



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: Tuesday, February 21st, 2017
TIME OF MEETING: 11:00am
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 from January 24th, 2017
Including minutes from August 19th, 2016 and December 19th, 2016 which were continued.
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Items		
A	Project	PTS 534717 - Campos Residence
	Location	8501 Avenida de las Ondas APN: 346-132-1100
	Description	CDP/SDP to partially demolish an existing 2,172 sf Single-family home on a 0.47-acre lot and re-construct a 4,760 sf, two-story residence. Includes garage addition, 670 sf first floor addition, 1,908 sf second floor addition, and new entry deck, patio, spa, and associated landscaping. <i>Additional project information to be presented by the applicant at the meeting.</i>
	Applicant/ Project Contact	Carlos Wellman, carlos@thelotent.com , (858) 442-8009
B	Project	PTS 500870 - Chavarria Addition
	Location	8616 Ruelle Monte Carlo APN: 346-831-0300
	Description	Addition to an existing single-family residence including new basement level with 2 bedrooms/2 baths, family room, 2 storage areas and deck, additions at existing level extending garage and existing bedroom, and spiral stairs. <i>Additional project information to be presented by applicant at the meeting.</i>
	Applicant/P Project Contact	Manuel De la Torre, delatorredesignstudio@gmail.com , (619) 730-1602

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.

Information Items		
A	Project	Amir Residence
	Location	7972 La Jolla Scenic Drive North APN: 346-732-2000
	Description	715 sf addition to the second story of an existing 5,323 sf, two story residence. <i>Please see Attachment 1 for additional project details.</i>
	Applicant/Project Contact	Mark Lyon, mark@mdla.net
	City Contact	N/A
B	Project	1851 Spindrift Drive
	Location	1851 Spindrift Drive APN: 346-451-1000
	Description	Renovation and expansion of existing 1,636 sf single-family residence on a 0.11-acre lot. <i>Please see Attachment 2 for additional project details.</i>
	Applicant/Project Contact	Jean-louis Coquereau, jean-louis@jlcarchitecture.com , (858) 436-7777x1
	City Contact	N/A

6. NEXT SCHEDULED MEETING: Monday, March 20th, 2017.

7. 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_Amir Residence

From: [Mark Lyon](#)
To: [Pangilinan, Marlon](#)
Cc: [On Amir](#); [Shani Moro](#)
Subject: Amir Residence, L.J.S.A.C. Submittal 1, Plans. 02/21/17 Hearing
Date: Monday, February 06, 2017 3:09:46 PM
Attachments: [A1.1 - Site Plan-A1.1.pdf](#)
[A2.0 - Existing 1st Floor Plan-A2.0.pdf](#)
[A2.1 - Existing 2nd Floor Plan-A2.1.pdf](#)
[A2.2 - Proposed 1st Floor Plan-A2.2.pdf](#)
[A2.3 - Proposed 2nd Floor Plan-A2.3.pdf](#)
[A2.6 - Proposed Roof Plan-Layout1.pdf](#)
[A3.1.A3.2 - Elevations-A3.1.pdf](#)
[A3.1.A3.2 - Elevations-A3.2.pdf](#)
[A4.1 - Sections-Layout1.pdf](#)

Hello Marlon,

Attached, please find PDF's of the plans you requested for the Amir Residence, located at 7972 La Jolla Scenic Drive La Jolla, Ca.

In your email you requested the elevation that was visible from the Street. That elevation is the East Elevation. As you can see on the Site Plan, the existing House and front addition is well back from the street and down slope.

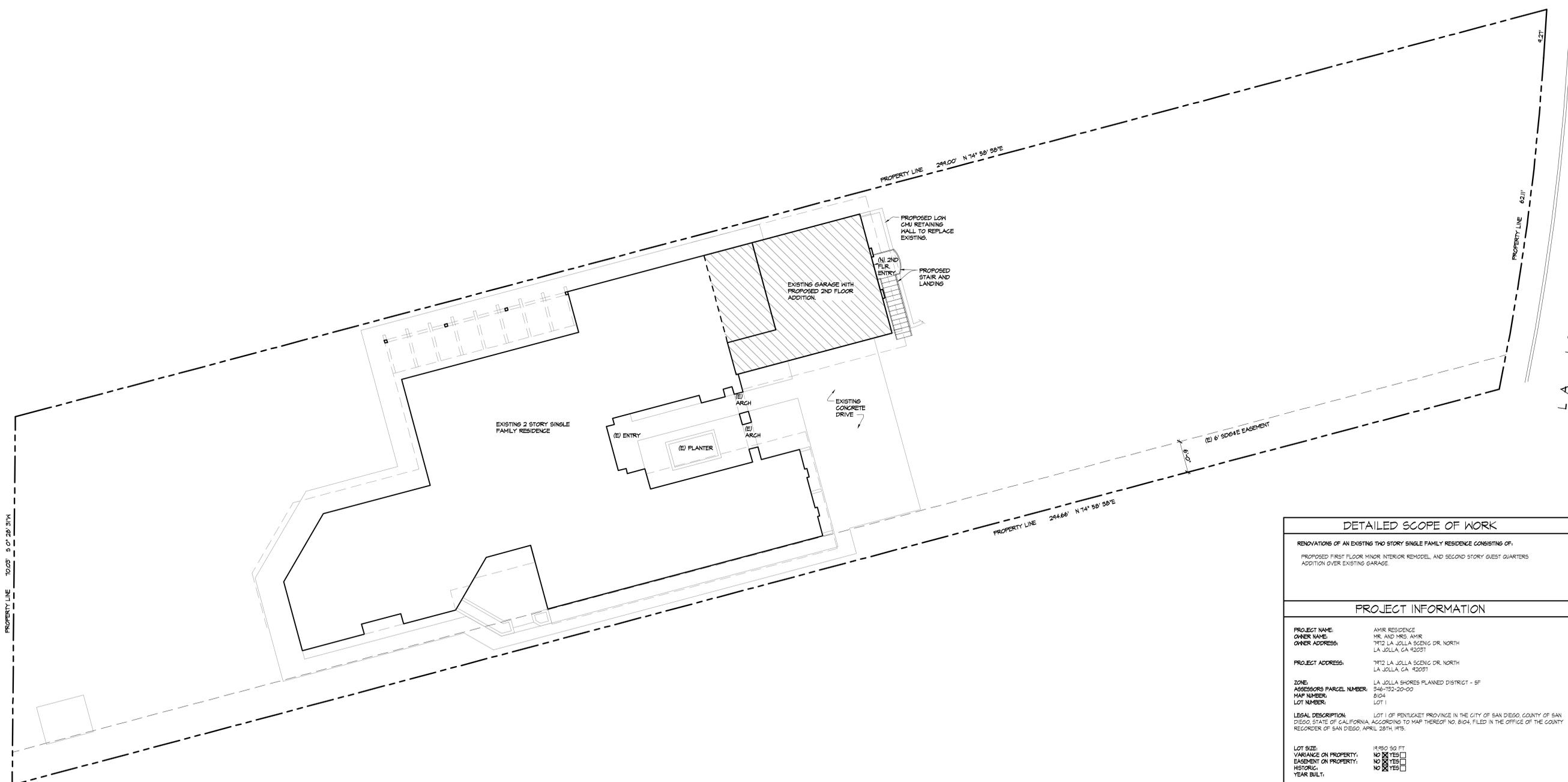
In addition, the project includes a 715 square foot second story addition, to an existing 5,323 square foot, two story Home. This represents only a 13.4% increase. There is no increase to the existing height of 21'-11". There is also no decrease of the existing side and rear setbacks. Although there are no set standards, they are as follows: 6'-0" South Side yard; 4'-0" North Side Yard; and 50'-0" West Rear Yard. The existing East Front Yard is 116'-0". The new setback will be 113'-0". An encroachment of only 3 feet or 2.6%.

