRADE             | TS  | TOP OF STEP           |
| GS | GAS LINE                 | WL  | WATER LINE            |
| IE | INVERT ELEVATION (DRAIN) | WL  | WATER LEVEL (POOL)    |

- SUBMITTAL/REV:
- 1-4-24 ARCH. REVIEW
  - 1-5-24 ARCH. REVIEW
  - 1-10-24 SUBMITTAL
  - 3-14-24 RE-SUBMITTAL

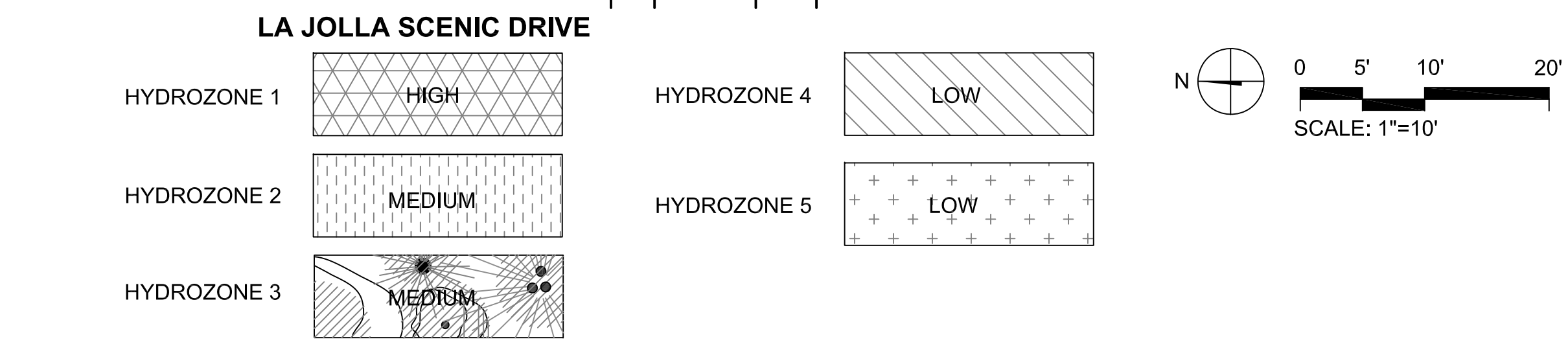


JEFFREY RULE, INC.  
 LANDSCAPE ARCHITECT  
 8080 LA MESA BLVD., STE. 206  
 LA MESA, CA 91941  
 TEL: 619/466-0362  
 EMAIL: jtr@jeffreyrule.com

PRJ-1104699  
 LA JOLLA SCENIC RESIDENCE  
 XXXX LA JOLLA SCENIC DRIVE  
 LA JOLLA, CA 92037

IRRIGATION CONCEPT AND  
 HYDRO-ZONE PLAN AND WATER  
 USE-EFFICIENCY CALCULATIONS

DATE: 3-14-24  
 DRAWN: J.RULE



**Legend for Estimated Total Water Use (ETWU) Calculation Formula**

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area (square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
A	1	1	0.8	436	Pool/Spa	1.0	5.4
	2	2	0.5	2,752	Drip	.81	34.3
	3	3	0.5	175	Tree Drip	.81	2.2
	4	4	0.3	1,558	Drip	.81	19.4
	5	5	0.1	3,103	Syn lawn	1.0	38.7
<b>Total</b>							<b>100.0</b>

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. The total ETWU cannot exceed the total Water Budget-MAWA.

Controller No.	ETWU [(ETo)(0.62)] [(PF x HA) / IE] + SLA	Result in Gallons per Year
A	Zone 1 (40)(0.82)(.8 x 436/1.0)+0	8,650.24
	Zone 2 (40)(0.82)(.5 x 2,752/.81)+0	42,129.38
	Zone 3 (40)(0.82)(.5 x 175/.81)+0	2,878.01
	Zone 4 (40)(0.82)(.3 x 1,558/.81)+0	14,310.51
	Zone 5 (40)(0.82)(.3 x 3,103/1.0)+0	23,086.32
<b>Total ETWU gallons per year</b>		<b>90,855.14</b>

