

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ-1116561: FRESCOTA RESIDENCE

- Address and APN(s):
2175 & 2177 CALLE FRESCOTA, SAN DIEGO, CA 92037: 346-222-04-00

- Project contact name, phone, e-mail:
**BRYN YOUNG, 858-736-1643, BRYN@BYOUNGDESIGN.COM,
& MYKAELA SCARPACE, MYKAELA@BYOUNGDESIGN.COM**

- Project description:
RENOVATION OF RESIDENCE, SCOPE TO INCLUDE:

- **(E) 2-STORY, 2,433 SF, 3-BED, 3-BATH SINGLE FAMILY RESIDENCE TO REMAIN.**
- **(E) 510 SF ATTACHED GARAGE TO REMAIN.**
- **(N) 1,263 SF ADDITION INCLUDING:**
 - **72 SF PANTRY ON GROUND LEVEL**
 - **196 SF GYM ON SECOND LEVEL**
 - **795 SF ADU ON SECOND LEVEL WITH EXTERIOR STAIR**
 - **200 SF ROOF TOP PENTHOUSE**
- **(E) 68 SF FRONT BALCONY TO REMAIN.**
- **1,273 SF OF (N) EXTERIOR STAIR, BALCONY, AND ROOF DECK SPACE.**
- **DEMOLITION OF EXTERIOR WALLS, ROOF PARAPETS, DOORS, WINDOWS, ETC. AS REQUIRED TO COMPLETE THE SCOPE LISTED ABOVE AND AS SHOWN ON THE PLANS.**

- Please indicate the action you are seeking from the Advisory Board:
 Recommendation that the Project is minor in scope (Process 1)
 Recommendation of approval of a Site Development Permit (SDP)
 Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 Other: _____

- In addition, provide the following:
 - lot size: **5,619 SF**
 - existing structure square footage and FAR (if applicable): **2,943 SF: 0.52 FAR**
 - proposed square footage and FAR: **3,210 SF: 0.57 FAR**
 - existing and proposed setbacks on all sides:
 - **FRONT: 14' - 7"**
 - **REAR: 10' - 4"**
 - **EAST SIDE: 4' - 7"**
 - **WEST SIDE: 4' - 6"**
 - height if greater than 1-story (above ground): **29' - 6"**

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.

- Personal contact information of the property owners of the project should not be included, unless they are the “owner/applicant” and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173



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

Project Address 2175 Calle Frescota
San Diego, CA 92037

Project Type Building Construction

Primary Contact Mykaela Scarpace
mykaela@byoungdesign.com

Instructions

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

Building Construction Plans PRJ-1116561.pdf

DSD-Addressing

Duncan Lule
dlule@sandiego.gov

[Comment 00001 | Sheet A 0.1 | Open]

2177 Calle Frescota has been assigned to the new accessory dwelling unit. Update the plans accordingly before the next submittal; include the address in the project data, on-site plan, and title block (all sheets).

=====

GENERAL NOTES:

-Visually confirm that the assigned address does not conflict with existing numbers displayed on subject or abutting properties. If any discrepancies are found, email the reviewer immediately for a resolution.

-By including the above assignment on the final plans, the applicant certifies that the ADU has no interior access to any other dwellings; this includes shared spaces like a garage, storage room, laundry room, etc. Access to and from the ADU must be exclusive and wholly independent.

-Failure to update your plans according to the above comment WILL delay your project and may incur additional review time and/or associated fees or a construction change.

-Don't hesitate to contact the reviewer with any questions or concerns regarding site addressing BEFORE the final submittal.

-If the project scope or ADU access changes, DSD-Addressing must be notified before issuance and/or added to a new review cycle to confirm that the assigned address still applies.



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DSD-Combined

Rodrigo Romero
raromero@sandiego.gov
619-687-5936

[[Comment 00013](#) | [Sheet A0.1](#) | [Open](#)]

8/13/2024 - Reviewer's response: The roof's insulation indicated on the building sections (R-19) does not match the T24 calculations (R-30).

Original comment: Call out insulation R-values for walls, floor, and roof on the Building Sections (to match CF1R).



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rromero@sandiego.gov
619-687-5936

[Comment 00009 | Sheet A 0.1 | Open]

On the Title Sheet, provide name, address, and phone number of the Financially Responsible Party for the Water & Sewer fees associated with this project.

[Comment 00010 | Sheet A1.0 | Open]

Please locate the water meter on the Site Plan.

[Comment 00011 | Sheet A1.0 | Open]

A 3/4" water meter can serve up to 42 fixture units. When the demand is beyond that number, an upgrade to 1" is required.

Your project is at 50 fixture units, you may choose to re-design the amount and/or type of plumbing fixtures serviced by the existing water meter to reduce the total Fixture Units count to below 42 and avoid the upgrade.

*** Keep in mind that each plumbing fixture has a different Fixture Unit value (see the Water Meter Data Card).

A right of way permit is not required. The existing service is 1" which will be able to accommodate the new 1" meter.

[Comment 00012 | Sheet A1.0 | Open]

If you decide to go ahead with the water meter upgrade, indicate on the Site Plan that the existing water meter will be upgraded to a 1" water meter.

[Comment 00013 | Sheet A0.1 | Open]

Call out insulation R-values for walls, floor, and roof on the Building Sections (to match CF1R).



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[Comment 00014 | Sheet ME1.0 | Open]

On the floor plans, clearly identify the location of the dedicated vent that will be used to achieve CF1R requirements for indoor air quality (IAQ) and note the ventilation rate (cfm).

[Comment 00015 | Sheet ME1.0 | Open]

Indicate that bathroom's exhaust fan capacity is minimum 50 CFM's.

[Comment 00016 | Sheet ME1.0 | Open]

Per the 2022 CEC, please indicate that the kitchen range hood capacity should be minimum:

- If conditioned space is up to 750sf, 160 CFM (if over an electric range) or 280 CFM (if over a natural gas range).
- If conditioned space is 750-1000sf, 130 CFM (if over an electric range) or 280 CFM (if over a natural gas range).
- If conditioned space is 1000-1500sf, 110 CFM (if over an electric range) or 250 CFM (if over a natural gas range).
- If conditioned space is over 1500sf, 110 CFM (if over an electric range) or 180 CFM (if over a natural gas range).

[Comment 00017 | Sheet ME1.0 | Open]

Water heaters located in a closet in a bedroom must be of the direct-vent type or comply with Section 504.1(2) of the 2022 CPC.



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Building Construction Plans PRJ-1116561.pdf

DSD-Engineering Building Review

Evelyn Mateo
edmateo@sandiego.gov

[Comment 00004 | Sheet A1.0 | Open]

Please add the following note to the building plans: "Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit."

Please add the following note to the Site Plan: Site Plan accurately displays all potential easement and public ROW encroachments related to this project.

[Comment 00005 | Sheet A1.0 | Open]

The project is located in an ASBS watershed. Please add the following notes to the plan set:

THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

1. The discharges are authorized by an NPDES permit issued by the RWQCB;
2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and 3. The discharges:
 - a. Are essential for flood control or slope stability, including roof, landscape, road, and parking lot drainage;



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b. Are designed to prevent soil erosion; c. Occur only during wet weather; and d. Are composed of only storm water runoff.

