

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):
Project ID: PRJ-1090277

- **Address and APN(s):**
8101 Prestwick Dr La Jolla, CA 92037
346-431-07-00

- **Project contact name, phone, e-mail:**
Claude Anthony Marengo
(619) 417-1111
CAmarengo@m2a.io

- **Project description:**
- Demolition of existing 3,119 sq ft house and construction of a 5,888 sq ft 2 story over basement of 6,551 sq ft not counted in F.A.R per 113.0234(a)(2)(B) single family dwelling unit within La Jolla shores Plan district.

-
- 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:** 33,611 Sq. Ft.
 - **existing structure square footage and FAR** (if applicable):
 - **proposed square footage and FAR:** 12,432 Sq. Ft./5,888 Sq. Ft. Counted In F.A.R. Per 113.0234(a)(2)(B)
 - **existing and proposed setbacks on all sides:**

Setback	Allowed	Proposed
Front (Street frontage):	20'-0"	35'-5"
Interior Side North:	8'-0"	12'-0"
Interior Side South:	10'-0"	14'-1".
Rear:	80'-0"	128"-3'

- **height if greater than 1-story (above ground):**

Building height limitations:	30'-0"	24'-10"
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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

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

- **Address and APN(s):**

8101 Prestwick Dr La Jolla, CA 92037
346-431-07-00

- **Project contact name, phone, e-mail:**

Claude Anthony Marengo
(619) 417-1111
CAmarengo@m2a.io

- **Project description:**

Coastal Development Permit and Site Development Permit to demolish an existing 3,119 square foot single dwelling unit and construct a new 5,888 square foot two story single dwelling unit at 8101 Prestwick Drive. The 0.739-acre site is in the LJSPD-SF, Coastal Overlay (non-appealable) zone, Coastal Height Limit Overlay Zone of the La Jolla Plan Community area.

- Process 3: A decision on a Coastal Development Permit shall be made in accordance with a Process Three Hearing Officer decision which is appealable to the Planning Commission. This decision is not appealable to the Coastal Commission.

- An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes each of the findings per San Diego Municipal Code Section 126.0702 (a). Please provide draft findings upon resubmittal to support your project.

- An application for a Site Development Permit may be approved or conditionally approved only if the decision maker makes each of the findings per San Diego Municipal Code Section 1510.0201 (d). Please provide draft findings upon resubmittal to support your project.

• In addition to the project description, please provide the following:

- **lot size:** 33,611 sq ft
- **existing structure square footage and FAR (if applicable):**
- **proposed square footage and FAR:** .17% (5,906 SQ FT)
- **existing and proposed setbacks on all sides:**

Setback	Allowed	Proposed
Front (Street frontage)	20'-0"	35'-5"
Interior Side North	8'-0"	12'-0"
Interior Side South	10'-0"	14'-1"

Rear:	80'-0"	128"-3
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- o **height if greater than 1-story (above ground):**

Building Height Limitations	30'-0"	24'-10"
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· Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.):

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 - Ø 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 <https://spaces.hightail.com/receive/CvRIYngp7W>
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

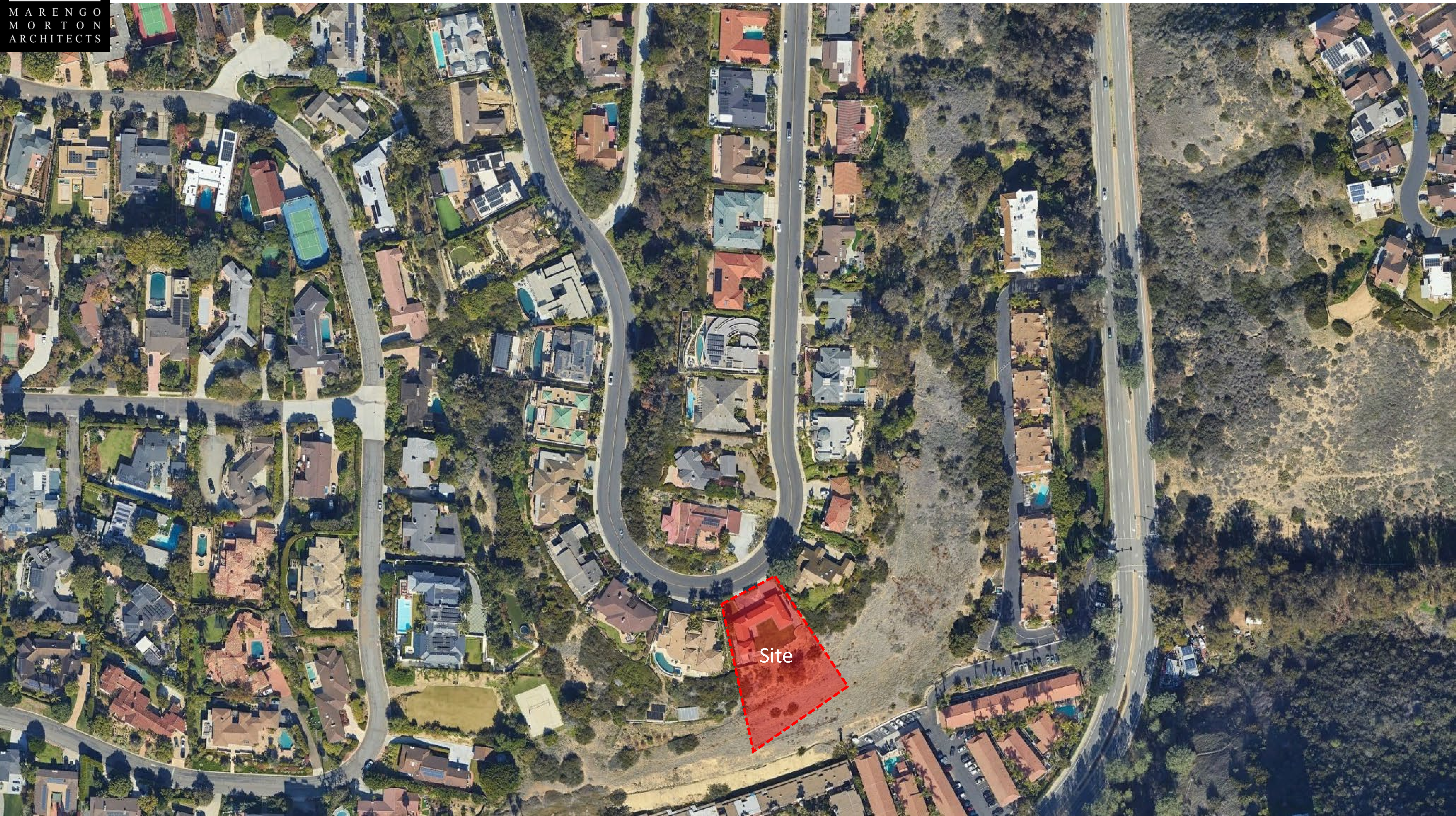


Custom Residence

8101 Prestwick Dr,
La Jolla, CA 92037

Date: November 20th, 2024





8115 Prestwick Dr



8101 Prestwick Dr



2685 Calle del Oro



CUSTOM RESIDENCE

8101 PRESTWICK DR., LA JOLLA, CA 92037



Marengo Morton Architects

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Desa

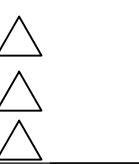


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CUSTOM RESIDENCE

8101 Prestwick Drive
La Jolla, CA 92037

REVISIONS	
04/04/2022	Project start
04/03/2023	1st Submittal



PHASE
COASTAL

PROJECT NO. 2022-19

REVIEWED BY CAM

DRAWN BY AP

DATE 11/12/2024

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human error. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signatures of the Architects of Record are the Architects' Instruments of Service and are the only true contract documents of record.

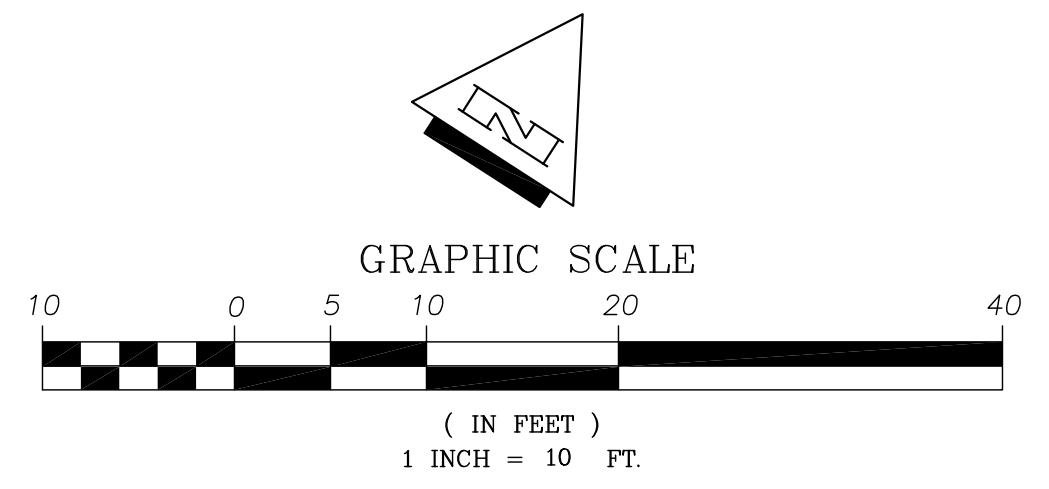
SHEET TITLE
TITLE SHEET

TS01

COASTAL CONDITION OF APPROVAL	SHEET INDEX	PROJECT TEAM	SCOPE OF WORK	PROJECT DATA																																																																												
<p>ENGINEERING:</p> <ul style="list-style-type: none"> Per 142.0610(c) all public improvements and dedications adjacent to the site to be up to current City Standards prior to issuance of building permit. Prior issuance of any construction permit, the owner/permittee shall incorporate any construction Best Management Practices. ROW/EMRA for sidewalk under-drain per City Standards 	<p>TS01 Title Sheets</p> <p>CIVIL : Survey</p> <p>ARCHITECTURAL : A010 Site Plan A011 BMP and Excavation Table A021 Basement Floor Plan A022 First Floor Plan A023 Second Floor Plan A041 Roof Plan A051 Elevations A052 Elevations A053 Elevations A054 Elevations A061 Sections A062 Sections</p> <p>L01 Proposed Landscape Plan L02 Proposed Planting Plan L03 Brush Management Plan</p>	<p>OWNER'S AJ Thakore 8101 Prestwick Dr, La Jolla CA. 92037 aj@doctormultimedia.com</p> <p>ARCHITECT Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo CAMarengo@m2a.io Cell: (619) 417-1111</p> <p>CIVIL San Diego Land Surveying & Engineering 7028 Convoy Court, San Diego, CA 92111 Telephone: (858) 565-8362 Fax: (858) 565-4354 Contact: Robert Bateman RBateman@sdlse.com Cell: (858) 244-0420</p> <p>GEOLOGY TerraPacific Consultants, Inc. 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 Telephone: (858) 521-1190 Fax: (858) 521-1199 Contact: Christopher O'Hern criso@terrapac.net</p>	<p>PROJECT SCOPE Demolition of existing 3,119 sq ft house and construction of a 6,666 sq ft 2 story over basement of 5,754 sq ft not counted in F.A.R per 113.0234(a)(2)(B) single family dwelling unit within La Jolla Shores Plan District.</p> <p>Requesting a Site Development Permit and a Coastal Development Permit.</p>	<table border="1"> <thead> <tr> <th colspan="2">PROJECT INFORMATION</th> </tr> </thead> <tbody> <tr> <td>Project Address:</td> <td>8101 Prestwick Dr. La Jolla CA 92037</td> </tr> <tr> <td>Assessors Parcel Number:</td> <td>346-431-07-00</td> </tr> <tr> <td>Legal Description:</td> <td>Lot 22 of Prestwick Unit No.1, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4392 Filed in the Office of the County Recorder of San Diego County, November 13, 1959.</td> </tr> <tr> <td>Year Built</td> <td>1970</td> </tr> <tr> <td>Building Code:</td> <td>California Residential Code (CRC), 2022 Edition & Associated Amendments in SDMC. 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Lot Coverage :</td> <td>60% (20,166.6 SQ FT)</td> </tr> <tr> <td>Proposed Lot Coverage :</td> <td>22% (7,445 SQ FT) See Diagram In Site Plan A010</td> </tr> <tr> <td>Allowable F.A.R. :</td> <td>45% (15,151.95 SQ FT) Per LJSPD Table 131-04J</td> </tr> <tr> <td>Proposed F.A.R. :</td> <td>19% (6,666 SQ FT)</td> </tr> <tr> <td>Proposed Impervious Area:</td> <td>12,051.00 SQ FT (See tables in sheet A010)</td> </tr> </tbody> </table>	PROJECT INFORMATION		Project Address:	8101 Prestwick Dr. La Jolla CA 92037	Assessors Parcel Number:	346-431-07-00	Legal Description:	Lot 22 of Prestwick Unit No.1, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4392 Filed in the Office of the County Recorder of San Diego County, November 13, 1959.	Year Built	1970	Building Code:	California Residential Code (CRC), 2022 Edition & Associated Amendments in SDMC. California Bldg. Code (CBC) based on 2022 IBC. 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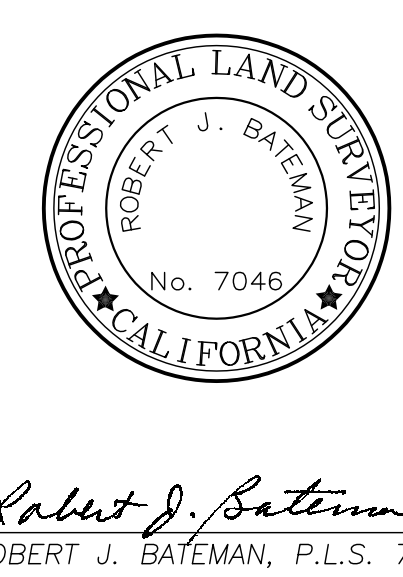
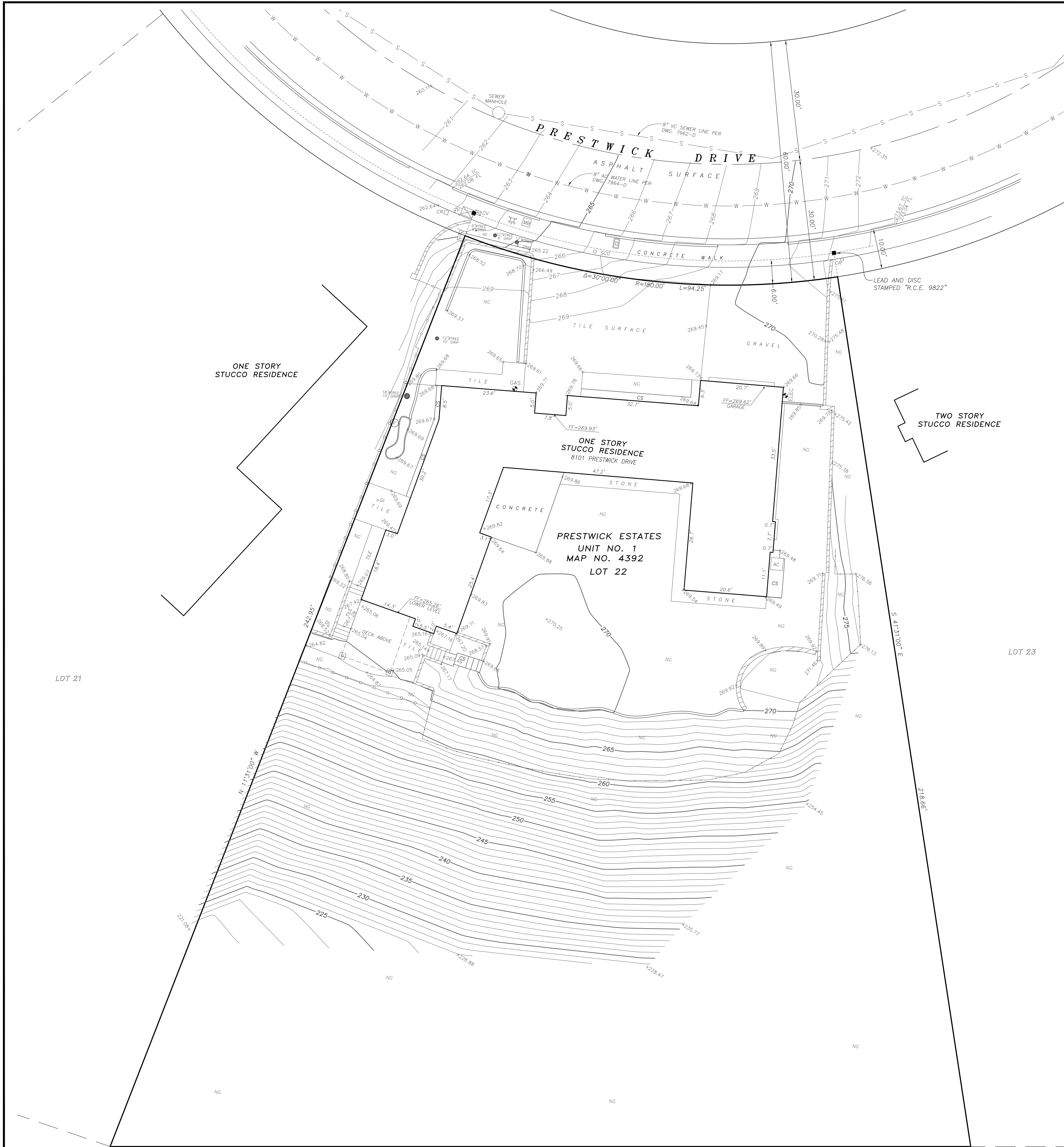
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Occupancy Type:	R-3		
Number Of Dwellings:	1		
Construction Type:	Type VB		
Number Of Stories:	2-Story Over Basement		
Lot Area:	33,611 Sq. Ft.		
ZONING INFORMATION			
Zone:	LJSPD-SF		
Overlay Zones:	Coastal Height Limit Overlay Zone, Coastal Overlay Zone - N-APP-2, Parking Impact Overlay Zone - PIOZ-COASTAL IMPACT- VHFSZ		
GEO HAZARD ZONE:			
SETBACKS	Allowed*	Proposed	*Setback per Building & Zoning Plot Map 250-1692
Front Street Setback:	15'-0"	34'-4"	
Side Setback East:	8'-0"	11'-10"	
Side Setback West:	10'-0"	15'-0"	
Rear Setback:	20'-0"	129'-11"	
Building Height Limitations:	30'-0"	24'-10"	
Parking Spaces:	2	4	
BUILDING AREAS:			
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Basement	6,069 SF (Not Counted In F.A.R. Per 113.0234(a)(2)(B))		
First Floor	3,728 SF		
Second Floor	3,198SF		
Total Area:	12,995 SF 6,926 SF (Counted in F.A.R. Per 113.0234(a)(2)(B))		
Second Floor Deck Area	841 SF		
Total	841 SF		
Landscape Required:	30% (9,667.2 SQ FT)		
Landscape Provided:	55.71% (17,956 SQ FT)		
Lot Area :	33,611 Sq. Ft.		
Max. Lot Coverage :	60% (20,166.6 SQ FT)		
Proposed Lot Coverage :	22% (7,445 SQ FT) See Diagram In Site Plan A010		
Allowable F.A.R.	.45% (15,151.95 SQ FT) Per LJSPD Table 131-04J		
Proposed F.A.R.	.19% (6,666 SQ FT)		
Proposed Impervious Area:	12,051.00 SQ FT (See tables in sheet A010)		



LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 22 OF PRESTWICK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959.

BASIS OF ELEVATION:
 CITY OF SAN DIEGO BENCHMARK
 NORTH BRASS PLUG LOCATED IN THE TOP OF CURB JUST WEST OF WHERE PRESTWICK DRIVE AND CALLE DEL ORO MEET. ELEVATION = 258.007 M.S.L.

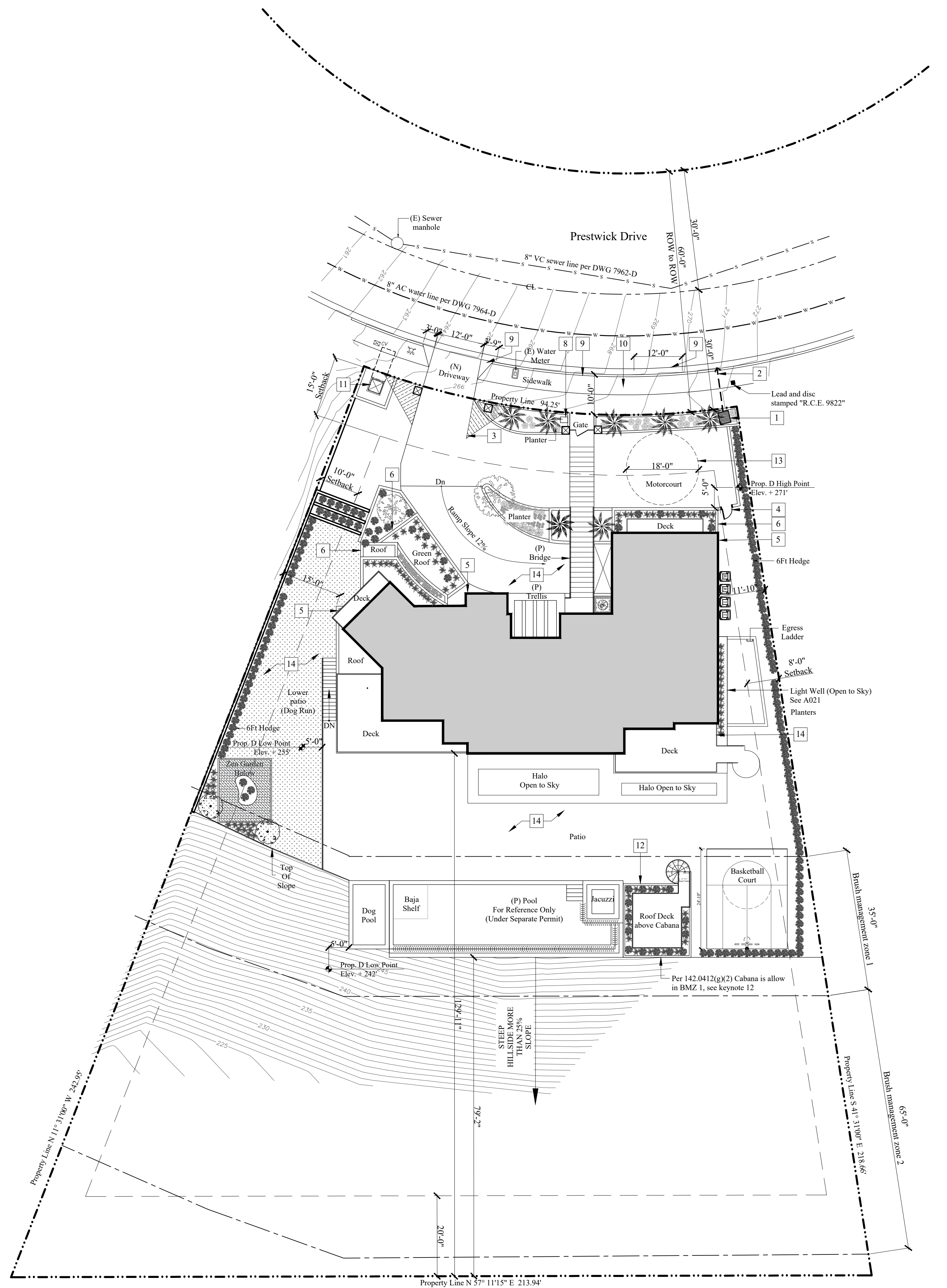
- LEGEND:**
- INDICATES LEAD AND DISC STAMPED "CITY ENGINEER" EXCEPT AS NOTED.
 - ⊠ INDICATES WATER METER
 - ⊠ INDICATES FIRE HYDRANT
 - ⊠ INDICATES GATE VALVE
 - ⊠ INDICATES ELECTRIC METER
 - ⊠ INDICATES GAS METER/VALVE
 - ⊠ INDICATES VAULT AS NOTED
 - DI INDICATES DRAIN INLET
 - CR INDICATES COMMUNICATIONS RISER
 - CV INDICATES COMMUNICATIONS VAULT
 - SCO INDICATES SEWER CLEAN OUT
 - MB INDICATES MAIL BOX
 - CS INDICATES CONCRETE SURFACE
 - TC INDICATES TOP OF CURB
 - FL INDICATES FLOW LINE
 - NG INDICATES NATURAL GROUND
 - AC INDICATES AIR CONDITIONING UNIT
 - FF INDICATES FINISH FLOOR
 - F INDICATES FOUNTAIN
 - INDICATES PROPERTY LINE
 - - - INDICATES OVERHANG
 - x - INDICATES CHAIN LINK FENCE
 - ○ ○ INDICATES WOOD FENCE
 - ○ ○ INDICATES WROUGHT IRON FENCE
 - /// INDICATES WALL
 - W — INDICATES WATER LINE
 - S — INDICATES SEWER LINE



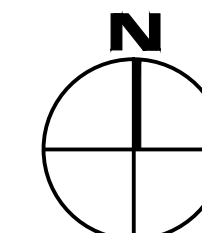
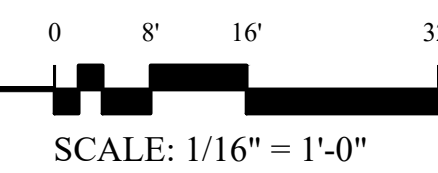
TOPOGRAPHY SURVEY		
For the exclusive use of: AJ THAKORE 8101 PRESTWICK DRIVE LA JOLLA, CALIFORNIA 92037		
San Diego Land Surveying & Engineering, Inc. 7028 Convooy Court, San Diego, California 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 04-06-2023	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Prestwick Dr 8101 Topo	A.P.N. 346-431-07	

Robert J. Bateman
 ROBERT J. BATEMAN, P.L.S. 7046

S:\Projects\2022\Projects\2022-19 8101 Prestwick 304-Agency\1-Custom Package\2d Submittal\DWG & PDF\Backgrounds\A-Proposed Site Plan.dwg Nov 12, 2024 4:10pm



1 PROPOSED SITE PLAN

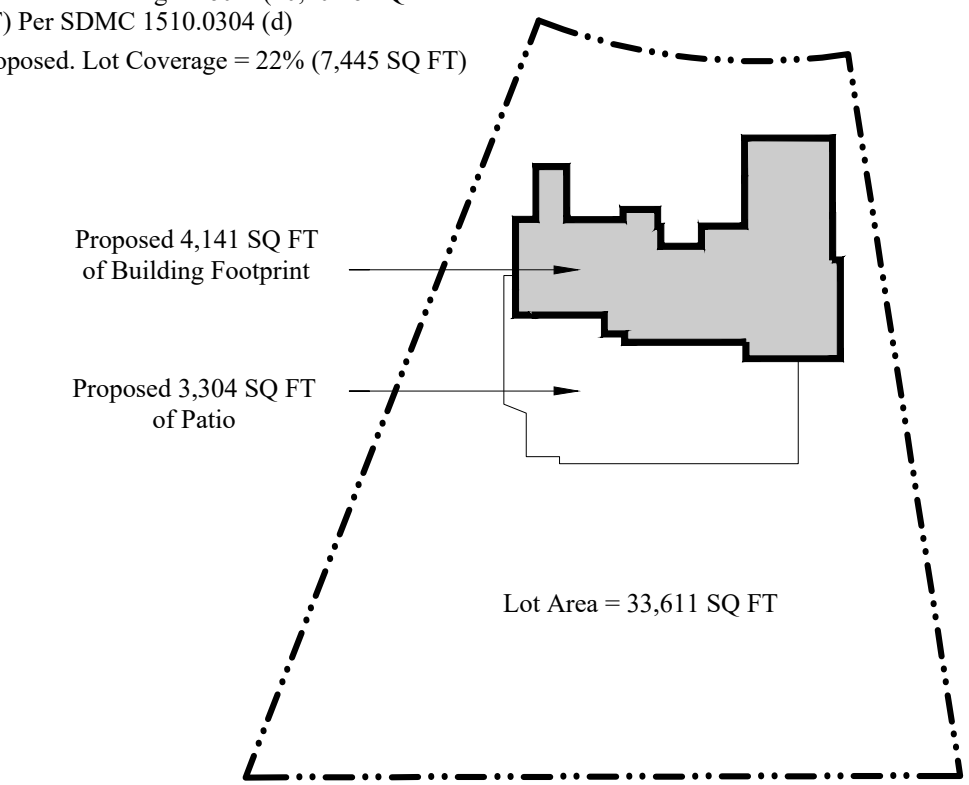


GENERAL SITE NOTES

- The site plan is for general site reference only. refer to other construction documents for complete scope of work.
- Before commencing any site foundation or slab cutting or excavation the contractor shall verify locations of all site utilities, dimensions and conditions. these include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate utility type.
- All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. on-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
- The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
- Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- Coordinate with other tenants the temporary shut-off of any site utilities, including but not limited to electrical service, gas service, water service, sewer service, telephone service, cable or other data links with are connected to the building.
- Locate refuse bin at approved on-site location. contractor shall dispose of all site refuse at city-approved locations.
- Provide building address numbers, visible and legible from street or road fronting the property.
- Verify the level and plumb of existing floors, walls, ceilings and other items, which will not be changed, so that any attached structure, walls, ceiling or other components can be installed level and plumb.
- No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
- This project will not discharge any increase in storm water run-off onto the existing hillside areas.

Lot Coverage

Lot Area = 33,611 SQ FT
 Max. Lot Coverage = 60% (20,202.6 SQ FT) Per SDMC 1510.0304 (d)
 Proposed. Lot Coverage = 22% (7,445 SQ FT)



EARTHWORK QUANTITIES TABLE

A. Cut Quantities:	4,973.64 CYD
B. Fill Quantities:	0.00 CYD
C. Import/Export:	4,973.64 CYD (EXPORT)
D. Max Cut Depth:	12'-5" FT
E. Max. fill depth:	0 FT

NOTES:
 1. The project proposes to export 4,973.64 cubic yards of material from this site. all export material shall be discharged to a legal disposal site. the approval of this project does not allow processing and sale of the material, all such activities require a separate conditional use permit.

GRADING QUANTITIES TABLE

A. Total lot size:	33,611.00 SQ FT
B. Total disturbance area:	4,606.00 SQ FT
C. Existing amount of pervious area:	23,290.00 SQ FT
D. Existing amount of impervious area:	8,934.00 SQ FT
E. Proposed amount of pervious area:	20,173.00 SQ FT
F. Proposed amount of impervious area:	3,117.00 SQ FT
G. Total impervious area:	12,051.00 SQ FT

NOTE
 Impervious area shall include: roof, sidewalk, parking area, walkways, pool, pool decks, etc.

Keynotes

- Proposed Gravity Catch Basin With BMP Filter and Pedestrian Grate. Overflows Clean Water To Sidewalk Underdrain
- Sidewalk Underdrain Per Standard Drawing D-27 Q=0.11 CFS,V=1.2 CFS
- 10'-0" x 10'-0" Visibility Triangle (Nothing Over 3 Ft Within Triangle)
- (P) Gate 75% Open Per Coastal Requirements
- Roof and Decks Drains Discharge
- Hose Bib Location
- (P) Mail Box
- (P) Address Numbers Location, See Elevation Sheet A051
- Replace curb and gutter per SDG-151
- Replace existing sidewalk per SDG-155 maintaining existing sidewalk scoring pattern.
- Proposed transformer location. 2' clear all the way around, 8' frontal clearance
- Accessory structure in allow in BMZ 1 per 142.0412(g)(2) and FBP Policy B-18-01. To be built of non-combustible materials, one hour fire rated, and/or heavy timber construction.
- (P) Auto turntable Carousel USA Model: 60SLP | Load Capacity: 10,000 lbs
- All exterior lighting to be shielded lights for neighbors.