I am in the process of gathering the neighbor support information you requested. Obviously this will take a little time, but Mr. Amir is working on this. I will also be sending some photographs, to assist in demonstrating the improvements in context of the surrounding street and properties. I will have all this information to you prior to the Hearing, but I wanted to get the plans and specifics to you now.

Please get back to me at your earliest convenience, to confirm your receipt. Please do not hesitate to let us know if there is any additional information that will be helpful in your review.

Also, Could you tell me when the Committee Hearing starts and the location.

Thank you for your assistance,
Mark.



SITE PLAN

SCALE: 1/8" = 1'-0"



SITE LEGEND	
	EXISTING SINGLE STORY RESIDENCE
	PROPOSED FIRST FLOOR ADDITION
	PROPOSED SECOND FLOOR ADDITION
	ARROW INDICATES EXISTING SITE DRAINAGE PATTERN. (SITE DRAINAGE PATTERN TO REMAIN THE SAME. NO NEW ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY.)

ADDITIONAL INFORMATION :		BUILDING DEPARTMENT INFORMATION																																											
<p>CHECK EACH APPLICABLE OVERLAY ZONE</p> <ul style="list-style-type: none"> <input type="checkbox"/> AIRPORT APPROACH <input checked="" type="checkbox"/> AIRPORT INFLUENCE AREA (AIA) <input type="checkbox"/> (GURP) FACILITY-DEFICIENT NEIGHBORHOODS <input type="checkbox"/> CLAREMONT MESA HEIGHT LIMIT <input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT <input type="checkbox"/> COASTAL (CITY) <input type="checkbox"/> COASTAL (STATE) <input type="checkbox"/> L.A. JOLLA COMMUNITY PLAN <input checked="" type="checkbox"/> FIRE BRUSH ZONES 300' BUFFER <input type="checkbox"/> FIRE HAZARD SEVERITY ZONE <input type="checkbox"/> FIRST PUBLIC ROADWAY <input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT <input type="checkbox"/> PARKING IMPACT <input type="checkbox"/> PRIME INDUSTRIAL LAND <input type="checkbox"/> RESIDENTIAL TANDEM PARKING <input type="checkbox"/> SENSITIVE COASTAL <input type="checkbox"/> TRANSIT AREA <input type="checkbox"/> URBAN VILLAGE <p>CHECK IF PROPOSED SITE CONTAINS OR IS ADJACENT TO:</p> <ul style="list-style-type: none"> <input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES <input type="checkbox"/> STEEP HILLSIDES <input type="checkbox"/> COASTAL BEACHES <input type="checkbox"/> SENSITIVE COASTAL BLUFFS <input type="checkbox"/> 100 YEAR FLOOD PLAIN 		<p>BUILDING CODE: CALIF. BUILDING CODE 2016, CALIF. RESIDENTIAL CODE 2016, FIRE CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, SOLAR ENERGY CODE</p> <p>ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRIC CODE (NEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN CODE (CAL GREEN), AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS.</p> <p>OCCUPANCY TYPE: R5 NUMBER OF STORIES: 2 CONSTRUCTION TYPE: TYPE V-B SPRINKLERS: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> EXISTING PERMITS: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/></p>																																											
<p>PLANNING DEPARTMENT INFORMATION</p> <p>PARKING:</p> <table border="1"> <tr> <td>PARKING REQUIRED:</td> <td>2</td> </tr> <tr> <td>PARKING PROVIDED:</td> <td>2</td> </tr> </table> <p>BUILDING HEIGHT:</p> <table border="1"> <tr> <td>ZONE HEIGHT LIMITS:</td> <td>30'-0"</td> </tr> <tr> <td>PROP 'D' HEIGHT LIMIT AREA:</td> <td>NO <input type="checkbox"/> YES <input checked="" type="checkbox"/></td> </tr> <tr> <td>ACTUAL BUILDING HEIGHT:</td> <td>21'-11"</td> </tr> <tr> <td>NUMBER OF STORIES:</td> <td>2</td> </tr> </table> <p>BUILDING AREA:</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>CONVERSION</th> <th>NEW</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR AREA:</td> <td>5,624</td> <td>+68</td> <td>0</td> <td>5,692</td> </tr> <tr> <td>GARAGE AREA:</td> <td>614</td> <td>-68</td> <td>0</td> <td>546</td> </tr> <tr> <td>SECOND FLOOR AREA:</td> <td>1,075</td> <td>-</td> <td>0</td> <td>1,075</td> </tr> <tr> <td>GUEST QUARTERS FLOOR AREA:</td> <td>-</td> <td>-</td> <td>75</td> <td>75</td> </tr> <tr> <td>TOTAL GROSS SQUARE FOOTAGE:</td> <td>5,322</td> <td>75</td> <td>75</td> <td>6,028</td> </tr> </tbody> </table> <p>LOT SIZE 14,950 SQ FT ACTUAL BUILDING F.A.R.: BUILDING S.F. (6,028 SQ FT) / LOT SIZE (14,950 SQ FT) = 30% F.A.R.</p>		PARKING REQUIRED:	2	PARKING PROVIDED:	2	ZONE HEIGHT LIMITS:	30'-0"	PROP 'D' HEIGHT LIMIT AREA:	NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>	ACTUAL BUILDING HEIGHT:	21'-11"	NUMBER OF STORIES:	2		EXISTING	CONVERSION	NEW	TOTAL	FIRST FLOOR AREA:	5,624	+68	0	5,692	GARAGE AREA:	614	-68	0	546	SECOND FLOOR AREA:	1,075	-	0	1,075	GUEST QUARTERS FLOOR AREA:	-	-	75	75	TOTAL GROSS SQUARE FOOTAGE:	5,322	75	75	6,028	<p>PHASE: CONSTRUCTION DOCUMENTS</p> <p>PROJECT NUMBER: 1620</p> <p>REVIEWED BY: MDL</p> <p>DRAWN BY: MD/RBB/K/L</p> <p>DATE: 02/06/2017</p> <p>SHEET TITLE: SITE PLAN</p> <p>SHEET NO.: A.I.1</p>	
PARKING REQUIRED:	2																																												
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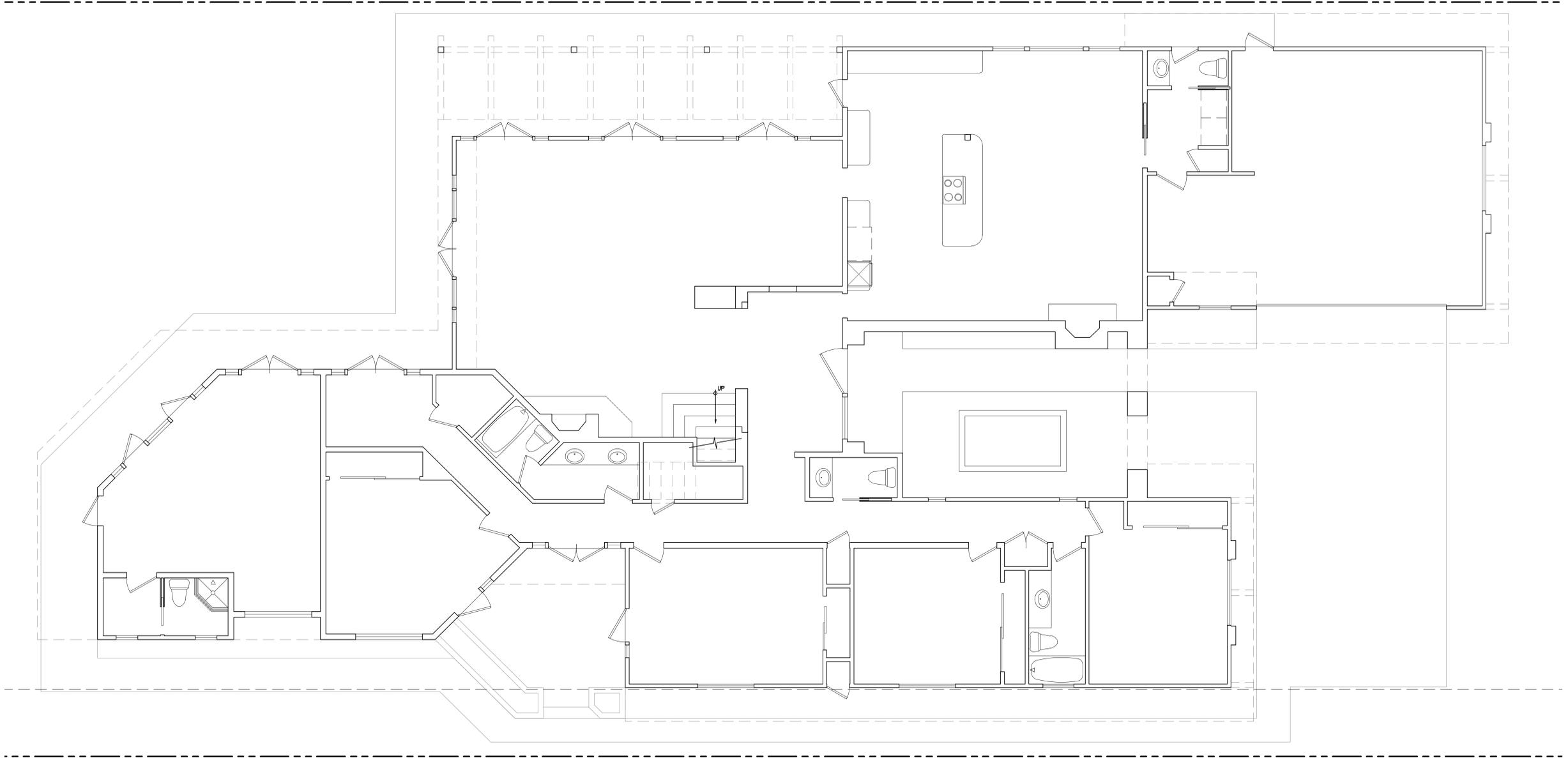
DETAILED SCOPE OF WORK	
<p>RENOVATIONS OF AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE CONSISTING OF:</p> <p>PROPOSED FIRST FLOOR MINOR INTERIOR REMODEL AND SECOND STORY GUEST QUARTERS ADDITION OVER EXISTING GARAGE</p>	
PROJECT INFORMATION	
PROJECT NAME:	AMIR RESIDENCE
OWNER NAME:	MR. AND MRS. AMIR
OWNER ADDRESS:	7972 LA JOLLA SCENIC DR. NORTH LA JOLLA, CA 92037
PROJECT ADDRESS:	7972 LA JOLLA SCENIC DR. NORTH LA JOLLA, CA 92037
ZONE:	LA JOLLA SHORES PLANNED DISTRICT - SF
ASSESSORS PARCEL NUMBER:	546-752-20-00
MAP NUMBER:	9104
LOT NUMBER:	LOT 1
LEGAL DESCRIPTION:	LOT 1 OF PENTUCKET PROVINCE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8104, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, APRIL 28TH 1975.
LOT SIZE:	14,950 SQ FT
VARIANCE ON PROPERTY:	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
EASEMENT ON PROPERTY:	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
HISTORIC:	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
YEAR BUILT:	