WATER EFFICIENCY CALCULATIONS:  
 MAWA = (40.0) X (0.62) X (0.55 X 8,024) = 109,447.36 GALLONS PER YEAR  
 ETWU (ESTIMATED TOTAL WATER USE) = 90,855.14 GALLONS PER YEAR



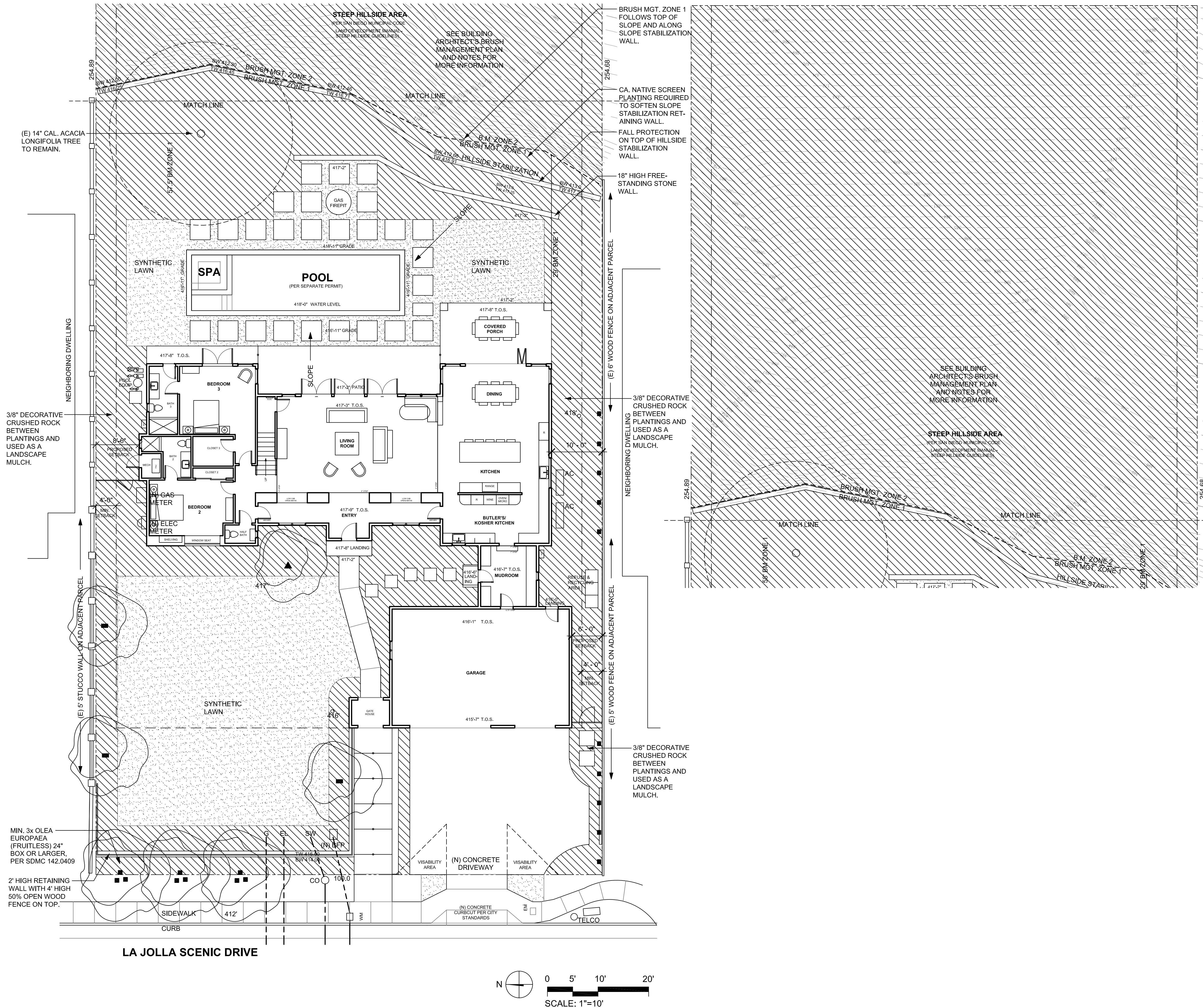


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LANDSCAPE ARCHITECT  
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LA MESA, CA 91941  
TEL: 619/466-0362  
EMAIL: jeff@jeffreyrule.com

PRJ-1104699  
LA JOLLA SCENIC RESIDENCE  
XXXX LA JOLLA SCENIC DRIVE  
LA JOLLA, CA 92037

30% LANDSCAPE PLAN EXHIBIT

DATE: 3-14-24  
DRAWN: J.RULE



LJ PDO LANDSCAPE SQUARE FOOTAGE CALCULATIONS  
14,442 SQ. FT. OF LANDSCAPE PLANTING SHOWN.  
14,442 SQ. FT./25,470 SQ. FT. (LOT) = 56.0 % LANDSCAPE PROVIDED.  
30% REQUIRED.