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 Claude Anthony Marengo DESA



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 8101 Prestwick Drive
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REVISIONS

04/04/2022	Project start
04/03/2023	1st Submittal

PHASE

COASTAL

PROJECT NO. 2022-19

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SHEET TITLE
 PROPOSED SITE PLAN

A 010



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04/03/2023	1st Submittal



PHASE	COASTAL
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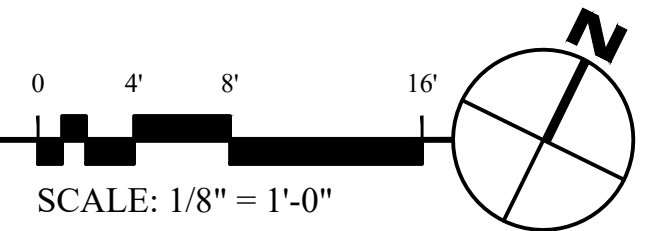
SHEET TITLE	PROPOSED BASEMENT FLOOR PLAN
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A021



PROPOSED BASEMENT FLOOR PLAN

6,069 SQ FT (Not counted in F.A.R. 113.0234(a)(2)(B))

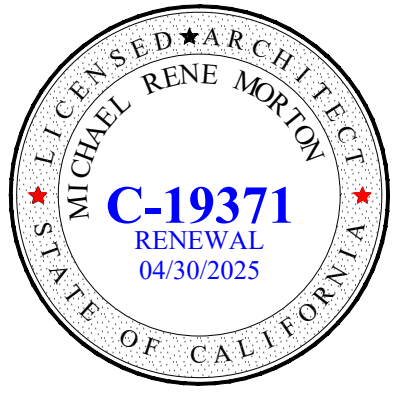


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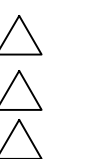


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04/03/2023	1st Submittal



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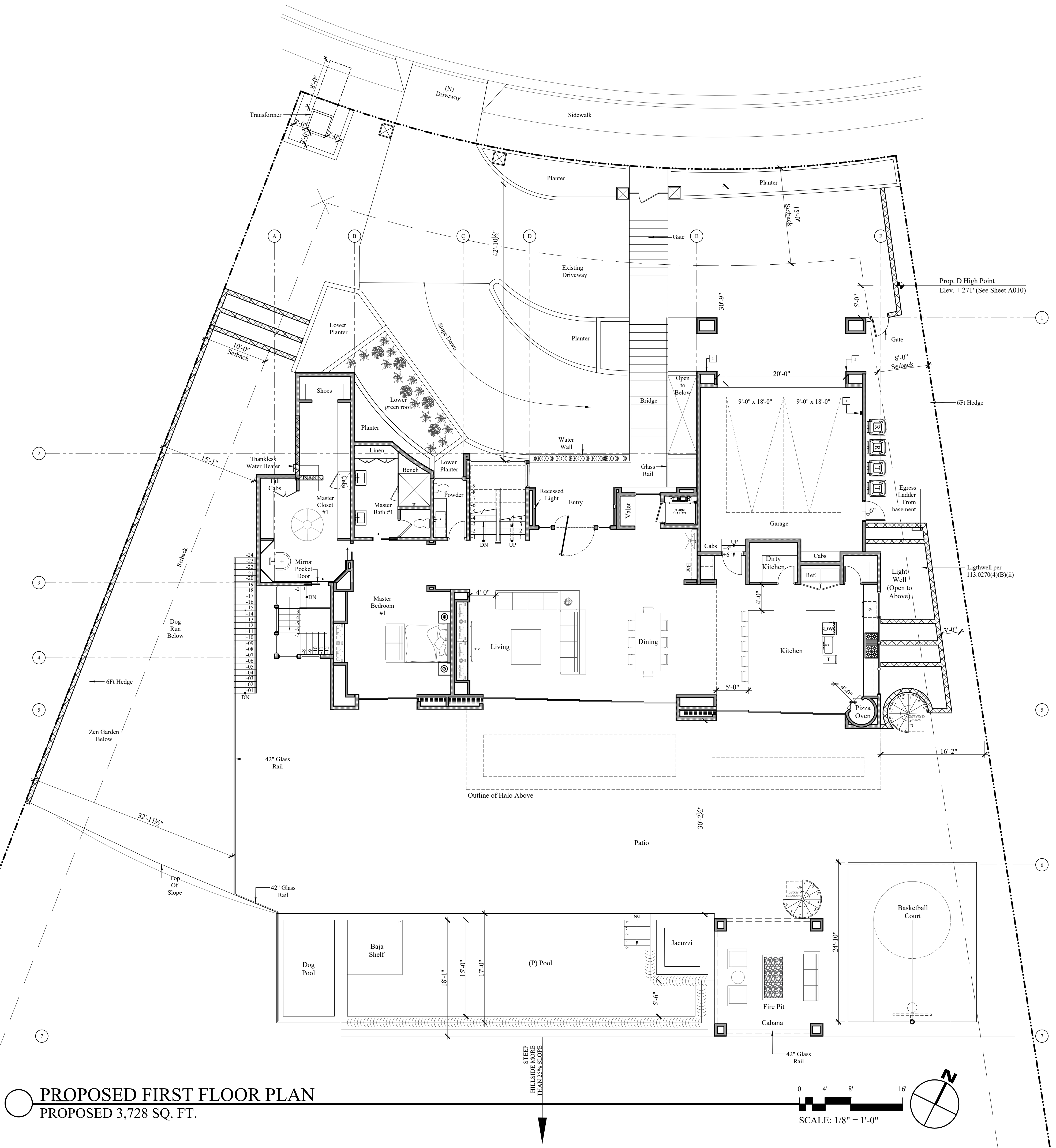
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SHEET TITLE FLOOR PLAN PROPOSED FIRST

A022



PROPOSED FIRST FLOOR PLAN

PROPOSED 3,728 SQ. FT.

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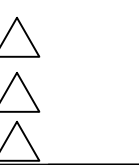


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04/03/2023 1st Submittal



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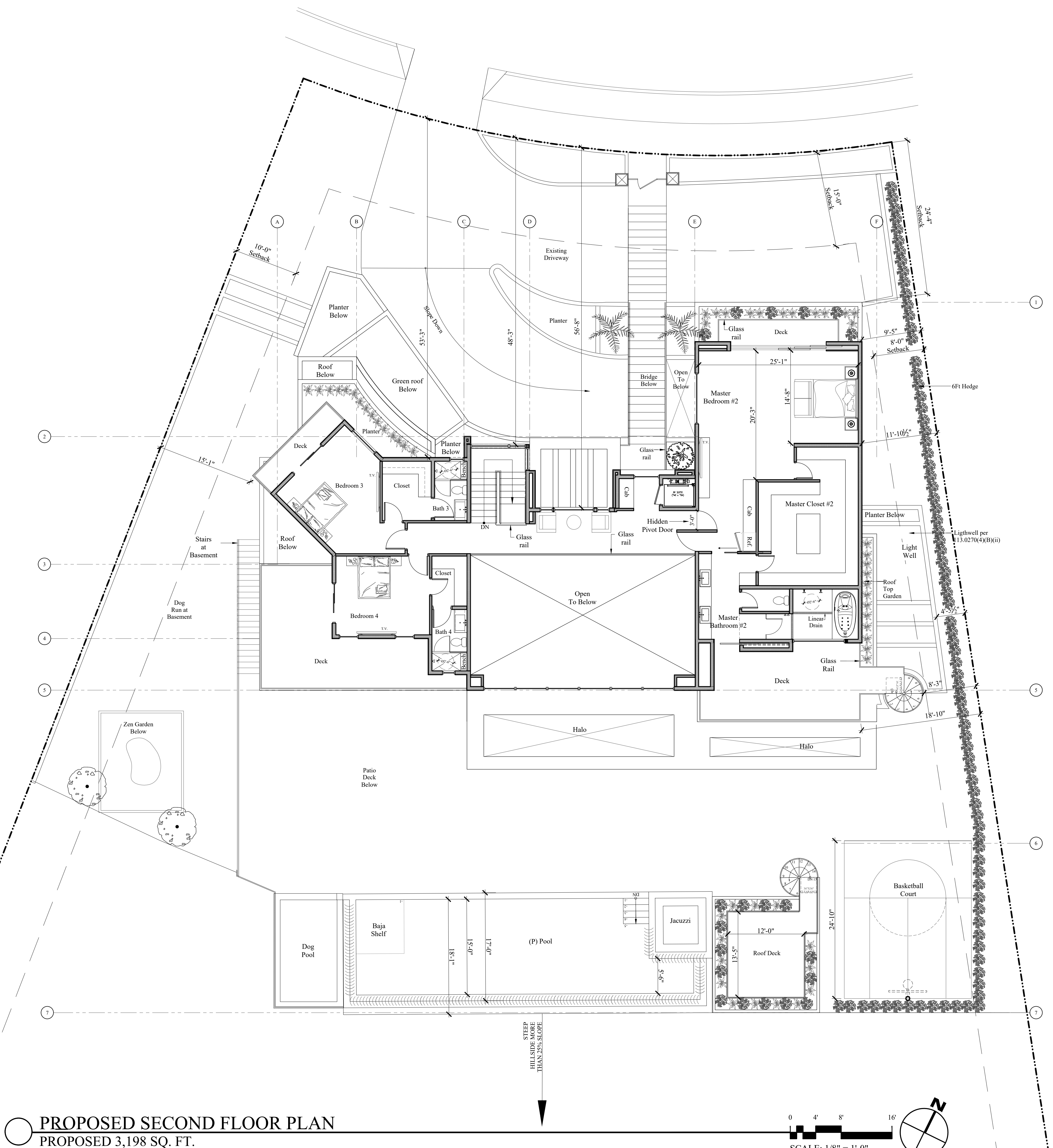
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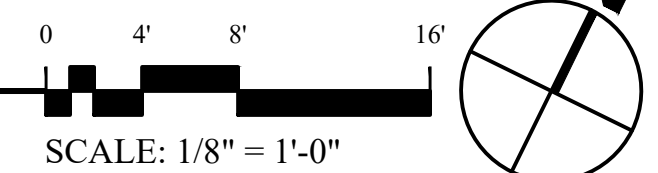
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SHEET TITLE
PROPOSED SECOND FLOOR PLAN

A023



PROPOSED SECOND FLOOR PLAN
PROPOSED 3,198 SQ. FT.



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HEIGHT NOTES

This project must comply with the municipal code requirements for maximum height of the structure not to exceed 30 feet (SDMC, SECTION 131.0444 And 132.0505). Highest point of the roof, equipment, pipe, vent, antenna or other projection shall not exceed 30' above grade.



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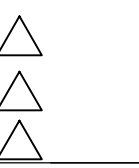
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04/03/2023	1st Submittal



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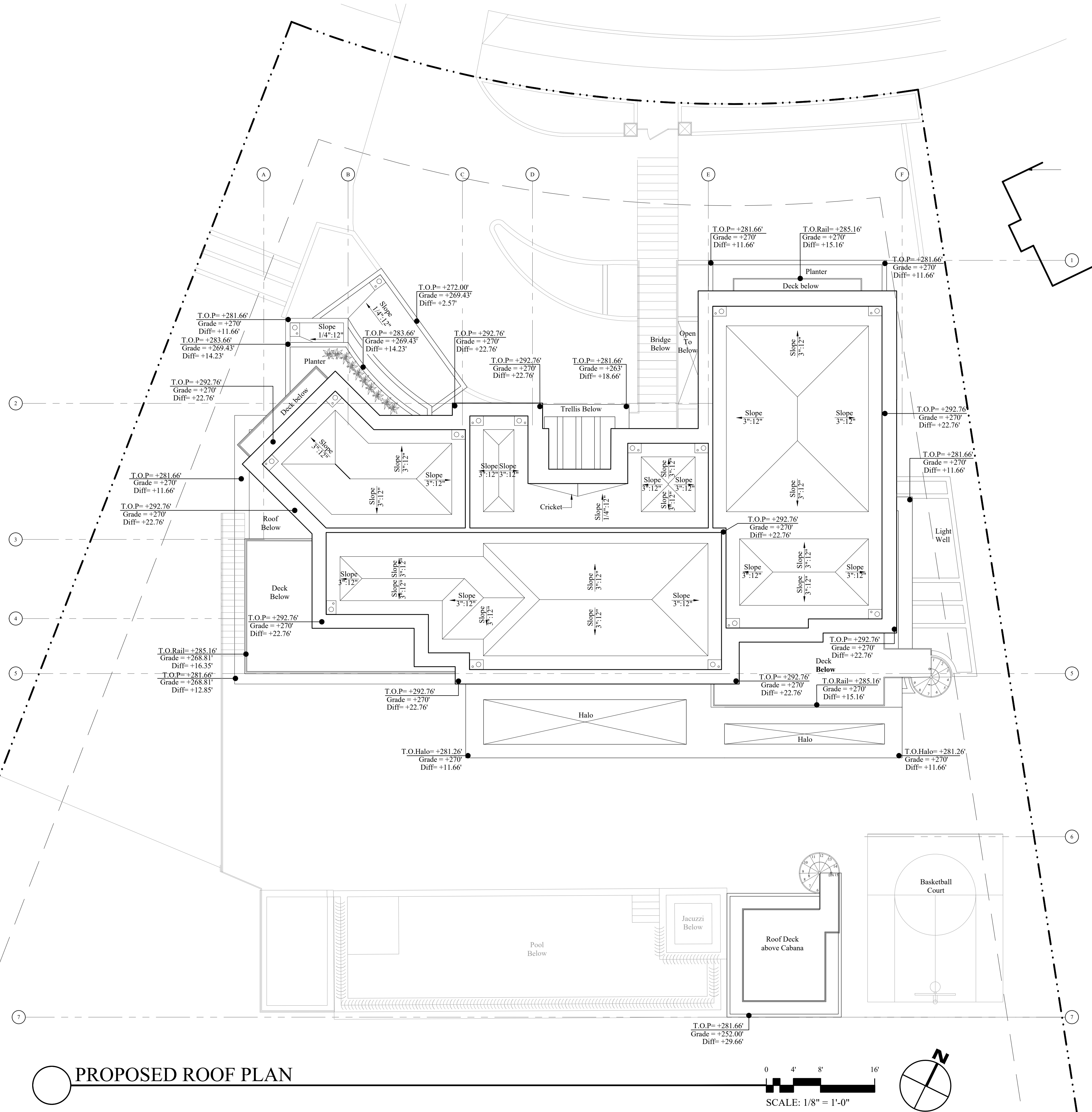
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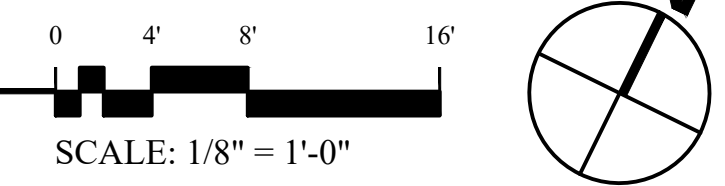
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SHEET TITLE PROPOSED ROOF PLAN

A041



PROPOSED ROOF PLAN



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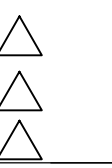


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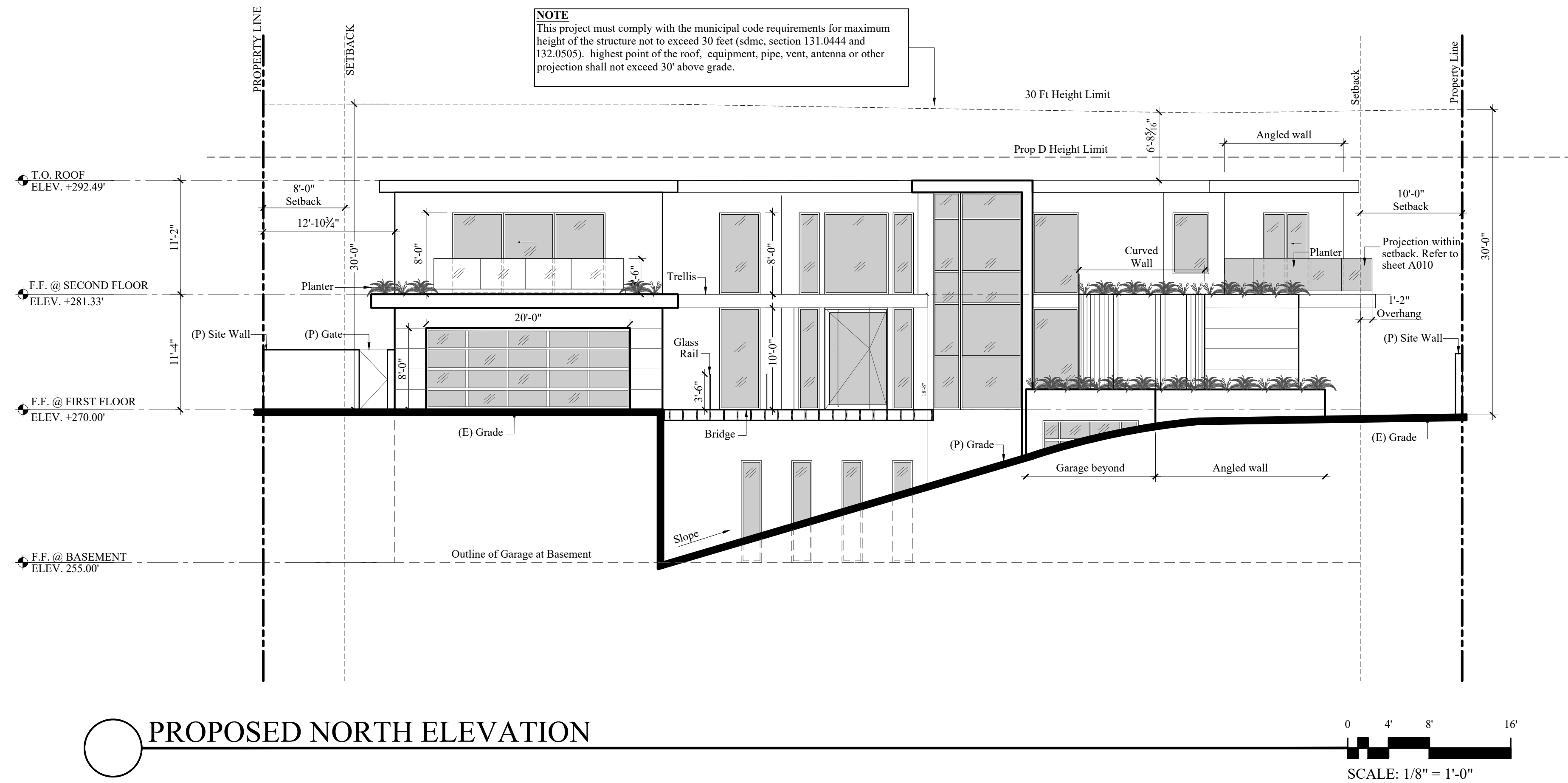
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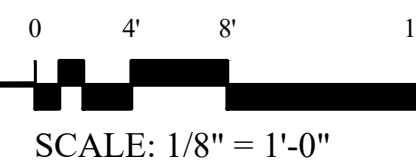
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SHEET TITLE PROPOSED ELEVATIONS