AMIR RESIDENCE

7972 LA JOLLA SCENIC DR.
LA JOLLA, CA 92037

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410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET

LA JOLLA SCENIC DR.



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

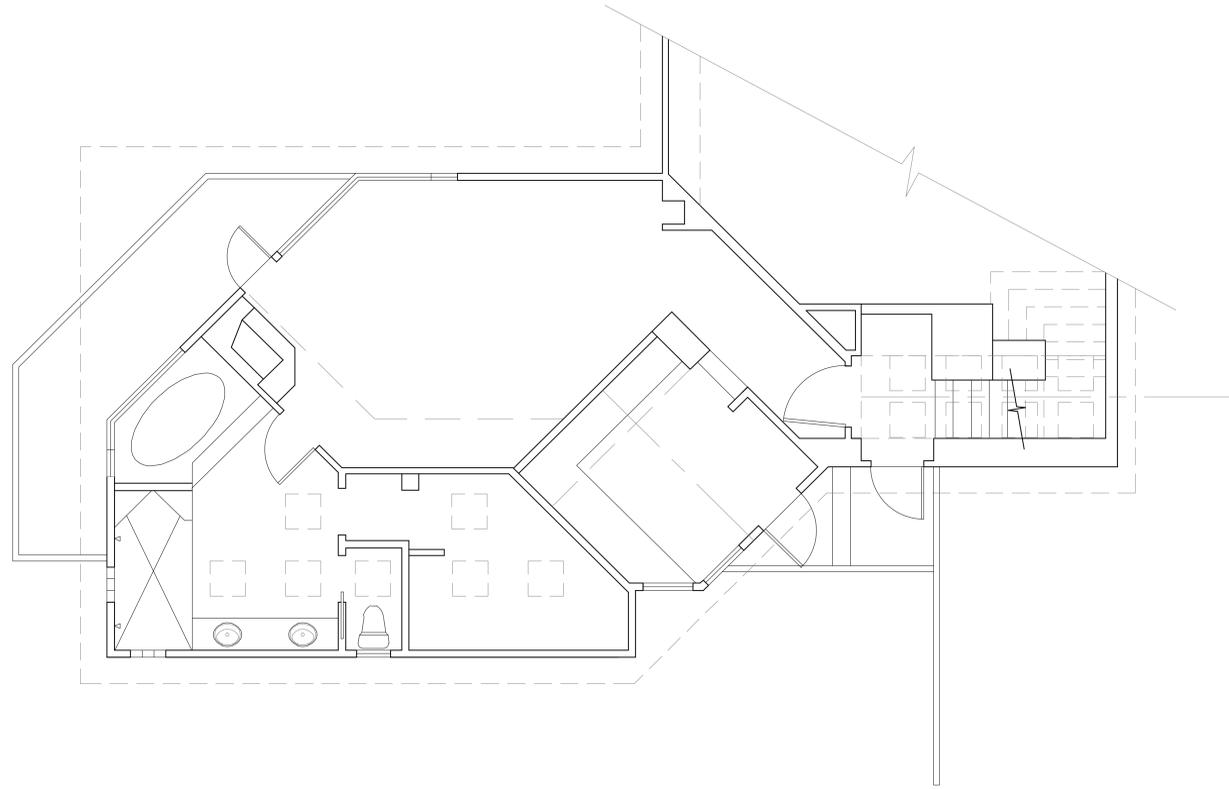


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AMIR RESIDENCE
 7972 LA JOLLA SCENIC DR.
 LA JOLLA, CA 92037

REVISIONS:
SUBMITTAL DATE: ---
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 1620
REVIEWED BY: MDL
DRAWN BY: MD/RBB/K.L
DATE: 02/06/2017
SHEET TITLE: EXISTING 1ST FLOOR PLAN SHEET NO.:
A2.0

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EXISTING 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"



