

**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 # 1117244_See all current correction responses attached.
- _____
- Address and APN(s): 2355 PASEO DORADO, LA JOLLA, CA 92037 APN: 346-422-11-00
- _____
- Project contact name, phone, e-mail: Frederick Trepte, 619-992-6337 Email: Trepte.abcdesign@gmail.com
- _____
- Project description: **WHOLE HOME INTERIOR REMODEL (2613 SQ.FT.) WITH NEW ADDITION OF 396 SQ.FT.**
- _____
- 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: _21,000 SQ,FT,____
 - existing structure square footage and FAR (if applicable): 2932 SQ.FT. ____
 - proposed square footage and FAR: _3328 SQ.FT.____
 - existing and proposed setbacks on all sides: _NO CHANGE____
 - height if greater than 1-story (above ground): _NO CHANGE____

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, _____
- 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,

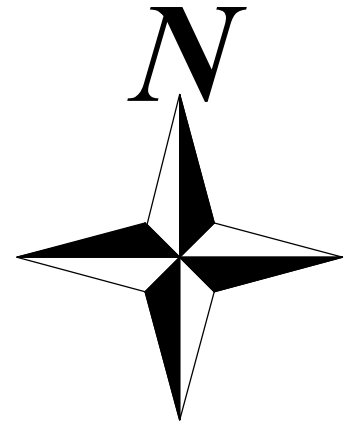
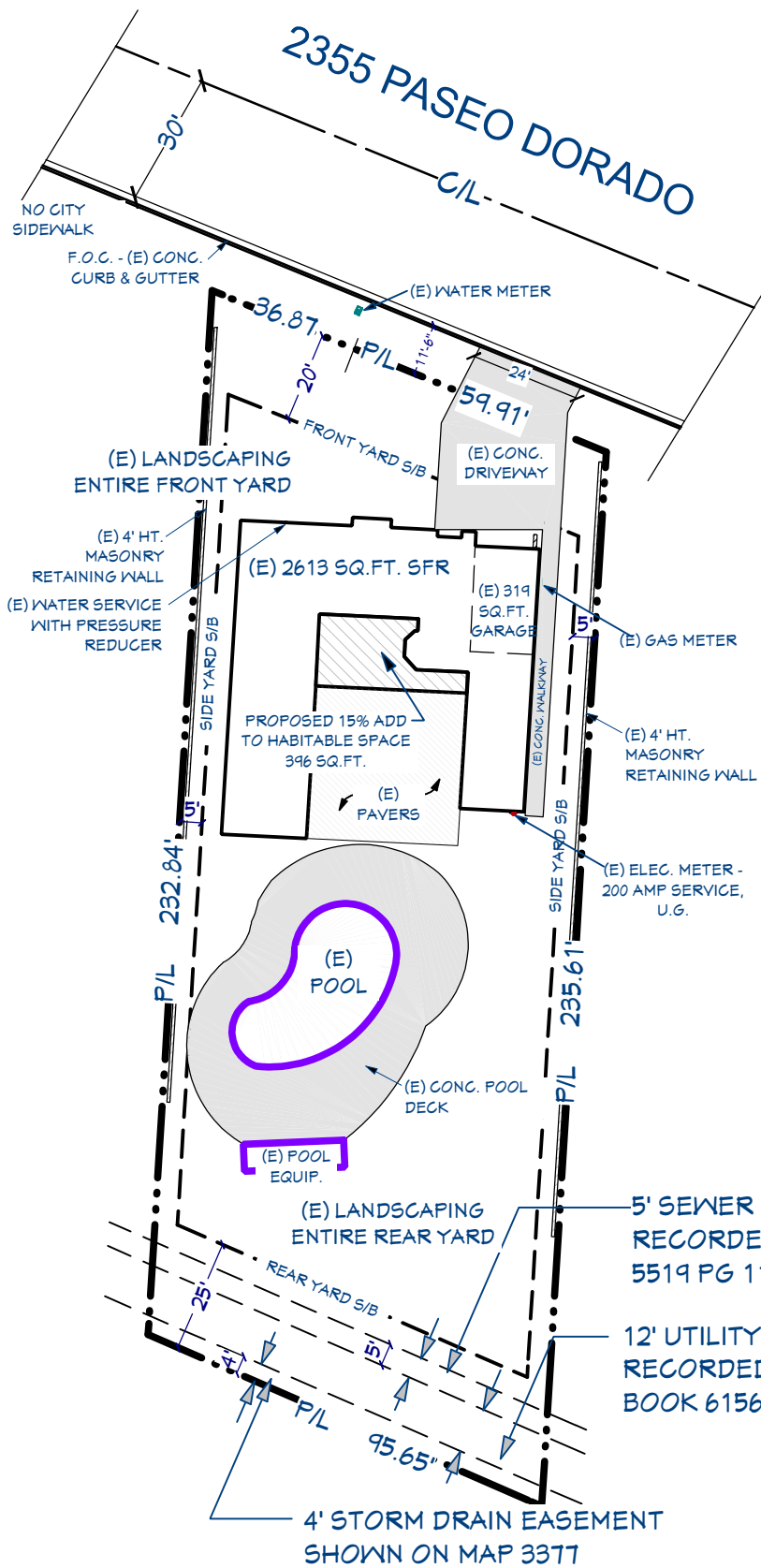
Please return the information requested to no later than a week before the scheduled meeting date:

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

ADDED NOTE TO PRESENTATION:

PROJECT PROPOSES TO MEET ALL THE "REVIEW CRITERIA" OF THE
MINOR ADDITIONS BULLETIN 621:

- A. IS THE SUBJECT OF THIS PLANNING GROUP MEETING.
- B. NO AFFECT OR IMPACT ON ANY SETBACK, FRONT, SIDE OR REAR.
- C. SINGLE STORY BUILDING HT. IS NOT INCREASED.
- D. NO REDUCTION OF SETBACKS REQUIRED.
- E. INCREASES IN LOT COVERAGE ARE THE 10% ALLOWED PLUS AN ADDITIONAL 5%.
- F. NO PUBLIC VIEWS ARE IMPACTED.
- G. PROPOSAL IS TO CONFORM TO THE LA JOLLA COMMUNITY PLAN COMMUNITY CHARACTER. NO CHANGE TO STREET FACING VIEW OTHER THAN REMOVE NON-ORIGINAL WOOD SIDING AND REPLACE ORIGINAL STUCCO FINISH WITH STUCCO COLOR IN CONFORMANCE WITH NEIGHBORING PROPERTIES.



