



THE CITY OF SAN DIEGO

NOTICE OF PUBLIC MEETING

This is to inform you that the **La Jolla Shores Planned District Advisory Board** will be conducting a public meeting to consider recommending approval, conditional approval, or denial of the development project(s) listed below:

DATE OF MEETING: August 19th, 2016
TIME OF MEETING: 10:00am
LOCATION OF MEETING: 615 Prospect Street, Room 2, La Jolla, CA 92037

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Items		
A	Project	PTS 487209 – Nikmanesh Addition <i>(Continued from the July 21st, 2016 meeting)</i>
	Location	2370 Rue De Anne APN: 352-321-0300
	Description	Addition to two existing bedrooms and living room, addition of a new office room, exterior patio, and option to construct a roof deck over part of the bedroom addition to an existing single-family residence on a 0.28-acre lot. <i>See attachment for additional project details.</i>
	Applicant	Marco Limon and Karla Cast
	Project Contact	Marco Limon, marco@engineeringconsulting.us , (760) 271-8261 Karla Cast, karla1hc@hotmail.com , (619) 254-1046
	City Contact	Ana Messina, AMessina@sandiego.gov , (619) 446-5202
	B	Project
Location		2569 Ardath Road APN: 346-561-0100
Description		Remodel of an existing single-family home and attached garage on a 0.42-acre site that includes addition of approximately 594 sf to the existing attached garage and a new 1,094 sf four car garage. <i>See attachment for additional details.</i>
Applicant		Tim Golba
Project Contact		Tim Golba, Golba Architecture, tgolba@golba.com , (619) 231-9905
City Contact		N/A

This information will be made available in alternative formats upon request. To request an agenda in alternative format, request a sign language or oral interpreter, or an Assistive Listening Devices (ALD's) for the meeting, call the Community Services Program at 236-6077 at least five working days prior to the meeting to ensure availability.

C	Project	PTS 496475 - Murphy Residence	
	Location	7927 El Paseo Grande	APN: 346-503-0400
	Description	The renovation and 2nd story addition to an existing 1,317 sq. ft. single-family home in La Jolla Shores using a Craftsman style archetype on a 0.14-acre site. The home will be a net zero energy building producing 100% of its energy on-site via a solar PV array. <i>See attachment for additional details.</i>	
	Applicant	John Ambert	
	Project Contact	John Ambert, johnambert@gmail.com , (805) 801-2015	
	City Contact	Ana Messina, AMessina@sandiego.gov , (619) 446-5202	
D	Project	Calle Corta Addition	
	Location	2337 Calle Corta	APN: 346-120-1300
	Description	Addition to an existing 4,133 sq. ft. two story residence on a 0.72-acre site. Single story addition includes two new bedrooms, bathrooms, an exercise room, and guest kitchenette totaling 1,758 sf. <i>See attachment for additional details.</i>	
	Applicant	Raman Kurkchubasche	
	Project Contact	Francis Czerner, Francisczerner@gmail.com , (619) 920-8965	
	City Contact	N/A	
E	Project	Herr Residence Addition	
	Location	8452 La Shores Drive	APN: 346-082-3400
	Description	Addition to the second floor of an existing single-family residence on a 0.19-acre site. <i>See attachment for additional details.</i>	
	Applicant	Raymond and Borsika Herr	
	Project Contact	William Metz, Billmetzarchitect@mac.com , Primary Design, (619) 276-1885	
	City Contact	N/A	
F	Project	PTS 445629 - Cardenas Residence	
	Location	8466 El Paseo Grande	APN: 346-050-0200
	Description	Coastal Development Permit and Site Development Permit to demolish an existing one story residence and construct a two story residence with attached two car garage totaling 6,698 square feet on a 0.27-acre site. <i>See attachment for additional details.</i>	
	Applicant	Bill Hayer and Greg Friesen	
	Project Contact	Bill Hayer, Hayer Architecture, bhayer@hayerarchitecture.com , (858) 792-2800 Greg Friesen, gfriesen@hayerarchitecture.com , (858) 792-2800	
	City Contact	Glen Gargas, GGargas@sandiego.gov , (619) 446-5142	