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AMIR RESIDENCE
 7972 LA JOLLA SCENIC DR.
 LA JOLLA, CA 92037

REVISIONS: _____

SUBMITTAL DATE: ---

PHASE: **CONSTRUCTION DOCUMENTS**

PROJECT NUMBER: 1620

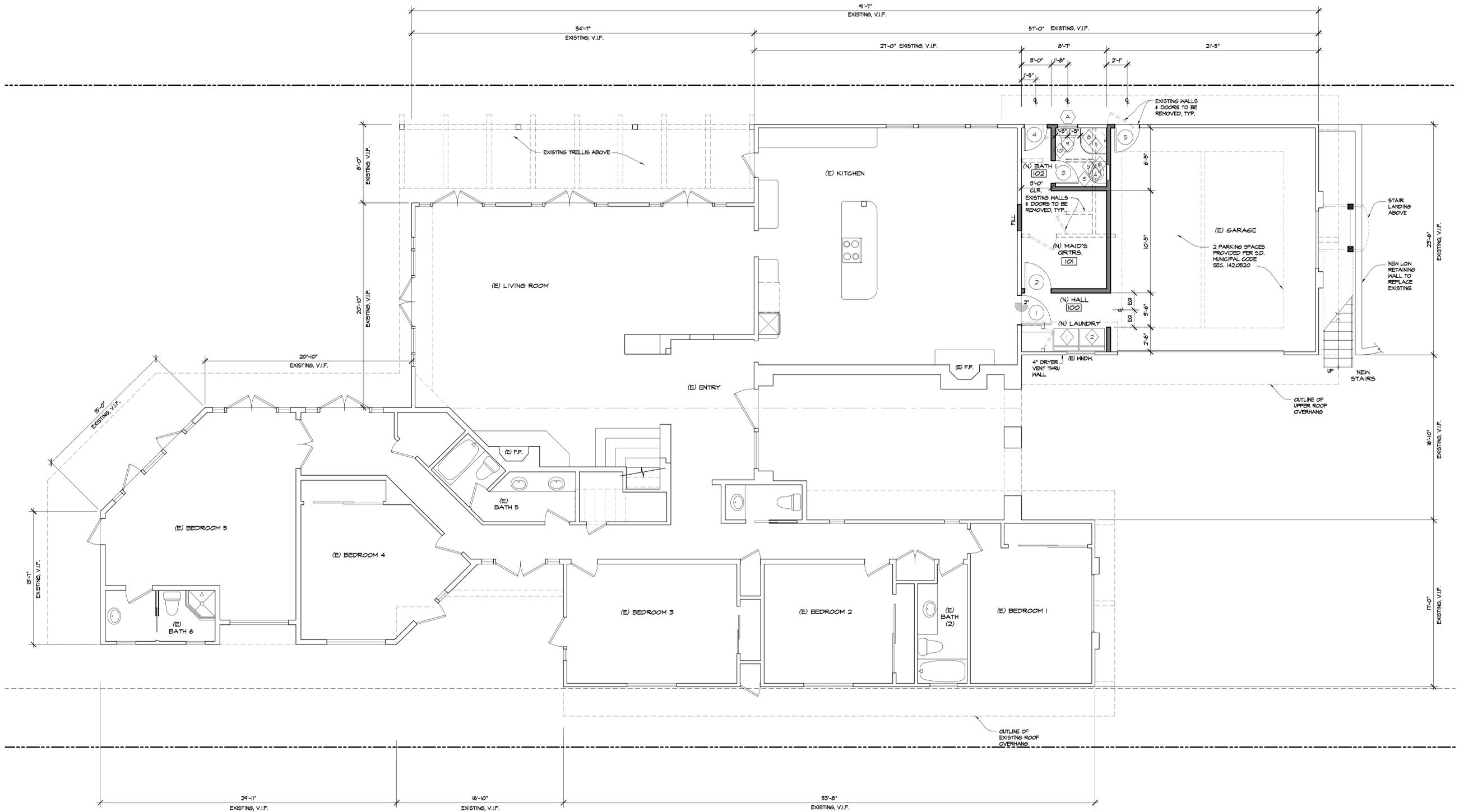
REVIEWED BY: MDL

DRAWN BY: MD/RBB/K.L

DATE: 02/06/2017

SHEET TITLE: **EXISTING 2ND FLOOR PLAN**
 SHEET NO: **A2.1**

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SYMBOL LEGEND
(SCHEDULES ON SHEET A-6.1)

- DOOR NUMBER
- WINDOW NUMBER
- FIXTURE NUMBER
- ROOM NUMBER

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED
- NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PFTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C. SEE SP-1 FOR INSULATION SPECIFICATIONS.

FIRST FLOOR PLAN

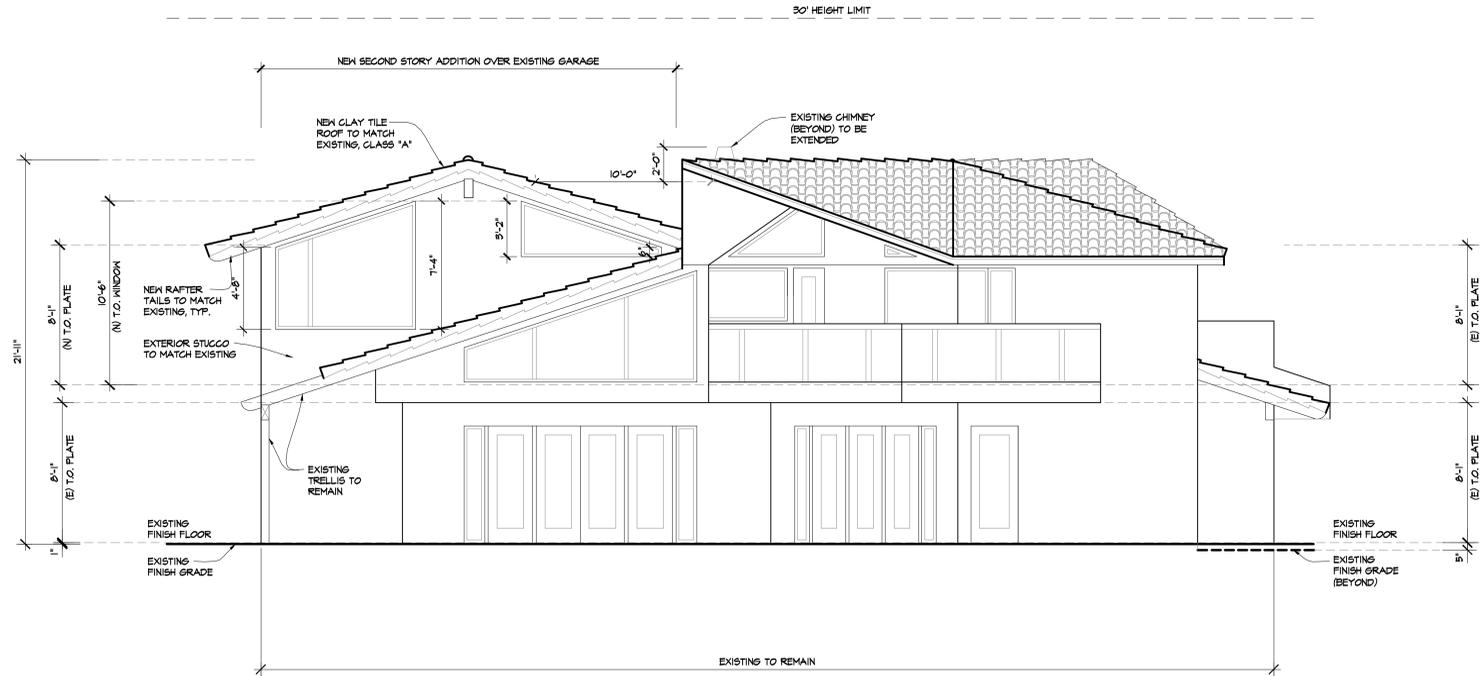
SCALE: 1/4"=1'-0"

EXISTING FIRST FLOOR HABITABLE SPACE: 3629 S.F.
 NEW FIRST FLOOR GARAGE CONVERSION TO HABITABLE SPACE: 68 S.F.
 GARAGE: 551 S.F.
 FIRST FLOOR TOTAL: 4,248 S.F.