SITE PLAN SCALE: 1" = 40'

PROJECT ADDRESS

SINGLE STORY REMODEL & ADDITION
 2355 PASEO DORADO
 LA JOLLA, CA 92037

BUILDING DESIGNER:

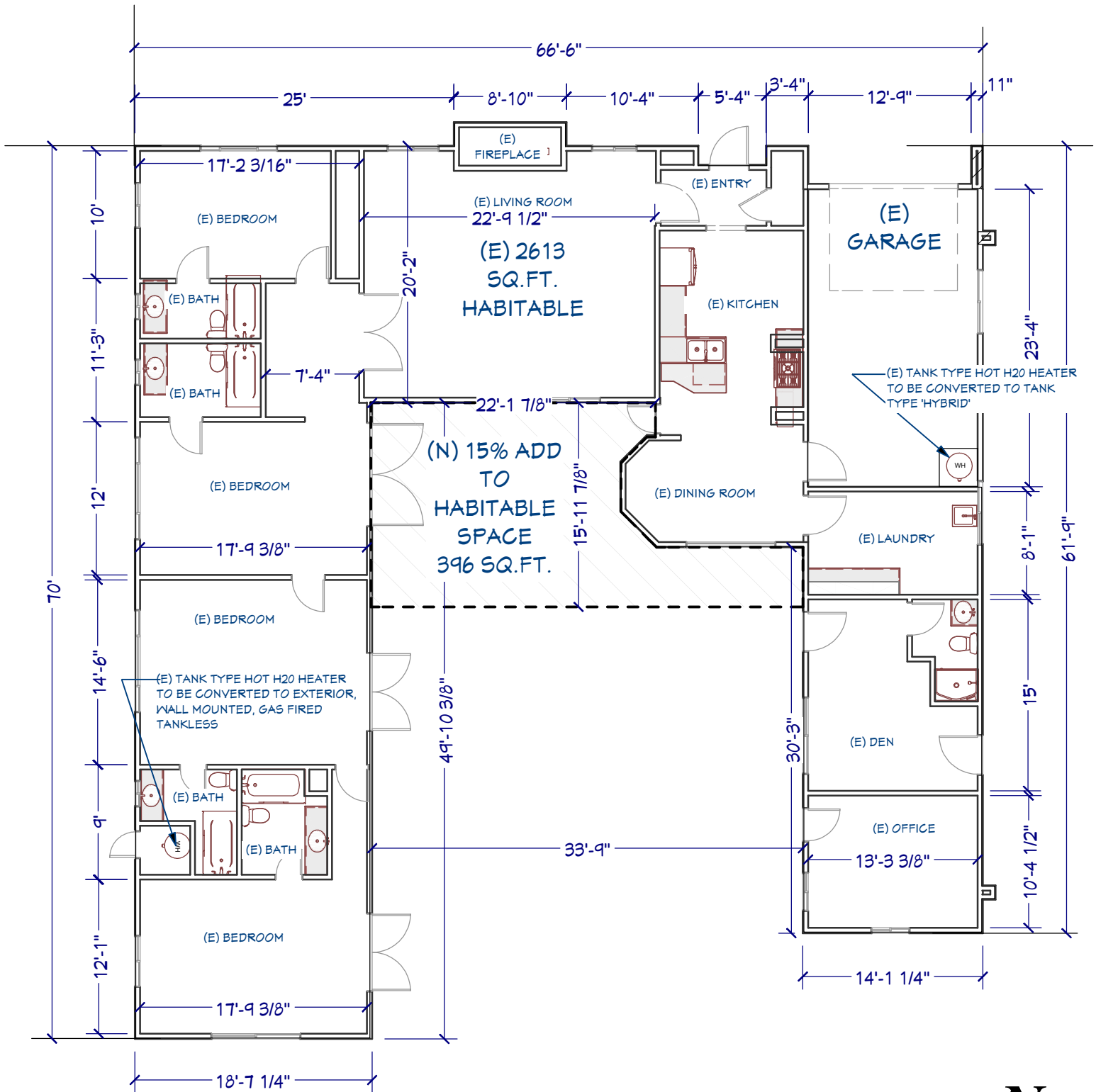
RICK TREPTE, ABC DESIGN
 5950 RANCHO MISSION RD. UNIT 181
 SAN DIEGO, CA 92108
 TEL: 619-992-6337

DATE:

8/2/2024

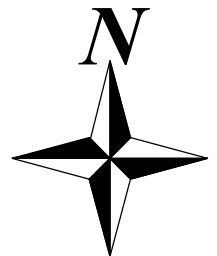
SHEET #:

1



EXISTING FLOOR PLAN WITH OUTLINE OF PROPOSED
ADDITION

SCALE: 3/32 = 1'-0"



PROJECT ADDRESS

SINGLE STORY REMODEL & ADDITION
2355 PASEO DORADO
LA JOLLA, CA 92037

BUILDING DESIGNER:

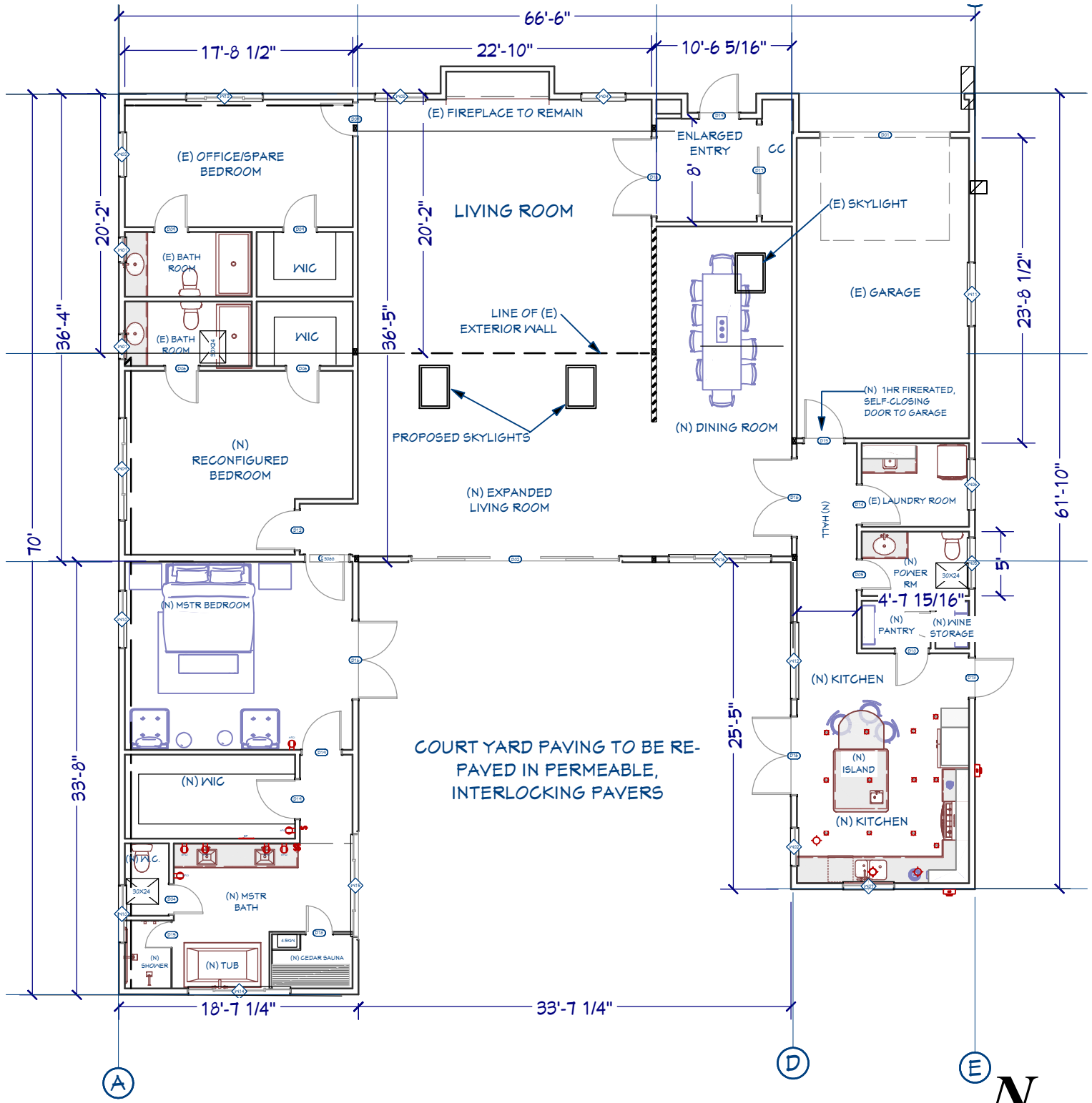
RICK TREPTE, ABC DESIGN
5950 RANCHO MISSION RD. UNIT 181
SAN DIEGO, CA 92108
TEL: 619-992-6337