Non-storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9-2010-0003. Discharges shall be located a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas. If discharging to the sanitary sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.

[Comment 00006 | Sheet A1.0 | Open]

On the BMP Plan (or Site Plan): Please show existing/proposed drainage patterns by using arrow symbols supported by spot elevations or contour lines to identify roof drains, existing/proposed swales, or drainage system used to convey storm water through the site. All concentrated flows must be conveyed in pipe and connect/discharge to public drainage system.

Please identify the downspout locations of the proposed addition and indicate how the drainage shall be treated prior to entering the public storm drain system.

[Comment 00007 | Sheet A1.0 | Open]

Add the following note to the Site Plan: All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.

[Comment 00008 | Sheet A1.0 | Open]

If no work is proposed in the public Right-of-Way please add the following note: "No work will be performed in the Right-of-Way".

Storm Water Req. Applicability Checklist (DS-560) PRJ-1116561.pdf

DSD-Engineering Building Review

Evelyn Mateo
edmateo@sandiego.gov

[Comment 00002 | Sheet P2 | Open]

Please update Section 1, Part B because it is in the ASBS area.



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Water Pollution Control Plan - Minor (DS-570) PRJ-1116561.pdf

DSD-Engineering Building Review

Evelyn Mateo
edmateo@sandiego.gov

[[Comment 00003](#) | [Sheet PG 3](#) | [Open](#)]

Per the responses to the table before, there should be at least 1 BMP for section A and Section C on this page.

Also, please put a value on the disturbance value on the first sheet of the DS-570.

OR remove the DS-570.

Per the standards below, the DS-570 is not required.

In accordance with the amount of grading/soil disturbance proposed:

<= 999 SF of Grading/Soil Disturbance, Provide a Storm Water Quality Notes Construction BMP's

> 1,000 SF, < 4,999 of Grading/Soil Disturbance, Provide a MWPCP

> 5,000 SF, < 1 Acre of Grading/Soil Disturbance, provide a WPCP



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Building Construction Plans PRJ-1116561.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00044 | Page | Closed]

The property located at **2175-2177 Calle Frescota, APN 346-222-0400**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf (Informational Only; No Response or Action Required.)

More information regarding this review process can be found in Information Bulletin 580:

<https://www.sandiego.gov/sites/default/files/dsdib580.pdf> (Informational Only; No Response or Action Required.)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:



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The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required.)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)



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mykaela@byoungdesign.com

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

Building Construction Plans PRJ-1116561.pdf

DSD-Landscape Review

Miguel Vargas Penaloza
MVargasPenal@sandiego.gov
(619) 446-5110

[Comment 00046 | Page | Open]

Landscape Requirements - La Jolla Shores Planned District [§ 1510.0304(h)]: In the Single-Family Zone, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30% of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.?

[Comment 00049 | Page | Open]

Landscape Planting + Irrigation Plans: Provide a Planting Plan & Irrigation Plan for any new planting areas on site. Identify the ornamental landscape or native material by species and container size. Label all trees by species and container or caliper size. If existing landscape areas area to remain, notate so on the plans.

[Comment 00050 | Page | Open]

Water Conservation: If newly planted landscape areas exceed 500sf, then water budget calculations for MAWA and ETWU will be required, along with a hydrozone diagram.

[Comment 00051 | Page | Open]

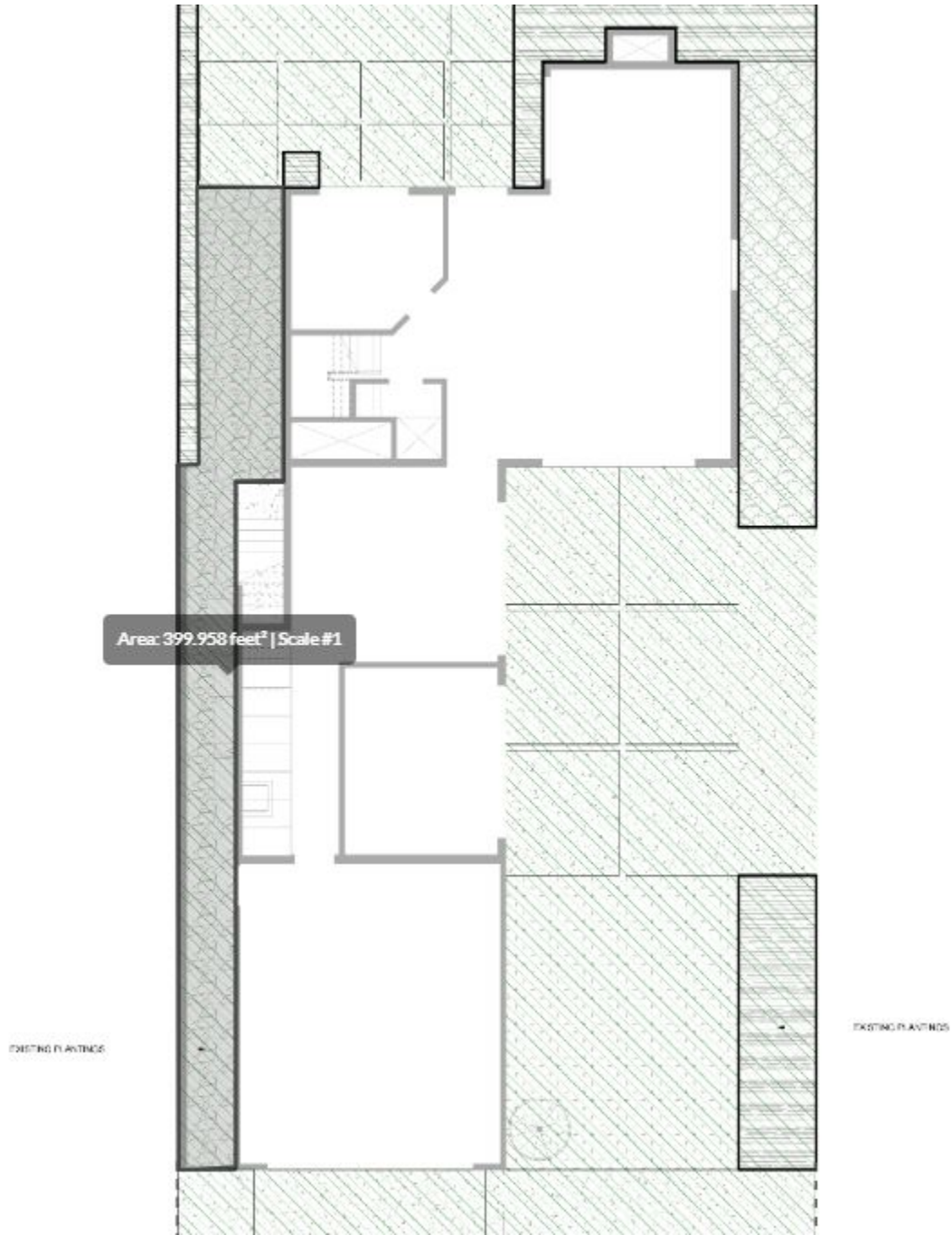
Please add the following note to the plan set: "All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence."