Information Item for Courtesy Review (time permitting)		
A	Project	8303 La Jolla Shores Drive
	Location	8303 La Jolla Shores Drive
	Description	For Coastal Development Permit and Site Development Permit and TM for a 4.6 acre site, presently three lots, zoned SF. The existing 4700 sf one-story residence and 850 sf outbuilding are to be demolished. The TM will provide for access to a private entrance at Calle del Cielo, and create a total of 9 lots. <i>(continued on the next page)</i>

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		This is a courtesy presentation to introduce site conditions and design options. No Advisory Board vote will be taken.
	Applicant	N/A
	Project Contact	Paul Benton, Alcorn & Benton Architects, Paul@alcornbenton.com , (858) 459-0805
	City Contact	N/A

6. ADJOURNMENT

The meeting of the La Jolla Shores Advisory Board is to hear presentations and public testimony on development projects and provide recommendations to the City's decision maker. The final project decision is made by Staff, Hearing Officer, Planning Commission, or City Council to approve, approve with conditions or deny the projects listed above. If you wish to be notified of this public hearing you must submit a request in writing to the Project Manager (City Contact listed above) at the following address: City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101.

The agenda and minutes distributions are via email and will additionally be posted to the LJSPDAB webpage at <http://www.sandiego.gov/planning/community/profiles/lajolla/pddoab.shtml> . To request inclusion or removal from the distribution list please email the City Planner at mpangilinan@sandiego.gov with your request.

Marlon I. Pangilinan, Senior Planner
 Planning Department
 1010 Second Avenue Suite 1100 MS-413
 San Diego CA 92101
 619-235-5293 www.sandiego.gov/planning

Attachment 1_Item A_Nikmanesh Addition

Note: This project was continued from the 7/21/16 meeting. The following information was provided at the previous meeting and may not reflect subsequent changes to the proposed project.

Information Items

- **Project name: Nikmanesh Addition**
- **Address and APN(s): 2370 Rue De Anne La Jolla, Ca 92037 | 352-321-0300**
- **Project contact name, phone, e-mail: Karla Cast | 619-254-1046 | karla1hc@hotmail.com or Marco Limon | 760-271-8261 | marco@engineeringconsulting.us**
- **Project description:**
- **Scope of work is an addition to (2) two existing bedrooms and living room, add a new office room and exterior patio. Project includes minor interior remodel or bathrooms and closets. This project includes the option to construct a roof deck over part of the bedroom addition.**
 - **Lot size: 12,022 square feet.**
 - **existing structure square footage and FAR: (E) 2,962.25 square feet | 24.67% lot coverage (FAR)**
 - **Proposes square footage and FAR: (N) Habitable area = 853 square feet | (N) Exterior Patio = 232 | (N) Roof Deck = 212.50 square feet. | 853 sq. ft. + 232 sq. ft. = 1,082 sq. ft. = 9% lot coverage (FAR)**
 - **Existing and proposed setbacks on all sides: (E) Front Setback = 15'-0" (E) Side Interior Setback = 6'-0" (E) Side Street Setback = 20'-0" (E) Rear Setback = 15'-0". We are complying with all existing setbacks. Our proposed addition is 6'-9" clear from the Interior Side Property Line.**
 - **Height if greater than 1-story: We are only proposing a single story addition with a roof deck. Top of roof deck is 15'-0", top of the highest point of the proposed addition is 15'-7".**
- **Project aspect(s) that the applicant team is seeking Trustee direction on. Although our project exceeds a 10% square footage increase we believe that the proposed addition may conform as a Minor Project. We're seeking a determination from the La Jolla Shores Planned District Advisory Board to determine if this project is a Minor or a Major Project.**

Action Items

- **Project PTS number from Development Services and project name: PTS: 487209
Project Name: Nikmanesh Addition**
- **Address and APN(s): 2370 Rue De Anne La Jolla, Ca 92037 | 352-321-0300**
- **Project contact name, phone, e-mail: Karla Cast | 619-254-1046 | karla1hc@hotmail.com or Marco Limon | 760-271-8261 | marco@engineeringconsulting.us**
- **Project description: Refer to Scope above.**
 - **lot size: Refer to lot size above.**
 - **existing structure square footage and FAR: See sq. footage & FAR above.**
 - **proposes square footage and FAR: See proposed sq. footage & FAR above.**
 - **existing and proposed setbacks on all sides: See setback information above.**
 - **height if greater than 1-story: See height information above.**