DATE:

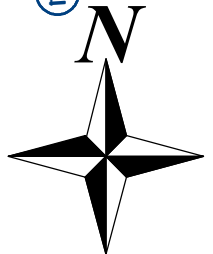
8/2/2024

SHEET #:

2



PROPOSED FLOOR PLAN OF REMODEL
SCALE: 3/32 = 1'-0"



PROJECT ADDRESS
 SINGLE STORY REMODEL & ADDITION
 2355 PASEO DORADO
 LA JOLLA, CA 92037

BUILDING DESIGNER:
RICK TREPTE, ABC DESIGN
 5950 RANCHO MISSN RD. UNIT 181
 SAN DIEGO, CA 92108
 TEL: 619-992-6337

DATE:
 8/2/2024

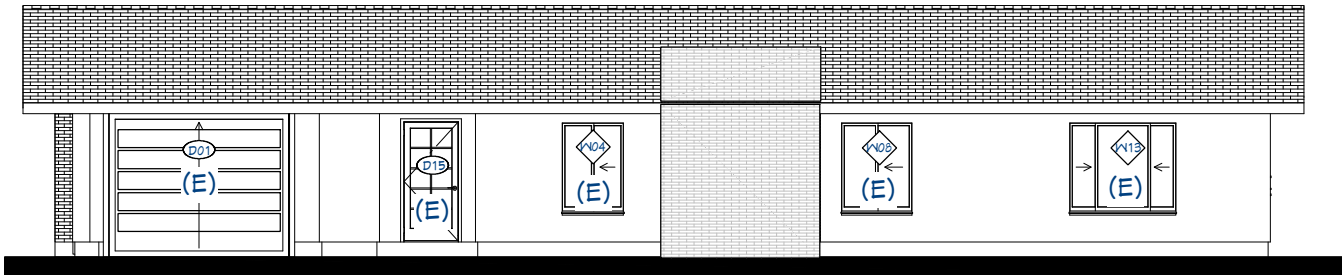
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3



STREET VIEW OF (E) RESIDENCE



CAD DRAWN STREET VIEW OF (E)



PROPOSED CAD DRAWN STREET VIEW OF (E)

THE ONLY CHANGE TO THE STREET VIEW (NORTH ELEVATION) OF THE RESIDENCE IS TO REMOVE THE NOT ORIGINAL WOOD SIDING AND RETURN THE EXTERIOR 'SKIN' TO THE ORIGINAL STUCCO

PROJECT ADDRESS

SINGLE STORY REMODEL & ADDITION
 2355 PASEO DORADO
 LA JOLLA, CA 92037

BUILDING DESIGNER:

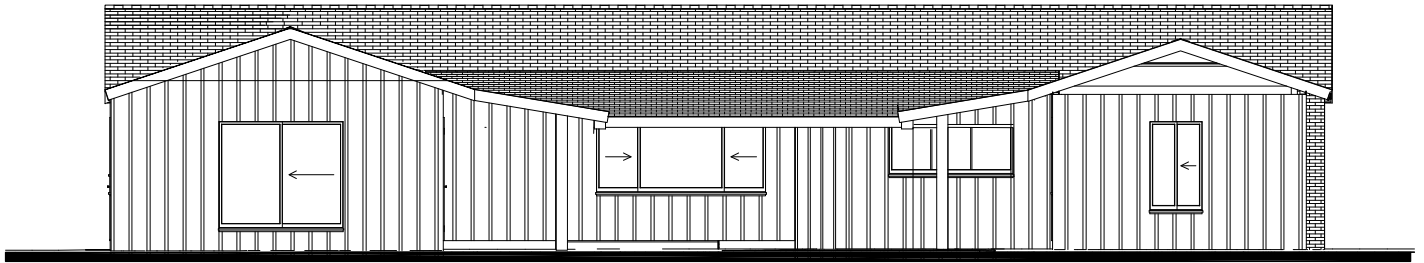
RICK TREPTE, ABC DESIGN
 5950 RANCHO MISSION RD. UNIT 181
 SAN DIEGO, CA 92108
 TEL: 619-992-6337

DATE:

8/2/2024

SHEET #:

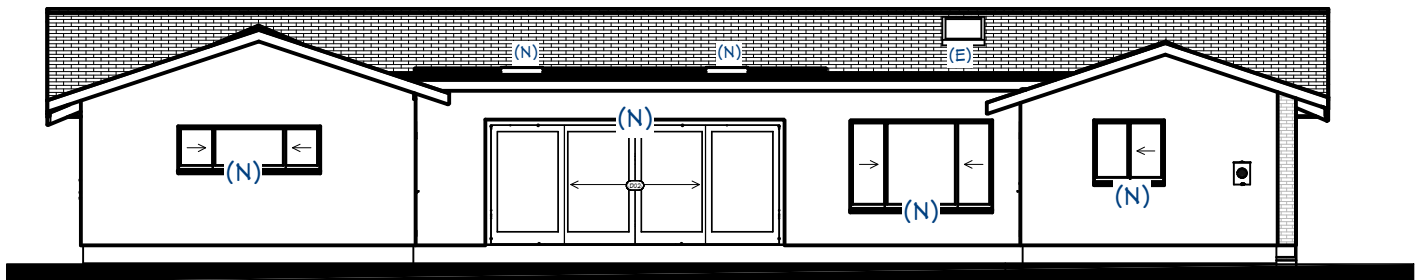
4



CAD DRAWN VIEW OF REAR (SOUTH) FACING VIEW OF RESIDENCE



PHOTO OF (E) REAR (SOUTH) FACING VIEW OF RESIDENCE



CAD DRAWN VIEW OF PROPOSED REAR (SOUTH) FACING VIEW OF RESIDENCE WITH THE OLD WOOD SIDING REMOVED AND NEW STUCCO RESTORED

THIS SOUTH FACING ELEVATION IS THE ONLY ELEVATION OF THE HOUSE THAT IS SIGNIFICANTLY CHANGED.