[Comment 00063 | Page | Open]

Landscape Are Diagram – 2nd Review: Satellite imagery shows the west end of the property is an existing walkway and not existing plantings. Please note that walkways do not count toward landscape requirements, §1510.0304(h)(1).



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DSD-Landscape Review

Miguel Vargas Penaloza
MVargasPenal@sandiego.gov
(619) 446-5110

[Comment 00045 | Page | Open]

Project Scope + Applicability: Combination building permit for an addition to the second story of the existing two-story SDU. Work to include the addition of a gym and ADU on the second level, the addition of a pantry on the ground level, and the addition of a rooftop penthouse. Project site is within a citywide LJSPD-SF Zone.

- Project is subject to the landscape requirements for La Jolla Shores Planned District: General and Supplemental Regulations, §1510.0304(h).?SDP required per Planning review comments.

[Information Only]

[Comment 00046 | Page | Open]

Landscape Requirements - La Jolla Shores Planned District [§ 1510.0304(h)]: In the Single-Family Zone, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30% of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.?

[Comment 00047 | Page | Open]

Landscape Area Diagram - LJSDP: Include a landscape diagram clearly delineating all hardscape on the site as defined in the previous comment, as well as all landscaped planting areas. Ensure that landscaped area is 30% or more of total lot area.? Note that turfblock, artificial turf, and hardscape areas will not contribute to the required 30% planted landscape area.

[Comment 00048 | Page | Open]



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Landscape Calculations – LJSPD: Include landscape calculations on the plans which corresponds to the diagram, and which indicates:

1. The total site area
2. Area of the structure
3. Areas of unplanted recreational areas, walks and driveways, and all hardscape areas
4. Planting areas

[Comment 00049 | Page | Open]

Landscape Planting + Irrigation Plans: Provide a Planting Plan & Irrigation Plan for any new planting areas on site. Identify the ornamental landscape or native material by species and container size. Label all trees by species and container or caliper size. If existing landscape areas area to remain, notate so on the plans.

[Comment 00050 | Page | Open]

Water Conservation: If newly planted landscape areas exceed 500sf, then water budget calculations for MAWA and ETWU will be required, along with a hydrozone diagram.

[Comment 00051 | Page | Open]

Please add the following note to the plan set: "All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence."

[Comment 00052 | Page | Open]

Please add the following note to the plan set: "All landscaped material shall be permanently maintained in a growing and healthy condition, including trimming as appropriate to the landscaping material."

[Comment 00053 | Page | Open]

General Landscape and Irrigation Requirements - Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

[Comment 00054 | Page | Open]

Tree Locations - Provide the following note on the plans:
MINIMUM TREE SEPARATION DISTANCE
Traffic signals / stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet (5' for residential streets < 25mph)
Intersections (intersecting curb lines of two streets) - 25 feet

[Comment 00055 | Page | Open]

Provide the following note on the plans; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other):? "Maintenance: All required landscape areas shall be maintained by ____?
Landscape and irrigation areas in the public right-of-way shall be maintained by _____. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced 30 days of a final landscape inspection."

[Comment 00056 | Page | Open]



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Tree Maintenance Note: Provide the following note on the plans "All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted."

[Comment 00057 | Page | Open]

Provide the following note on the plans: "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code, Section 142.0403(b)(10)."

[Comment 00058 | Page | Open]

Provide the following note on the plans: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.??"

[Comment 00059 | Page | Open]

Provide the following note on the plans: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."

[Comment 00060 | Page | Open]

Provide the following note on the plans: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball."

[Comment 00061 | Page | Open]

Provide the following note on the plans: "Existing trees to remain within the area of work will be protected in place. The following protection measures will be provided:

- A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
- Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
- Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
- The existing grade will be maintained within the drip line of existing trees.
- Roots of existing trees will be cut approximately 6 inches back from new construction.
- A Certified Consulting Arborist shall oversee pruning of any roots 4-in or greater in diameter.
- Maintain and document a tree watering schedule during construction.
- All damaged trees will be replaced with one of equal or greater size



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DSD-Planning Review

Hugo Aguilar
aguilarh@sandiego.gov

[Comment 00038 | Page | Closed]

Project is located at 2177 Calle Frescota (APN346-222-0400) within the LJPD-SF zone of the La Jolla Shore Planned District. On a 5,619sf lot.

Applicable overlays include:

- Complete Communities Mobility 2
- Coastal Height Limit
- Coastal – Non-Appealable 2
- Parking Impact – Beach
- Parking Standards Transit Priority Area
- Transit Priority Area
- La Jolla Shores Archaeological Study Area
- Paleontological Sensitivity Area – Low

Project proposes an addition and attached ADU to existing SDU. Scope to include a 72sf SDU addition on first floor, 196sf SDU addition to second floor, a 795sf ADU addition on second floor, balconies, and a 200sf addition on third floor with roof deck. [Information Only]

[Comment 00039 | Page | Open]

The project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope [SDMC 1510.0201(d)]. Please contact Melissa Garcia to be placed on a future agenda of the La Jolla Shores Advisory Board.

Melissa Garcia magarcia@sandiego.gov
Senior Planner
City Planning Department



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1510.0201(d) requires a Site Development Permit for additions within the La Jolla Shores Planned District. However, this section allows for minor additions to be approved through a building permit without first obtaining a Site Development Permit. City staff will review building permit additions per Bulletin 621. This project proposes to increase the floor area by over 10%. This proposal may still be minor in scope, City staff would like input from the La Jolla Shores Advisory Board before City staff makes a determination.

[Comment 00040 | Page | Open]

Planning staff requires more information to be exempt from a Coastal Development Permit regarding exterior wall demolition under 50% per 126.0704(a)(5).

Please provide an exterior wall demolition matrix with existing floor plans. Demolition can include but is not limited to removing portions of exterior walls, exterior walls becoming interior walls, widening of windows and doors, moving doors and windows, and replacing door/window headers. See Information Bulletin 402 for further clarification and examples.

<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/402>

Note more comments by Planning may follow upon new information received, and a pre-demolition inspection may be required.

[Comment 00041 | Page | Open]

Please provide a survey of the lot sizes, gross floor area, and setbacks in the neighborhood (including photographs of the site and adjacent properties) within a 300-foot radius in order to determine if the proposed project is in general conformity.

[Comment 00042 | Page | Open]

§1510.0304(i) Please show conformance to maximum permitted Floor Area Ratio (FAR) per Table 131-04J. Proposal appears to be exceeding maximum FAR.

[Comment 00043 | Page | Open]

The site is within a view corridor identified in the La Jolla Community Plan [Subarea C]. [Information Only]



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

Project Address 2175 Calle Frescota
San Diego, CA 92037

Project Type Building Construction

Primary Contact Mykaela Scarpace
mykaela@byoungdesign.com

Instructions

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

Building Construction Plans PRJ-1116561.pdf

DSD-Structural

Jose Amador
AmadorJ@sandiego.gov

[Comment 00018 | Sheet A 0.1 | Open]

Recheck of plans can be performed by Virtual appointment. For a recheck appointment, please book a Virtual Appointment (<https://www.sandiego.gov/development-services/virtual-appointments>) with the staff engineer that performed the review. If is desired to have review comments closed during the Virtual Appointment, please ensure that the designer responsible for the preparation of the plans is available at appointment and that the construction documents have been submitted through Open DSD. Please indicate the project number when booking the appointment.