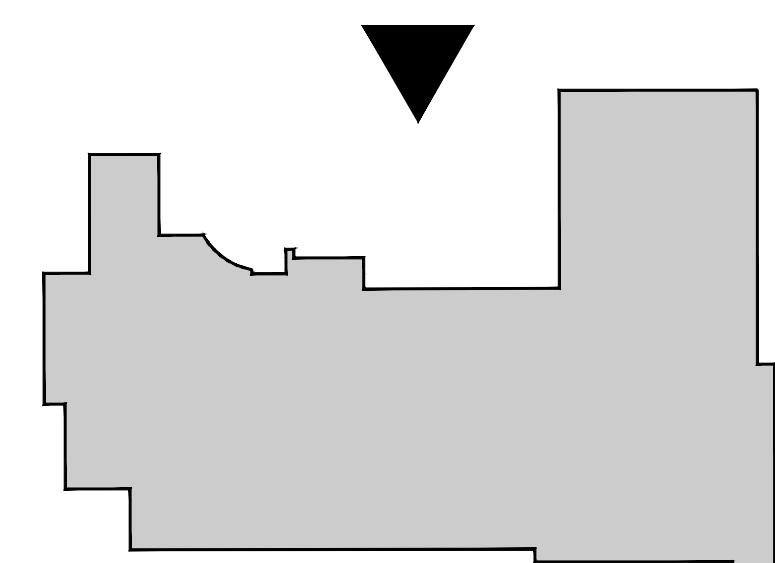
A051



PROPOSED NORTH ELEVATION



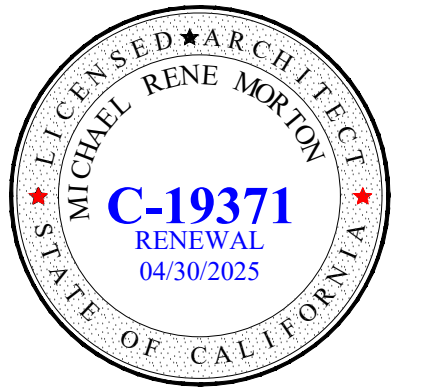
KEYMAP





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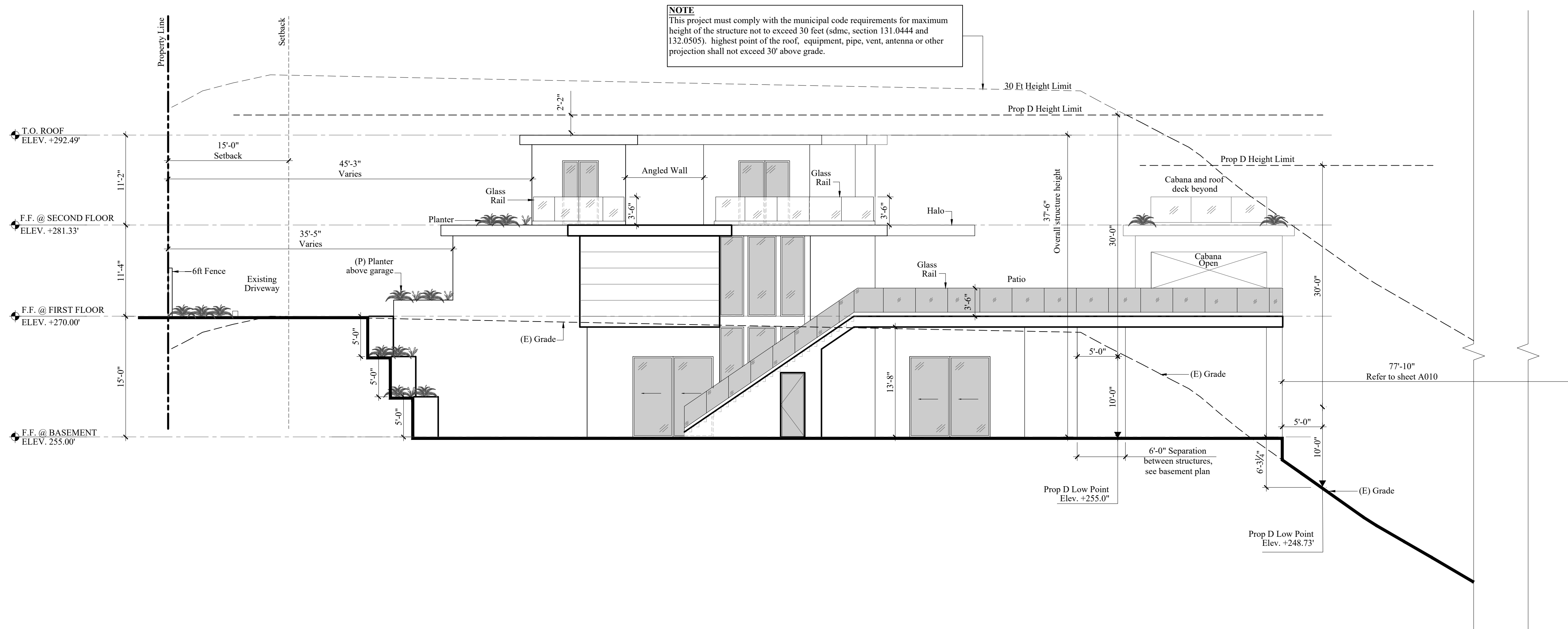
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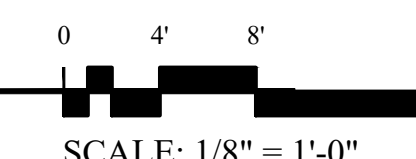
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SHEET TITLE PROPOSED ELEVATIONS

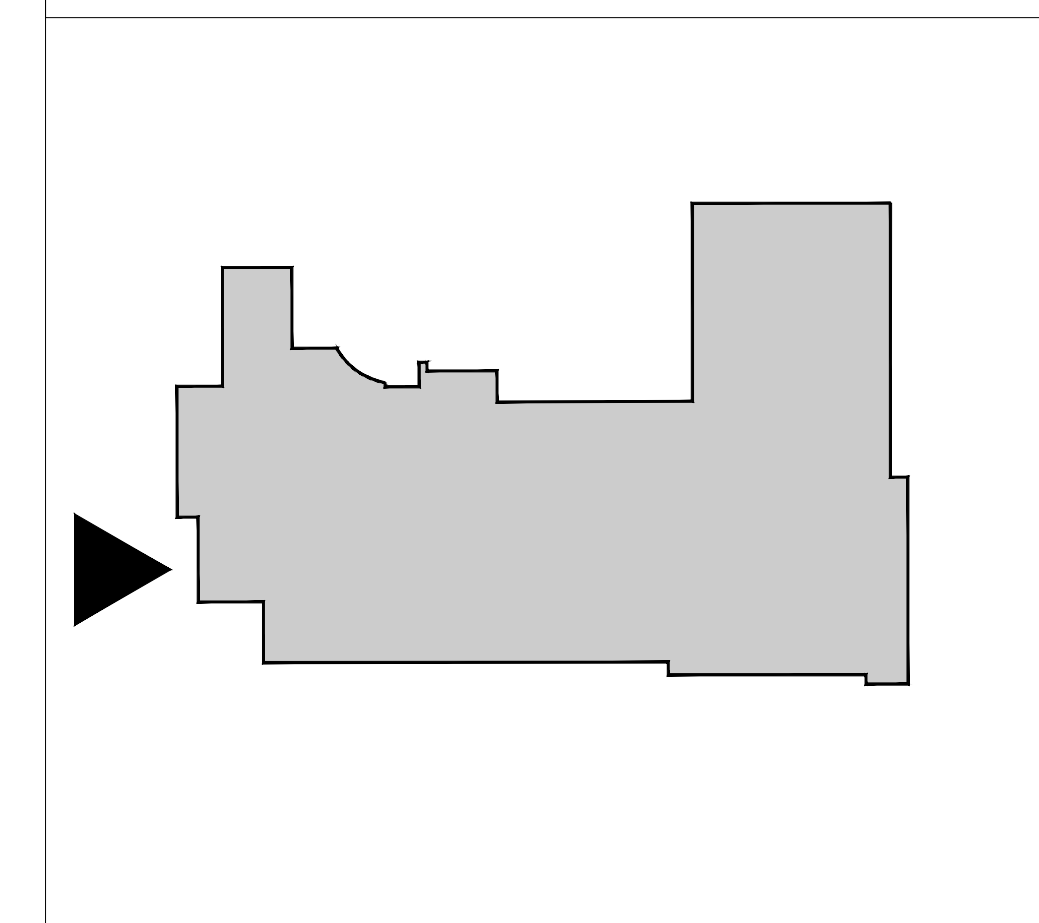
A052



PROPOSED ELEVATION



KEYMAP



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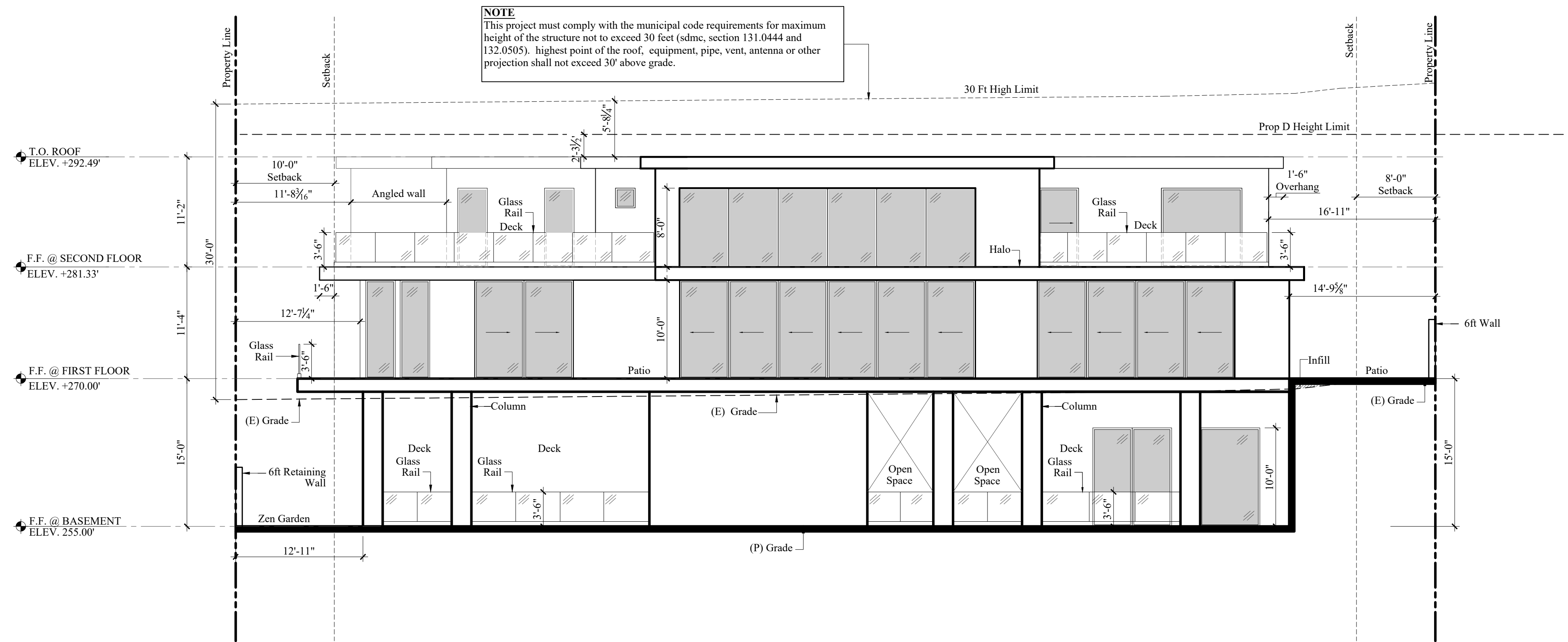
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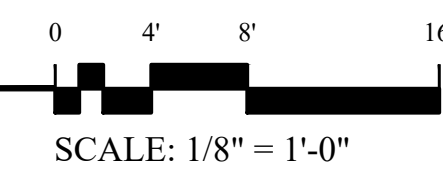
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SHEET TITLE PROPOSED ELEVATIONS

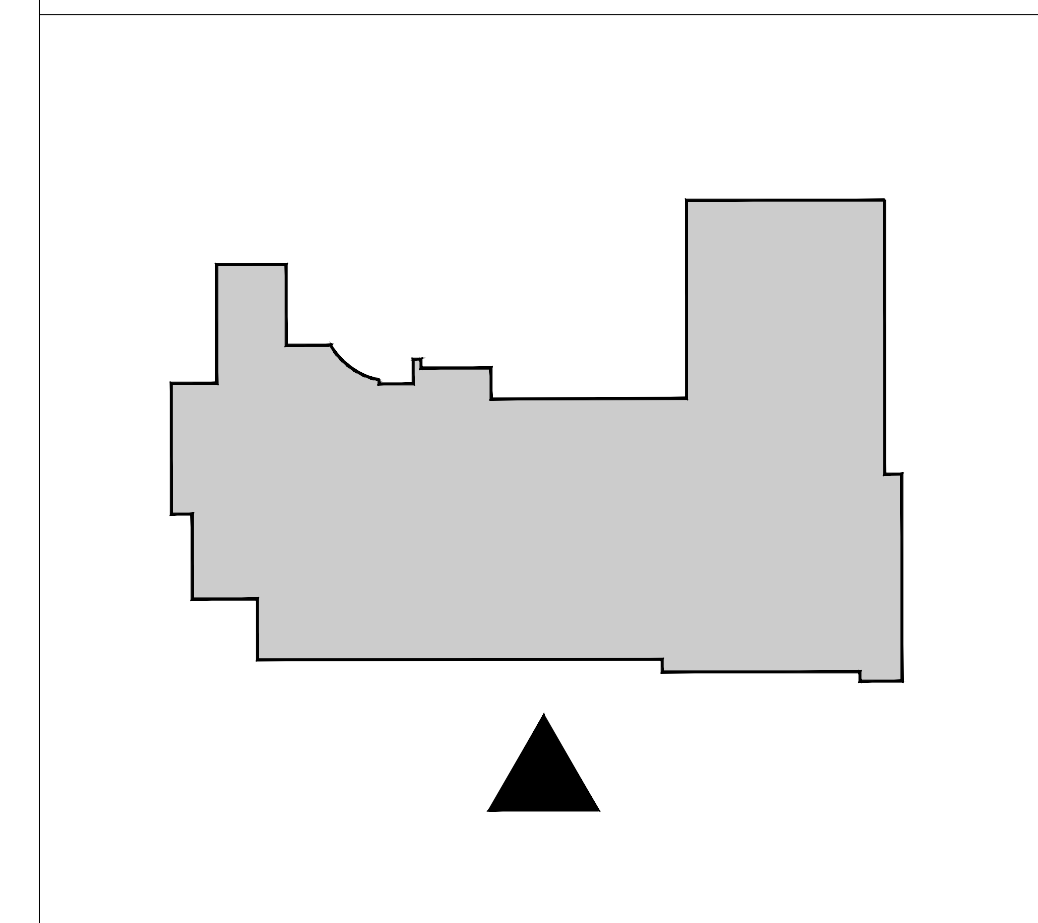
A053



PROPOSED SOUTH ELEVATION



KEYMAP





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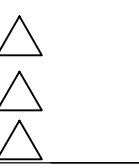
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CUSTOM RESIDENCE