PROJECT ADDRESS

SINGLE STORY REMODEL & ADDITION
2355 PASEO DORADO
LA JOLLA, CA 92037

BUILDING DESIGNER:

RICK TREPTE, ABC DESIGN
5950 RANCHO MISSN RD. UNIT 181
SAN DIEGO, CA 92108
TEL: 619-992-6337

DATE:

8/2/2024

SHEET #:

5



EAST SIDE OF INTERIOR COURT YARD

THE MAJORITY OF THE WORK WILL BE IN REWORKING THE REAR YARD COURT YARD AREA BY:

1. REMOVAL OF (E) WALL AND CONSTRUCTION OF NEW SOUTH FACING EXTERIOR WALL WITH SLIDING GLASS DOORS FACING THE POOL AT THE REAR COURT YARD.
2. REMOVE SHADE COVER OVERHANG SURROUNDING THE COURTYARD
3. REMOVE OLD WOOD SIDING AND RESTORING ORIGINAL STUCCO FINISH



WEST SIDE OF INTERIOR COURT YARD

PROJECT ADDRESS

SINGLE STORY REMODEL & ADDITION
2355 PASEO DORADO
LA JOLLA, CA 92037

BUILDING DESIGNER:

RICK TREPTE, ABC DESIGN
5950 RANCHO MISSION RD. UNIT 181
SAN DIEGO, CA 92108
TEL: 619-992-6337

DATE:

8/2/2024

SHEET #:

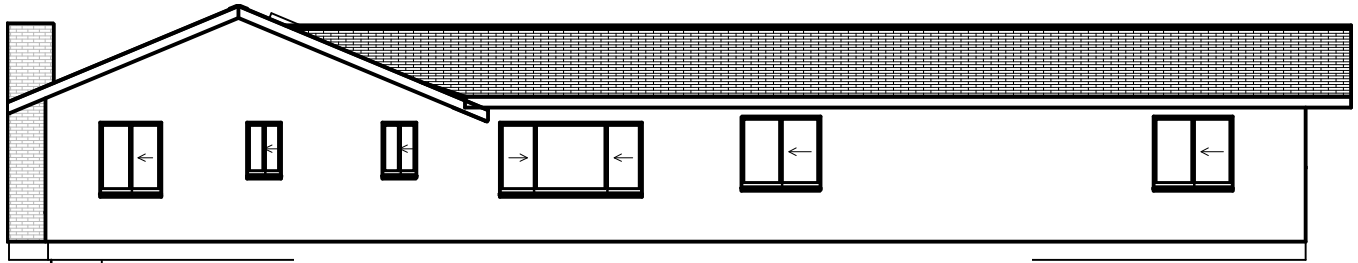
6



WEST FACING EXTERIOR SIDERYARD WALL
LOOKING TOWARD THE STREET

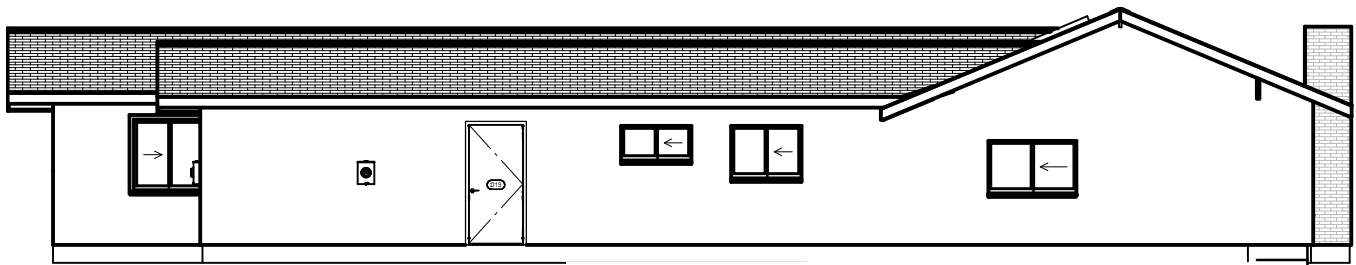


EAST FACING SIDERYARD FACING TO
REAR YARD



PROPOSED WEST FACING EXTERIOR WALL

NO WALL CHANGES TO EITHER WEST OR EAST FACING
EXTERIOR WALLS OTHER THAN REMOVING OLD WOOD
SIDING AND A FEW WINDOW AND DOOR CHANGES.



PROPOSED EAST FACING EXTERIOR WALL

PROJECT ADDRESS

SINGLE STORY REMODEL & ADDITION
2355 PASEO DORADO
LA JOLLA, CA 92037

BUILDING DESIGNER:

RICK TREPTE, ABC DESIGN
5950 RANCHO MISSION RD. UNIT 181
SAN DIEGO, CA 92108
TEL: 619-992-6337

DATE:

8/2/2024

SHEET #:

7



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

Project Address 2355 Paseo Dorado
San Diego, CA

Project Type Building Construction

Primary Contact Rick Trepte
Personalrickmail@gmail.com
() - -

Instructions

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

Other

DSD-Planning Review

Grace Bean
GBean@sandiego.gov
619-557-7924

[Comment 00001 | Page | Closed]

PROJECT INFORMATION

The project is located at 2355 Paseo Dorado (APN #346-422-1100) in the LJSPD-SF zone within the La Jolla Community Plan on a 21,000 sf-site.

The project is located within the following overlays: Coastal Height Limit Overlay Zone, Coastal Overlay Zone (N-APP-2), Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, & Transit Priority Area.

The project is for an interior remodel and a 396-sf addition to an existing SDU.

Information only. No action needed.

[Comment 00002 | Page | Open]

ADVISORY BOARD REVIEW

San Diego Municipal Code (SDMC) Section 1510.0201(d) requires a Site Development Permit (SDP) for development within the La Jolla Shores Planned District. However, this Section allows minor additions to be approved through a building permit without obtaining an SDP. City staff will approve a building permit addition that does not increase the floor area by over 10 percent.

This project proposes to increase the floor area by approximately **13 percent**. This 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 Advisory Board believes the addition to be minor in scope, per SDMC 1510.0201(d). Please contact Community Planner Melissa Garcia of the Planning Department at MAGarcia@sandiego.gov to be placed on a future agenda of the La Jolla Shores Advisory Board.



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

After the La Jolla Shores Advisory Board has reviewed the project, please provide the Planning reviewer with a copy of the applicable meeting minutes.

If it is ultimately determined by City staff that this project is not minor, then an SDP will be required. Submittal guidelines for Development Permits and Approvals, including Site Development Permits, can be found on the City's web site at the following address: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf

[Comment 00003 | Page | Open]

The existing square footage of 3,066 sf divided by the proposed 396 sf addition equals a 13% increase. Please clarify why the plans state a 15% increase.

[Comment 00004 | Page | Open]

Please dimension the height from the existing grade to the highest point of the roof of the structure on both the existing and proposed elevation drawings.

[Comment 00005 | Page | Open]

Please provide a demolition plan with a wall matrix that provides the existing linear feet of exterior walls, the linear feet of the exterior walls to be demoed, and the linear feet of exterior walls to remain. Please provide percentages for each.

Per Section 126.0704(a)(5), a project that results in the demolition or removal of 50 percent or more of the exterior walls of the existing structure shall require a discretionary Coastal Development Permit (CDP).