For your review to be completed in a timely manner, please review the Accela system generated e-mail informing the applicant that a "Recheck is Required" and follow the instructions provided for the next steps. During the process of uploading documents required for the next review or recheck, please ensure that the selected document name in Accela matches the document name indicated on the Accela Communications of the portal, otherwise the Accela Workflow will not advance and a delay in plan rechecks will occur.

Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses and a set of corrected plans.

Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made.

For useful and detailed information concerning the plan review, permit process, and number of plans and documents required to be submitted, refer to the Development Services web site at www.sandiego.gov/development-services.

[Comment 00022 | Sheet A1.3 | Open]

Enclosed floor framing at exterior overhang balconies and elevated walking surfaces with weather-exposed surfaces shall be provided with openings that provide a net-free cross-ventilation area not less than 1/150 of the enclosed area.



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

Provide calculations for the required number of vents for the selected vents, and provide the Net Free Area (NFA) of vents as provided by the manufacturer. [CBC 2304.12.2.5]

[8-11-2024]: The response to the issue above was inappropriate. Enclosed floor framing at overhanging balconies requires venting. Detail C A5.0 suggests that exterior balconies only exist over conditioned interior space. If so, update the section view and floor plan for the balcony adjacent to Gridline B.1 to clarify.

[Comment 00023 | Sheet A1.3 | Open]

A minimum fire-resistance rating of one-hour is required for exterior walls located within five feet of property line, including western walls. Designate and provide new details showing a 1-hr fire rated construction assembly and cross reference the detail of affected walls on the floor plan. [R302.1]

[8-11-2024]: Update the 1-hr fire-rated detail to include 5/8" thick Type X gypsum board at the interior side.

[Comment 00025 | Sheet A1.4 | Open]

Specify on the plans an approved waterproof Class A decking assembly for balconies/decks over interior spaces. Specify manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1].

[8-11-2024]: Dexellent II per ESR-2505 requires a 4% slope for Class A classification. Provide a different waterproofing product.

[Comment 00027 | Sheet A1.4 | Open]

Provide a fire-retardant roof covering that is at least Class 'A'. Specify the roofing material and the ICC, UL or other the approved listing report number on the plans. [SDMC 149.0902(a) (1)]

[8-11-2024]: Dexellent II per ESR-2505 requires a 4% slope for Class A classification. Provide a different roof covering product.

[Comment 00029 | Sheet A3.0 | Open]

Provide a 1hr and an STC of 50 rated construction detail for the floor/ceiling assembly separating the two dwellings, and cross-reference the detail on the plans.

[8-11-2024]: UL U502, shown in detail as E/A5.0, could not be found. Submit the document from the listing agency for the 1-hr fire rating with an STC 60. It could be a typo for UL L502, which does qualify for the required STC rating.



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Instructions

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

Building Construction Plans PRJ-1116561.pdf

DSD-Structural

Jose Amador
AmadorJ@sandiego.gov

[Comment 00018 | Sheet A 0.1 | Open]

Recheck of plans can be performed by Virtual appointment. For a recheck appointment, please book a Virtual Appointment (<https://www.sandiego.gov/development-services/virtual-appointments>) with the staff engineer that performed the review. If is desired to have review comments closed during the Virtual Appointment, please ensure that the designer responsible for the preparation of the plans is available at appointment and that the construction documents have been submitted through Open DSD. Please indicate the project number when booking the appointment.

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[Comment 00019 | Sheet A 0.1 | Open]

The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego "Approval" Report, that documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD under the



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

Reports drop-down menu. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information.

[Comment 00020 | Sheet A 0.1 | Open]

Note on Plan: "If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required."

[Comment 00021 | Sheet A 0.1 | Open]

Please update the site plan to be in conformance with Information Bulletin 122: 'How to Prepare a Site Plan and Vicinity Map' and shall include the following:

-Property owner information to include a phone number

The link to the bulletin can be found at the link below.
<https://www.sandiego.gov/sites/default/files/dsdib122.pdf>

[Comment 00022 | Sheet A1.3 | Open]

Enclosed floor framing at exterior overhang balconies and elevated walking surfaces with weather-exposed surfaces shall be provided with openings that provide a net-free cross-ventilation area not less than 1/150 of the enclosed area. Provide calculations for the required number of vents for the selected vents, and provide the Net Free Area (NFA) of vents as provided by the manufacturer. [CBC 2304.12.2.5]

[Comment 00023 | Sheet A1.3 | Open]

A minimum fire-resistance rating of one-hour is required for exterior walls located within five feet of property line, including western walls. Designated and provide new details showing a 1-hr fire rated construction assembly and cross reference the detail of affected walls on the floor plan. [R302.1]

[Comment 00024 | Sheet A1.3 | Open]

For the fire rated wall; provide approved assemblies only, referencing source from the list below, and transpose description of assembly exactly as is written and drawn by the source: [R302.1] [R302.1, CBC 703.2.2]

- the prescriptive designs as detailed in Table 721.1(2),
- the Fire Resistance and Sound Control Manual (GA-600-18)
- or other designs documented by approved sources.

[Comment 00025 | Sheet A1.4 | Open]

Specify on the plans an approved waterproof Class A decking assembly for balconies/decks over interior spaces. Specify manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1].

[Comment 00026 | Sheet A1.4 | Open]

Show the location of and provide details for the drains/scuppers at the exterior decks [CRC R903.4]:

- Drains shall be installed at each low point of deck or roof.
- Scuppers shall be placed level with the deck surface in a wall or parapet.

[Comment 00027 | Sheet A1.4 | Open]



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Development Services Department
1222 1st Avenue, San Diego, CA 92101

Provide a fire-retardant roof covering that is at least Class 'A'. Specify the roofing material and the ICC, UL or other the approved listing report number on the plans. [SDMC 149.0902(a) (1)]

[Comment 00028 | Sheet A2.0 | Open]

At elevated walking surfaces including the balconies, dimension the guard with a minimum 42" height and openings that will not allow the passage of a 4" sphere (clearance shall be less than 4") [CRC R312.1.2, R312.1.3].

[Comment 00029 | Sheet A3.0 | Open]

Provide a 1hr and an STC of 50 rated construction detail for the floor/ceiling assembly separating the two dwellings, and cross-reference the detail on the plans.

[Comment 00030 | Sheet A5.1 | Open]

Revise the indicated railing height in the notes. The height shall be between 34 and 38 inches high. The handrail height shall be measured vertically from the sloped plane adjoining the tread nosing. [CRC R311.7.8.1].

[Comment 00031 | Sheet A5.1 | Open]

On the stairs, show a maximum opening between the rails that limits the passage of a sphere 4 3/8" in diameter. [CRC R312.1.3].

[Comment 00032 | Sheet A5.1 | Open]

Protect the enclosed accessible space under the stairs with 1/2 inch gypsum board on the enclosed side. [CRC R302.7].

[Comment 00033 | Sheet ME1.0 | Open]

Add the following note to plans:

"Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery backup and low battery signal."

[Comment 00034 | Sheet S3.0 | Open]

Specify the floor joist spacing for DJ-7.

[Comment 00035 | Sheet S3.0 | Open]

Provide shear transfer along Gridline 9.