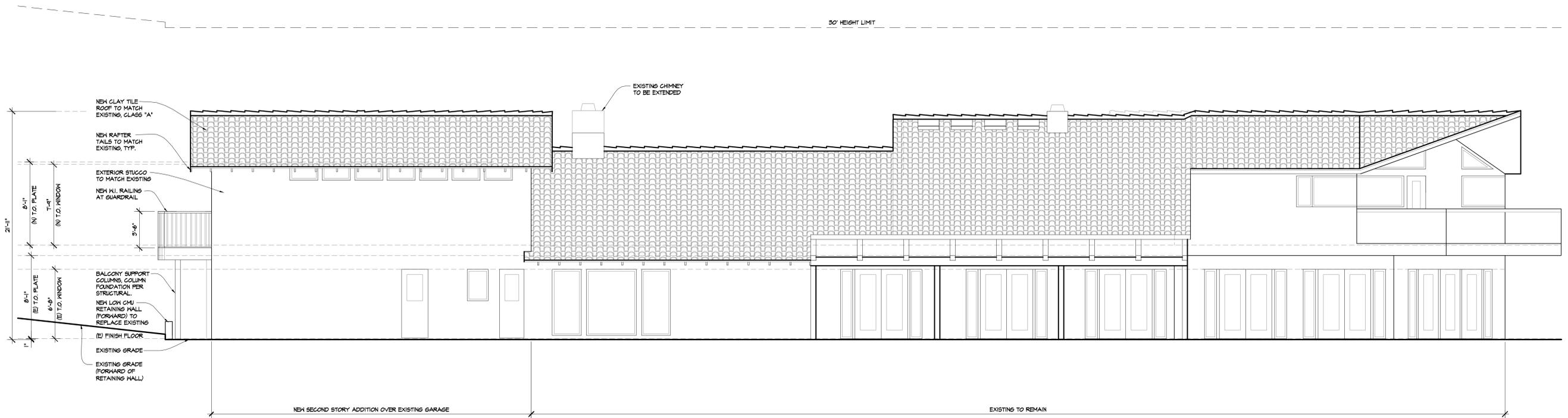
REVISIONS:
SUBMITTAL DATE:
PHASE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
1620
REVIEWED BY:
MDL
DRAWN BY:
MD/RBB/K/L
DATE:
02/06/2011
SHEET TITLE:
FIRST FLOOR PLAN
SHEET NO.:
A2.2

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WEST ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"

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AMIR RESIDENCE
7972 LA JOLLA SCENIC DR.
LA JOLLA, CA 92037

REVISIONS:
SUBMITTAL DATE:
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CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
1620
REVIEWED BY:
MDL
DRAWN BY:
MD/RBB/K/L
DATE:
02/06/2017
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO.:
A3.2

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La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037

Information Items

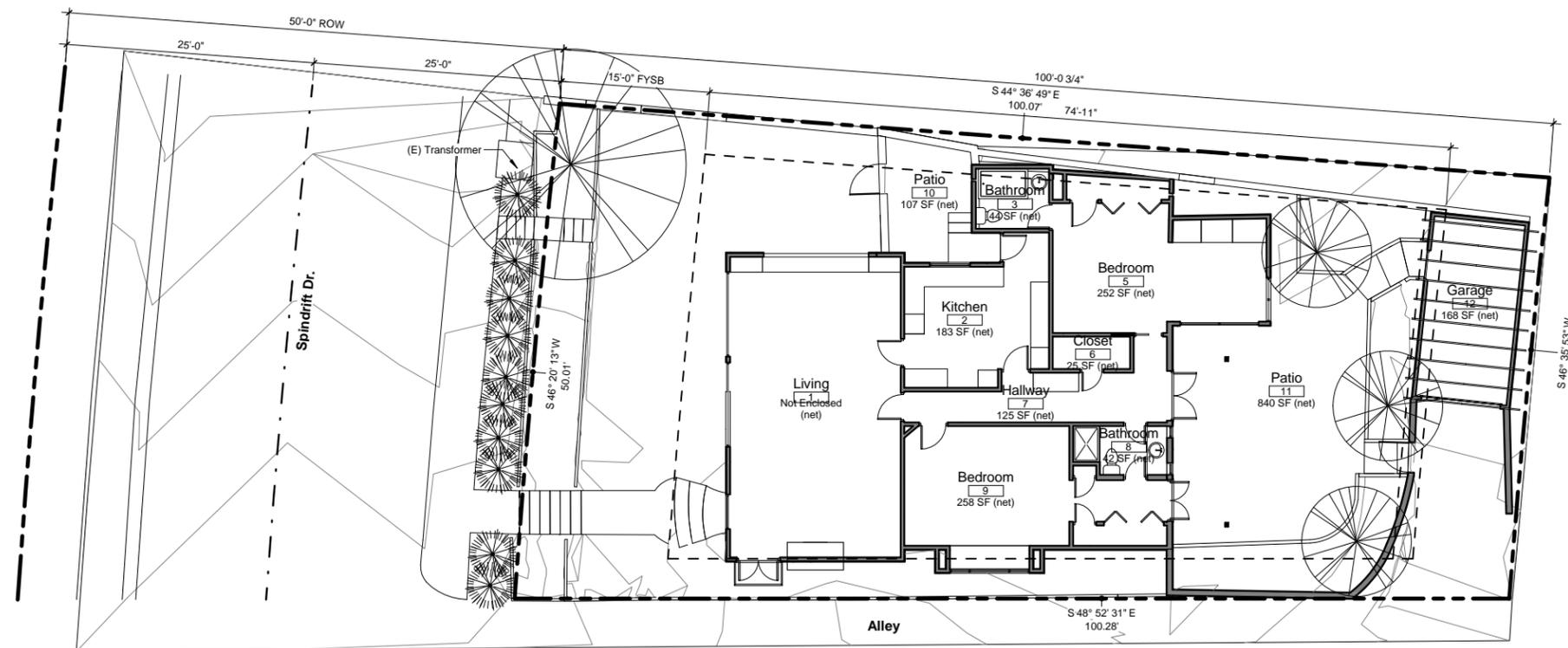
- 1851 Spindrift Dr
- 1851 Spindrift Dr La Jolla, 92037 346-451-10-00
- Contact: Jean-Louis Coquereau JLC Architecture; 858-436-7777 1#; jean-louis@jlcarchitecture.com
- Renovation and expansion of existing single family residence
 - 4628.5 SF lot
 - 1636 SF existing residence
 - 5588 SF proposed residence
 - Front setback: 15', Side Setback: varies, Rear Setback: undefined
 - 27'-8" from Datum
- We are seeking general process direction from the Advisory Board on the project

Submittal Number 814861 – Historical Review of property; property deemed not potentially historic