Please review Info Bulletin 402 on How to Calculate Exterior Wall Demolition within the Coastal Overlay Zone if needed: <https://www.sandiego.gov/development-services/forms-publications/information-bulletins/402>



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

Project Address 2355 Paseo Dorado
San Diego, CA

Project Type Building Construction

Primary Contact Rick Trepte
Personalrickmail@gmail.com
() - -

Instructions

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

Building Construction Plans PRJ-1117244.pdf

DSD-Landscape Review

Andrew Colcleaser
acolcleaser@sandiego.gov

[Comment 00052 | Page | Open]

(Information only) Scope: This project is proposing a 396 sf addition to an existing single-dwelling unit. LJSPD-SF zone in La Jolla CPA.

[Comment 00053 | Page | Open]

1510.0304(h)(1) 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 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.

[Comment 00054 | Page | Open]

Include a landscape diagram clearly delineating all hardscape on the site as defined in the previous comment, as well as all landscaped areas. Ensure that landscaped area is 30% or more of total lot area.

[Comment 00055 | Page | Open]

Show location of existing trees on site as well as include botanical and common name. Whenever feasible, existing mature trees shall be retained.

[Comment 00056 | Page | Open]

Note: Planning review has identified that this project may be subject to an SDP (Site Development Permit). Landscape cannot sign off until this issue is addressed or until an SDP is approved. Please ensure that these comments are addressed on the SDP if it is required.



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

Project Address 2355 Paseo Dorado
San Diego, CA

Project Type Building Construction

Primary Contact Rick Trepte
Personalrickmail@gmail.com
() - -

Instructions

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

Building Construction Plans PRJ-1117244.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00013 | Page | Open]

The property located at ~~2355 Paseo Dorado, APN 346-422-1100~~, 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.)

[Comment 00014 | Page | Open]

Staff is seeking to identify the original architect and builder for the subject property.



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

Staff cannot make a determination with the information provided. Please provide the following documents:

[Comment 00021 | Page | Open]

Notice of Completion – this document is typically provided as part of a chain of title search. This item can be obtained at the same location as the County building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego, CA 92101. If a Notice of Completion cannot be located, then add this note to a standalone sheet: “Notice of Completion cannot be located.”

[Comment 00028 | Page | Open]

Original Building Permit Records: Provide the original building permit records from the subject property. This document can be obtained from the Development Services Department – Records Section. Please visit the following web link to book an appointment to obtain the aforementioned document: <https://www.sandiego.gov/development-services/records>

[Comment 00029 | Page | Open]

Please upload the requested historical review document(s) onto Accela as a single PDF under document type “Historic Resource Information.”



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

Project Address 2355 Paseo Dorado
San Diego, CA

Project Type Building Construction

Primary Contact Rick Trepte
Personalrickmail@gmail.com
() - -

Instructions

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

Building Construction Plans PRJ-1117244.pdf

USD-Engineering Building Review

Gabriela Aramayo
GAramayo@sandiego.gov
(619) 557-7911

[Comment 00011 | Page | Open]

The project is in an Area of Special Biological Significance 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).

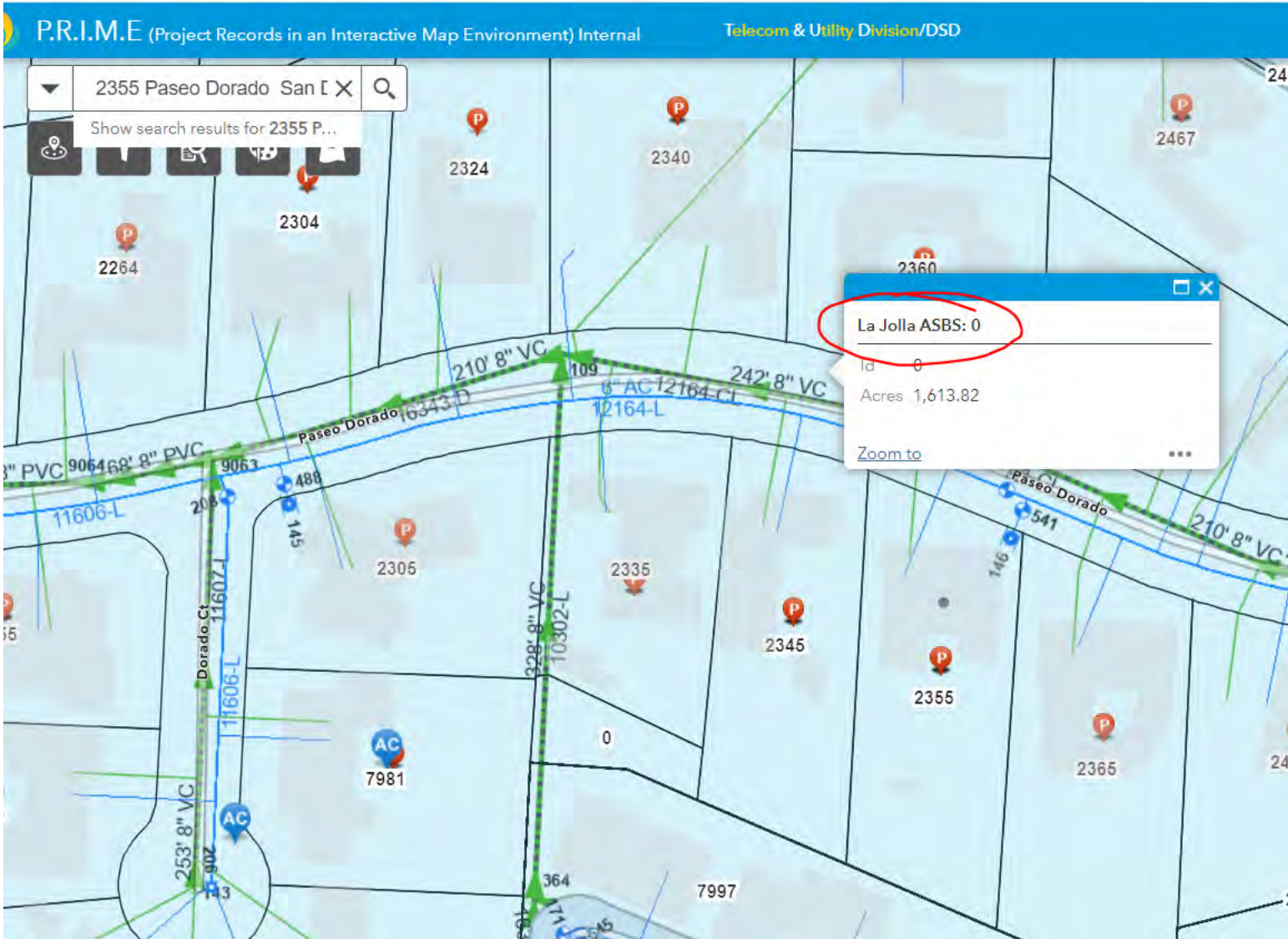
In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

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;
 - 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.



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



[Comment 00039 | Page | Open]

Please submit a separate DS-570, as a separate document.

[Comment 00041 | Page | 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".

[Comment 00042 | Page | Open]

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 00044 | Page | Open]

Add Note: "Per City of San Diego Municipal Code Sections 12.0104, 43.0310, 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 is not limited to, Stormwater Compliance Inspection Requirements associated with each permit."

[Comment 00045 | Page | Open]



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

Please provide an itemized written response to the issues. The written responses shall clearly, concisely, and comprehensively address any questions/comments. Responses can be added to the "Project Issues Report" and submitted under "Applicant Response to Issues."