[Comment 00036 | Sheet SD3 | Open]

Detail 6/SD3:

Provide a connection between the 1/4" cap plate and the 1/4" bent u-bucket.

[Comment 00037 | Sheet SD3 | Open]

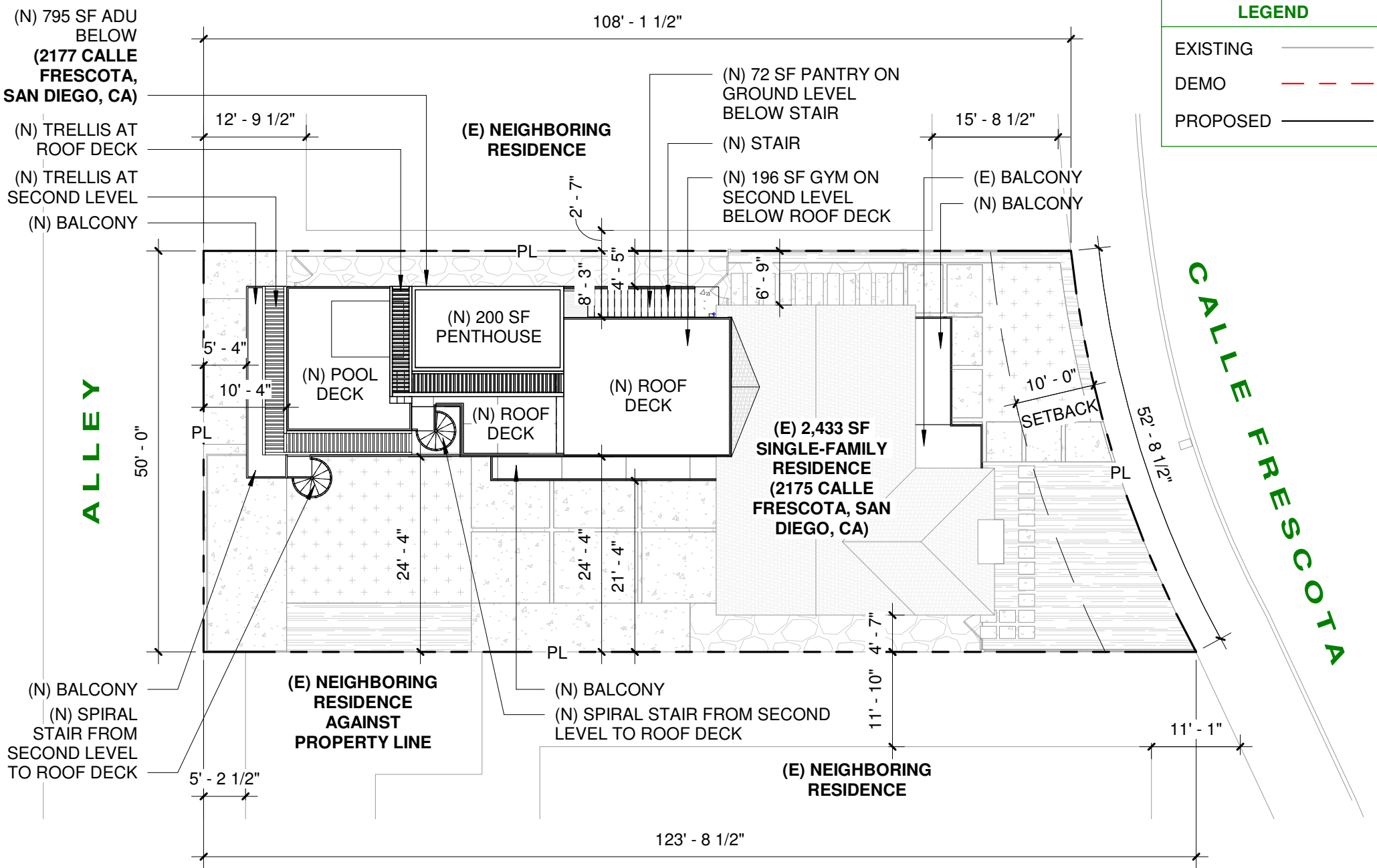
Detail 6/SD3:

Indicate whether any of the welds shown in this detail shall be performed in the field.

FRESCOTA RESIDENCE

2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024

LEGEND	
EXISTING	
DEMO	
PROPOSED	



FRESCOTA RESIDENCE

2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024



← EXISTING RESIDENCE
↓ PROPOSED RESIDENCE



PROPOSED RESIDENCE - STREET VIEW (CALLE FRESCOTA)