La Jolla Shores Planned District Advisory Board

CRAGO RESIDENCE ADDITION

Address : 2569 Ardath Road, La Jolla, CA 92037

APN: 346-561-01

Contact: Tim Golba / Golba Architecture / (619) 231-9905

Project Description: The scope of work proposed is to remodel an existing single family home and attached garage at 2569 Ardath Road. The scope includes a 594 square foot addition and remodel of the existing attached garage. Located on an 18,295 square foot lot, the existing square footage of the home and garage is 2,928 and as proposed the home would be 3,528 square feet. The proposed scope also includes a new detached single story accessory structure - four car garage of 1,094 square feet to be located at the northern side of the parcel (fronting Ardath Road and La Jolla Parkway)

Lot Size : 18,295 S.F.

Setbacks :

Existing: East = 30'-3" *Proposed*: 21'-11"

Existing: South = 34'-6" *Proposed*: 20'-10"

Existing: West = 10'-3" *Proposed*: 10'-3"

Existing: North = 65'-4" *Proposed*: 65'-4" (house) 5'-0" (accessory structure)

Height: Not greater than 1-story. (12'-7" at tallest point – NO CHANGE PROPOSED)

Project Aspect : Applicant is seeking a Major / Minor determination for the proposed scope to add 594 square feet to the existing single story home and to add a new detached 4 car garage along the north frontage of the parcel adjacent to La Jolla Parkway for both garage parking and as an acoustical buffer for the lot for the existing ambient road noise. Existing house is a one story and the proposed project does not increase the existing roof height and proposes only minimal changes to the existing setbacks on the ½ acre flat parcel.

Attachment 3_Item C_Murphy Residence

Pangilinan, Marlon

To: Attachment
Subject: RE: La Jolla Shores Planned District Advisory Board August Meeting

Murphy Residence
7927 El Paseo Grande, La Jolla 92037
APN #346-503-04
PTS # 501936

Contact Info: John Ambert johnambert@gmail.com #805.801.2015
Lot Size: 6300 sf
Existing Structure: 1317 sf
Existing FAR: 0.27
Proposed Structure: 3666 sf
Proposed FAR: 0.58
Existing Setbacks: 4' side yard, 15' front yard, 4' rear yard
Proposed Setbacks: 4' side yard, 15' front yard, 4' rear yard (no change)
of stories = 2
Project Max Height: 29-9"

Project Description: The renovation and 2nd story addition to an existing 1317 single family home in La Jolla Shores using a Craftsman style archetype. The home will be a net zero energy building producing 100% of its energy on-site via a solar PV array.

Let me know if you need anything else.

Thank you

John

John Ambert
AIA, LEED AP BD+C

Ocean Beach Community Planning Board, *Chair*
San Diego Living Building Challenge Collaborative, *Facilitator*

e: johnambert@gmail.com
#: [805.801.2015](tel:805.801.2015)

Pangilinan, Marlon

To: Attachment
Subject: RE: La Jolla Shores Planned District Advisory Board Meeting

CALLE CORTA ADDITION

Address and APN:

2337 Calle Corta, La Jolla, CA 92037
346-120-13-00

Project Contact:

Architect: Francis Czerner, 619-920-8965, francisczerner@gmail.com
Client: Raman Kurkchubasche, 858-459-6981, rkurkchu@gmail.com

Project Description: *See also: Attachment 4B on the following page for recent revisions to the project details.*

-Addition of attached 1,758 sq. ft. single story to an existing 4,133 sq. ft. two story residence. Total area (existing + proposed): 5,891 sq. ft. The proposed addition will match the existing residence in style, likeness, color, and texture of materials. (White, smooth stucco finish.)

-Existing residence has two bedrooms, three bathrooms, and an office.

-Proposed addition will add two bedrooms, two bathrooms, an exercise room, and a guest kitchenette.

-*Lot size:* 31,363 sq. ft. (0.72 acres)

-Areas:

Existing two story house footprint: 2,531 sq. ft.
Existing garage and storage footprint: 1,392 sq. ft.
Existing FAR (house + garage): 3,923 sq. ft. (12.5% lot coverage)
Proposed one story addition footprint: 1,758 sq. ft.
Total FAR (existing + proposed): 5,681 sq. ft. (18.1% lot coverage)

-Setbacks: (portions of building closest to property lines, see attached site plan)

Existing: 4' at garage/storage
Proposed addition: 5' at South property line, varies at East property line. (Due to the situation of the building to the site, North East corner of the proposed addition is ~ 5'-1" from the East property boundary. The South East corner is ~ 15'-9" from the East property boundary.)

