

**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-1106800 \_\_\_\_\_
- Address and APN(s):  
7717 Sierra Mar Dr., La Jolla, CA 92037 APN: 350-280-0200 \_\_\_\_\_
- Project contact name, phone, e-mail:  
Derek Berg 760-390-0007 derek@madesigning.com \_\_\_\_\_
- Project description:  
Proposed remodel and addition to an existing 2-story home with garage. \_\_\_\_\_
- 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: 28,533 sf (0.65 ac)
  - existing structure square footage and FAR (if applicable): 4,356 sf (0.15 FAR)
  - proposed square footage and FAR: 6,218 sf (0.22 FAR)
  - existing and proposed setbacks on all sides: n/a
  - height if greater than 1-story (above ground): 2' height increase of ridge line (25'-8" at front, 29'-9" at rear)

**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](mailto:magarcia@sandiego.gov)  
City Planning Department  
619-236-6173



12975 Brookprinter Place Suite 270 Poway, Ca. 92064  
[www.madesigning.com](http://www.madesigning.com) 760-390-0007

## **ADDITIONAL INFORMATION**

### **7717 SIERRA MAR DRIVE – PROPOSED REMODEL AND ADDITION**

Project Description: on a site with NO view corridor conditions we propose A 2,413-square-foot addition and a 437-square-foot garage addition-to an existing Single Family dwelling

Existing Home was Built in 1940, no historical or potential historical features.

- lot size: 28,533 Sq. Ft.

- existing structure square footage and FAR: 3,861 Sq. Ft. Habitable & 551 sq. Ft garage (15% FAR)

- proposed square footage and FAR: 2,396 Sq. Ft. Habitable & 452 Garage (.28 FAR)

New structure totals: 6,257 habitable & 1,005 garage (25%)

- existing and proposed setbacks on all sides: Refer to Site Plan TS-1 for variable established and existing setbacks. 6' min existing & 16'-10" min at addition proposed.

- height if greater than 1-story (above ground): 2' height increase of ridge line (25'-8" at front) (29'-9" at rear)

**Derek Berg**

[derek@maesigning.com](mailto:derek@maesigning.com)

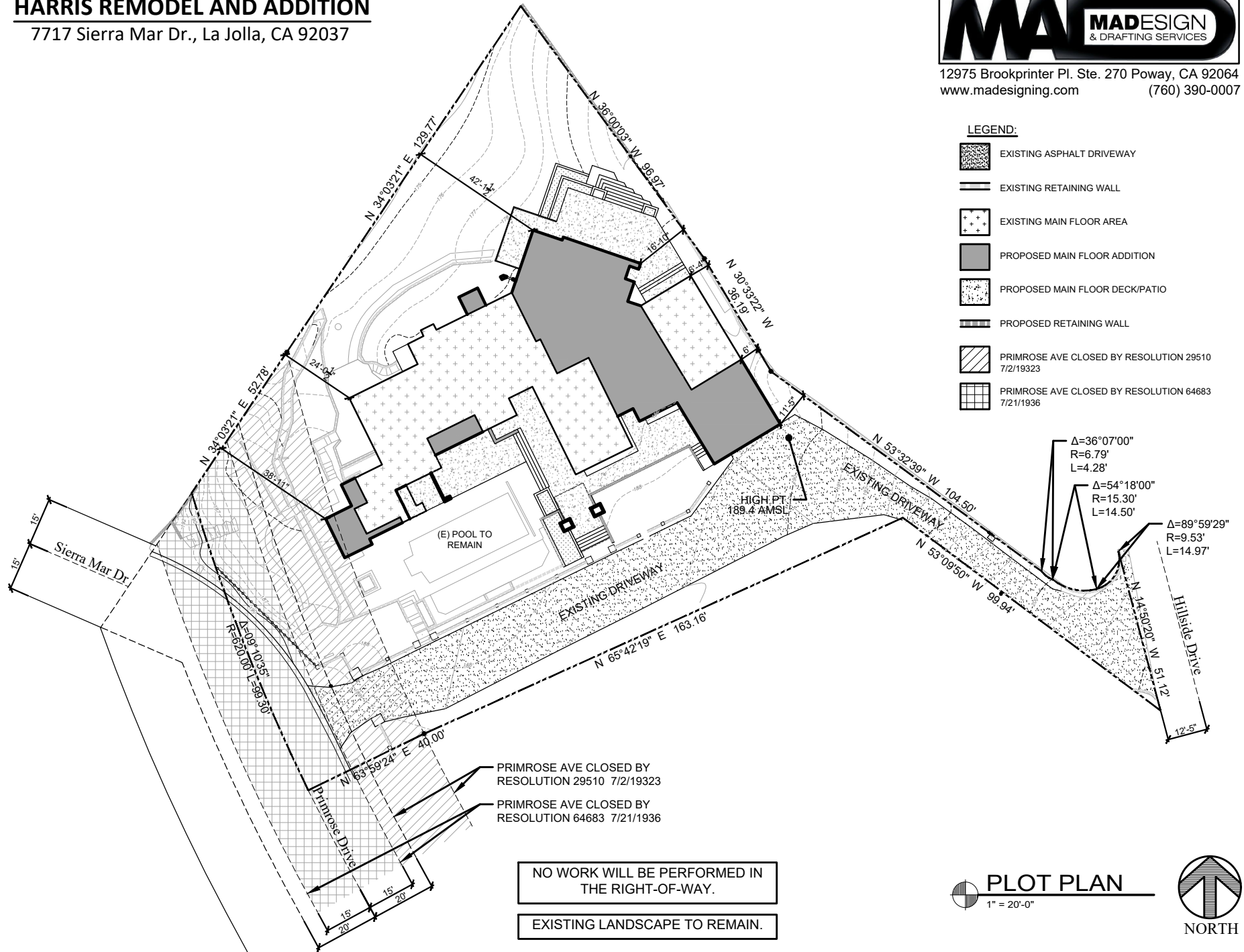
760-390-0007

# HARRIS REMODEL AND ADDITION

7717 Sierra Mar Dr., La Jolla, CA 92037



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- LEGEND:**
- EXISTING ASPHALT DRIVEWAY
  - EXISTING RETAINING WALL
  - EXISTING MAIN FLOOR AREA
  - PROPOSED MAIN FLOOR ADDITION
  - PROPOSED MAIN FLOOR DECK/PATIO
  - PROPOSED RETAINING WALL
  - PRIMROSE AVE CLOSED BY RESOLUTION 29510 7/2/19323
  - PRIMROSE AVE CLOSED BY RESOLUTION 64683 7/21/1936

NO WORK WILL BE PERFORMED IN THE RIGHT-OF-WAY.