FRESCOTA RESIDENCE

2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024

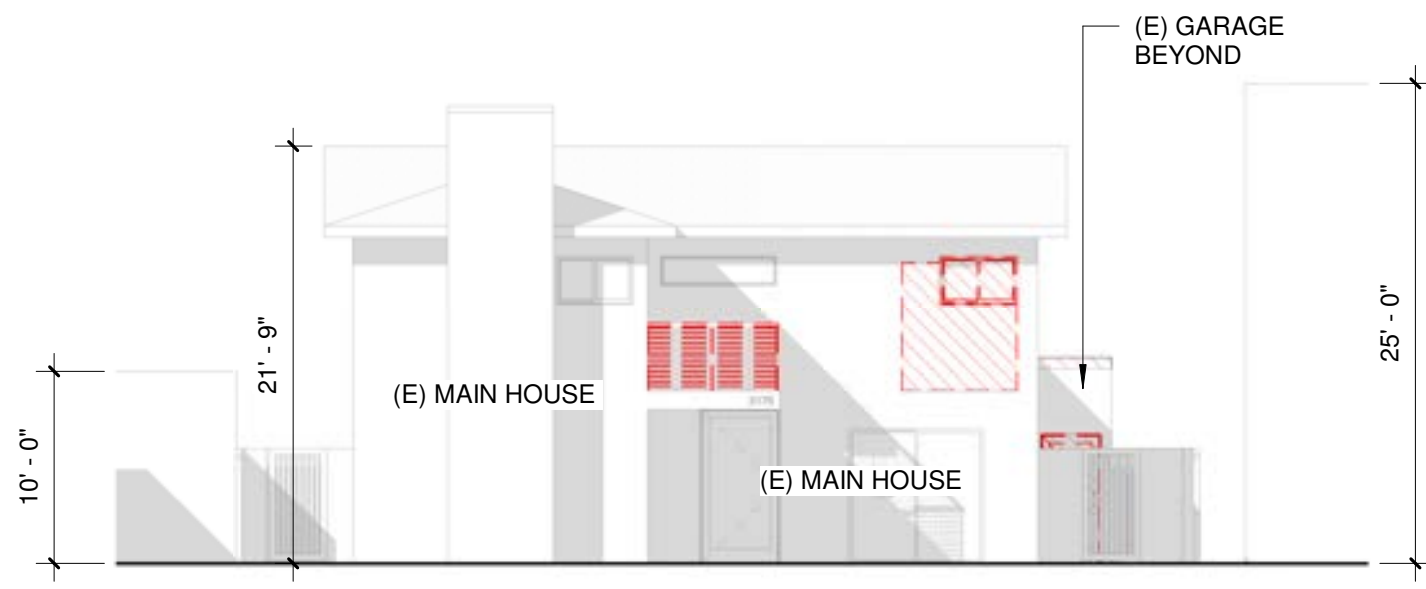


↑ PROPOSED RESIDENCE
← EXISTING RESIDENCE

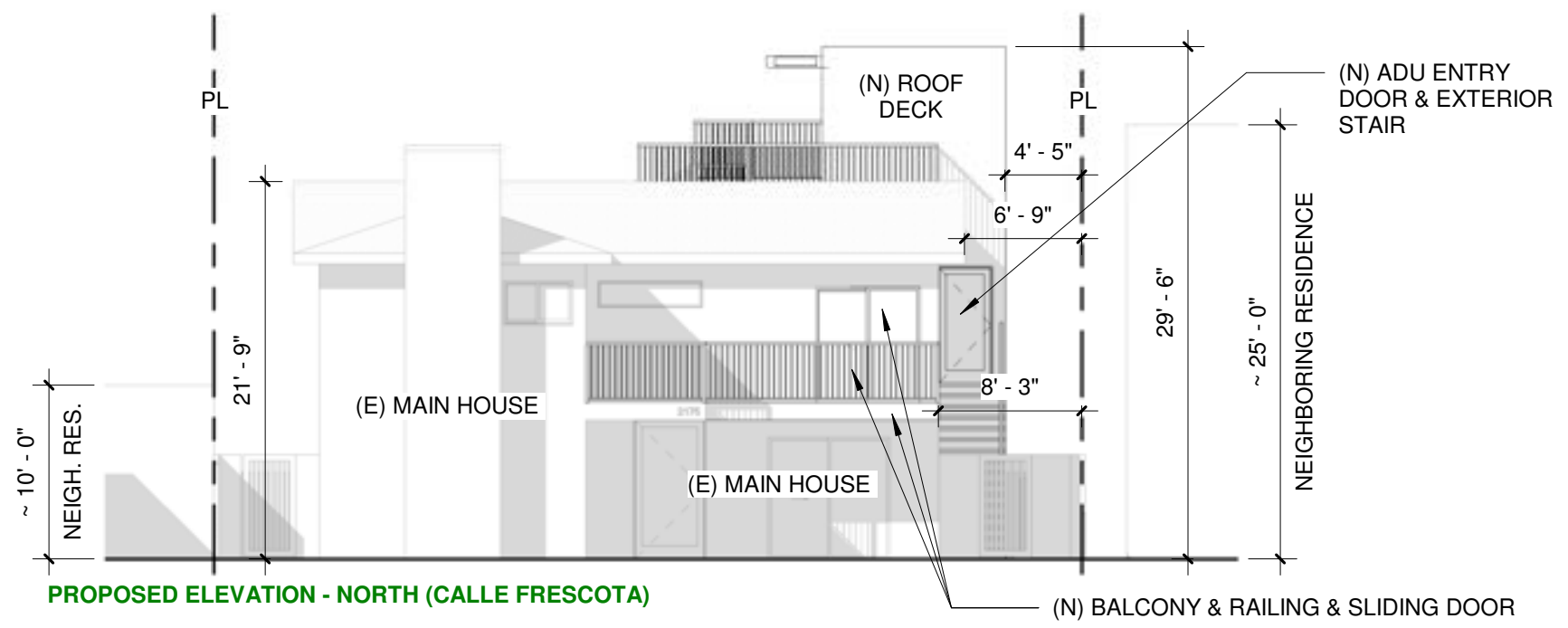
FRESCOTA RESIDENCE

2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024

LEGEND	
EXISTING	—
DEMO	- - -
PROPOSED	—



EXISTING & DEMO ELEVATION - NORTH (CALLE FRESCOTA)



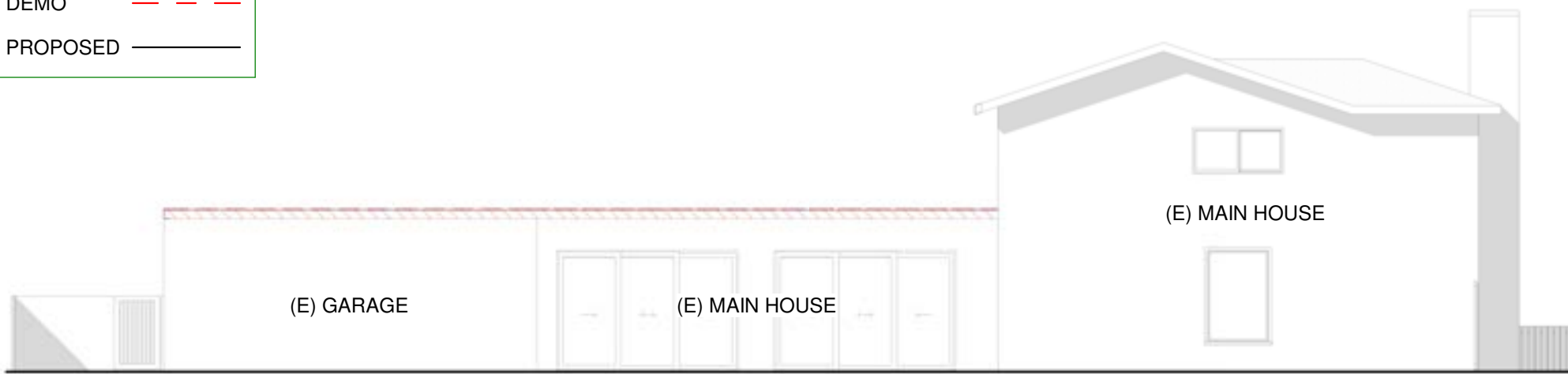
PROPOSED ELEVATION - NORTH (CALLE FRESCOTA)

FRESCOTA RESIDENCE

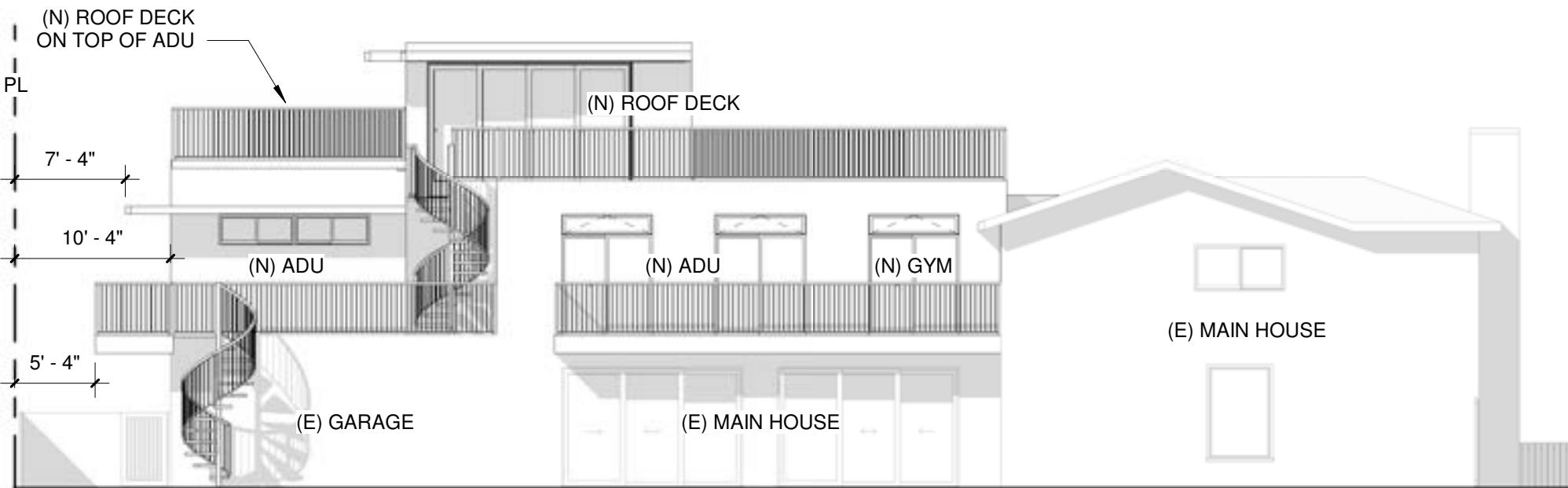
2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024