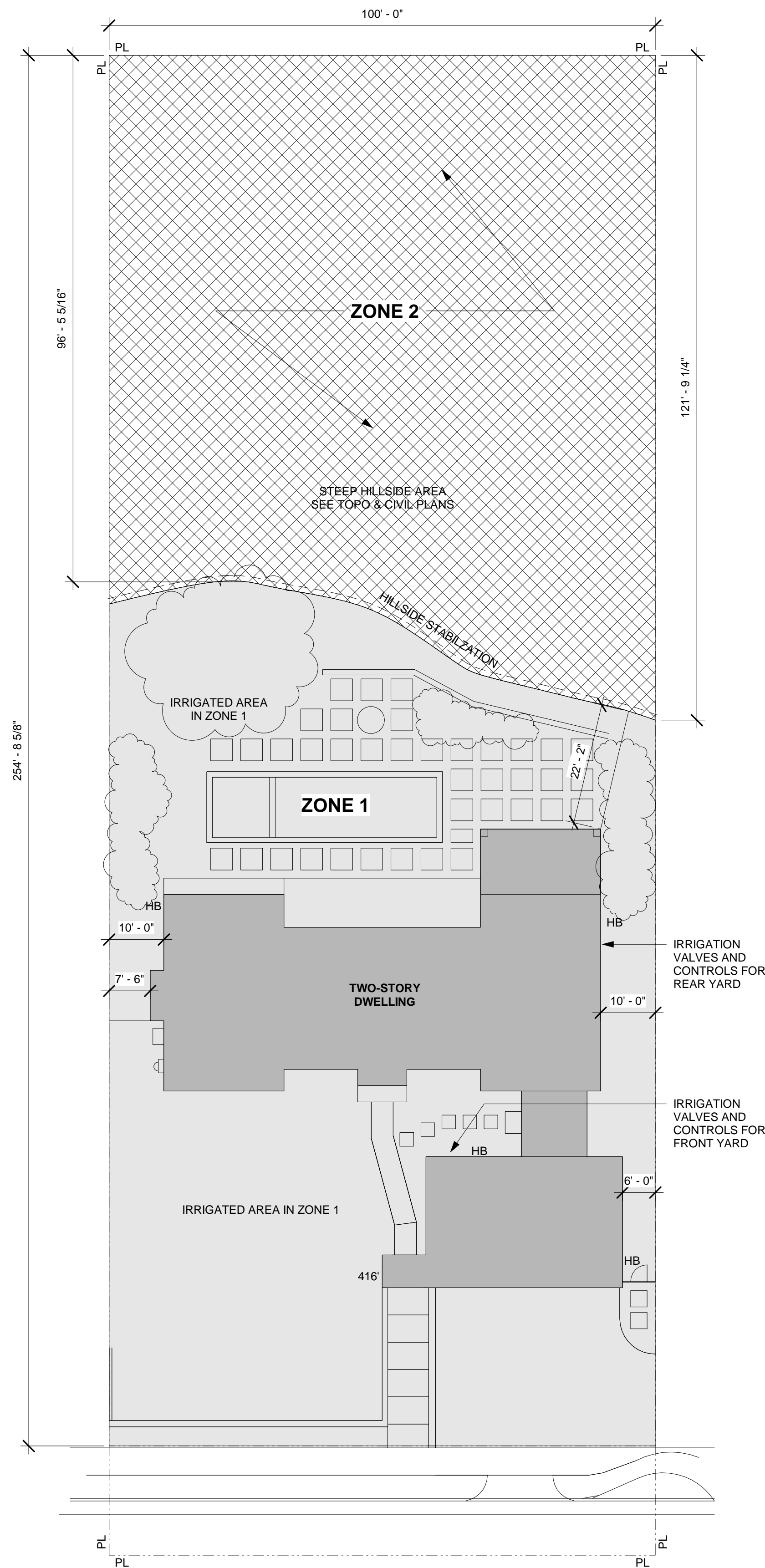


**VERY HIGH FIRE SEVERITY ZONE**

**VERY HIGH FIRE SEVERITY ZONE NOTES:**

- THIS STRUCTURE IS LOCATED ON A LOT THAT IS IN A VERY HIGH FIRE SEVERITY ZONE. THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY BUILDINGS (EG. GARAGES) AND STRUCTURES (EG. PATIOS COVERS), SHALL BE IN ACCORDANCE WITH CBC CHAPTER 7A, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO (CBC 701A.3, SDMC 145.0701 (b), 55.5001).
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED ON NON-COMBUSTIBLE MATERIAL. (CBC 705A.4, SDMC 145.0705(a)).
- DRIP EDGE FLASHING UNSE AT THE FREE EDGES OF ROOFING MATERIAL SHALL BE NON-COMBUSTIBLE. SDMC 145.0705(b).
- VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 SHEET GAUGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (CBC 705A.3)
- VINYL GLAZING FRAMES - N/A ALUMINUM WINDOWS ON THIS PROJECT.
- VENTILATION OPENINGS: N/A UNVENTED ROOF ON THIS PROJECT.
- PROHIBITED VENT LOCATION: N/A UNVENTED ROOF ON THE PROJECT.
- WALL COVERING SHALL EXTEND FROM TOP OF FOUNDATION TO THE ROOF, TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT OPEN ROOF EAVES, OR TERMINATING AT THE ENCLOSURE OF ENCLOSED EAVES, SOFFITS. CBC 707A.3.1)
- THE EXPOSED DECK ON THE UNDERSIDE OF THE OPEN ROOF EAVES SHALL BE CONSIST OF ONE OF THE FOLLOWING:
  - NON COMBUSTIBLE MATERIAL
  - IGNITION-RESISTANT MATERIAL
  - ONE LAYER OR 5/8" TYPE X SHEATING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
  - THE EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR COERING ON THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE.
- THE EXPOSED UNDERSIDE OF THE PORCH CEILING SHALL BE PROTECTED BY ONE OF THE FOLLOWING (CBC 707.8):
  - NON COMBUSTIBLE MATERIAL
  - IGNITION-RESISTANT MATERIAL