EXISTING LANDSCAPE TO REMAIN.

**PLOT PLAN**  
1" = 20'-0"

NORTH

**HARRIS REMODEL AND ADDITION**

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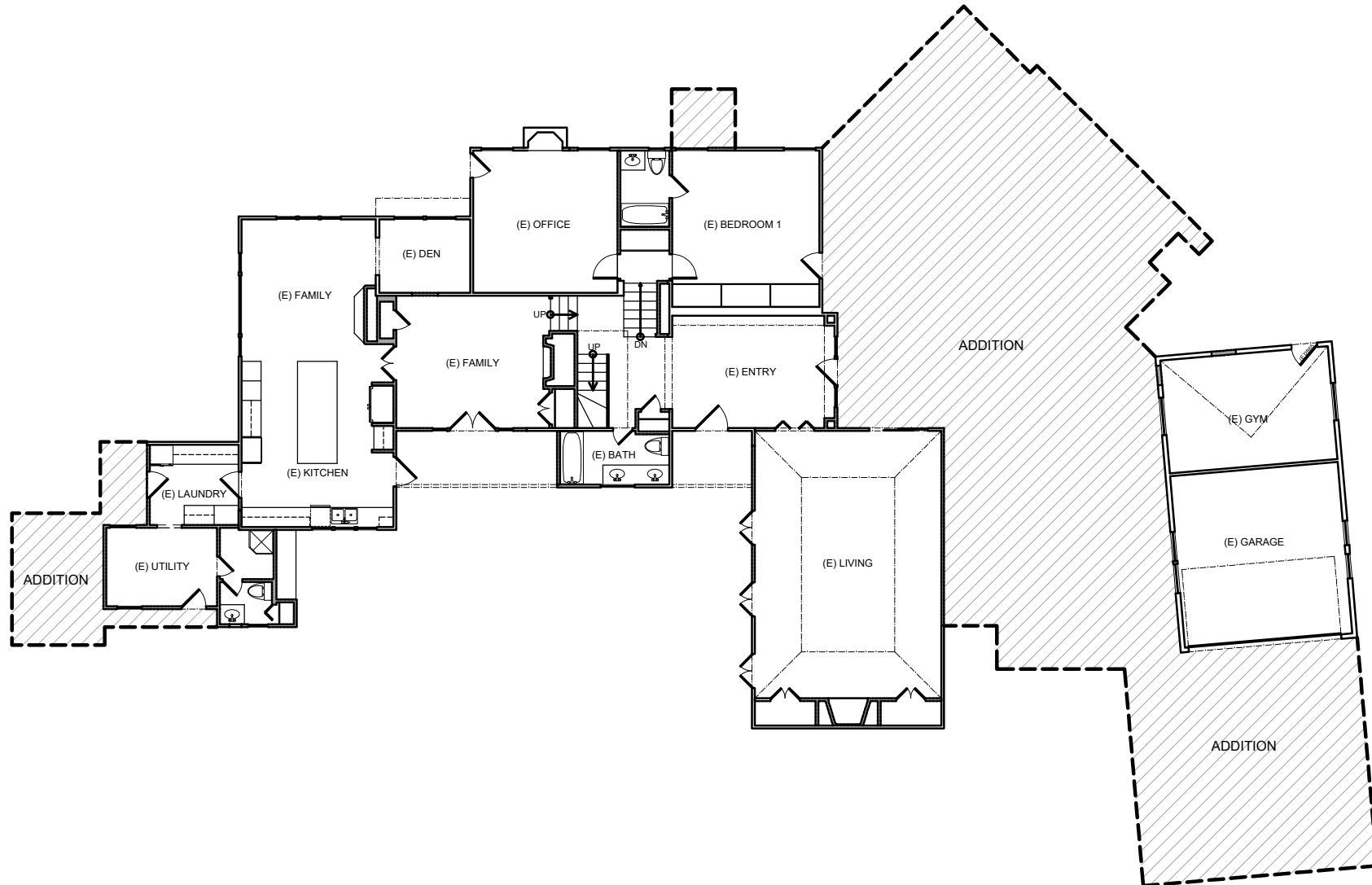
AERIAL PHOTO OF SITE WITH 300 FOOT RADIUS

# HARRIS REMODEL AND ADDITION

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**EXISTING MAIN FLOOR PLAN**  
1/16" = 1'-0"  
EXISTING MAIN FLOOR HABITABLE AREA: 2,666 SQ. FT.  
EXISTING GARAGE: 551 SQ. FT.