8101 Prestwick Drive
La Jolla, CA 92037

REVISIONS

04/04/2022	Project start
04/03/2023	1st Submittal



PHASE

COASTAL

PROJECT NO. 2022-19

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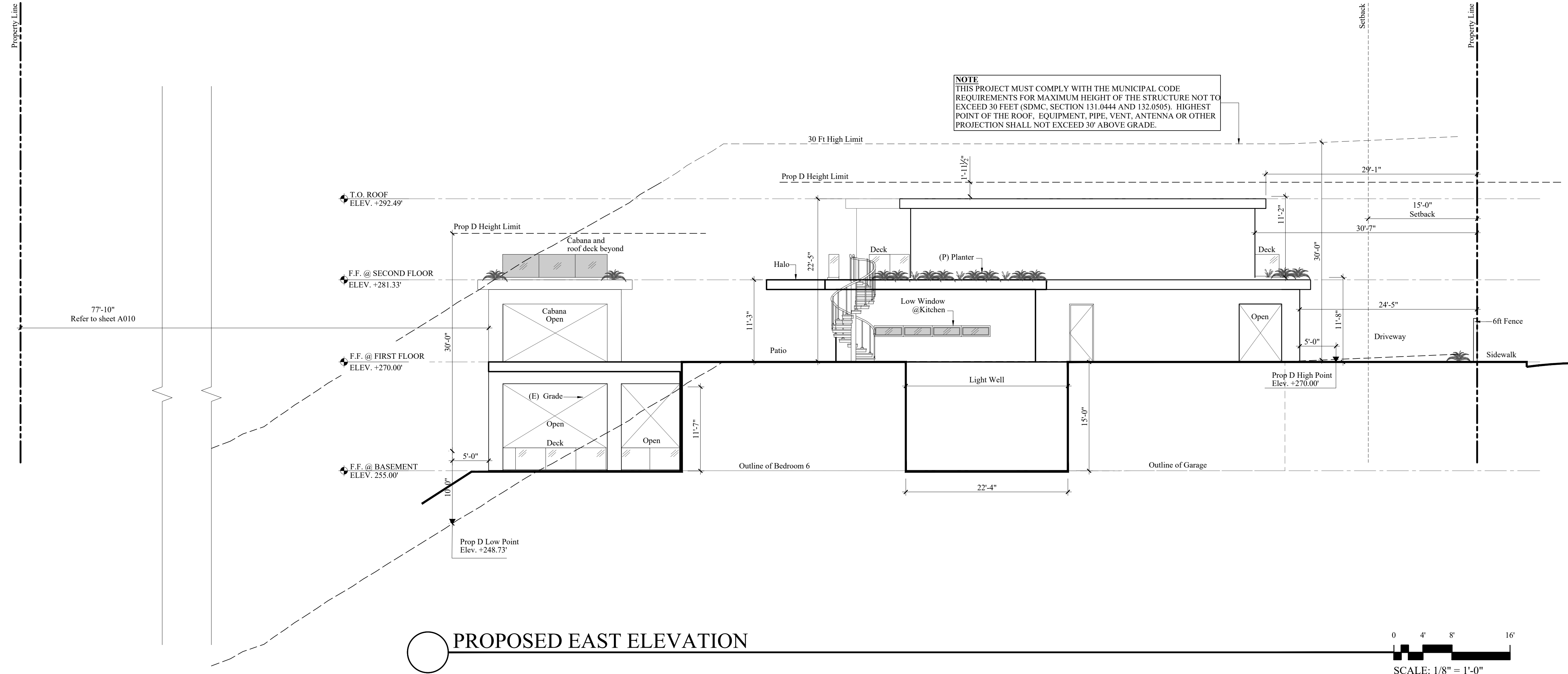
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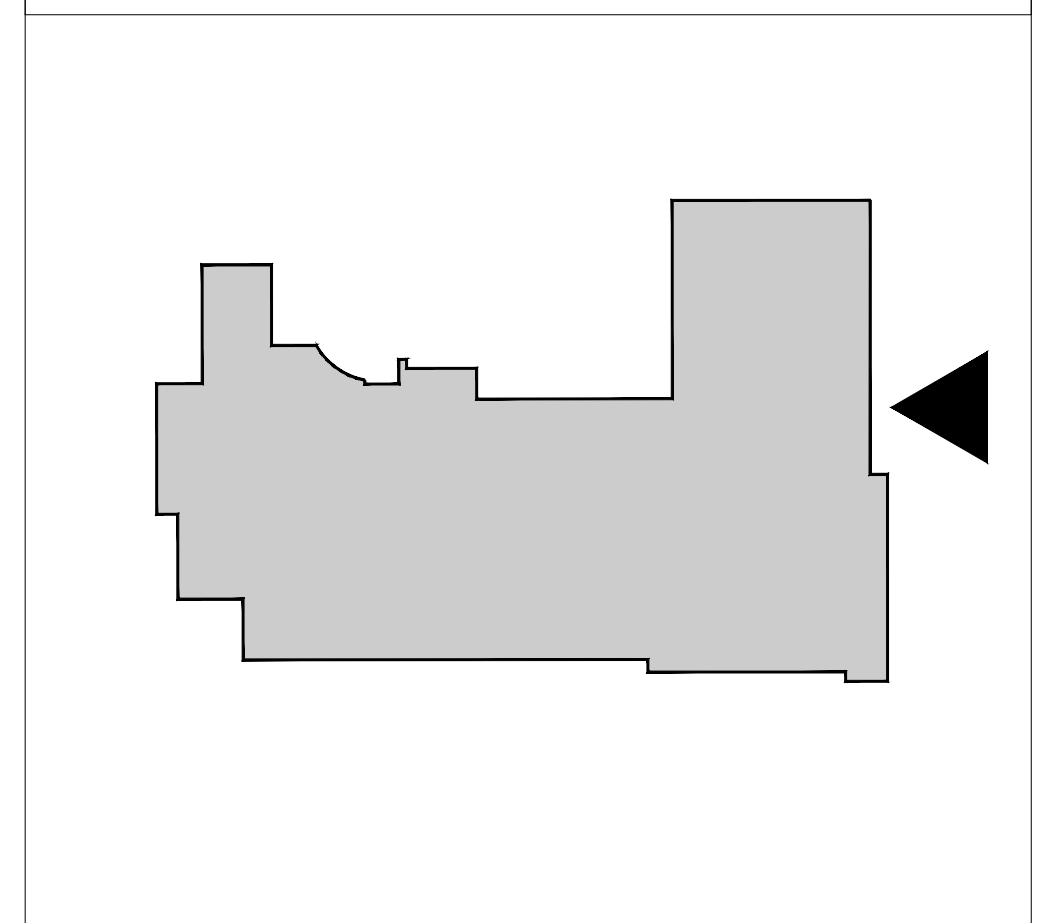
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PROPOSED ELEVATIONS

A054



KEYMAP

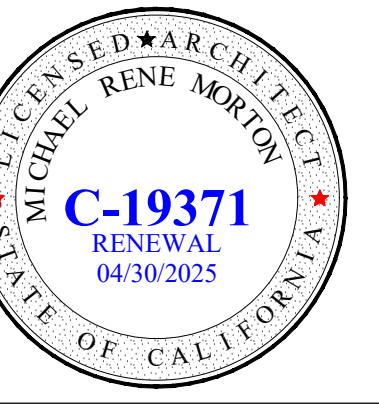


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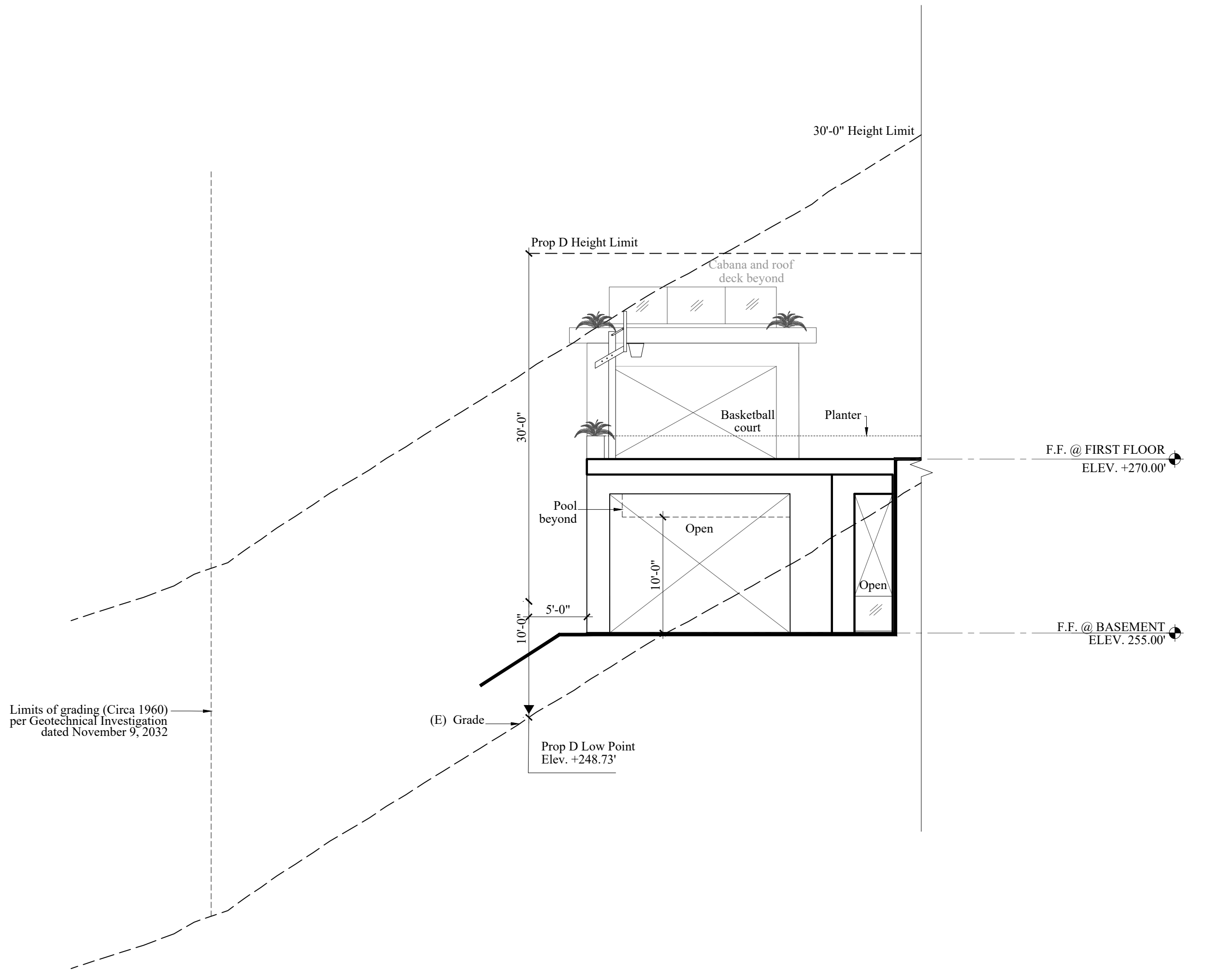
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DATE 11/12/2024

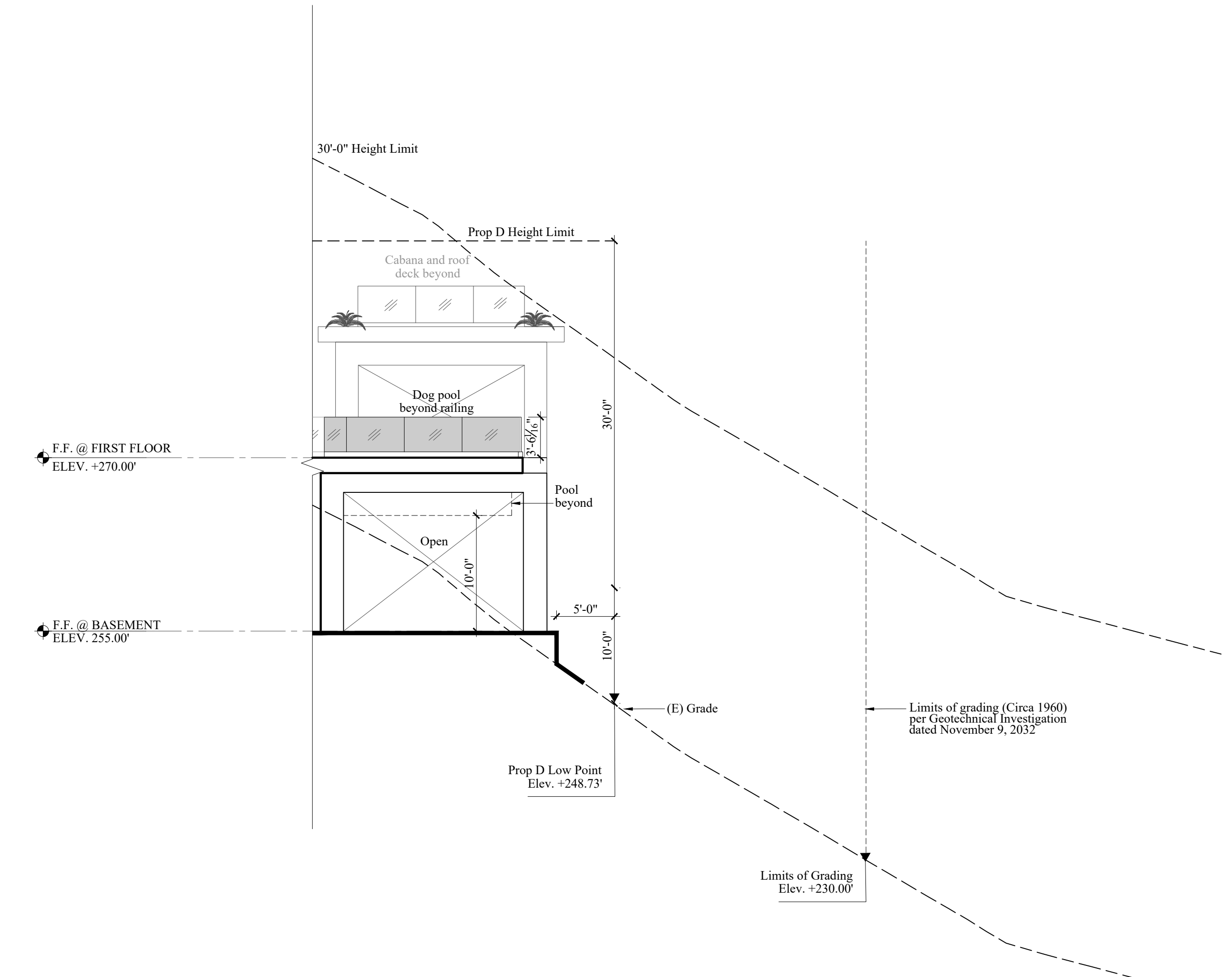
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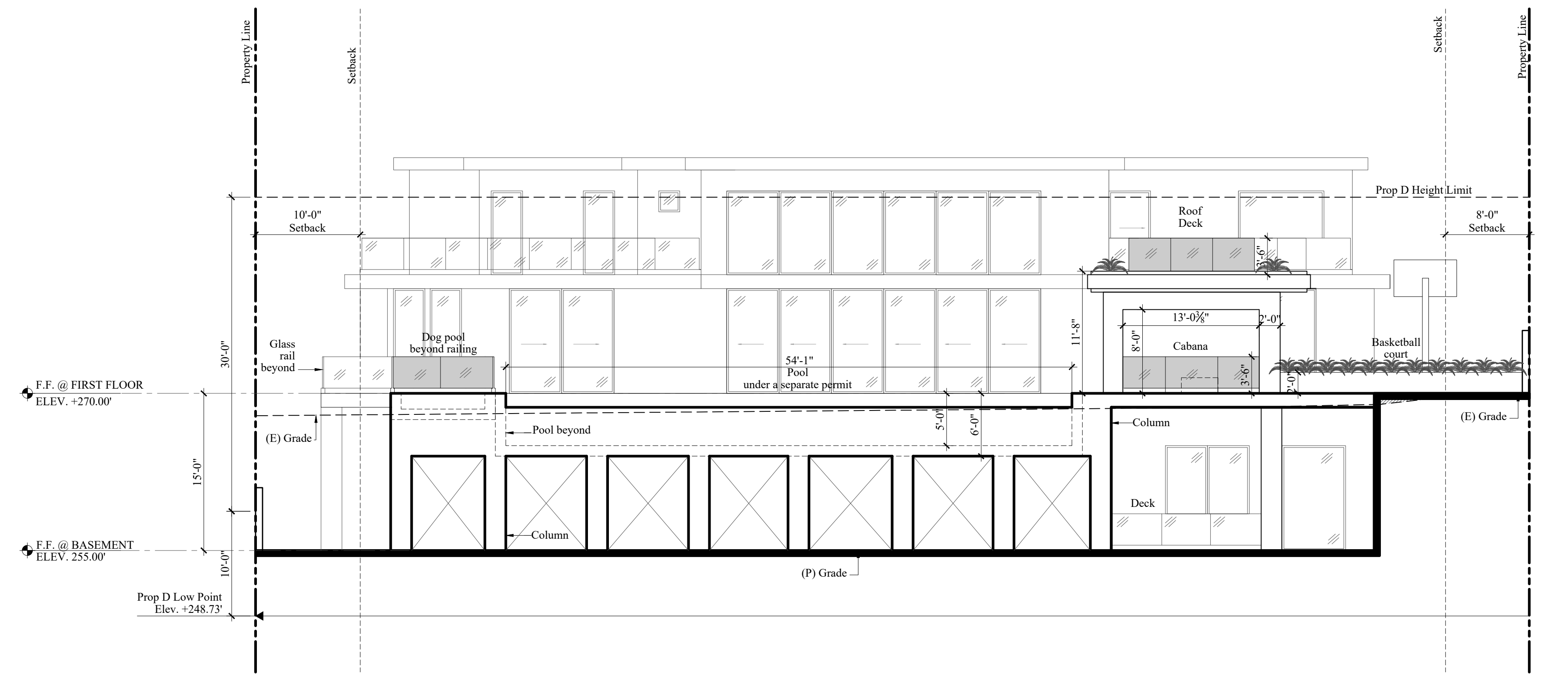
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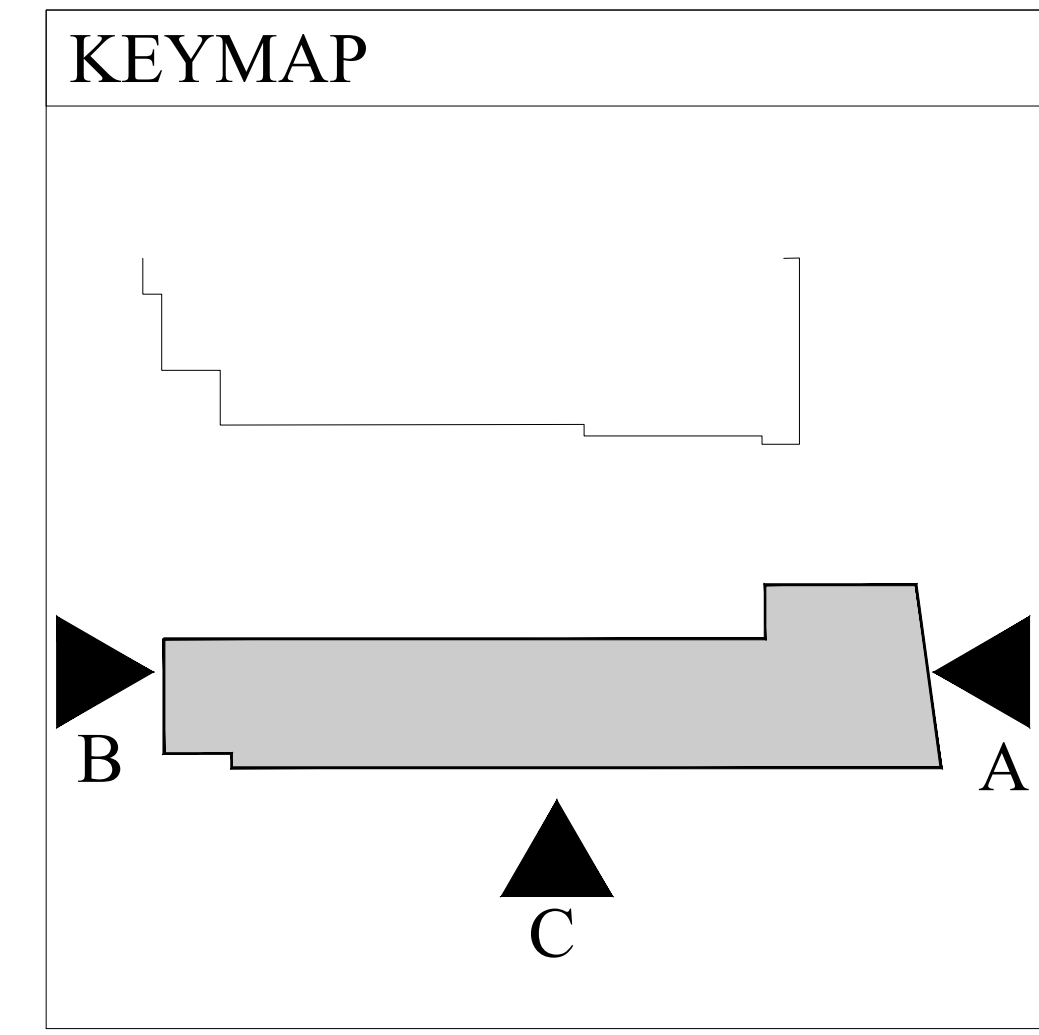
A PROPOSED EAST ELEVATION - FACILITIES