[Comment 00047 | Page | 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."

Storm Water Req. Applicability Checklist (DS-560) PRJ-1117244.pdf

DSD-Engineering Building Review

Gabriela Aramayo
GAramayo@sandiego.gov
(619) 557-7911

[Comment 00023 | Page | Open]

Add PRJ 1117244

[Comment 00034 | Page | Open]

Based on the disturbance area proposed on the plan, the project will be considered a Standard project.

Stormwater Requirements Applicability Checklist (Form DS-560): Please revise Part A Question 2 to "YES".

[Comment 00035 | Page | Open]

Stormwater Requirements Applicability Checklist (Form DS-560): Please revise Part A select the second option, after question #4 .



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Personalrickmail@gmail.com
() - -

Instructions

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

Building Construction Plans PRJ-1117244.pdf

DSD-Structural

Ehsan Mohajerani
EMohajerani@sandiego.gov
(619) 446-5068

[Comment 00024 | Page | Open]

1-Plans will need to be electronically resubmitted for review through Open DSD. Instructions for document upload will be provided via e-mail once all reviewers complete their review of the provided documents. Additional information on e-submittals can be found at <https://www.sandiego.gov/development-services/permits> and <https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>.

2-IMPORTANT NOTE TO CUSTOMER: For your review to be completed promptly, 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 following review or recheck, please ensure that the selected document name in Accela matches the document name indicated on the Accela Communications of the portal;; the Accela Workflow will not advance and a delay in plan rechecks will occur.

3- If you want/need to upload the document not listed as "required documents" in Accela, upload the misc. documents first before uploading the required/ listed documents (so that Accela will not close the upload document portal).

4- If you need to resubmit revised/updated documents like structural calculations , reports, etc., ALWAYS submit a complete set to include the previously submitted version of the document at the beginning of the PDF file and add the revised/updated document at the end of the PDF file. Accela only keeps the latest uploaded documents with the same file name.

[Comment 00027 | Page | Open]

Provide written responses to each issue and attach them to the issues report. Responses must indicate how compliance is being met and where the correction was made to the plans.



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(Generic responses stating; "see revised calculations" or "see revised plans" are not acceptable.)

[Comment 00030 | Page | Open]

Provide/show on plans smoke alarms, interconnected and hard-wired with battery back-up. [CRC R314, 314.4]:

- In each sleeping room
- Outside each separate sleeping area in immediate vicinity of bedrooms
- On each story of the dwelling, including basements and habitable attics
- Shall be installed a min. of 3 ft. away horizontally from the door or opening of a bathroom that contains a bathtub or shower.

(Battery operated smoke alarms may be used in existing areas of bldg. where the installation of hard-wired alarms requires the removal of interior wall and ceiling finishes).

[Comment 00032 | Page | Open]

Provide/show on plans carbon monoxide alarms, interconnected and hard-wired with battery back-up, in the dwelling undergoing an addition, alteration/repair [CRC R315, 315.5]:

- Outside of each separate dwelling unit sleeping area in the vicinity of the bedroom(s)
- On every level of a dwelling unit including basement.
- Where a fuel-burning appliance is located within a bedroom or attached bathroom.

(Battery operated carbon monoxide alarms may be used in existing areas of bldg. where the installation of hard-wired carbon monoxide alarms requires the removal of interior wall and ceiling finishes).

[Comment 00040 | Page | Open]

When no soil report is submitted, the following note shall be placed on all plans:

"The structure(s) will be located entirely on undisturbed native soil." Signature _____
Owner/Licensed Engineer or Architect

The following note shall be placed on all plans: "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 resubmitted of plans to plan check to verify that report recommendations have been incorporated, may be required."

[Comment 00043 | Page | Open]

- NEW BEAMS AT
- 1) GRIDLINE 2
 - 2) GRIDLINE 3
 - 3) GRIDLINE 3 & C



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

-CLEARLY SHOW BEAM'S SUPPORT AT EACH END, SPECIFY THE POST SIZES ON PLANS AND FOUNDATION PLAN
e.g. -POSTS SUPPORTING 6X12 BEAM AND 7X14 VERSA LAM BEAMS AT EACH END

[Comment 00046 | Page | Open]

The following structural design variables must be added to the title sheet of the plans:

Structural design basis, such as design dead and live loads;
Seismic Design Category; seismic design factors

[Comment 00048 | Page | Open]

REMOVE NON-RELEVANT INFORMATION FROM THE STRUCTURAL COVER SHEET.

STRUCTURAL COVER SHALL BE PROJECT-SPECIFIC
e.g. PREFABRICATED ROOF TRUSSES, STEEL, ETC... listed which appears to be non related to proposed work

[Comment 00049 | Page | Open]

Engineer of record to verify and provide complete list of item(s) require special inspection.

i.e. Epoxy /HDN , CONCRETE $F_c > 2500$ psi, etc.

Provide a 'Statement of Special Inspections' on plans, in accordance with Section 1705. The Statement of Special Inspections shall identify the following: 1) Materials, systems, components and work required to have special inspections or testing, 2) Type and extent of each special inspection, 3) Type and extent of each test, 4) Additional requirements for special inspection or testing for seismic or wind resistance, 5) Identification as to whether special inspection will be performed on a continuous or periodic basis, and 6) Structural observations. [Sec. 106.1, 1704.1.1, 1705, 1709]

[Comment 00050 | Page | Open]

1- Add note on plan: "NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes."
2- Add note on plan: "NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes."



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

Project Address 2355 Paseo Dorado
San Diego, CA

Project Type Building Construction

Primary Contact Rick Trepte
Personalrickmail@gmail.com
() - -

Instructions

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

Building Construction Plans PRJ-1117244.pdf

DSD-Combined

Mohammad Davarfara
mdavarfara@sandiego.gov

[Comment 00006 | Page | Open]

IMPORTANT NOTE TO APPLICANT:

For your review to be completed in a timely manner, please review the Accela system generated email 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 COMMUNICATION PORTAL, otherwise the Accela Workflow will not advance and a delay in plan rechecks will occur

[Comment 00007 | Page | Open]

Note on the plan: " An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved." ? HERS Note on the plan: "An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved."

[Comment 00008 | Page | Open]



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

Please indicate on the plans which fan/method will be used to meet the requirements for ventilation for indoor air quality (IAQ). Clearly identify the dedicated source and note the ventilation rate (cfm) that will be used to achieve the requirements of whole-building ventilation

[Comment 00009 | Page | Open]

Dimension the shower stalls.

All shower compartments shall have a minimum finished interior of 1024 square inches and capable of encompassing a 30 inch circle.

Alternative: Prefabricated shower stall can be used.