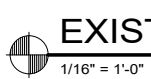
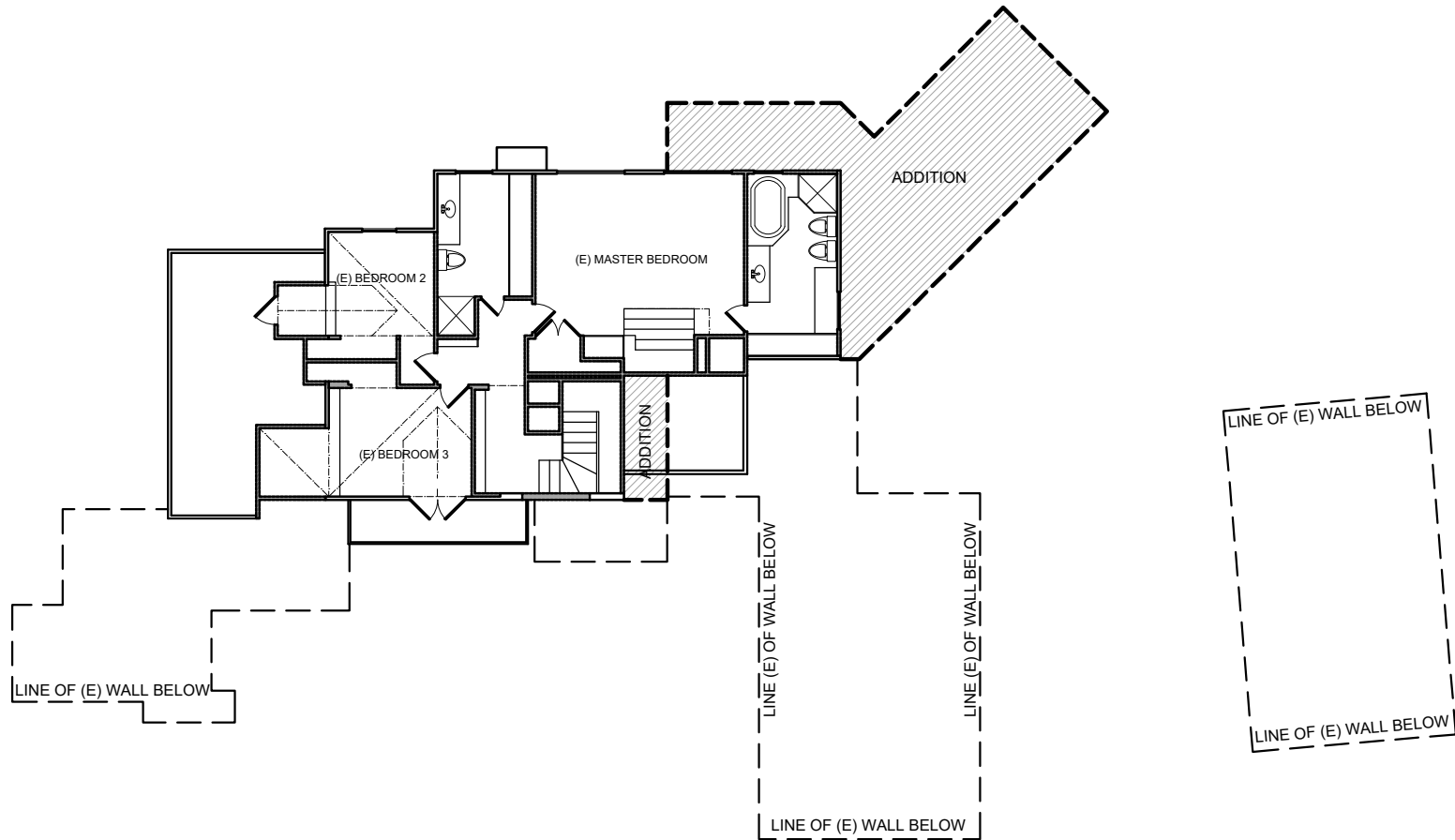
NORTH

# HARRIS REMODEL AND ADDITION

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## EXISTING 2ND FLOOR PLAN

EXISTING MAIN FLOOR HABITABLE AREA: 2,666 SQ. FT.  
EXISTING 2ND FLOOR HABITABLE AREA: 1,139 SQ. FT.  
TOTAL EXISTING HABITABLE AREA: 3,805 SQ. FT.

EXISTING GARAGE: 551 SQ. FT.



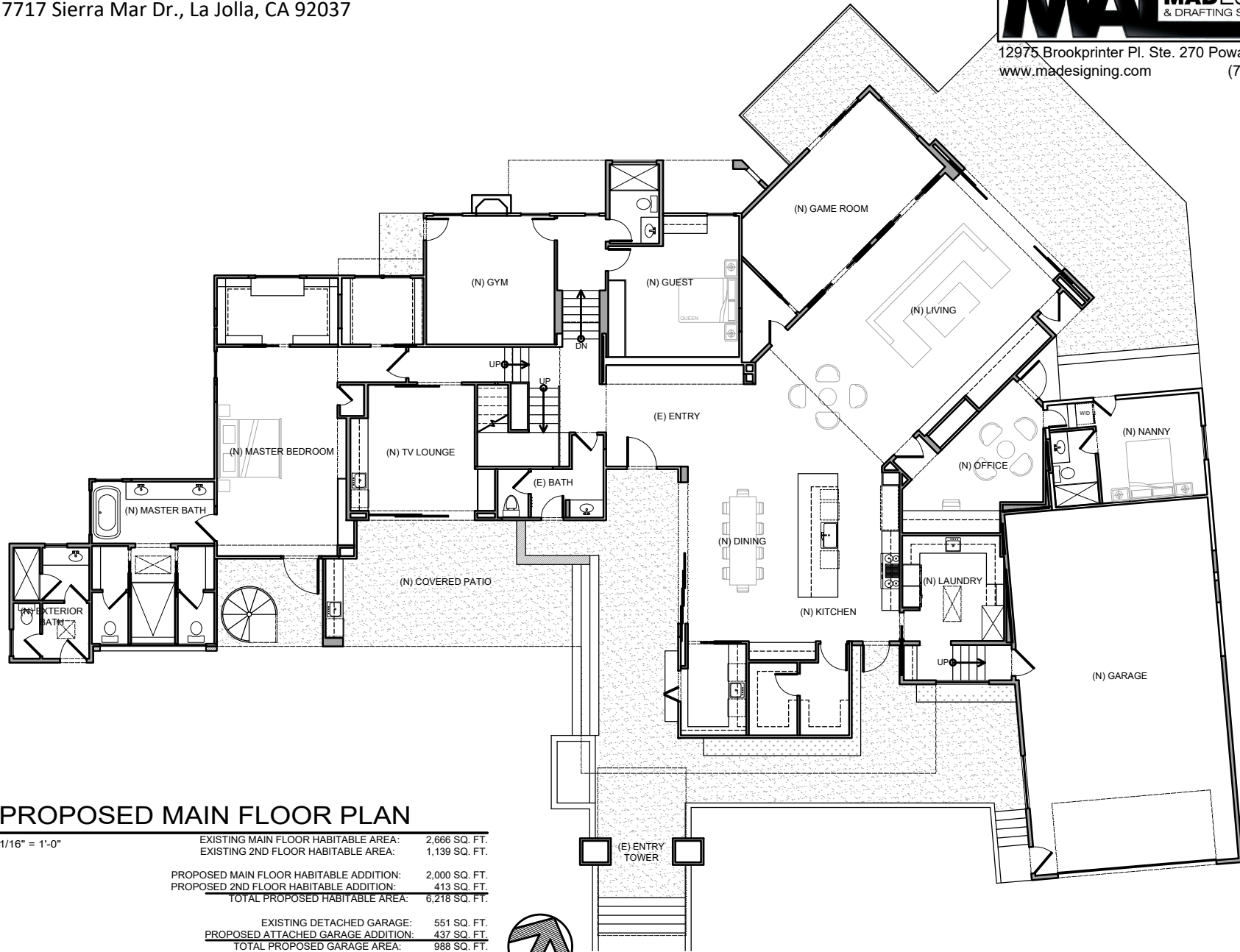
NORTH

# HARRIS REMODEL AND ADDITION

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## PROPOSED MAIN FLOOR PLAN

1/16" = 1'-0"

EXISTING MAIN FLOOR HABITABLE AREA: 2,666 SQ. FT.  
EXISTING 2ND FLOOR HABITABLE AREA: 1,139 SQ. FT.