LEGEND

- EXISTING ———
- DEMO - - - - -
- PROPOSED ———



EXISTING & DEMO ELEVATION - EAST



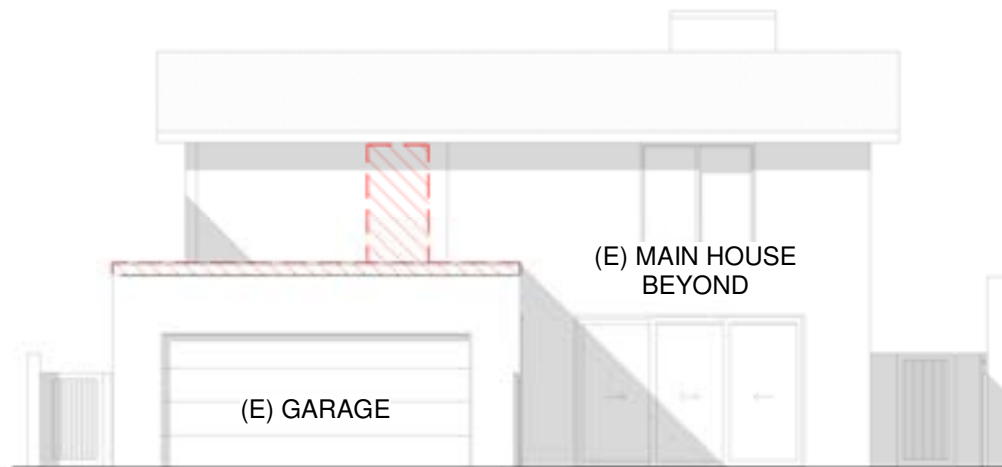
PROPOSED ELEVATION - EAST

FRESCOTA RESIDENCE

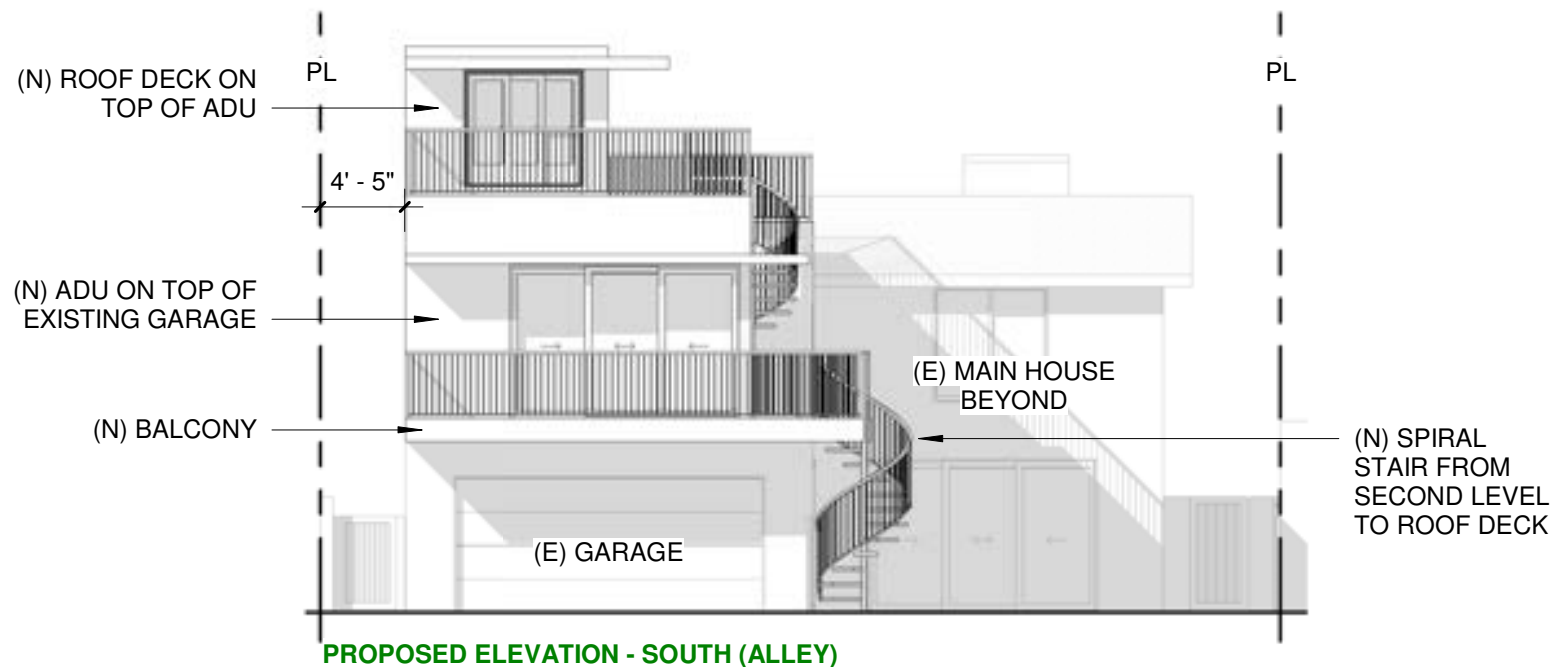
2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024

LEGEND

EXISTING	—
DEMO	- - -
PROPOSED	—



EXISTING & DEMO ELEVATION - SOUTH (ALLEY)



PROPOSED ELEVATION - SOUTH (ALLEY)