Created by: Tom Quaas February 16, 2017

Existing House
1st floor: 1636.19 SF

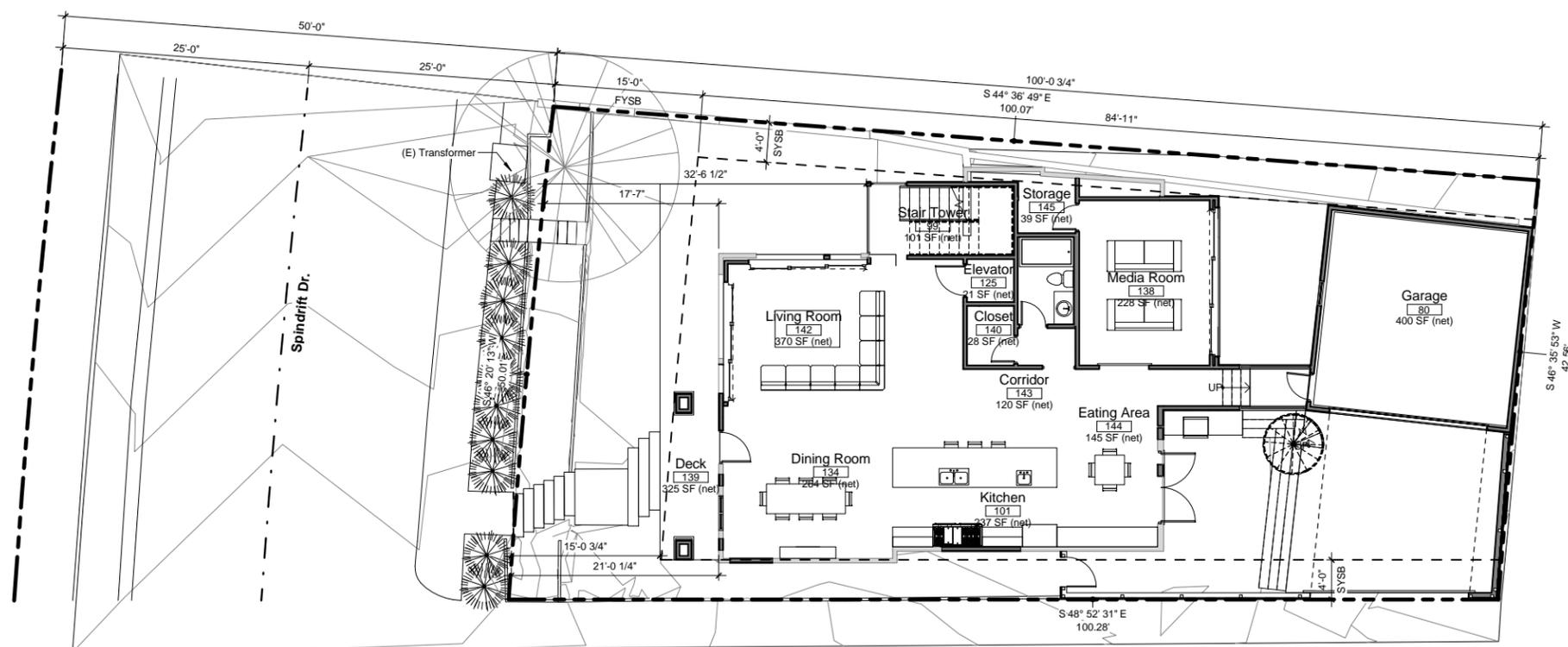
Garage: 189.7 SF



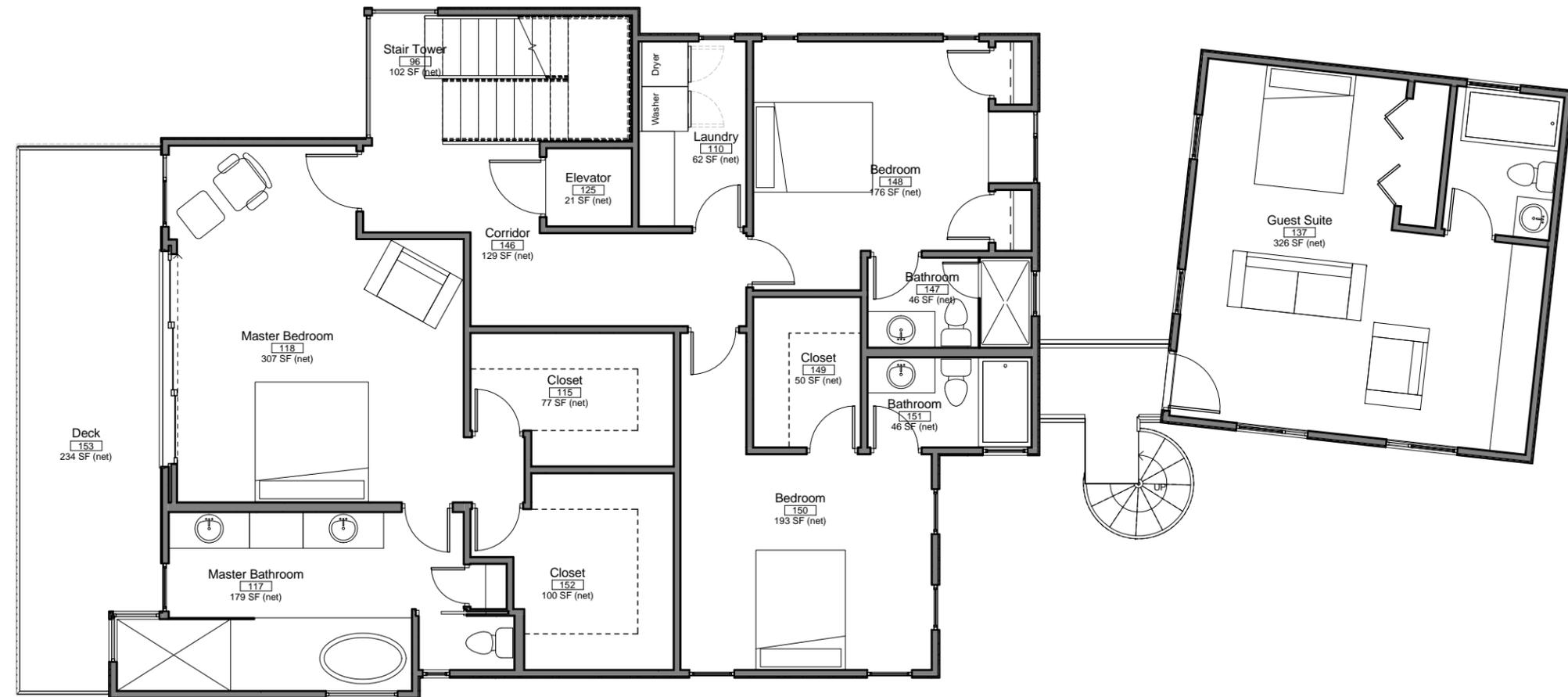
Existing Floor Plan

Proposed House
 1st floor: 1776.31 SF
 2nd Floor: 1677.90 SF
 3rd Floor: 1260.51 SF
 Garage: 436.64 SF
 Guest Suite: 436.64 SF