PROPOSED MAIN FLOOR HABITABLE ADDITION: 2,000 SQ. FT.  
PROPOSED 2ND FLOOR HABITABLE ADDITION: 413 SQ. FT.  
TOTAL PROPOSED HABITABLE AREA: 6,218 SQ. FT.

EXISTING DETACHED GARAGE: 551 SQ. FT.  
PROPOSED ATTACHED GARAGE ADDITION: 437 SQ. FT.  
TOTAL PROPOSED GARAGE AREA: 988 SQ. FT.

EXTERIOR BATH: 123 SQ. FT.

PROPOSED DECK AREAS: 2,247 SQ. FT.



NORTH

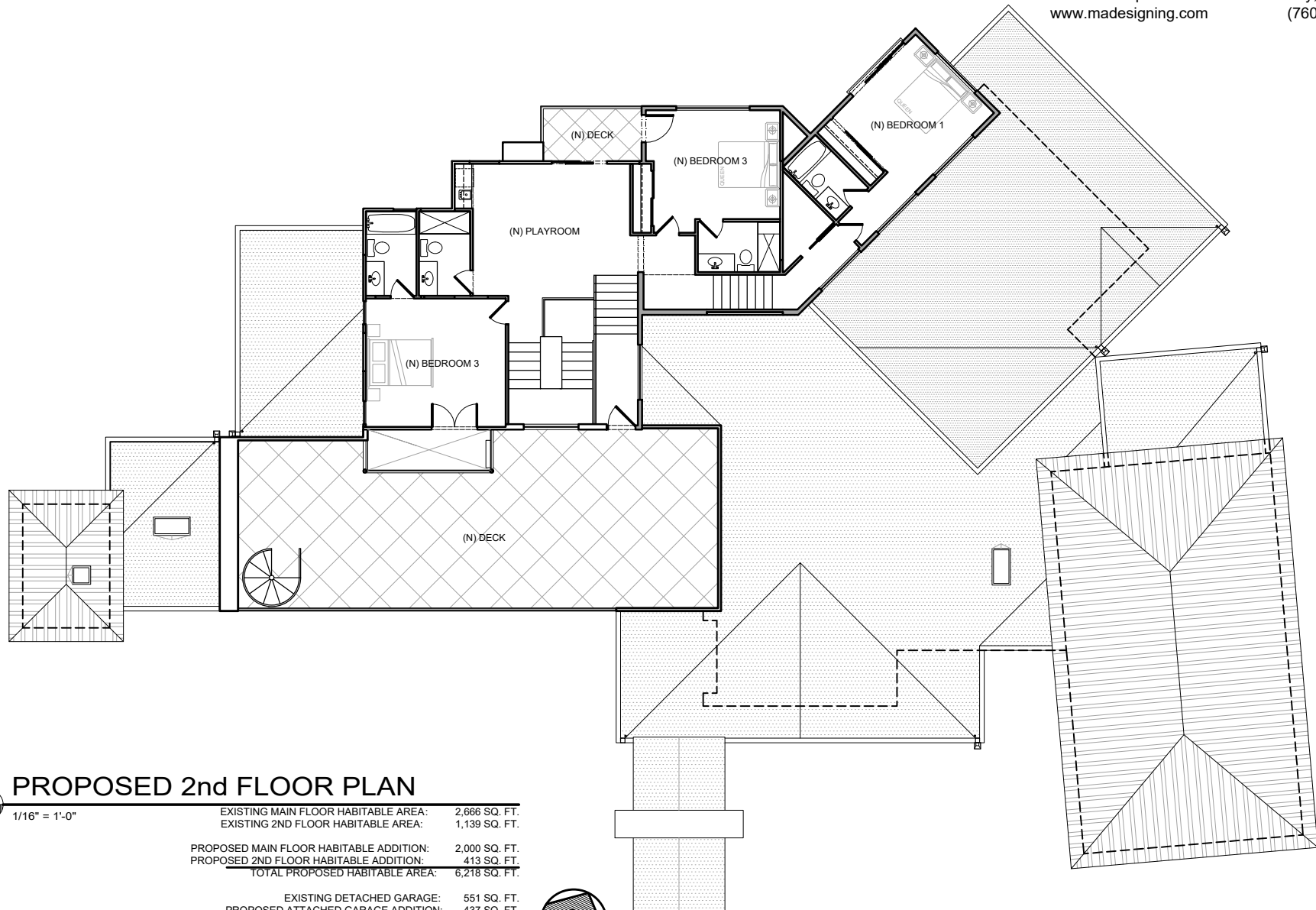


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## PROPOSED 2nd FLOOR PLAN

1/16" = 1'-0"

EXISTING MAIN FLOOR HABITABLE AREA:	2,666 SQ. FT.
EXISTING 2ND FLOOR HABITABLE AREA:	1,139 SQ. FT.
PROPOSED MAIN FLOOR HABITABLE ADDITION:	2,000 SQ. FT.
PROPOSED 2ND FLOOR HABITABLE ADDITION:	413 SQ. FT.
TOTAL PROPOSED HABITABLE AREA:	6,218 SQ. FT.

EXISTING DETACHED GARAGE:	551 SQ. FT.
PROPOSED ATTACHED GARAGE ADDITION:	437 SQ. FT.
TOTAL PROPOSED GARAGE AREA:	988 SQ. FT.

EXTERIOR BATH:	123 SQ. FT.
PROPOSED DECK AREAS:	2,247 SQ. FT.