[Comment 00010 | Page | Open]

Show a minimum clearance of 15 inches from the center line on both sides and 24 inches in front of the water closets



LOT SIZE: 21,000 SQ.FT.
PROPOSED TOTAL FAR: 16.49%

**ABC
DESIGN**



E.O.R. ED FORDHAN
P.O. BOX 26312
SAN DIEGO, CA 92146
858-354-5328

OWNER & SITE ADDRESS:
BENSEN WONG
2355 PASEO DORADO
LA JOLLA, CA 92037

WHOLE HOUSE
REMODEL
& ADDITION

ABC DESIGN
RICK TREPTE, DESIGNER
PHONE: 619-992-6337
Email: trepte_abcdesign@gmail.com

DATE:

9/10/2024

SCALE:

AS NOTED

SHEET:

P-01

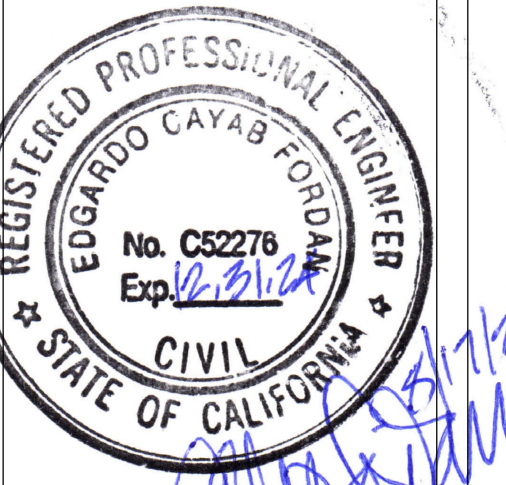


STREET VIEW AS IS



STREET VIEW OF PROPOSED WITH REMOVAL OF OLD WOOD SIDING AND RESTORING STUCCO FINISH AND THIS IS THE ONLY CHANGE TO STREET VIEW

**ABC
DESIGN**



E.O.R. ED FORDHAN
P.O. BOX 26312
SAN DIEGO, CA 92146
858-354-5328

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WHOLE HOUSE
REMODEL
& ADDITION

ABC DESIGN
RICK TREPTE, DESIGNER
PHONE: 619-992-6337
Email: trepte.abcdesign@gmail.com

DATE:
9/10/2024

SCALE:
AS NOTED

SHEET:
P-02



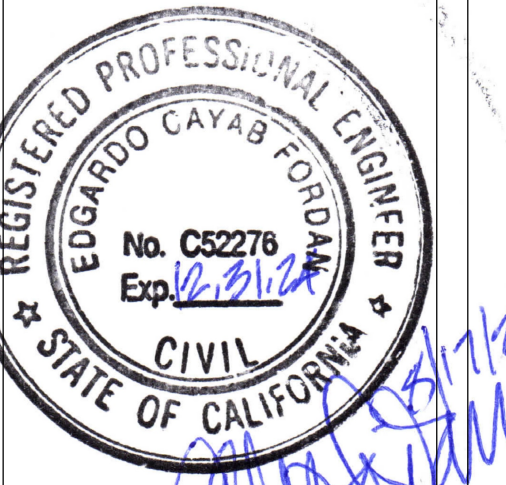
EXISTING REAR YARD (SOUTH FACING) VIEW



PROPOSED REAR YARD WITH REMOVAL OF OLD WOOD SIDING AND RESTORING STUCCO FINISH

THE COURTYARD OVERHANG IS REMOVED, COURT YARD WALL IS MOVED OUT TO FORM ADDITION AND THE OLD WOOD SIDING IS REMOVED

**ABC
DESIGN**



E.O.R. ED FORDHAN
P.O. BOX 26312
SAN DIEGO, CA 92146
858-354-5328

OWNER & SITE ADDRESS:
BENSEN WONG
2355 PASEO DORADO
LA JOLLA, CA 92037

WHOLE HOUSE
REMODEL
& ADDITION

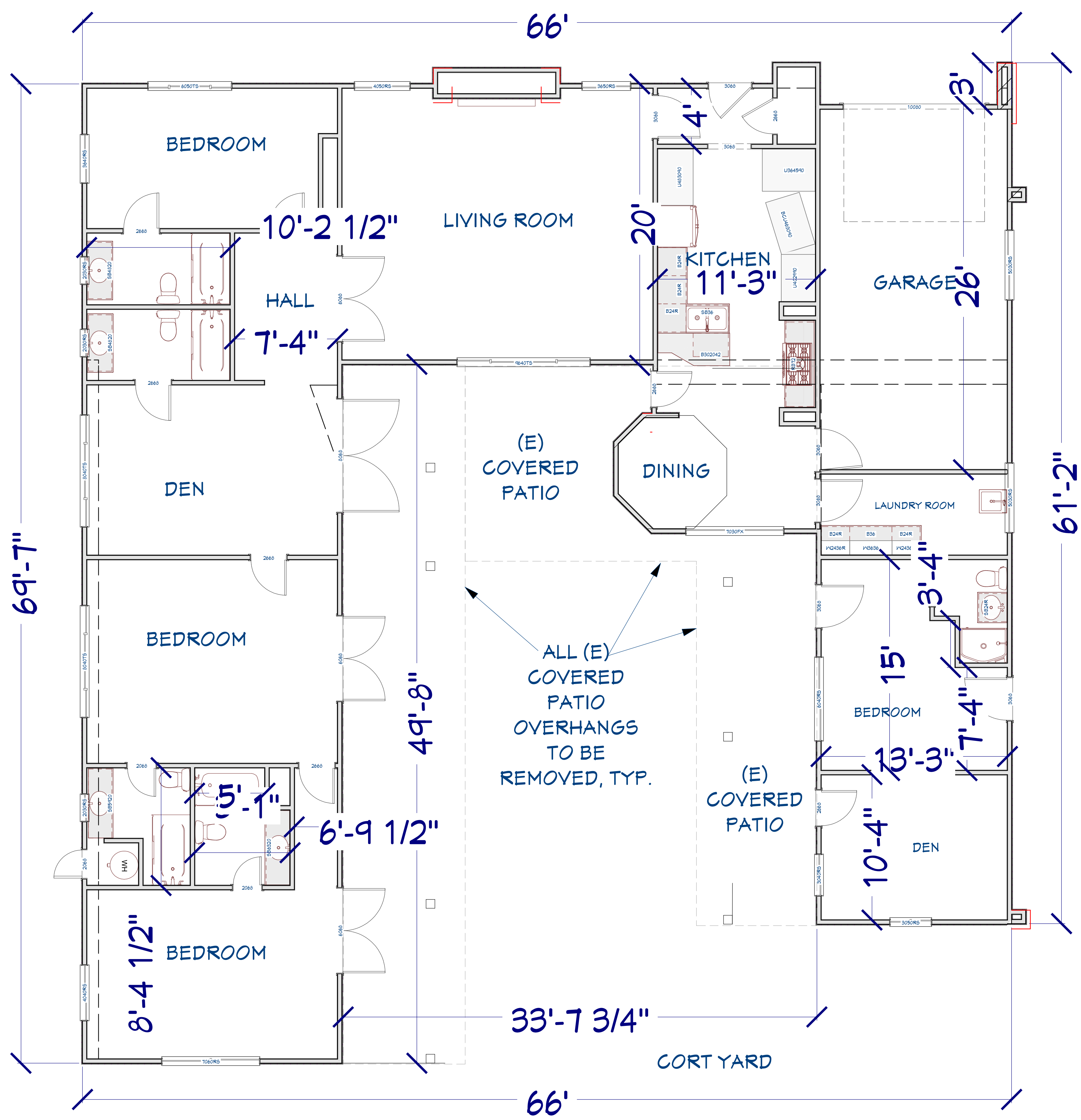
ABC DESIGN
RICK TREPTE, DESIGNER
PHONE: 619-992-6337
Email: trepte.abcdesign@gmail.com