B PROPOSED WEST ELEVATION - FACILITIES



C PROPOSED SOUTH ELEVATION - FACILITIES



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PHASE COASTAL

PROJECT NO. 2022-19

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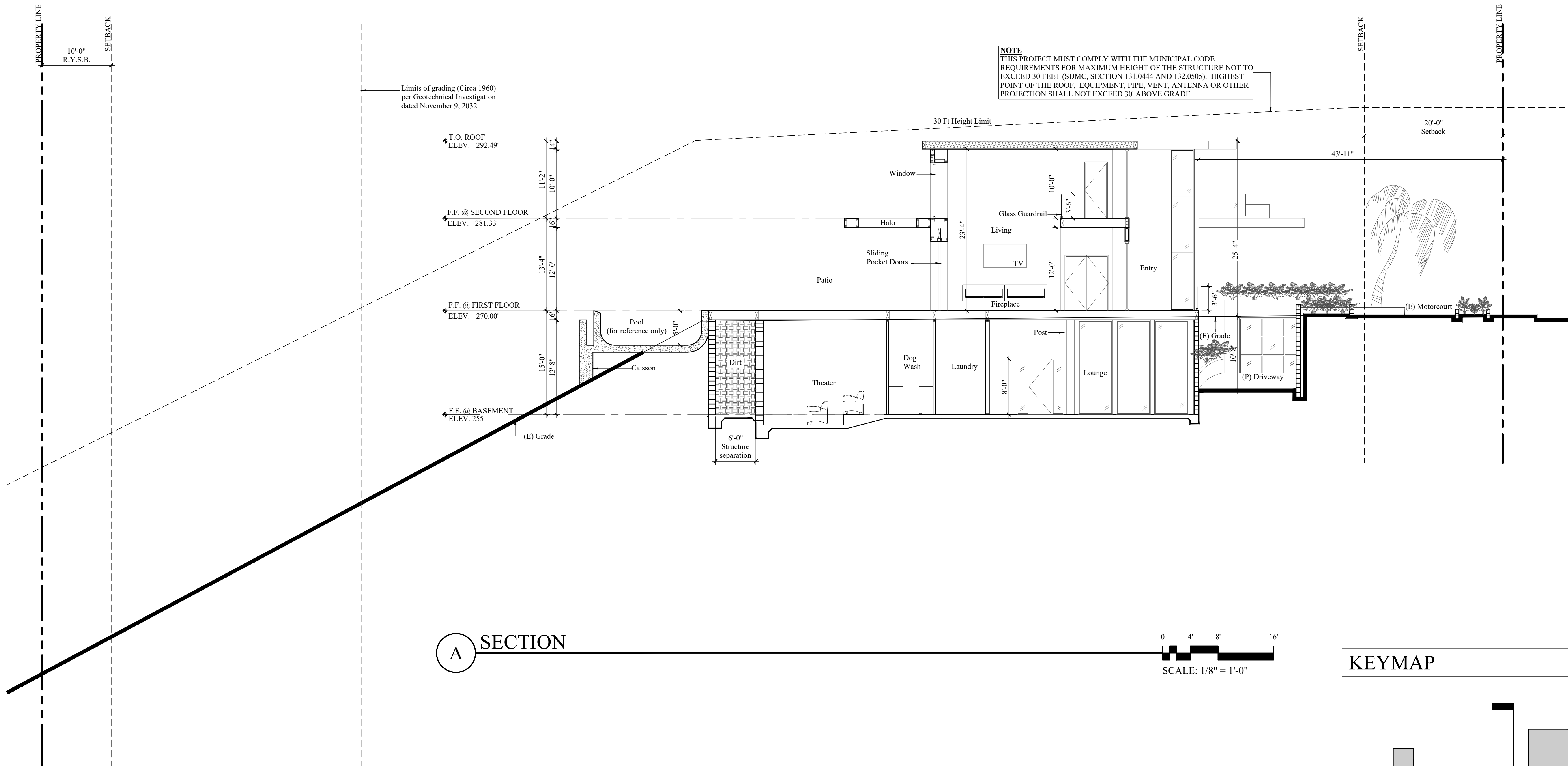
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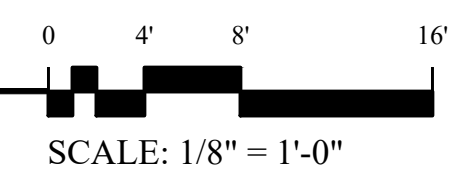
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SHEET TITLE PROPOSED SECTIONS

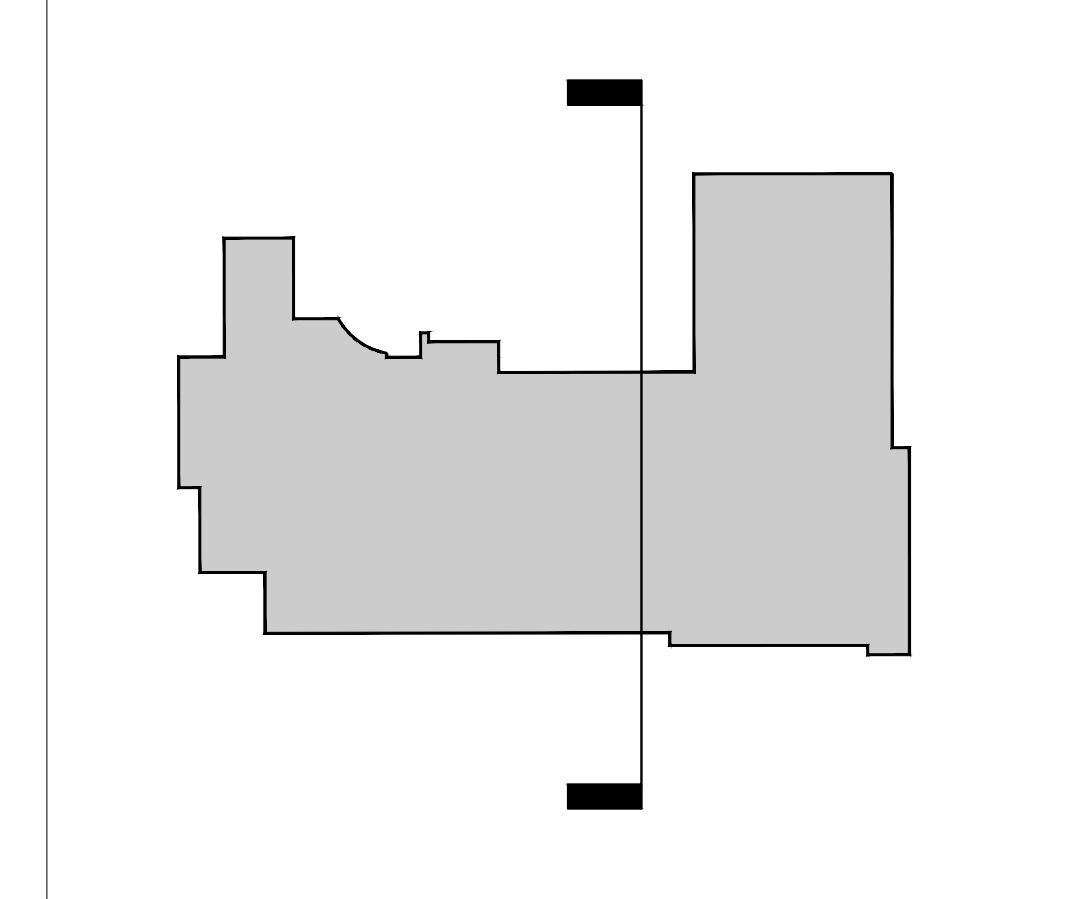
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A SECTION



KEYMAP





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PHASE COASTAL

PROJECT NO. 2022-19

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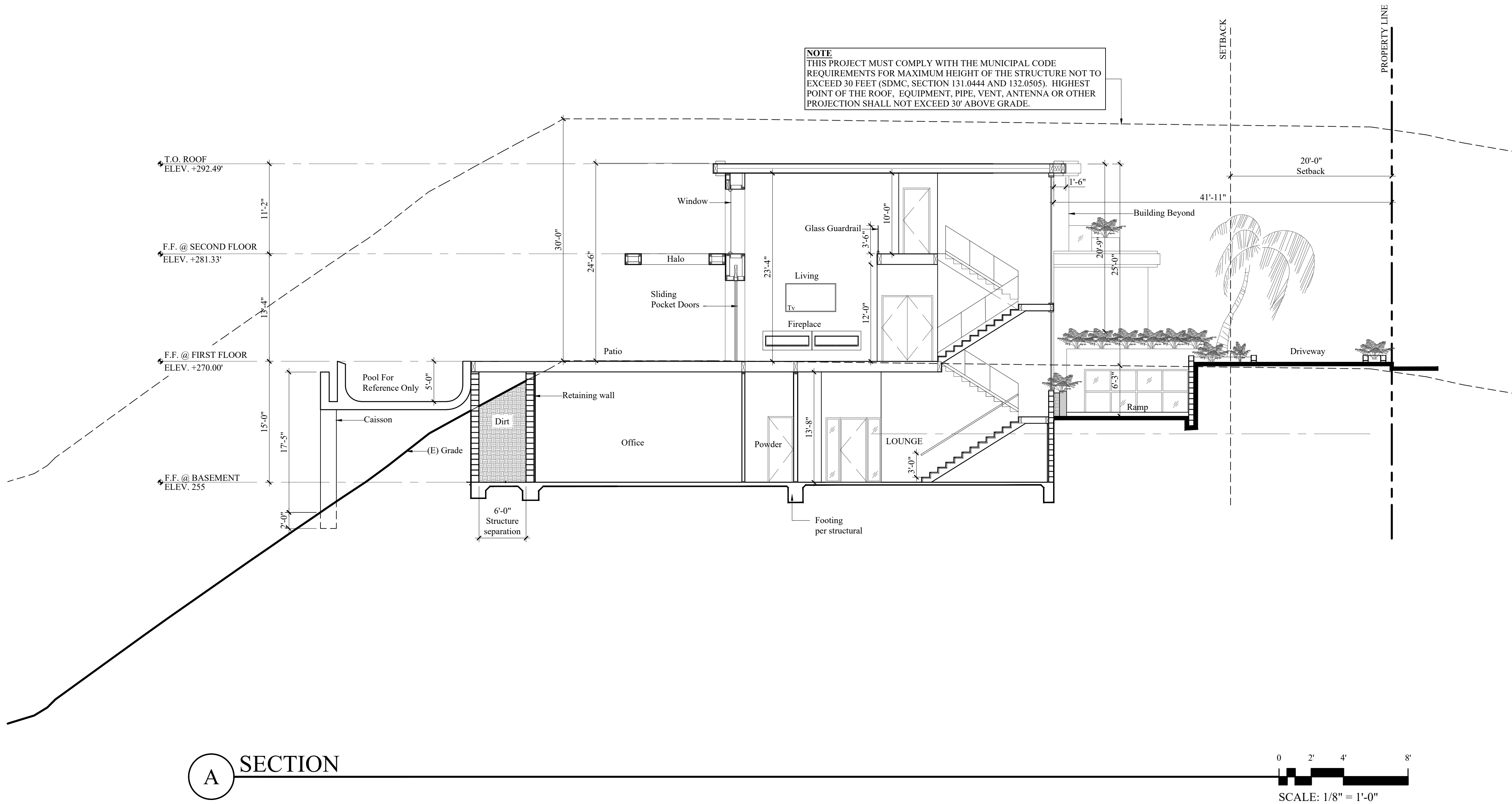
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DATE 11/12/2024