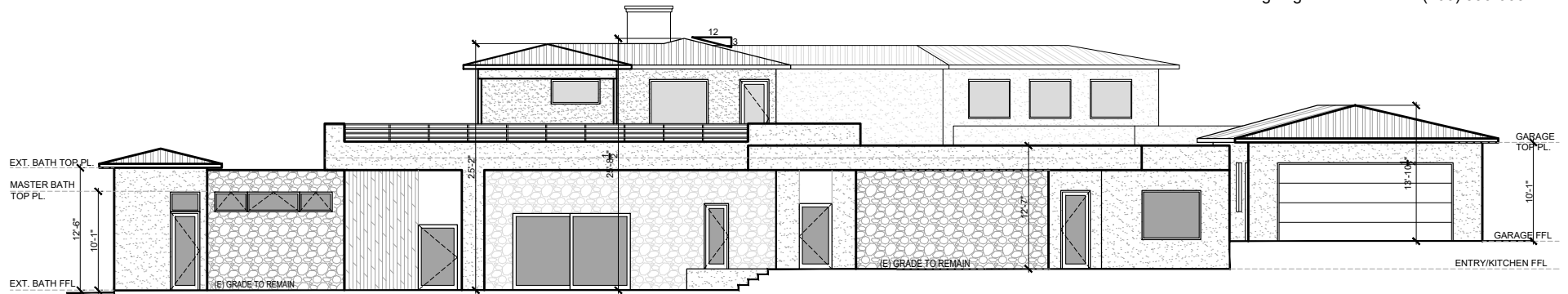
NORTH

# HARRIS REMODEL AND ADDITION

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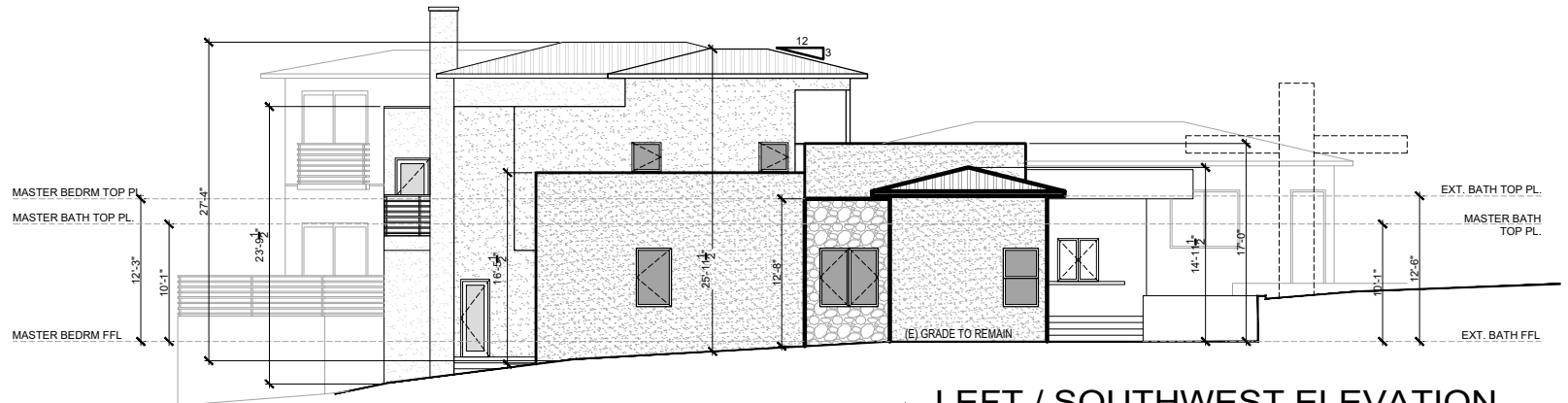


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## FRONT / SOUTHEAST ELEVATION

1/16" = 1'-0"



## LEFT / SOUTHWEST ELEVATION

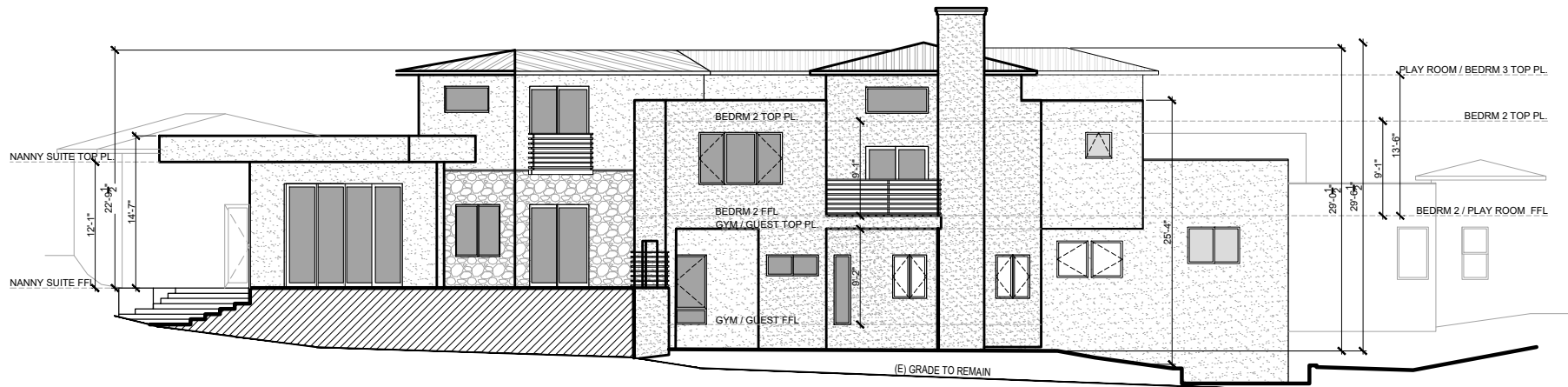
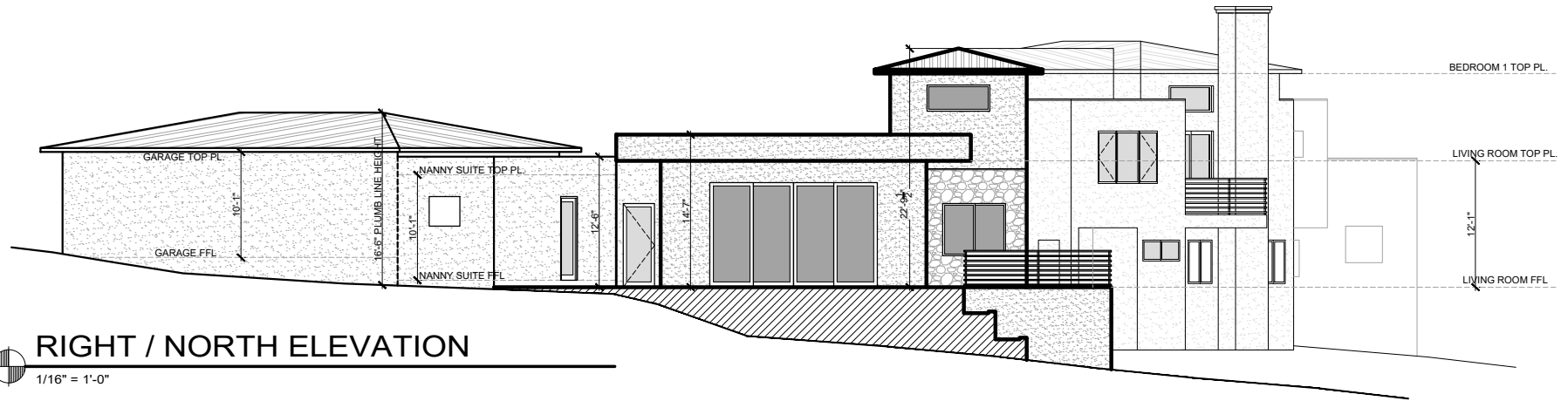
1/16" = 1'-0"