DATE:
9/10/2024

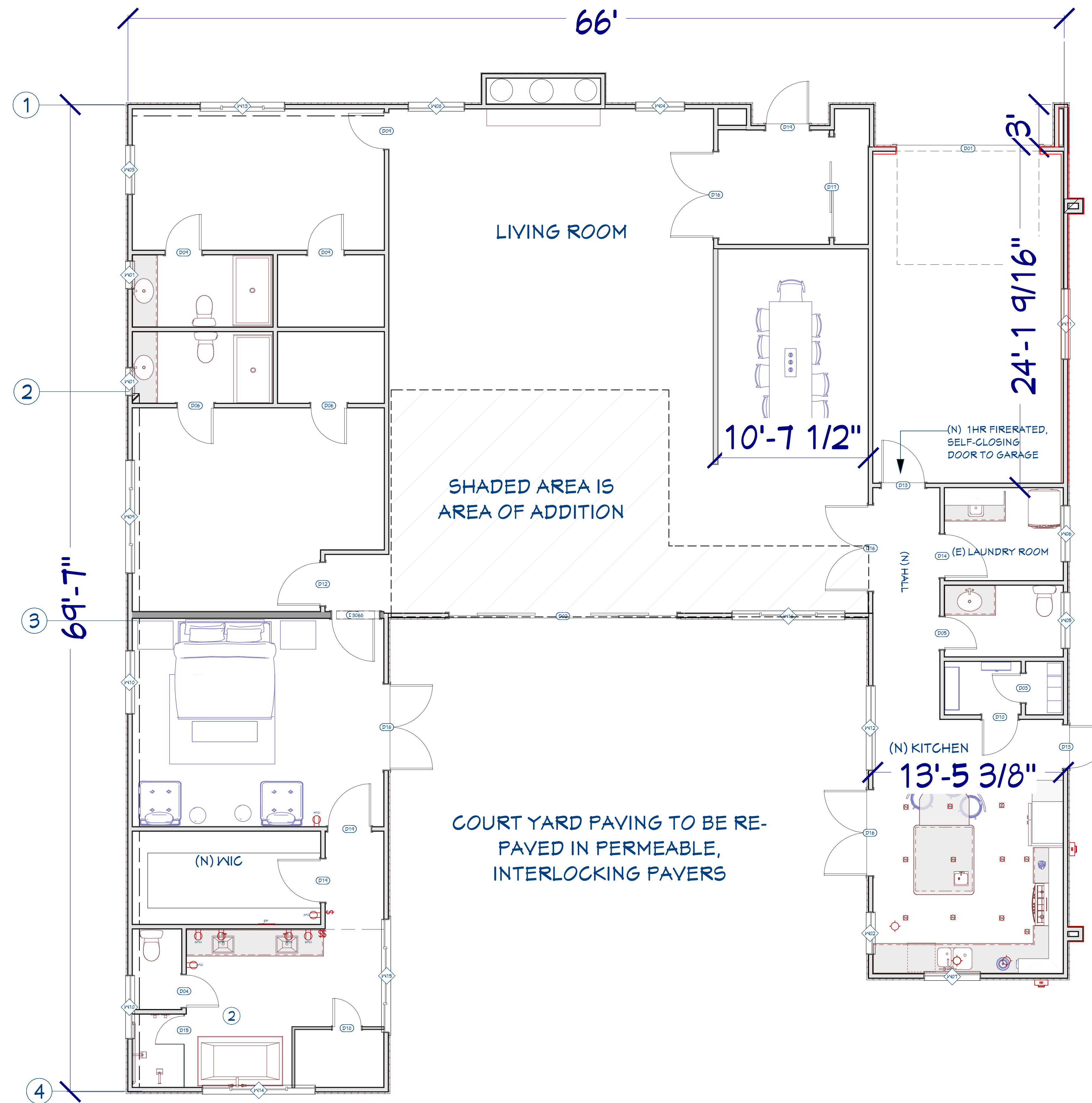
SCALE:
AS NOTED

SHEET:

P-03



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



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

Bunsen Wong & Sabine Hadida
P.O. Box 928223
San Diego, CA 92192

August 10, 2024

Dear Neighbors,

We are the new property owners of the residence at 2355 Paseo Dorado and are delighted to have this opportunity to move into a more expansive dwelling within La Jolla Shores. We have lived at Villa Del Lido since 2003 and truly enjoy our little enclave in this city by the sea.

As you may have noticed, the home at 2355 Paseo Dorado is rather dated, and we have filed a request with the City of San Diego Building Department for a building permit (PRJ-1117244) to remodel it for a more refreshed look.

Attached are a few descriptive sheets showing what is proposed. Most importantly, there is no plan to add another story nor an ADU. In fact, the changes will be modest and not visible from the street in conformance with City Bulletin 621 (Minor Additions within the La Jolla Shores Planned District) guidelines. The home will remain single story and the only change to the entire street facing view is the removal of the old (non-original) wood siding and restoring the original stucco finish to keep the look in line with the characteristics of the neighborhood. The sole exception to the Bulletin 621 guidelines is an increase in the living area from 10% (which is allowed) to 13%. The increased area will be within the interior courtyard of the building and not visible from the street or side yard.

If you would like more information or have any questions, feel free to contact us or our Building Designer, Rick Trepte, at Trepte.ABCDesign@gmail.com and we will try and answer your questions.

Looking forward to meeting you.

Best Regards,

Bunsen and Sabine

Tel: (858)551-1066

Email: bunsenwong@yahoo.com



CHANGE IN THE STREET FACING VIEW IS TO REMOVE THE OLD WOOD SIDING AND RESTORE TO THE ORIGINAL STUCCO FINISH WITH DOORS AND WINDOWS IN THE SAME POSITION WITH LANDSCAPING TO REMAIN



PROJECT: WHOLE HOME REMODEL
PROPERTY OWNERS:
BUNSEN WONG SABINE HADIDA
2355 PASEO DORADO, LA JOLLA, CA 92037

BUILDING DESIGNER:
ABC DESIGN
Rick Trepte, Designer
619-992-6337

DATE:
9/5/2024

SHEET #:

A01



REAR YARD (SOUTH FACING) VIEW REPRESENTS THE MOST SIGNIFICANT CHANGE. BESIDES REMOVING THE OLD WOOD SIDING AND RESTORING THE STUCCO FINISH, THE COURTYARD INTERIOR SOUTH WALL IS BEING REBUILT ADDING 396 SQ.FT. OF HABITABLE SPACE TO THE RESIDENCE WHERE 307 IS ALLOWED. THIS REQUEST IS FOR AN ADDITIONAL 89 SQ.FT.



PROJECT: WHOLE HOME REMODEL
 PROPERTY OWNERS:
 BUNSEN WONG SABINE HADIDA
 2355 PASEO DORADO, LA JOLLA, CA 92037

BUILDING DESIGNER:
 ABC DESIGN
 Rick Trepte, Designer
 619-992-6337

DATE:
 9/5/2024

SHEET #:

A02