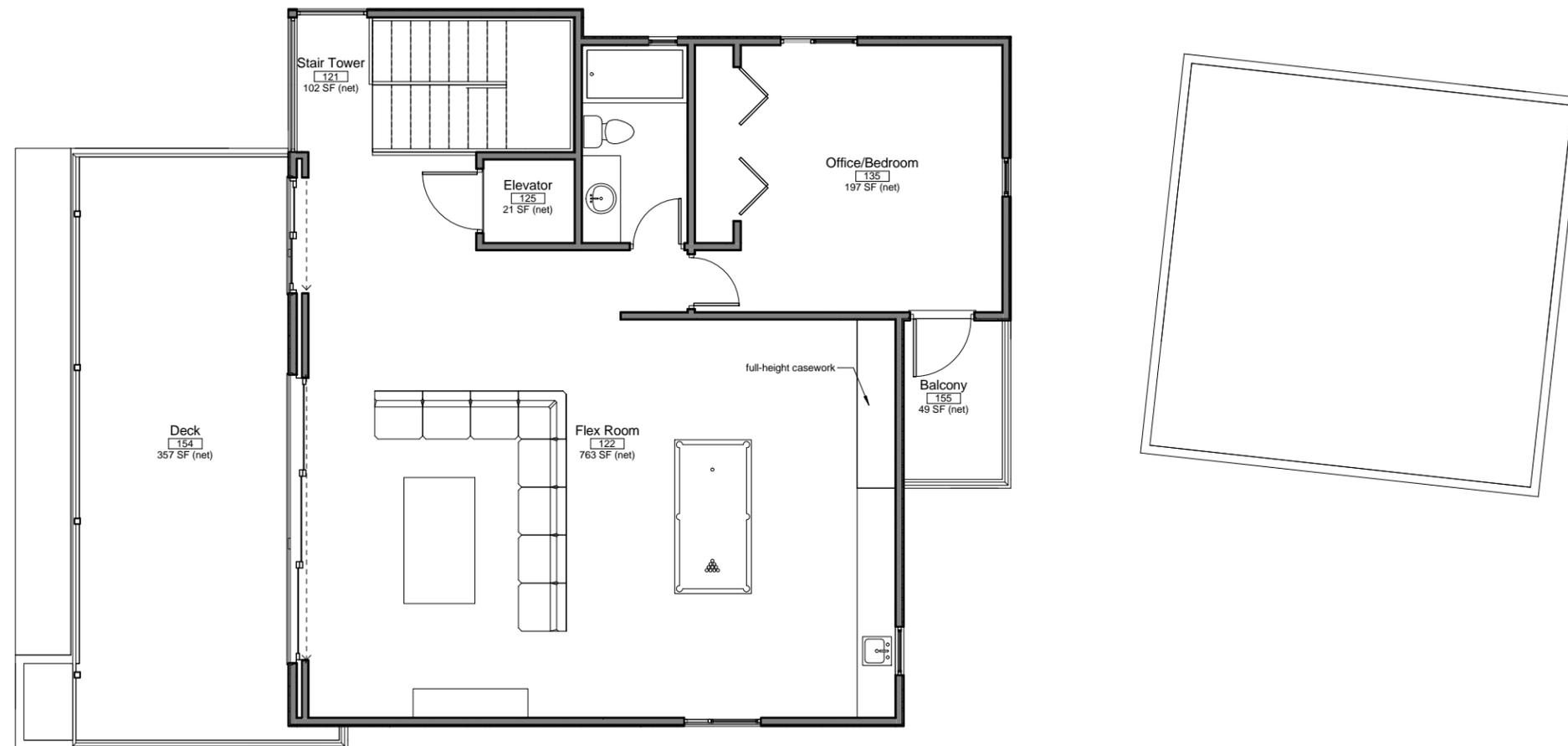
Total: 5588 SF



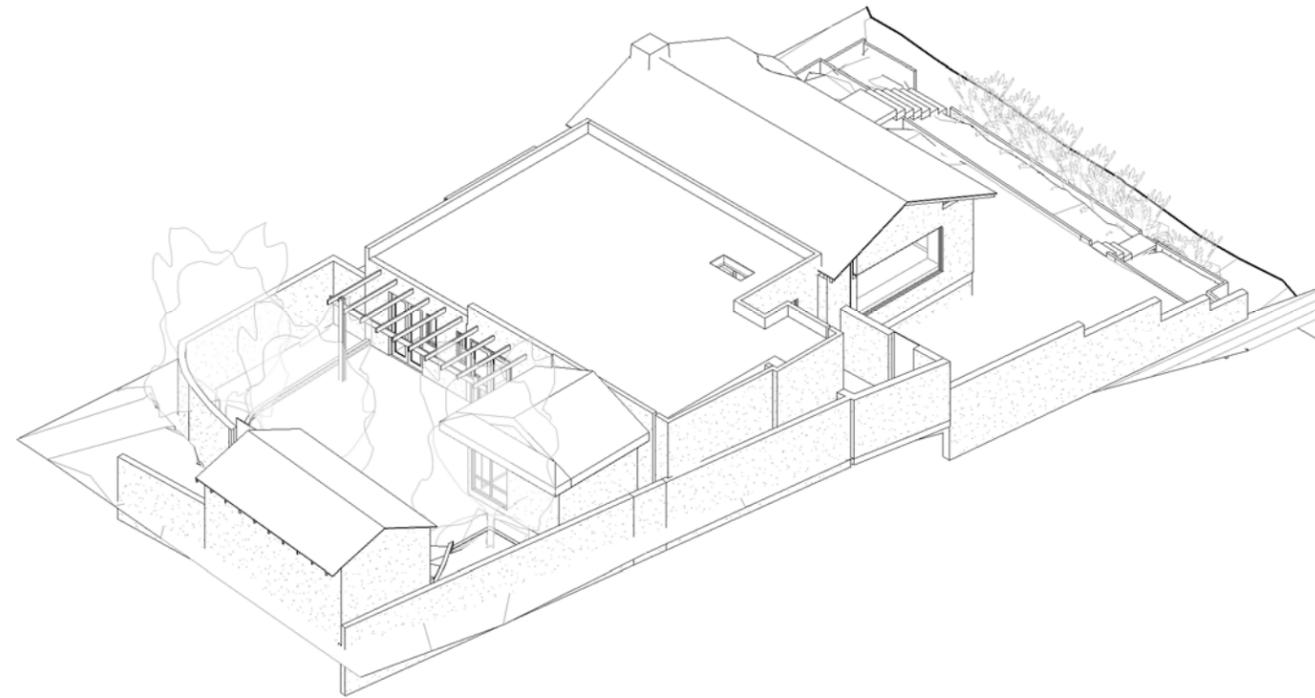
Proposed 1st Floor Plan



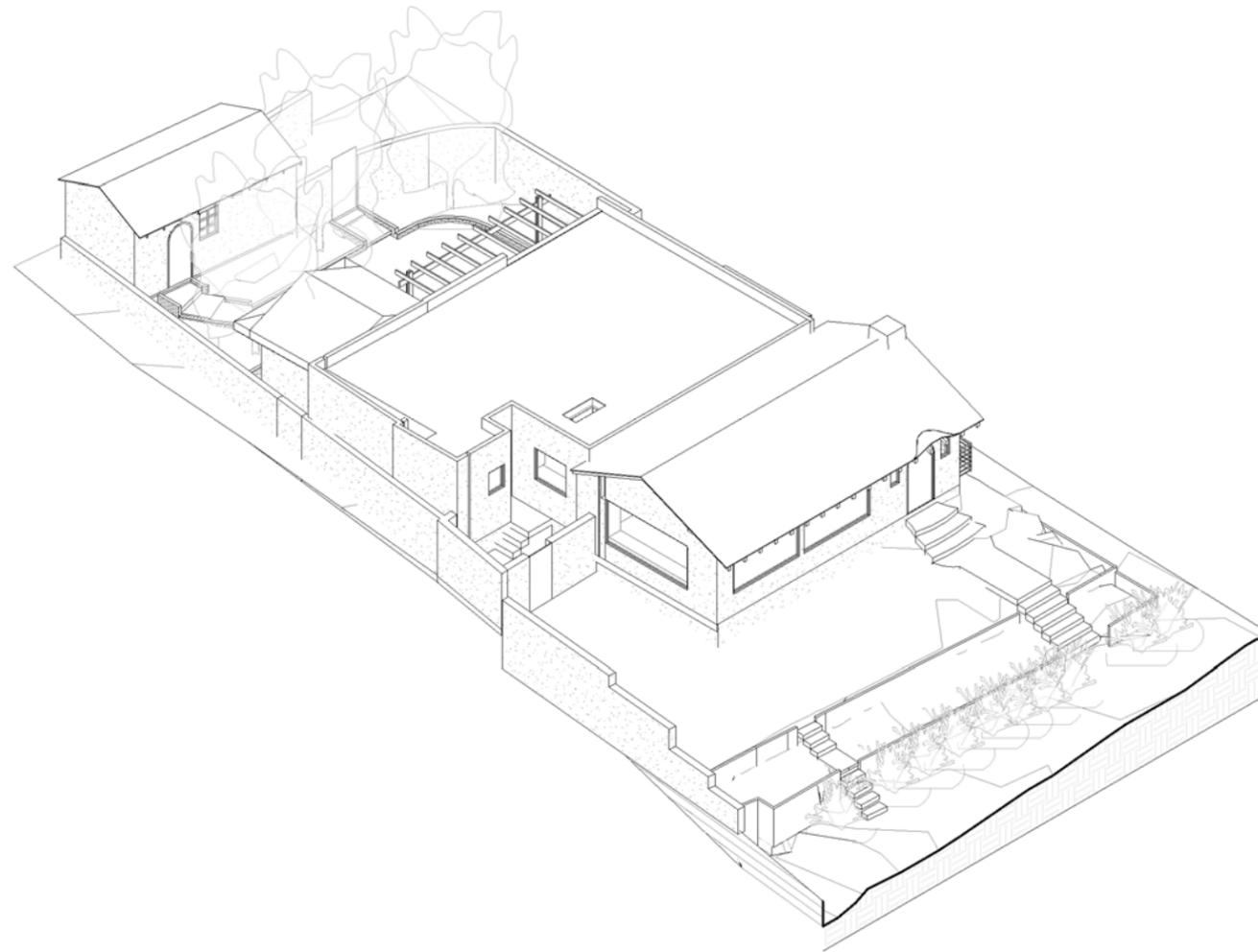