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**PHOTOS OF EXISTING STRUCTURE**

**HARRIS REMODEL AND ADDITION**

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**AERIAL VIEW**

**HARRIS REMODEL AND ADDITION**

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**VIEW FROM POOL**

**HARRIS REMODEL AND ADDITION**

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**VIEW FROM POOL**

**HARRIS REMODEL AND ADDITION**

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**VIEW OF DECK**



**HARRIS REMODEL AND ADDITION**

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**VIEW FROM NORTH**

**HARRIS REMODEL AND ADDITION**

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**VIEW FROM REAR**

**HARRIS REMODEL AND ADDITION**

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**AERIAL VIEW - REAR**



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**7710 Sierra Mar Dr.**  
Lot Area: 0.26 ac  
Gross Area: 4,697 sf

Front Setback: 11 ft  
Side Setback: 38 ft  
Rear Setback: 3 ft



**7712 Hillside Dr.**  
Lot Area: 0.44 ac  
Gross Area: 4,215 sf

Front Setback: 74 ft  
Side Setback: 4 ft  
Rear Setback: 97 ft



**7720 Sierra Mar Dr.**  
Lot Area: 0.30 ac  
Gross Area: 3,265 sf

Front Setback: 10 ft  
Side Setback: 0 ft  
Rear Setback: 3 ft



**7725 Sierra Mar Dr.**  
Lot Area: 0.76 ac  
Gross Area: 4,527 sf

Front Setback: 0 ft  
Side Setback: 3 ft  
Rear Setback: 26 ft



**7730 Sierra Mar Dr.**  
Lot Area: 0.38 ac  
Gross Area: 5,761 sf

Front Setback: 11 ft  
Side Setback: 6 ft  
Rear Setback: 60 ft



**7734 Hillside Dr.**  
Lot Area: 0.20 ac  
Gross Area: 4,164 sf

Front Setback: 16 ft  
Side Setback: 0 ft  
Rear Setback: 6 ft



**7740 Hillside Dr.**  
Lot Area: 0.49 ac  
Gross Area: 2,580 sf

Front Setback: 36 ft  
Side Setback: 3 ft  
Rear Setback: 30 ft



**7755 Sierra Mar Dr.**  
Lot Area: 0.89 ac  
Gross Area: 5,535 sf

Front Setback: 0 ft  
Side Setback: 38 ft  
Rear Setback: 67 ft



**7766 Hillside Dr.**  
Lot Area: 0.39 ac  
Gross Area: 5,231 sf

Front Setback: 16 ft  
Side Setback: 5 ft  
Rear Setback: 76 ft



**1856 Soledad Ave.**  
Lot Area: 0.47 ac  
Gross Area: 2,328 sf

Front Setback: 15 ft  
Side Setback: 4 ft  
Rear Setback: 151 ft





**7705 Hillside Dr.**  
Lot Area: 8,005 sf  
Gross Area: 2,186 sf

Front Setback: 5 ft  
Side Setback: 7 ft  
Rear Setback: 50 ft



**7711 Hillside Dr.**  
Lot Area: 9,100 sf  
Gross Area: 2,160sf

Front Setback: 5 ft  
Side Setback: 2 ft  
Rear Setback: 59 ft

**Required Submittal**

PRJ-1106800



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

**Project Address:** 7717 Sierra Mar Dr, San Diego, CA 92037

**Project Type:** Building Construction

**Primary Contact:**  
ian@madesigning.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

**Required Documents:**

Applicant Response to Issues	DSD-Combined
Applicant Response to Issues	DSD-Engineering Building Review
Applicant Response to Issues	DSD-Planning Review
Applicant Response to Issues	DSD-Structural
Building Construction Plans	DSD-Combined
Building Construction Plans	DSD-Engineering Building Review
Building Construction Plans	DSD-Landscape Review
Building Construction Plans	DSD-Planning Review
Building Construction Plans	DSD-Structural
Storm Water Req. Applicability Checklist (DS-560)	DSD-Engineering Building Review
Structural Calculations - Addendum	DSD-Structural



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

---

**Project Address** 7717 Sierra Mar Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** Ian Paje  
ian@madesigning.com

### Instructions

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

---

Building Construction Plans PRJ-1106800.pdf

### DSD-Combined

Alicia Maldonado  
AXMaldonado@sandiego.gov  
619-446-5341

#### [ Comment 00022 | Sheet TS-1 ]

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 00023 | Sheet TS-1 ]

Please cloud and delta all responses on Plan Set or clearly indicate the sheet number and keynote where response was addressed on Correction Response sheet, this will help streamline the review process.

#### [ Comment 00024 | Sheet TS-1 ]

Please Include the AIA CA 2022 CALGreen Checklist- Residential on Plan Set:

<https://aiacalifornia.org/calgreen-checklists/>

#### [ Comment 00025 | Sheet A-1 ]

Newly installed kitchen range hood will require mandatory verification by a HERS rater. Add the kitchen range hood to the HERS Feature Summary of the T-24.

#### [ Comment 00026 | Sheet A-5 ]

Cross reference all Insulation Requirements (R-values) for walls, floor, and roof shown on T-24 Energy Calculations to Architectural drawings or details.



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

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**[ Comment 00027 | Sheet A-1 ]**

Cross reference U-factor and SHGC from T-24 Energy Calculations to Floor plan.