FRESCOTA RESIDENCE

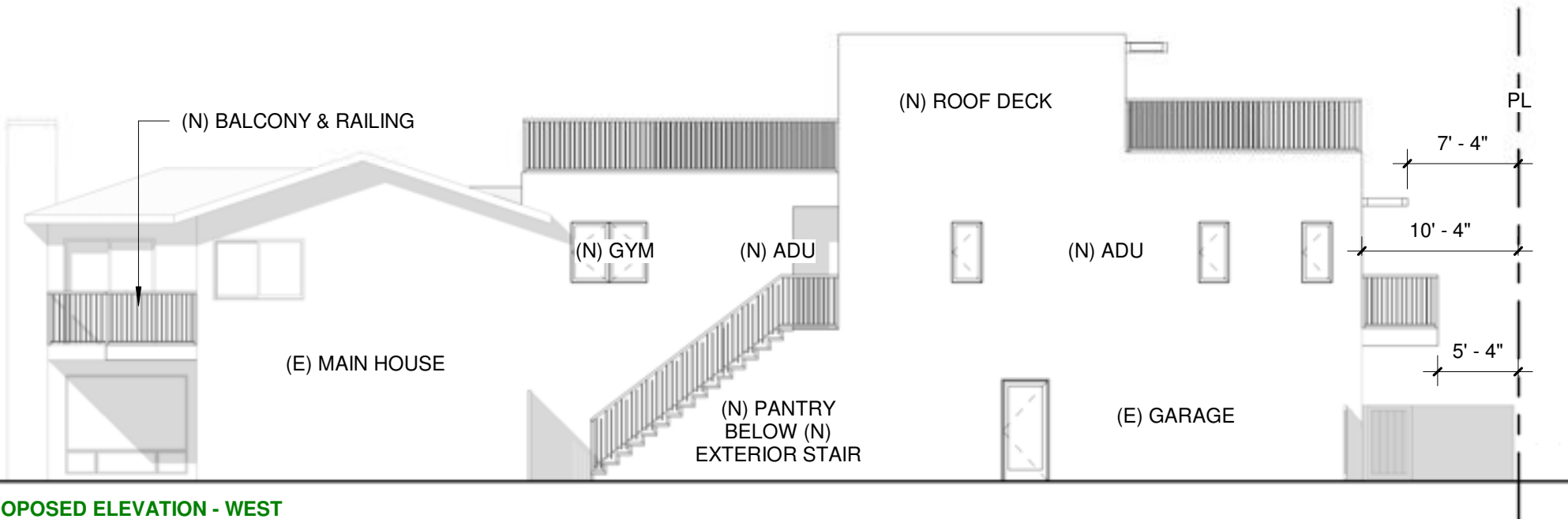
2177 CALLE FRESCOTA, SAN DIEGO, CA 92037
08/28/2024

LEGEND

EXISTING	———
DEMO	- - - - -
PROPOSED	—————



EXISTING & DEMO ELEVATION - WEST



PROPOSED ELEVATION - WEST

BYoung Design
PO Box 1532,
La Jolla, CA 92038
858-736-1643
Bryn@BYoungDesign.com



August 28, 2024

Dear Neighbors,

We, BYoung Design, are writing to inform you of a proposed home renovation project at 2177 Calle Frescota, San Diego, CA 92037. We are contacting you on behalf of the property owner. We understand the importance of good neighbor relations and want to keep you informed about the project.

The homeowners intend to renovate the existing single-family home by adding an addition to the property. The will include:

- A small expansion of the ground level to accommodate a pantry towards the West side yard
- An addition on top of the existing garage to include gym and new Accessory Dwelling Unit (ADU)
- The new construction of a rooftop deck above the new ADU and gym

Enclosed in this letter are renderings of the proposed residence.

The project is currently under review at the city building department.

We are excited about this project and believe it will enhance the value of the property and the overall aesthetics of the neighborhood. We welcome any questions or concerns you may have. You can reach us at Bryn@BYoungDesign.com.

Thank you for your time.

Sincerely,

Bryn Young
Licensed Architect
BYoung Design

BYoung Design
PO Box 1532,
La Jolla, CA 92038
858-736-1643
Bryn@BYoungDesign.com



View from Calle Frescota - Existing



View from Calle Frescota - Proposed

BYoung Design
PO Box 1532,
La Jolla, CA 92038
858-736-1643
Bryn@BYoungDesign.com



View from Alley - Proposed



View from Alley - Proposed

300-foot radius:



Immediately adjacent properties:

Note: All lot sizes and gross floor areas are based on public information. All setback dimensions are approximate.

2163 Calle Frescota:



Lot size:	8,137 SF
Gross floor area:	5,207 SF
FAR:	0.64
Front setback:	15 SF
Side setback:	2 SF
Rear setback:	10 SF

2180 Calle Frescota:



Lot size:	6,700 SF
Gross floor area:	1,800 SF
FAR:	0.27
Front setback:	9 FT
Side setback:	2 FT
Rear setback:	15 FT

8272 El Paseo Grande:



Lot size: 5,400 SF
Gross floor area: 1,999 SF
FAR: 0.37
Front setback: 15 FT
Side setback: 2 FT
Rear setback: 14 FT



8285 Camino Del Oro:



Lot size: 5,391 SF
Gross floor area: 3,065 SF
FAR: 0.57
Front setback: 21 FT
Side setback: 10 FT
Rear setback: 5 FT



8305 Camino Del Oro:



Lot size: 6,512 SF
Gross floor area: 2,000 SF
FAR: 0.31
Front setback: 7 FT
Side setback: 5 FT
Rear setback: 0 FT

Other surrounding properties:

Note: All lot sizes and gross floor areas are based on public information. All setback dimensions are approximate.

8316 El Paseo Grande:



Lot size: 4,996 SF
Gross floor area: 2,160 SF
FAR: 0.43
Front setback: 16 FT
Side setback: 4 FT
Rear setback: 13 FT

8310 El Paseo Grande:



Lot size: 4,833 SF
Gross floor area: 2,454 SF
FAR: 0.51
Front setback: 10 FT
Side setback: 4 FT
Rear setback: 13 FT

8285 El Paseo Grande:



Lot size: 11,088 SF
Gross floor area: 2,641 SF
FAR: 0.24
Front setback: 18 FT
Side setback: 0 FT
Rear setback: 10 FT

8275 El Paseo Grande:



Lot size: 7,871 SF
Gross floor area: 3,324 SF
FAR: 0.42
Front setback: 18 FT
Side setback: 4 FT
Rear setback: 20 FT

8259 El Paseo Grande:



Lot size: 5,254 SF
Gross floor area: 1,659 SF
FAR: 0.32
Front setback: 18 FT
Side setback: 4 FT
Rear setback: 4 FT

8253 El Paseo Grande:



Lot size: 5,227 SF
Gross floor area: 2,750 SF
FAR: 0.53
Front setback: 16 FT
Side setback: 4 FT
Rear setback: 4 FT

8241 El Paseo Grande:



Lot size: 5,249 SF
Gross floor area: 1,824 SF
FAR: 0.35
Front setback: 18 FT
Side setback: 4 FT
Rear setback: 30 FT

8229 El Paseo Grande:



Lot size: 5,227 SF
Gross floor area: 2,021 SF
FAR: 0.39
Front setback: 20 FT
Side setback: 4 FT
Rear setback: 35 FT

8319 Camino Del Oro:



Lot size: 4,008 SF
Gross floor area: 2,462 SF
FAR: 0.61
Front setback: 16 FT
Side setback: 4 FT
Rear setback: 4 FT

8315 Camino Del Oro:



Lot size: 4,536 SF
Gross floor area: 2,451 SF
FAR: 0.54
Front setback: 16 FT
Side setback: 4 FT
Rear setback: 4 FT

8281 Camino Del Oro:



Lot size: 8,803 SF
Gross floor area: 5,330 SF
FAR: 0.61
Front setback: 12 FT
Side setback: 0 FT
Rear setback: 2 FT

8263 Camino Del Oro:



Large apartment building, not relevant to survey.