  - ONE LAYER 5/8" TYPE X GYPSUM SHEATING APPLIED TO THE UNDERSIDE OF THE CEILING
  - THE EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY.
- ALL EXTERIOR WINDOW (INCLUDING SKYLIGHTS) AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS (CBC 708A.2.1)
  - BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANCE MEETING THE REQUIREMENTS OF CBC 2406 FOR SAFETY GLAZING.
  - HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
  - TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1
- ALL EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (CBC 708A.3)
  - THE EXTERIOR SURFACE SHALL OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL.
  - HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATING
  - TESTED TO MEET TGE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1
  - CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
    - STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK AND RAISED PANELS SHALL NOT BE LESS THAN 1 1/4" THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE AND GROOVE NOT LESS THAN 3/8" THICK.
- VHFSZ PRODUCTS:
  - VHFSZ APPROVED PRODUCTS BELOW SHALL BE LISTED BUILDING MATERIAL FOR USE IN VERY HIGH FIRE SEVERITY ZONE. SPECIFY THE LISTING AGENCY, LISTING NUMBER, LIST AND THE DESIGN REQUIREMENT FOR EACH MATERIAL.
  - 8110 - DECKING - none
  - 8120 - EXTERIOR WINDOWS
  - 8140 - EXTERIOR SIDING AND SHEATHINGS James Hardie, 8140-2026.0502 5/16" panel (SOFFIT) Boral Composites, Inc, 8140-2134;0105 V-rustic, shiplap (SIDING)
  - 8150 - EXTERIOR DOORS
  - 8160 - UNDER EAVE

**BRUSH MANAGEMENT ZONES**



**BRUSH MANAGEMENT ZONES**

- ZONE 1**  
PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING
- ZONE 2**  
THINNED, NATIVE, OR NATURALIZED NON-IRRIGATED VEGETATION