**[ Comment 00028 | Sheet A-1 ]**

Please indicate in the plans which 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 00029 | Sheet TS-1 ]**

Please add the following HERS notes on the plans:

"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 form CF2R is reviewed and approved."

"An electronically 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 00030 | Sheet A-1 ]**

Please show the kitchen range and hood on the proposed floor plan and indicate that the kitchen range hood capacity for the SFR should be a minimum of 110 CFM if the hood is over electric range, or 180 CFM if hood is over natural gas range.

**[ Comment 00031 | Sheet A-1 ]**

Show Water Heater model no. on plans, information on plans must match that or CF1R/ Water Heaters table.

**[ Comment 00032 | Sheet A-1 ]**

Show Heating/Cooling Unit location and specifications on plans. Information on plans must match that or CF1R/ HVAC-Heating Unit Types table, HVAC-Cooling Unit Types table and HVAC-Heat Pump Types.

**[ Comment 00033 | Sheet A-1 ]**

Show the size, routing, length, and termination of the vent for the Nany Suite clothes dryer.

Also add these notes:

4" diameter domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90-degree (1.57 rad) elbows. 5" inch diameter dryer ducts can run up to 25 feet.

Exhaust ducts and dryer vents shall be equipped with back-draft dampers.

**[ Comment 00034 | Sheet A-1 ]**

Please show on plans that the dryer vent is at least 3' from exterior doors and exterior windows.

**[ Comment 00035 | Sheet A-1 ]**

Show a minimum 22" by 30" attic access opening with 30" minimum vertical clearance at the opening. [CRC R807.1]. Show each location with dimensions on plans.



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

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THE CITY OF SAN DIEGO  
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**Project Address** 7717 Sierra Mar Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** Ian Paje  
ian@madesigning.com

**Instructions**

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

---

Building Construction Plans PRJ-1106800.pdf

**DSD-Engineering Building Review**

Amir Mansour  
MansourA@sandiego.gov  
310-962-9543

**[ Comment 00002 | Sheet TS-1.1 ]**

Please remove form DS-560 from the plan.

**[ Comment 00003 | Sheet TS-1.1 ]**

Please remove MWPCP form the plan.

**[ Comment 00004 | Sheet TS-1.1 ]**

Please add the following note to the building plans:

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

**[ Comment 00005 | Sheet TS-1.1 ]**

Please provide a table with the following information (if none apply, enter 0):

Total Disturbance Area: \_\_\_\_\_

Proposed amount of impervious area: \_\_\_\_\_

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

Please submit the following, in accordance with the amount of grading/soil disturbance proposed:  
= 999 SF of Grading/Soil Disturbance, Provide a Storm Water Quality Notes Construction BMP's  
1,000 SF, 4,999 of Grading/Soil Disturbance, Provide a MWPCP  
5,000 SF, 1 Acre of Grading/Soil Disturbance, provide a WPCP



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

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**[ Comment 00006 | Sheet TS-1.1 ]**

Please provide a table with the following Earthwork Quantities (if not applicable, enter 0):

Cut Quantities: \_\_\_\_\_ cyd  
Fill Quantities: \_\_\_\_\_ cyd  
Import/Export: \_\_\_\_\_ cyd  
Max cut depth: \_\_\_\_\_ ft  
Max fill depth: \_\_\_\_\_ ft

**[ Comment 00007 | Sheet TS-1.1 ]**

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 00008 | Sheet TS-1.1 ]**

Records indicate there are drainage easements going through this property. Show exact location with dimensions of all existing easements.  
Please contact our Records Department at DSDRCD@SANDIEGO.GOV to conduct further research.

**[ Comment 00009 | Sheet TS-1.1 ]**

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). Incorporate ASBS notes located in Chapter 2 Part 2 of the City of San Diego Storm Water Standards Manual (pg 652)  
Storm Water Standards Manual:  
[https://www.sandiego.gov/sites/default/files/storm\\_water\\_standards\\_manual\\_oct\\_2018.pdf](https://www.sandiego.gov/sites/default/files/storm_water_standards_manual_oct_2018.pdf)

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Storm Water Req. Applicability Checklist (DS-560) PRJ-1106800.pdf

**DSD-Engineering Building Review**

Amir Mansour  
MansourA@sandiego.gov  
310-962-9543

**[ Comment 00001 | Sheet P2 ]**

Revise the Storm Water Requirements Applicability Checklist (Form DS-560) to check off item 1 under Part B of Section 2. This project is located inside the ASBS watershed.



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

---

**Project Address** 7717 Sierra Mar Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** Ian Paje  
ian@makesigning.com

**Instructions**

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

---

Building Construction Plans PRJ-1106800.pdf

**DSD-Landscape Review**

Clare Gamelin  
CGamelin@sandiego.gov  
(619) 446-5228

**[ Comment 00037 | Sheet TS-1 ]**

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: [cgamelin@sandiego.gov](mailto:cgamelin@sandiego.gov)

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 00038 | Sheet TS-1 ]**

**Landscape Area Diagram [§ 1510.0304(h)] - La Jolla Shores Planned District: A minimum of 30% of the total parcel shall be landscaped. 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. If existing landscaping is to remain, note so on plans. If new landscaping is proposed provide landscape and irrigation plans accordingly.**

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

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**Project Address** 7717 Sierra Mar Dr  
San Diego, CA 92037

**Project Type** Building Construction

**Primary Contact** Ian Paje  
ian@madesigning.com

### Instructions

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

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Building Construction Plans PRJ-1106800.pdf

### DSD-Planning Review

Kyle Goossens  
KGoossens@sandiego.gov  
(619) 446-5475

#### [ Comment 00039 | Sheet TS-1 ]

The proposed project is an addition and remodel to an existing SDU. The site is zoned LJSPD-SF with overlay zones including Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), and Transit Priority Area.

-No Response Required-

#### [ Comment 00040 | Sheet AB-1 ]

In order to qualify for a CDP exemption 50% of the exterior walls of the residence must be maintained. In order to determine if 50% of the exterior walls remain, a demolition sheet/plan must be prepared and submitted. A demolition sheet requires a fully dimensioned sheet for each floor that shows all walls, windows, and doors changed, exterior walls enclosed by new construction, areas where top/bottom plates and studs have been removed, changed and/or modified. Include a wall matrix listing existing exterior walls, walls to remain, and walls to be removed on a wall-by-wall basis.