-Height: (proposed addition is single story)

To top of parapet wall: 10.5'
To top of skylights: 13.0'

Pangilinan, Marlon

To: Attachment
Subject: RE: La Jolla Shores Planned District Advisory Board Meeting

Marlon,

The owner has requested a few tweaks to the plan:

- the South wall of the proposed addition is now at the 4' setback line. (We showed it at 5' feet from the property line before).

- the size of the addition has increased. It is now 1,837 sq. ft. (We showed 1,758 sq. ft. before). This changes the total FAR (existing + proposed) from 5,681 sq. ft. (18.1% lot coverage) to 5,760 sq. ft. (18.4% lot coverage).

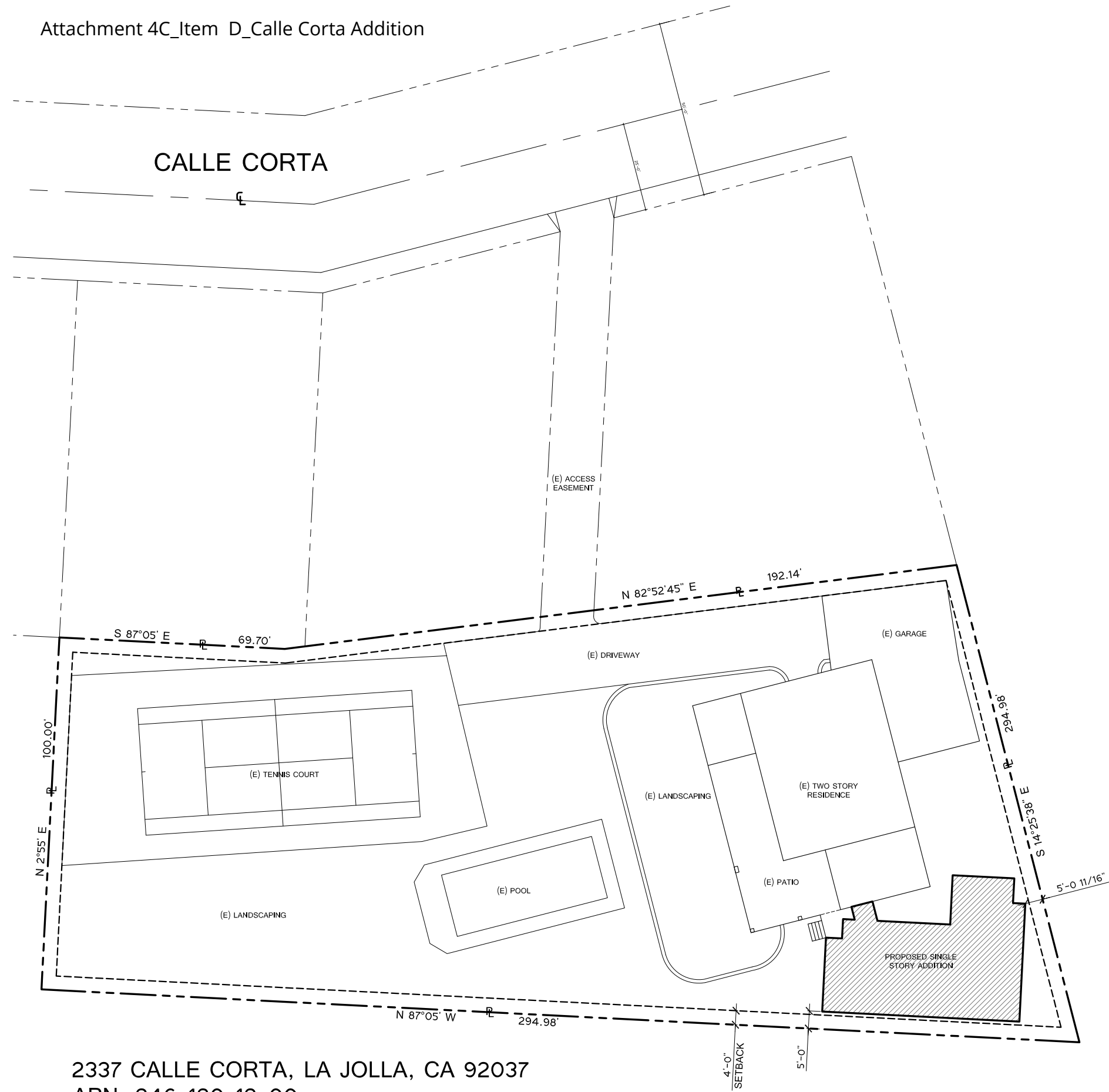
Attached is the revised site plan.