NOTE: SEE L2 BRUSH MANAGEMENT STANDARDS FOR ZONE DETAILS

1 BRUSH MANAGMENT PLAN  
1/16" = 1'-0"

**STEEP HILLSIDES DEVELOPMENT**

**STEEP HILLSIDE GUIDELINES**

- (A) Individual Single Dwelling Unit Standard 1: Development on steep hillsides shall respect existing natural landforms.**
- Significant natural features such as drainage courses, rock outcroppings, sensitive biological resources and mature trees should be preserved and incorporated into the development design.
  - Mature tree at rear at edge of Steep Hillside to be maintained in proposed design. ESL to be preserved and outside of proposed development
  - The height of manufactured slopes should be minimized so as not to become a prominent feature in the grading design.
    - No manufactured slopes within design
  - Development should avoid large areas containing steep hillsides with a natural gradient in excess of 200 percent, except that: - Access to the site may encroach into these steep hillsides only if no other feasible means of access to the property exists. - Development may encroach into these steep hillsides if there are no other areas that are feasible for development or the area with these steep hillsides constitutes a minor portion of the entire site.
    - No development within the Steep Hillside
    - When the top of a steep hillside is cut and fill is placed on the hillside, the fill slope should be blended with the natural steep hillside.
      - No cut or fill within development
    - If located adjacent to natural topography or manufactured slopes that are landform graded, newly created manufactured slopes should be landform graded with undulating slopes, irregular/varying gradients, and with the top (crest) and bottom (toe) of new manufactured slopes rounded to resemble natural landforms.
      - No manufactured slopes within design
- (B) Standard 2: Site improvements shall be designed and sited to minimize impacts to the steep hillside areas.**
- Development should be concentrated in the least steep areas of the site in order to preserve as much of the natural terrain as possible.
    - All development outside of the steep hillside area
  - Development could be located close to the street in order to preserve as much of the natural terrain as possible.
    - Development kept close to the street, using the established 29' setback and keeping development away from steep hillside to the rear
  - When designing a structure on a lot, the siting, orientation and steep hillside disturbance should blend with the surrounding developed properties.
    - Development sited to maintain similar setbacks from the hillside to adjoining developed properties
  - Retaining walls could be used to reduce the total extent of grading in the steep hillside areas, subject to the following: - The maximum height for a single retaining wall, measured from grade to grade, shall be 10 feet. When the overall retained height would exceed 10 feet, the retaining wall shall be broken into multiple stepped walls, with no individual wall height exceeding 6 feet. - A minimum horizontal distance of 3 feet shall be maintained between each individual wall in the stepped wall system, and shall be landscaped. - Retaining walls could be incorporated into the design of the structure so that they become part of the structure. - The color of retaining walls should blend with the natural terrain and the color of the structures on the site. - Gravity retaining walls could be used, regardless of the height, provided that landscaping and irrigation is installed in the face of the wall.
    - Stabilization wall to the top of the steep hillside to be design to meet these requirements. Design plans to be provided at permit submittal
  - Long driveways should follow the contours of the natural terrain.
    - N/A
  - Fence locations should not enclose natural steep hillside areas that are protected by way of easements, conditions of permit, or other mechanisms intended to protect the area in a natural state.
  - Fall protection to be provided at the top of the steep hillside/stabilization wall per code. Fence design to be cable or glass to provide minimal detracton from the natural contours of the hillside.
  - Pools, tennis courts and other features that require large graded areas should not be permitted in the steep hillside areas of the site.
    - Pool outside of the steep hillside
- (C) Standard 3: The design and placement of structures on the site shall respect the steep hillside character of the site.**
- Structures should be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type. Large flat pads should be avoided in favor of stepped, or split-level structures that follow the general contours of the site.
    - Development set back from steep hillside. Step back design used on façade abutting hillside via second floor deck and darker exterior finish on upper level to minimize overall scale.
    - Structure designs and foundation types should be utilized that are compatible with the existing steep hillside conditions and require less grading.
    - Minimal grading required in the development. Foundations all kept away from steep hillside.
    - Structures could be utilized to screen high retaining walls and extensive manufactured slopes.
      - Stabilization wall at top of hillside to be kept to minimum height and natural colors.
    - Raised decks could be utilized for outdoor recreational space as an option to graded yards.
      - Raised decks kept out of hillside. Flat yards contained in existing flat areas only.
    - Structures built on a rim of a canyon should be low in profile and stepped back from the steep hillside area.
      - Development set back from steep hillside. Step back design used on façade abutting hillside via second floor deck and darker exterior finish on upper level to minimize overall scale.
      - When a structure is built on a steep hillside, it should be stepped to follow the natural line of the existing topography.
        - Stabilization wall at top of hillside to follow the natural line of the topography.
      - When located on a steep hillside, structures should be set into the steep hillside to help blend the structure into the site.
        - No development within the steep hillside