#### [ Comment 00041 | Sheet AB-1 ]

When a window opening is increased horizontally (through demolition of at least one of the two king studs & trim) to accommodate a modification of that opening, then the entire existing width of the opening to remain, plus any additional linear feet of wall demolished to modify the opening, is counted toward demolition. Any portion of the existing opening which will be framed in may be counted as remaining. When a window opening is increased vertically (through demolition of the header or sill), but not horizontally, then no linear feet of demolition is counted (unless the top plate is impacted).

#### [ Comment 00042 | Sheet AB-1 ]

Please add construction notes at windows and doors identifying whether these elements are existing to remain; to be filled in; to be framed in with smaller opening; to be enlarged; to be shifted; to be replaced with new window/door of the same size; etc, and how these openings will be modified (removal of header, sill, king stud, or any combination thereof).



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**[ Comment 00043 | Sheet AB-1 ]**

All walls identified as "to remain" on the Demolition Sheet shall be secured and held in place and shall not be shifted in any direction. Any walls that are shifted or moved from their original position, even temporarily, will be excluded from the calculation of "walls to remain".

**[ Comment 00044 | Sheet AB-1 ]**

Significant demolition will require a pre-demolition inspection prior to sign-off. Please contact the Planner reviewer to schedule a site visit with the Supervising Building Inspector, Planning staff, and a member of your development team. If more than 50% of walls are removed, a Coastal Development Permit will be required.

**[ Comment 00045 | Sheet TS-1 ]**

San Diego Municipal Code Sec. 1510.0201(d) requires a Site Development Permit for additions within the La Jolla Shores Planned District. However, this section allows for minor additions to be approved through a building permit without first obtaining a Site Development Permit. Additions that do not increase floor area by over 10% will be processed ministerially with a construction permit. This project proposes to increase floor area by over 10%. This proposal may still be minor in scope, but City staff would like input from the La Jolla Shores Advisory Board before City staff makes a determination.

**[ Comment 00046 | Sheet A-5 ]**

Show, label and dimension the plumb line height measurement on all elevations.

The structure height is measured from all points on top of a structure to existing grade or proposed grade, whichever is lower, directly below each point. This measurement is taken vertically through the structure at each point where structure height is being measured.

**[ Comment 00047 | Sheet A-5 ]**

Show, label and dimension the Overall Height Measurement on all elevations. The overall structure height is measured from the lowest point of existing grade or proposed grade within 5 feet of the structure's perimeter (building wall, balcony, bay window, or similar architectural projection) or at the property line, whichever is closer, to the highest point of the structure, projected horizontally to directly above this lowest point of grade. The overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less. The structure height shall not exceed the maximum allowed by the applicable zone at any one point.

**[ Comment 00048 | Sheet A-5 ]**

Show, label and dimension the Coastal Height Limit measurements on all elevations.

The base of the measurement shall be taken from finished grade in accordance with the 1970 Uniform Building Code. The height shall be measured from the highest adjoining sidewalk or ground surface within 5 feet of the structure, provided that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 10 feet.



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ian@makesigning.com

### Instructions

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

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Building Construction Plans PRJ-1106800.pdf

### DSD-Structural

Franco Tanguilig  
Ftanguilig@sandiego.gov  
757 945 9569

#### [ Comment 00010 | Sheet TS-1 ]

Indicate on the Title Sheet of the plans the name of the person responsible for the preparation of the plans including all consultants. Section R106.1.1.

#### [ Comment 00011 | Sheet TS-1 ]

All sheets of plans must be signed by the person responsible for their preparation. (California Business and Professions Code).

#### [ Comment 00012 | Sheet TS-1 ]

Plot Plan: Please verify / reference / provide a 1-hour construction detail on the underside if overhang is 5 feet or less from the property line. Section R302.1

#### [ Comment 00013 | Sheet TS-1 ]

At top of stair to Bedroom 1, please add control dimension of 3 feet for landing depth in direction of egress travel. Section R311.7.6

#### [ Comment 00014 | Sheet TS-1 ]

Add NOTE to the plans in a conspicuous location:  
EVALUATION REPORTS, MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS (FOR ANY AND ALL PRE-MANUFACTURED STRUCTURAL, ARCHITECTURAL OR PROPRIETARY ELEMENTS) SHALL BE MADE AVAILABLE ON SITE DURING CONSTRUCTION FOR INSPECTOR REVIEW. Section 107



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**[ Comment 00015 | Sheet TS-1 ]**

Note that the WSWH Simpson Strongwall Sheets do not appear to be legible. Please update sheets so that they are legible.

**[ Comment 00016 | Sheet TS-1 ]**

Manufactured Shear Panels: Specify special inspections for the manufactured shear walls as required per their ICC ESR reports.

**[ Comment 00017 | Sheet TS-1 ]**

Please provide calculations and details stamped and signed by the project's engineer-of-record (EOR) for footing design of the engineered shear panels (e.g., Strong-Wall, Hardy Frame, TJ, Shear Max, etc.) shown on the plans. Manufacturer's detail sheets only provide the anchorage to footings and minimum footing dimensions/reinforcement for shear and moment loads, not bearing loads. Typical continuous footings are not sufficient.

**[ Comment 00018 | Sheet TS-1 ]**

Please clarify in the structural calculations: Value used for Redundancy Factor,  $\gamma$ , (ASCE 7 Section 12.3.4.2): For structures assigned to Seismic Design Category D, E, or F,  $\gamma$  shall equal 1.3 unless one of the two conditions in ASCE 7 Section 12.3.4.2 is met, whereby  $\gamma$  is permitted to be taken as 1.0. Use  $\gamma=1.3$  or justify using  $\gamma=1.0$ .

**[ Comment 00019 | Sheet TS-1 ]**

Please clarify / specify that special inspection shall be required for wood construction where shear wall nailing is spaced at 4" O.C. or less.

**[ Comment 00020 | Sheet TS-1 ]**

Please clarify / specify that special inspection shall be required for wood construction where shear wall nailing is spaced at 4" O.C. or less.

**[ Comment 00021 | Sheet TS-1 ]**

Detail 54 and 55, Sheet S7: Please clarify / provide additional direction where anchor bolt is against inner face of CMU wall and epoxy is not equally distributed around anchor bolt.

Also, justify / provide cracked concrete calculations where only 3/4 of the bolt is embedded in epoxy. Also, cite section in evaluation report that may / may not allow this application and adjust detail accordingly.