As for having a PTS number for this project, would you provide us one? We don't have one yet.

Thank you,

Francis

Attachment 4C_Item D_Calle Corta Addition



2337 CALLE CORTA, LA JOLLA, CA 92037
APN: 346-120-13-00

Attachment 5_Item E_Herr Residence Addition

PROJECT DATA-

Project: Herr Residence Addition

Job Address: 8452 La Jolla Shores Dr.
La Jolla, CA 92037

Owner: Raymond and Borsika Herr
Phone: 303-919-8338
Email: rkherr@yahoo.com

Zone: LJSPD-SF

Permits: Combination building permit
This property is in the coastal zone

Setbacks:		Existing	Proposed	
	Front	19'-7"	29'-2"	
	Min. Side	4'-4"	4'-4"	
	opposite side	4'-0"	4'-0"	
	Rear	48'-2"	49'-6"	
	Height (max)	29'-9"	28'-9"	12 inches below Existing Ridge
	Lot Width	74.92		
Lot Length	110.00			

** Where walls are less than 5 feet windows shall be restricted to 25% wall area

Occupancy: R-3 and U

Construction: Type V-B Non- Sprinklered

Year Built: 2005 Years Old: 10 Since last Major Remodel/ Addition F.A.R.

Floor Areas:	First Floor	Existing	1,466.13
	Second Floor	Existing	1,506.59
	Second Floor	Proposed	689.35
	Detached Gymnasium	Existing	420.00
	Total Habitable		4,082.07
	Garage	Existing	586.00
	Total		4,668.07

Lot Area: 74.92 110.00 = 8,241.20 = 0.189 AC.

Floor Area Ratio	4,668.07	Total Building Area	56.64%	Actual FAR
	8,241.20	Total Lot Area	75.00%	Baseline 6,180.90
	1,512.83	Additional Area Permitted with a base line of 75% FAR		

Scope of Work: Single Family Residence Addition

PlanFile #

Architect: Primary Design Tel: 619-276-1885
William H. Metz
1094 Cudahy Place #112
San Diego, CA 92110

APN: 346-082-34-00

Legal: The South 1/2 of Lot #8 and all of Lot #9, Block 17 according to La Jolla Shores Unit #1, Map #1913 in the City of San Diego, County San Diego, State of California, filed in the office of the County Recorder of San Diego County.

Bench Mark: City of San Diego SWBP El Paseo Grande and Camino del Collado
Elevation 37.886

Pangilinan, Marlon

To: Attachment
Subject: RE: La Jolla Shores Advisory Board - Cardenas Res. - Project No. 445629

From: Gargas, Glenn
Sent: Monday, August 01, 2016 5:08 PM
To: Pangilinan, Marlon <MPangilinan@sandiego.gov>; Greg Friesen <gfriesen@hayerarchitecture.com>
Subject: RE: La Jolla Shores Advisory Board - Cardenas Res. - Project No. 445629

Marlon,

Here is the Action Item information on this project – Cardenas Residence, Project No. 445629;

Coastal Development Permit and Site Development Permit to demolish an existing one story residence and construct a two story residence with attached two car garage totaling 6,698 square feet (FAR of 0.563). The 0.27-acre site (11,878 Sq. ft.) is located at 8466 El Paseo Grande (APN 346-050-0200), within the Coastal Zone (appealable), LJSPD-SF zone of the La Jolla Shore Plan District, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area.

Proposed setbacks – Front 15 ft. ; Side (North) 4 ft. Side (South) 5 ft. 2 inches; Rear 80 ft. 1 inch. Building Height 29 ft. 10 inches.

Project Contact Bill Hayer, Hayer Architecture, (858) 792-2800 bhayer@hayerarchitecture.com

Please let me know if you need anything else. Thank You!

Glenn R. Gargas, AICP
Development Project Manager
City of San Diego
Development Services Department
(619) 446-5142

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