**ENVIRONMENTALLY SENSITIVE LAND**



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

December 1, 2023

City of San Diego  
Development Services Department  
126.050(a-b)

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

126.0505 Findings for Site Development Permit Approval A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m) that are applicable to the proposed development as specified in this section.

(a) Findings for all Site Development Permits

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

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

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

The proposed development will protect the ESL and prevent any impacts on public health, safety and welfare. The site stabilization wall at the top of the ESL will prevent further erosion within the ESL.

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

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

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

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

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

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

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

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

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

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

Proposed property contains only Steep Hillside ESL. Not applicable.

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

Proposed development significantly removed from shoreline and/or beach area. No impact.

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

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

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

N/A

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

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

No public vantage point

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

No public vantage point

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

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

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

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

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

The amount of impervious surfaces should be minimized.

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

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

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



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REVISIONS

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**PRJ-1104699**

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**LA JOLLA SCENIC**  
LA JOLLA, CALIFORNIA 92037

DATE  
3/24/2024

SCALE:  
AS SHOWN

DRAWN:  
SBP

SHEET NAME  
BRUSH MANAGEMENT PLANS & STEEP HILLSIDE

SHEET NUMBER  
**L4**



San Diego Municipal Code  
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



- (f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) Zone One Requirements
- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
  - (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
  - (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
  - (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
  - (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
    - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
    - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
  - (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
  - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
  - (2) No structures shall be constructed in Zone Two.
  - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
  - (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
  - (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
    - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
    - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
    - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
  - (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
  - (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
  - (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards  
Section III - Brush Management

3-1 BRUSH MANAGEMENT - DESCRIPTION

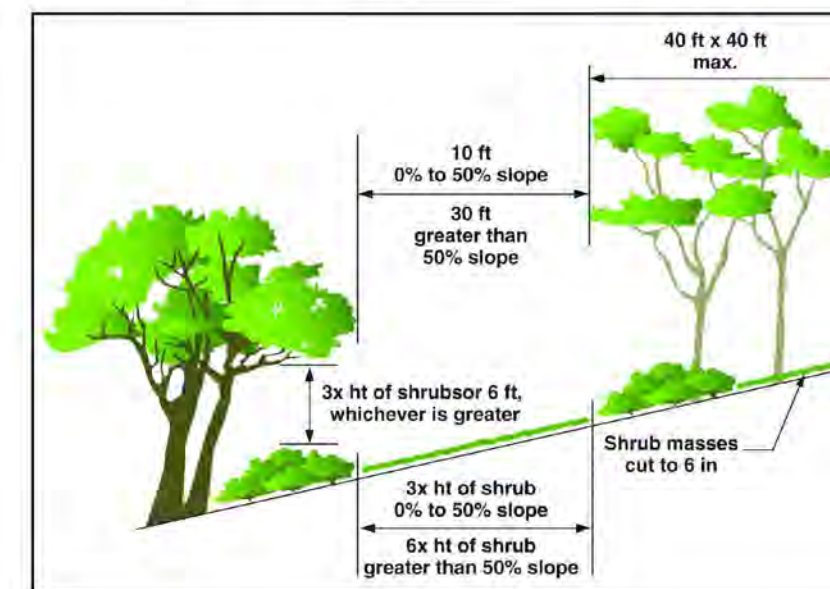
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1  
Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
  - 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
  - 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
  - 3.2-2.03 Maintain all plantings in a succulent condition.
  - 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements - All Structures
- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
3. Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
4. Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of \_\_\_\_\_ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

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PRJ-1104699

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SHEET NAME  
BRUSH MANAGMENT STANDARDS

SHEET NUMBER  
L5