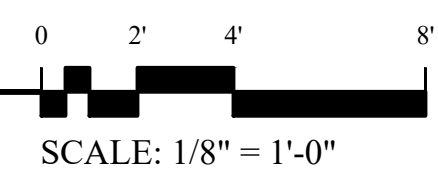
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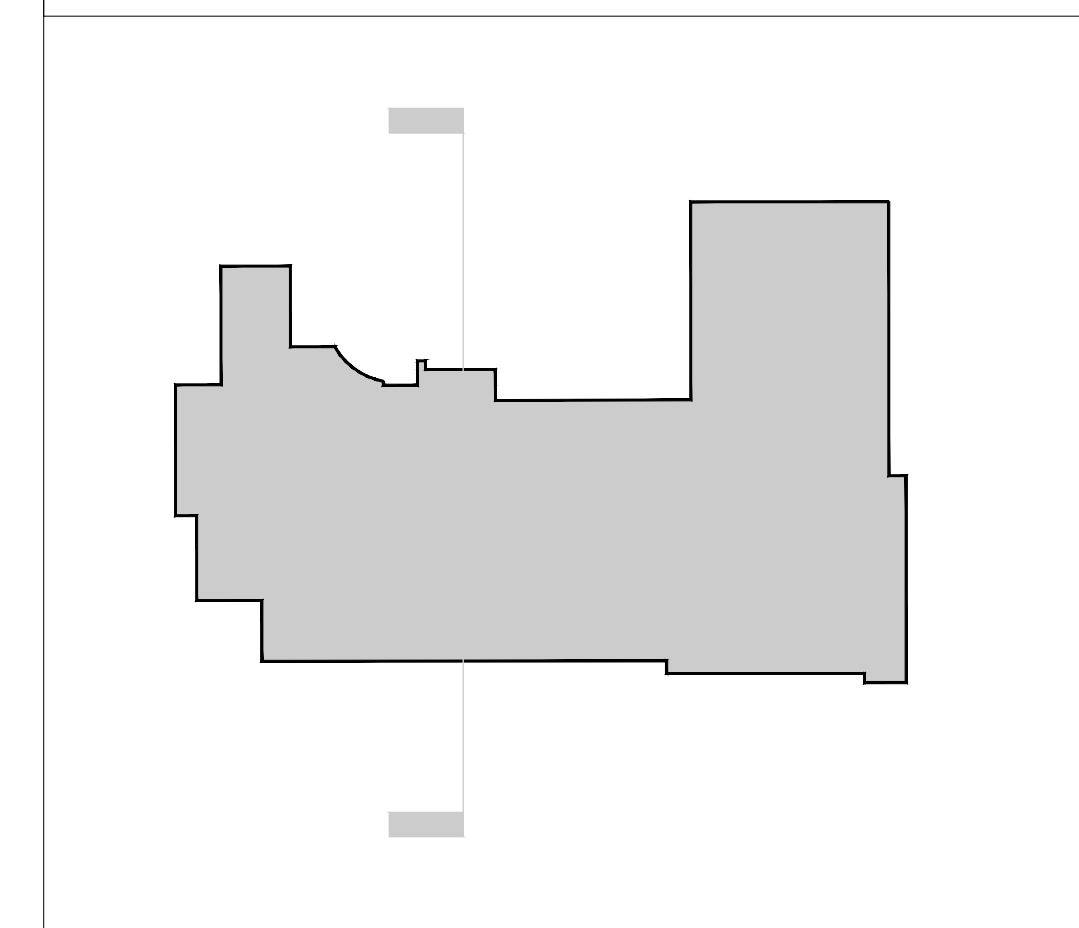
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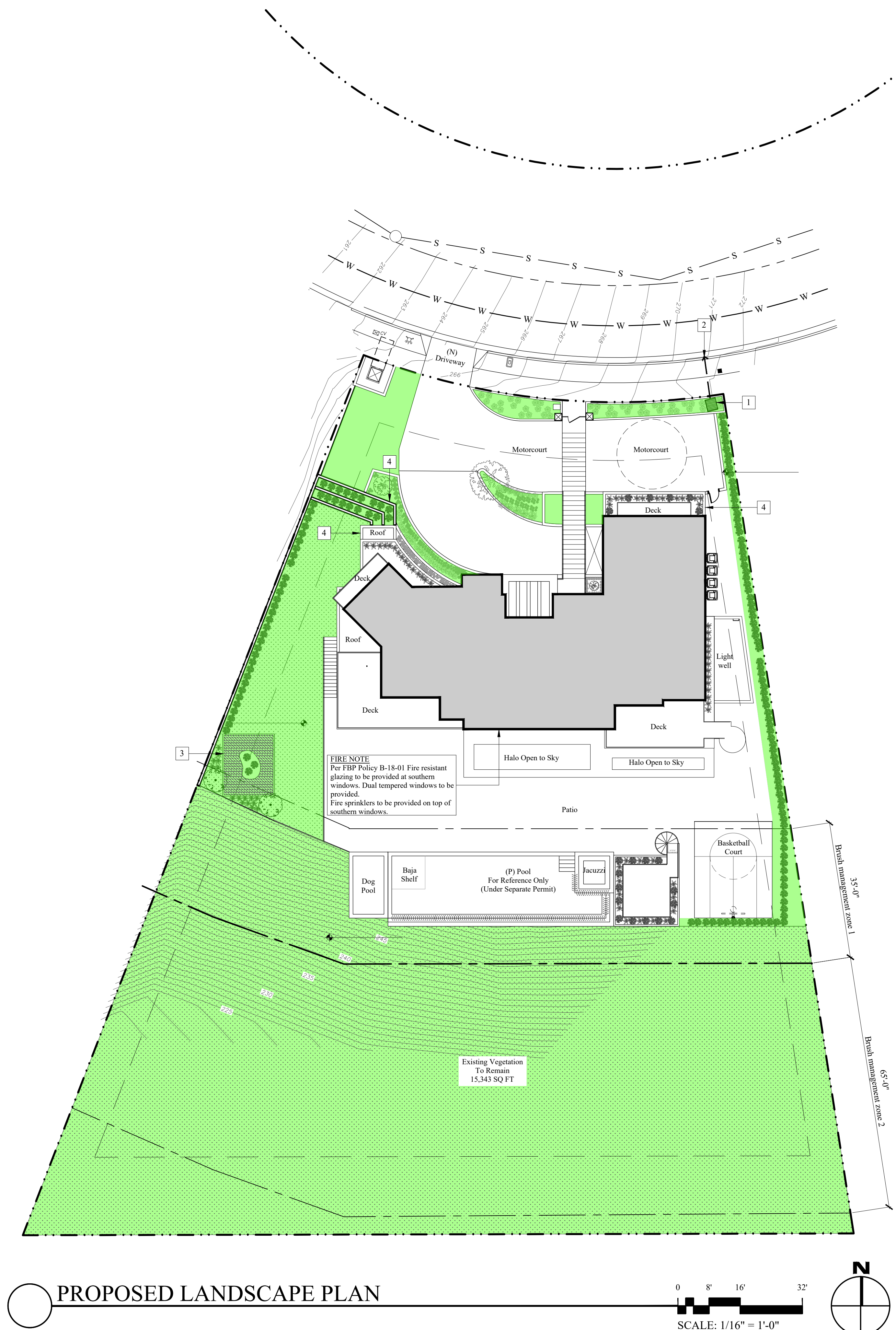
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PROPOSED LANDSCAPE PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

GENERAL LANDSCAPE NOTES

- A. THE PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. 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 THE OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- D. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT'S OFFICE.
- E. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- F. MINIMUM TREE SEPARATION DISTANCE:
 - TO TRAFFIC SIGNALS (STOP SIGN): 20 FT.
 - TO UNDERGROUND UTILITY LINES: 5 FT. (10 FT. TO SEWER)
 - TO ABOVE GROUND UTILITY STRUCTURES: 10 FT.
 - INTERSECTIONS (INTERSECTING CURB LINE OF TWO STREETS): 25 FT.
- G. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- H. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY 5310 C LLC. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY 5310 C LLC. 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 SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- I. NOT USED
- J. PER SD MUNICIPAL CODE 142.0409: MINIMUM OF ONE 24-INCH BOX TREE FOR EVERY 30 FT. OF STREET FRONTAGE OR ONE 10-FOOT BROWN TRUNK HEIGHT PALM TREE FOR EACH 20 FEET OF STREET FRONTAGE.
- K. 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 TRAVEL WAY PER THE SDMC 142.0409(10).
- L. LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO NOT EXCEED 3FT IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS
- M. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.
- N. OWNER 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 A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. 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.
- O. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

Legend

- PROPOSED RESIDENCE
- PROPOSED LANDSCAPE = 2,613 SQ FT
- EXISTING LANDSCAPE TO REMAIN = 16,585 SQ FT

Landscape Calculations

LANDSCAPE REQUIREMENTS	AREA (SQ FT)	PERCENTAGE
LOT AREA	33,611 SQ. FT.	100%
REQUIRED LANDSCAPE	10,083.3 SQ FT	30%
PROPOSED LANDSCAPE	2,613 SQ FT	8.10%
EXISTING LANDSCAPE TO REMAIN	16,585 SQ FT	47.61%
TOTAL (PROPOSED + EXISTING)	19,198 SQ FT	57.11%

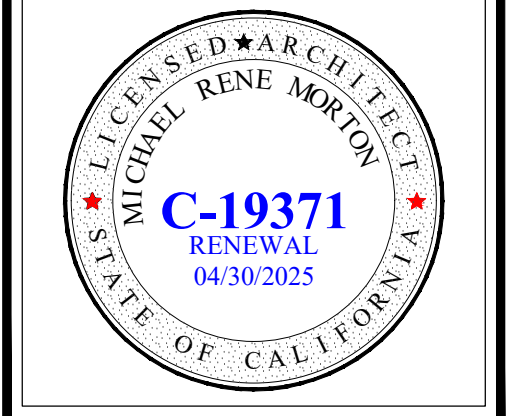
Keynotes

- 1 Proposed Gravity Catch Basin With BMP Filter and Pedestrian Grate. Overflows Clean Water To Sidewalk Underdrain
- 2 Sidewalk Underdrain Per Standard Drawing D-27 Q=0.11 CFS, V=1.2 CFS
- 3 Zen Garden at Basement
- 4 Hose Bib Location



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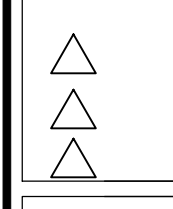


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PROJECT NO. 2022-19

REVIEWED BY CAM

DRAWN BY AP

DATE 11/11/2024

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SHEET TITLE PROPOSED LANDSCAPE PLAN

L01



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

Project Address 8101 Prestwick Dr
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact camarengo@m2a.io

Instructions

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

Site Development Plans PRJ-1090277.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00001 | Sheet TS01 | Open]

The property located at **8101 Prestwick Dr , APN 346-431-0700**, 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:
<http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.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 00002 | Sheet TS01 | Open]

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



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

A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. Please contact ARCCBuildingRecords.FGG@sdcounty.ca.gov. If the Assessor does is unable to provide this document for any reason, please upload a copy of the Assessor's email response stating that the record is unavailable. This will fulfill the submittal requirement for DSD-Historic.

Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: written description of the property including architectural style, materials, features, setting & related structures; and Notice of Completion.

Written description of the existing property - including architectural style, materials, features, setting and related structures. This detailed narrative analysis should also include the building's construction history and its current condition/design with a focus on the existing architectural design and any observed alterations.

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 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 00003** | **Sheet TS01** | **Open**]

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

DSD-Landscape Review

Jill Chorak
JChorak@sandiego.gov
(619) 446-5183

[**Comment 00045** | **Sheet TS01** | **Open**]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[**Comment 00046** | **Sheet TS01** | **Open**]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: jchorak@sandiego.gov or call 619-466-5183.

Refer to the following link for DSD's user guide on electronic submittals:
<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[**Comment 00047** | **Sheet TS01** | **Open**]

Project Scope: (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single-dwelling unit and construct new 2-story, single family residence located within the La Jolla Community Plan and the La Jolla Shores Planned District Ordinance.



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

[Comment 00048 | Sheet TS01 | Open]

Applicability: This project proposes new structures and new public improvements in the Right-of-Way. This project is subject to SDMC 142.0403, 142.0409 and 142.0413.

[Comment 00049 | Sheet TS01 | Open]

Accessory Dwelling Unit and Junior Dwelling Unit Development: Applicability: §141.0302: The project is not proposing any ADUs, therefore, the project is Exempt, §141.0302(b)(2)(F)(i).

[Comment 00050 | Sheet TS01 | Open]

Climate Action Plan Consistency Regulations: Applicability §143.1403(a): Development that results in three or more total dwelling units on all premises in the development are subject to the Climate Action Plan Consistency Regulations. However, this development consists of one existing single-family residence. Therefore, the CAP regulations do not apply.

[Comment 00051 | Sheet TS01 | Open]

Brush Management: Due to proximity to highly flammable native/naturalized vegetation, a formal Brush Management Plan shall be requested in accordance with SDMC 142.0412.

[Comment 00052 | Sheet L01 | Open]

Landscape Requirements:

[Comment 00053 | Sheet L01 | Open]

Landscape Concept Plan: The applicant has provided a Landscape Concept Plan with this submittal; however, additional information and documentation is required:

[Comment 00054 | Sheet L01 | Open]

Landscape Requirements: Per the La Jolla Shores Planned District Ordinance, SDMC 1510.0301(h)(1), In a Single-Family Zone, all landscaped area shall be not less than 30% of the total parcel area. All landscape and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.

[Comment 00055 | Sheet L01 | Open]

Landscape Regulations (LJSPD)(Information Only): Per All of the property not used or occupied by structures, unplanted recreation 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 landscape and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual. Mechanical equipment enclosures and walkways do not count towards this requirement.

[Comment 00056 | Sheet L01 | Open]

Landscape Area Diagram [§ 1510.0304(h)] - La Jolla Shores Planned District: Please provide a landscape area diagram which quantifies the site's landscape areas. Distinguish between planting and hardscape areas and provide square footages of each area.

[Comment 00057 | Sheet L01 | Open]

Street Trees: this project is subject to street tree requirements. Propose one street tree from the City's Street Tree Selection Guide, located away from all underground utilities per SDMC §142.0409. Trees may be located on private property within 10-ft of the property line along the street frontage as shown on the site plan. Show the species, and size



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(min. 24" box) on the plans, and if there is existing irrigation, provide note stating tree to be irrigated using existing irrigation. If no existing irrigation, provide Irrigation Plans.

[Comment 00058 | Sheet L01 | Open]

Root Zone: Provide a root zone of 40 square feet per tree with a minimum dimension of 5'. Where site conditions do not allow the installation of the street trees required by this section in the parkways, trees may be located on the private property within 10' of the property line along that street frontage. Locate graphically on Landscape Plans.

[Comment 00059 | Sheet L01 | Open]

Provide the following note on the Landscape Plan: "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 | Sheet L01 | Open]

Provide the following note on the Landscape Plan: "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." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).

[Comment 00061 | Sheet L01 | Open]

Water Conservation: All new development with a landscape area of 500 square feet or greater are subject to a Maximum Applied Water Allowance (MAWA) Water Budget. Please refer to the Water Budget Calculation Formula in SDMC 142.0413. See the Land Development Code, Landscape Standards, Appendix E, Water Budget Landscape Worksheets. Provide the calculations on the Landscape Plans.

[Comment 00062 | Sheet L01 | Open]

Provide the following note on the Landscape Plan: "The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h) and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance."

[Comment 00063 | Sheet L01 | Open]

Irrigation Audit: Projects subject to the requirement for a water budget in Table 142-04I must conduct and submit to the City an Irrigation Audit consistent with San Diego Municipal Code (SDMC) 142.0413(f) and Section 2.7 of the Landscape Standards of the Land Development Manual prior to occupancy and use.

[Comment 00064 | Sheet L01 | Open]

Irrigation: Indicate the type(s) of irrigation system(s) proposed for this development, i.e. spray, drip, etc.

[Comment 00065 | Sheet L01 | Open]

Provide the following note on the Landscape Plan: "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 00066 | Sheet L01 | Open]



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Tree Maintenance Note: Provide the following note on the Landscape Plan: "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 00067 | Sheet L01 | Open]

Provide the following note on the landscape plan: "All landscaping shall be completed within 6 months of occupancy or within one year for the notice of a completion of a residence."

[Comment 00068 | Sheet L01 | Open]

Provide the following note on the landscape plan: "All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscape material."

[Comment 00069 | Sheet L01 | Open]

Brush Management Requirements:

[Comment 00070 | Sheet L01 | Open]

Brush Management (Information Only): Due to proximity to highly flammable native/naturalized vegetation, a Brush Management plan shall be requested in accordance with SDMC 142.0412. Zone One shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone Two consists of thinned, native or naturalized non-irrigated vegetation. Provide a Brush Management Plan with the next submittal.

[Comment 00071 | Sheet L01 | Open]

Brush management Zone One (Information Only) is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.

[Comment 00072 | Sheet L01 | Open]

Notes: Include all the Brush Management Notes from SDMC 142.0412(g) and (h) and notes on Brush Management Implementation, as well as Section III from the Landscape Standards. Email your reviewer for a pdf of the notes to place directly on the Brush Management Plan.

[Comment 00073 | Sheet L01 | Open]

Brush Management Zones: Typical Brush Management Zones consists of a 35-ft Zone One and a 65-ft Zone Two; however, based on the plans provided, it appears that Brush Management Zone One shall extend from the proposed residence out to the top of slope/proposed pool wall. Brush Management Zone Two shall extend from the top of slope/proposed pool wall out to the rear yard property line. Please label and dimension Brush Management Zone One and Zone Two.

[Comment 00074 | Sheet L01 | Open]

Vegetation: Within each zone, show all proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:

-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-resistive.

-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.



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[Comment 00075 | Sheet L01 | Open]

Irrigation: Permanent irrigation is typically required for all planting areas within Zone One. Graphically identify and label the extents of irrigation system in the Zone One area. In lieu of a full irrigation system, hose-bibs within 50-ft of all Zone One areas shall be acceptable for this small scale, single-dwelling unit development. Identify all location of hose-bibs on the Brush Management plan.

[Comment 00076 | Sheet L01 | Open]

Structures: Indicate graphically and with notes all structures and hardscape within Zone One. Structures in Zone One shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code.

[Comment 00077 | Sheet L01 | Open]

Provide the following note: 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.

[Comment 00078 | Sheet L01 | Open]

Offsite Brush Management on Adjacent Properties – Include the following note: “Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department’s Fire Hazard Advisor – Brush/Weed Complaint line at: (619) 533-4444.”

[Comment 00079 | Sheet L01 | Open]

Provide the following note on the Brush Management Plan: “The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.”

Fire-Plan Review

Nathaniel Boyle
natebu@sandiego.gov
619-533-4481

[Comment 00081 | Sheet A 010 | Open]

Show fire hydrant locations on site plan.

[Comment 00082 | Sheet A 010 | Open]

SDFD recognizes "Fire notes" on the site plan and concurs .

[Comment 00083 | Sheet A 010 | Open]

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact Fire Plan Reviewer by email with any questions or if clarification is needed.



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Other

Community Planning Group

Michael Sonuga
msonuga@sandiego.gov

[**Comment 00080** | **Page** | **Open**]

The proposed project is located within the La Jolla Community Planning Group, the officially recognized community group for the area to provide recommendations to the City. If you have not done so, please contact Harry Bubbins, Chair of the La Jolla Community Planning Group at (858)459-9490 or email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting, including the vote count, to the Development Project Manager. Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" <https://www.sandiego.gov/development-services/>, provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov
619-236-7713

[**Comment 00006** | **Page** | **Open**]

The Engineering Review Section has reviewed the subject's development and have the following comments that needs to be addressed. Upon the resubmittal, we will complete our review.

[**Comment 00007** | **Page** | **Open**]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the new Storm Water Development Regulations.

[**Comment 00008** | **Page** | **Open**]

Please note 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.

[**Comment 00009** | **Page** | **Open**]

Project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of submittal. Based on the information provided this project is a Priority Development Project. Please submit documentation and clearly identify how this project adheres to the current City of San Diego regulations. Please submit exhibits and



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calculations that identify any areas that must be set aside for treatment control/hydromodification BMP's or dispersion areas for storm water volume reduction. Clearly show how runoff is directed to these treatment areas.

[Comment 00010 | Page | Open]

Please verify and revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part E items # 4 supposed to be Yes.

[\[Comment 00011 | Page | Open \]](#)

[Please verify and revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F items # 2 supposed to be NO.](#)

[\[Comment 00012 | Page | Open \]](#)

[Please verify and revise Stormwater Requirements Applicability Checklist DS-560 as the answer for Part F items # 4 supposed to be YES.](#)

[\[Comment 00013 | Page | Open \]](#)

[Submit a preliminary drainage study to determine the existing and proposed drainage flows and velocities and provide design recommendations on the anticipated storm drain facilities including mitigation measures for any increases in flows and velocities at all discharge points, in accordance with the current City of San Diego Drainage Design Manual.](#)

[Comment 00014 | Page | Open]

Please note all public improvements and dedications must be up to current city standard prior to the issuance of any building permit as required per SDMC 142.0610 (a).

[Comment 00015 | Page | Open]

Dedication: based on the community plan and street classification, Prestwick Dr is a 2-Lane collector; therefore, 14 feet minimum parkway with non-contiguous sidewalk is required per current City Standard.

[Comment 00016 | Page | Open]

Driveway should comply with current ADA, SDMC guidelines and City of San Diego Standard drawings.

[Comment 00017 | Page | Open]

Please note per SDMC 142.0560 (j)(8) the subject property does not qualify for two driveways since the property frontage is 94.25 ft.

[Comment 00018 | Page | Open]

Please call out the closure of the existing non-utilized driveway with city standard curb, gutter, and sidewalk.



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[Comment 00019 | Page | Open]

Per San Diego Municipal Code Diagram 113-02SS, the visibility area at the project driveway at Prestwick Dr. shall be shown on private property and extend 10 feet inward along the driveway and along the property line. Add a diagonal line that connects the two. Add a note that states: No obstruction including landscaping or solid walls in the visibility area shall exceed 36 inches in height.

[Comment 00020 | Page | Open]

Please note prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for all existing private improvements such as landscape/irrigation in Prestwick Dr ROW.

[Comment 00021 | Page | Open]

The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities, maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Plan shall include the proposed finished pad elevations, drainage patterns and slope gradients. Show the collection/discharge points for any site and roof drains.

[Comment 00022 | Page | Open]

Please provide Building section show/call out existing and proposed grade and elevations.

[Comment 00023 | Page | Open]

Please revise the site plan to match the notes; note #7 dose note exist on the site plan.

[Comment 00024 | Page | Open]

Please provide a detailed written response to all comments regardless of you agree or not and in case of disagreement express your reasoning.

[Comment 00025 | Page | Open]

If you have any questions/comments please email Layth Alani at LAIAni@sandiego.gov.

DSD-Geology

Xiomara Rosenblatt-Dailey
xrosenblattd@sandiego.gov

[Comment 00004 | Page | Open]

The project is located in Geologic Hazard Category 26 as shown on the City's Seismic Safety Study Geologic Hazard Maps and is characterized by potential slope instability and slide-prone formations with unfavorable geologic structure. Submit a geotechnical investigation report that addresses the site and proposed development plans as required by Bulletin 515. For information regarding geotechnical reports, see the City's Guidelines for Geotechnical Reports (www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf).

[Comment 00005 | Page | Open]



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The Architect of work must show the limits of grading on the site development plans. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant.

DSD-Planning Review

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[[Comment 00044](#) | [Page](#) | [Open](#)]

Project Information

1. The proposed project is located within: Base Zone LJSPD-SF, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), and the La Jolla Community Plan. [Info Only – No Response Required]
2. The site is also identified as containing Environmentally Sensitive Land (ESL) at the back of the site in the form of Steep Hillsides, Sensitive Vegetation, SCP Vegetation (Scrub and Chaparral).
3. The proposed project scope includes: demolition of existing single-dwelling unit (SDU), then construction of a new SDU. [Info Only – No Response Required]

Permits & Findings

4. Pursuant to SDMC 126.0702(a), the proposed development within the Coastal Overlay Zone shall require a Coastal Development Permit (CDP). [Info Only – No response required].
5. Pursuant to SDMC 1510.0201, additions within the La Jolla Shores Planned District shall require a Site Development Permit (SDP). Pursuant to SDMC 1510.0201(d), the SDP shall be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three.
6. Pursuant to SDMC 143.0110 and 126.0502, the proposed SDU on a lot greater than 15,000 square feet that contains ESL shall require a Process Three SDP.



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7. Please provide a written response addressing each of the required findings found in 126.0707(a)(1-3) and 126.0505(a-b).

Development

8. Under the Project Data, please remove the "LJSPD-V" Base Zone; the site lies completely within the LJSPD-SF Base Zone.

9. Per Building & Zoning Plat Map 250-1692, there is a 15' established front setback. Please illustrate and label this on the site plan.

10. It appears the cabana and pools encroach into the steep hillsides (past the top of slope). Please clarify.

11. Per 143.0142(a)(2), "steep hillsides shall be preserved in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises". If the pool, deck, and cabana are proposed within the steep hillsides, please demonstrate with a hillside analysis that this is necessary to achieve a 25% development area. If it is not necessary, please move these items from the ESL. A010 included a plan illustrating 22% lot coverage. ELS may not be disturbed unless it is required to achieve a 25% development area. The 25% development area includes any portion of the site that is not in a natural state (driveways, graded portions, landscaped areas, etc.). It appears that the 22% does not include the entire disturbed area. Please revise.

12. Please reference the Steep Hillside Guidelines in the Land Development Manual:

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/landdevmanual/lmsteephillsides.pdf>

13. Please review Design Standards Part A (SHG pg. 16) for single dwelling unit development. Please pay particular attention to and provide a written narrative addressing the Standards:

- a. 1: development should respect existing natural landforms (ex.: avoid steep hillsides)
- b. 2: Site improvements shall be designed and sited to minimize impacts to the steep hillside areas.
- c. 3: The design and placement of structures on the site shall respect the steep hillside character of the site (ex. Natural colors, stepped design).
- d. 4: : Designated public view corridors from public streets and other public property, as identified in the adopted Land Use Plan, shall be maintained.



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e. 5: Natural drainage patterns shall be respected to the extent feasible.

14. The Project Data lists that the setbacks are in accordance with the neighborhood average. Please provide a La Jolla Shores General Conformity Neighborhood Survey to demonstrate compliance. Please include a chart that lists the setbacks and FAR for each home within 300 feet and illustrate the associated calculated average.

15. On the neighborhood survey, please highlight or delineate the proposed quantities, so they stand out from the others and can be easily read.

16. Planning does not have comments on the CAP checklist.

17. Character: pursuant to SDMC 1510.0301(c), the labeled materials on the elevations appear to fit in with the character of the neighborhood. Please label them to demonstrate compliance.

18. Density: the proposed density of one dwelling unit appears to be in general conformity with the surrounding area (Pursuant to SDMC 1510.0304(a)). [Information Only - No Response Required]

19. Lot Coverage: Pursuant to SDMC 1510.0304(d), the maximum lot coverage is 60 percent. The proposal complies. [Information Only - No Response Required]

20. Landscaping: Pursuant to SDMC 1510.0304(h)(1), at least 30% of the lot shall be landscaped. The proposal appears to comply. [Information Only - No Response Required]

Community Plan

21. The project site is designated for very low density residential (0-5 dwelling units per acre) (LJCP, Figure 1, pg. 3). The project includes one single dwelling unit on one lot totaling approximately 33,611sf (~0.77 ac) in lot area. The project results in a density of approximately 1 dwelling units per acre. The project implements the prescribed density. [Information Only - No Response Required]

22. La Jolla Community Plan Residential Land Use Polity #1: Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. The community plan identifies the land as very Low Density Residential per Figure 16. The proposed project includes a single dwelling unit and does not conflict with this policy.



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23. The site is not identified as a public vantage point. (Figure 9, pg. 35-36). [Info Only – No Response Required]

24. Policy 2a states “Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use.” The proposal does not interfere with public vantage points.

25. One goal of the La Jolla Community Plan is to “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 proposed addition appears to do this especially through the use of articulation. [Info Only – No Response Required]

26. La Jolla Community Plan Residential Recommendation 2c: In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. The proposal adheres to this recommendation by providing off setting planes between stories and the roof.

27. Recommendation 2e. In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air. The structures are sited far from the street which reduces the impact on the neighborhood. They also step back with off setting planes.

28. Please contact the La Jolla Community Planning Association and the La Jolla Shores Planned District Ordinance Advisory Board for a recommendation on your project. Please provide these comments to the City.

Draft Conditions

29. Per 143.0140, Environmentally sensitive lands that are outside of the allowable development area on the premises shall be left in a natural state and incorporated into a Covenant of Easement (COE) recorded against title to the property, in accordance with 143.0152. Please delineate all remaining ESL on the premises to be included within the COE and illustrate/label this on the Site Plans.

30. 143.0142((e), before approval of the discretionary permits, “the applicant shall execute and record in favor of the City a hold harmless and/or indemnification agreement for the approved development, as necessary and appropriate.”



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LDR-Environmental

Kelli Rasmus
KRasmus@sandiego.gov

[[Comment 00026](#) | [Page](#) | [Closed](#)]

[These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.](#) [Informational Item]

[[Comment 00027](#) | [Page](#) | [Closed](#)]

Resubmittal Requirements:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are /carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. [Informational Item]

[[Comment 00028](#) | [Page](#) | [Closed](#)]

Environmental Determination:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS will make a determination as to the appropriate environmental document based on all reviewed and submitted information. [\[Informational Item\]](#)

[[Comment 00029](#) | [Page](#) | [Open](#)]

Project Scope:

A request for a SITE DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT for the demolition of an existing 3,119 square-foot single family residence and construction of a new two-story 5,888 square-foot residence over a 6,551 square foot basement. The 0.74-acre lot is located at 8101 Prestwick Drive in the La Jolla Specific Plan Development - Single Family Residence zone. Additionally, the project site is within the Coastal Height Limitation Overlay Zone (CHLOZ), the Coastal Overlay Zone First Public Roadway (COZFPR), and the Parking Impact Overlay Zone (Coastal).

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Segmenting:



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In addition to the construction of the 5,888 square foot single family home and 6,551 square foot basement, the site development plan submitted as part of this review, shows development of a pool, dog pool, cabana and basketball court within the brush management zone on the existing natural slope in the southern portion of the property. Because environmental review must consider the "whole of the action" [CEQA Guidelines sec. 15378 (c)], processing the proposed project without considering the implications of the pools, cabana and basketball court construction is viewed as segmenting or piecemealing the "whole of the project".

In order to avoid a potential "segmenting" issue it will be required to conduct the CEQA analysis on the "whole of the action". Therefore, the applicant is required to process both the proposed construction of the new single-family residence and basement, as well as the construction of the proposed recreation facilities in the brush management zone under one application. Please submit development plans for the pools, cabana and basketball court during the next round of reviews.

[[Comment 00031](#) | [Page](#) | [Closed](#)]

Archaeology:

A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential resources within the project site. According to the CHRIS search, no sites are mapped within the project site and there is a lack of resources in the area.

No additional archaeological evaluation is recommended based upon the project location, site, photographs, scope of work, previously disturbed nature of the site, and negative CHRIS search. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[[Comment 00032](#) | [Page](#) | [Open](#)]

Biological Resources:

The project site is not located within or near the City of San Diego's Multi-Habitat Planning Area however the project site abuts a steep slope along its southern boundary and the submitted site development plan shows proposed development on a portion of the slope. According to the City of San Diego's Zoning and Parcel Information Portal, the property site has been identified to possibly contain Environmentally Sensitive Lands (ESL) associated with sensitive vegetation on the slope. This is also evident in the aerial photograph of the project site included as part of the site development plan submitted by the applicant. Therefore, the preparation of a biological survey report, prepared in accordance with the City's Biological Guidelines, is required. Guidelines for conducting biological surveys can be found in Appendix II of the City of San Diego's Biology Guidelines. Please submit the survey report with your next review submittal.

[[Comment 00033](#) | [Page](#) | [Open](#)]

Geology:

The project site contains Geologic Hazard Category 26 geologic conditions. According to the City of San Diego's Information Bulletin 515, Geotechnical Study Requirements, all proposed development in Geologic Hazard Area 26 requires a Geotechnical Report. The LDR-Geology review discipline has identified project issues that will need to be addressed before the LDR-Environmental Review discipline can adequately assess the project's potential environmental impacts that are related to geology.

[[Comment 00034](#) | [Page](#) | [Open](#)]

Paleontological Resources:



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The project site is underlain by the Ardath Shale geological formation, which has a high potential for paleontological resources. In accordance with the City's CEQA Thresholds a significant impact could occur if the grading would exceed 1000 cubic yards at a depth of 10 feet or more. The project proposes grading 4,974 cubic yards of cut to a maximum depth of 12.5 feet. The project would exceed the threshold and therefore a paleontologist will be required to monitor the grading of the project site. Regulatory compliance will reduce impacts to paleontological resources to below a level of significance.

[[Comment 00035](#) | [Page](#) | [Open](#)]

GHG:

The 2022 [Climate Action Plan \(CAP\)](#) and associated [CAP Consistency Regulations](#) were adopted and became effective for all areas outside of the Coastal Overlay Zone on October 23, 2022. On June 8, 2023, these regulations became effective in the Coastal Overlay Zone as well. Compliance with the CAP Consistency Regulations would reduce Greenhouse Gas Emissions impacts associated with the project to below a level of significance. LDR-Environmental review discipline will defer to LDR-Planning and Transportation for further review of the project for compliance with the CAP Consistency Regulations.

[[Comment 00036](#) | [Page](#) | [Open](#)]

Land Use:

Please see comments from LDR-Planning regarding compliance with plan policies and regulations, including issues related to ESL designation on the project site.

[[Comment 00037](#) | [Page](#) | [Closed](#)]

Transportation:

Based on the expected trip generation, the project would not require a Local Mobility Analysis or a Vehicle Miles Travelled (VMT) analysis. As the project meets the criteria to be considered a Small Project per the City of San Diego Transportation Study Manual (2022), VMT impacts would be less than significant. All pertinent information will be included within the appropriate environmental documents. No further comment is required.

[[Comment 00038](#) | [Page](#) | [Closed](#)]

Air Quality:

Considering the scope of the proposed project, surrounding area, and zoning, the project is expected to conform to air quality standards. No air quality report is required. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[[Comment 00039](#) | [Page](#) | [Closed](#)]

Hazardous:

The project site is not listed as a hazardous materials site in public records databases (Envirostor, Geotracker, Cortese List). Therefore, the project would not create a significant hazard to the public or the environment. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

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

Historical Resources:

EAS defers to Historic Review on issues related to historically significant structures. Please refer to Historic Review comments for additional information needed for their review.

[[Comment 00041](#) | [Page](#) | [Open](#)]

Hydrology/Drainage:

EAS defers to Engineering Review on hydrology/drainage issues. Please provide EAS with any additional information/documentation requested by Engineering.

[[Comment 00042](#) | [Page](#) | [Closed](#)]

Noise:

Considering the scope of the proposed project, surrounding area, and zoning, the project is expected to conform to the City's construction noise and operational property line noise limits. No noise report required. All pertinent information will be included within the appropriate environmental document. No further comment is required.

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Water Quality:

EAS defers to Engineering Review on water quality issues. Please provide EAS with any additional information/documentation requested by Engineering.