Proposed 2nd Floor Plan



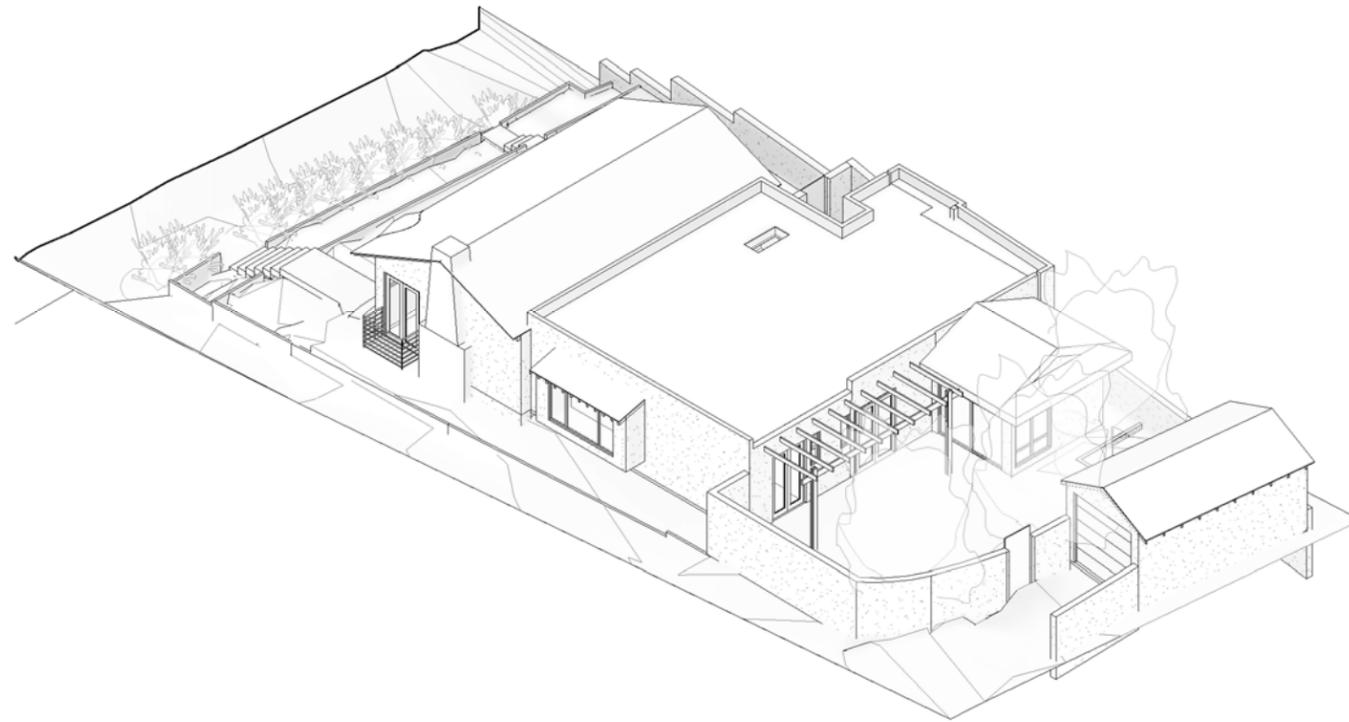
Proposed 3rd Floor Plan



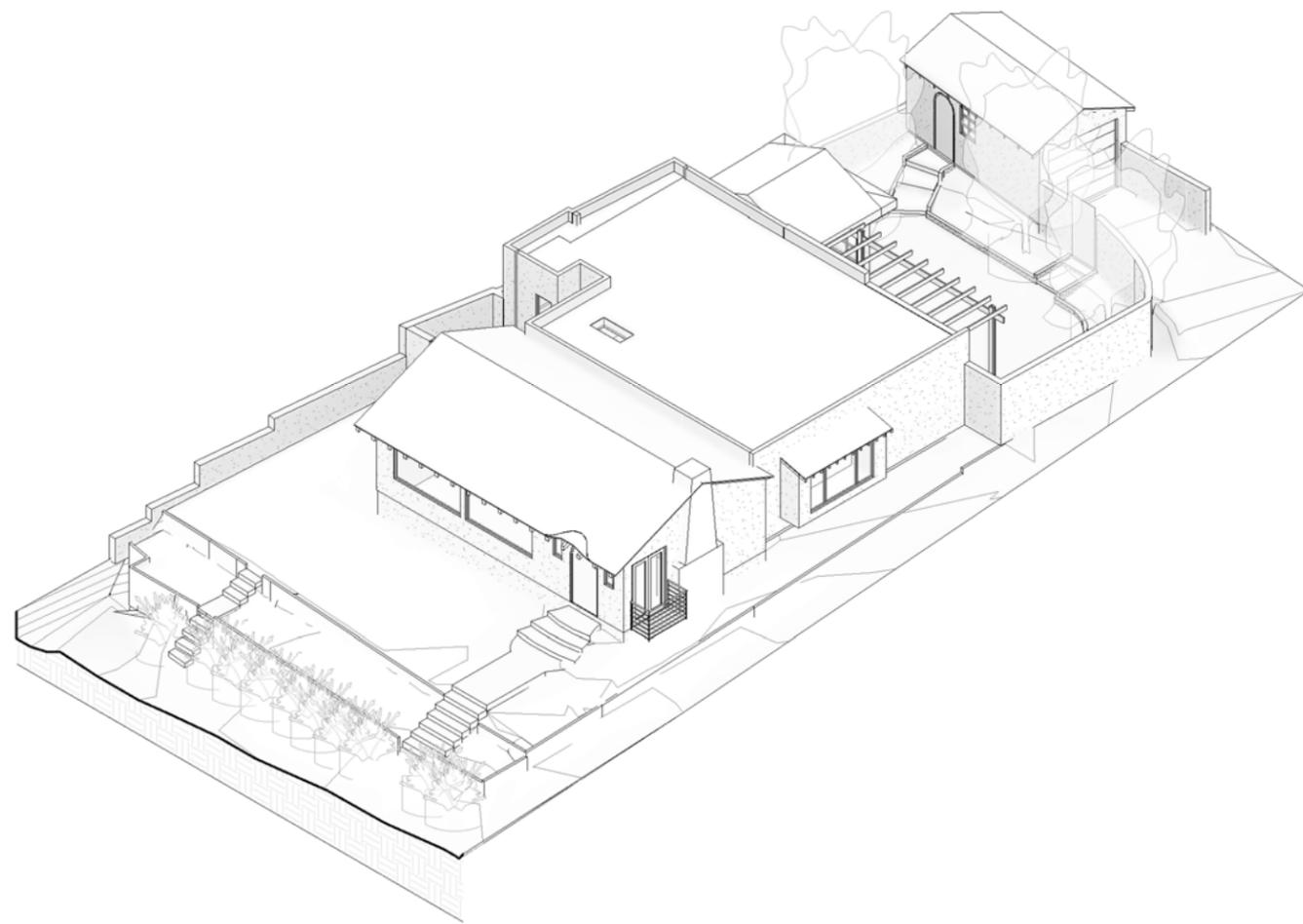
Existing Axonometric from NE



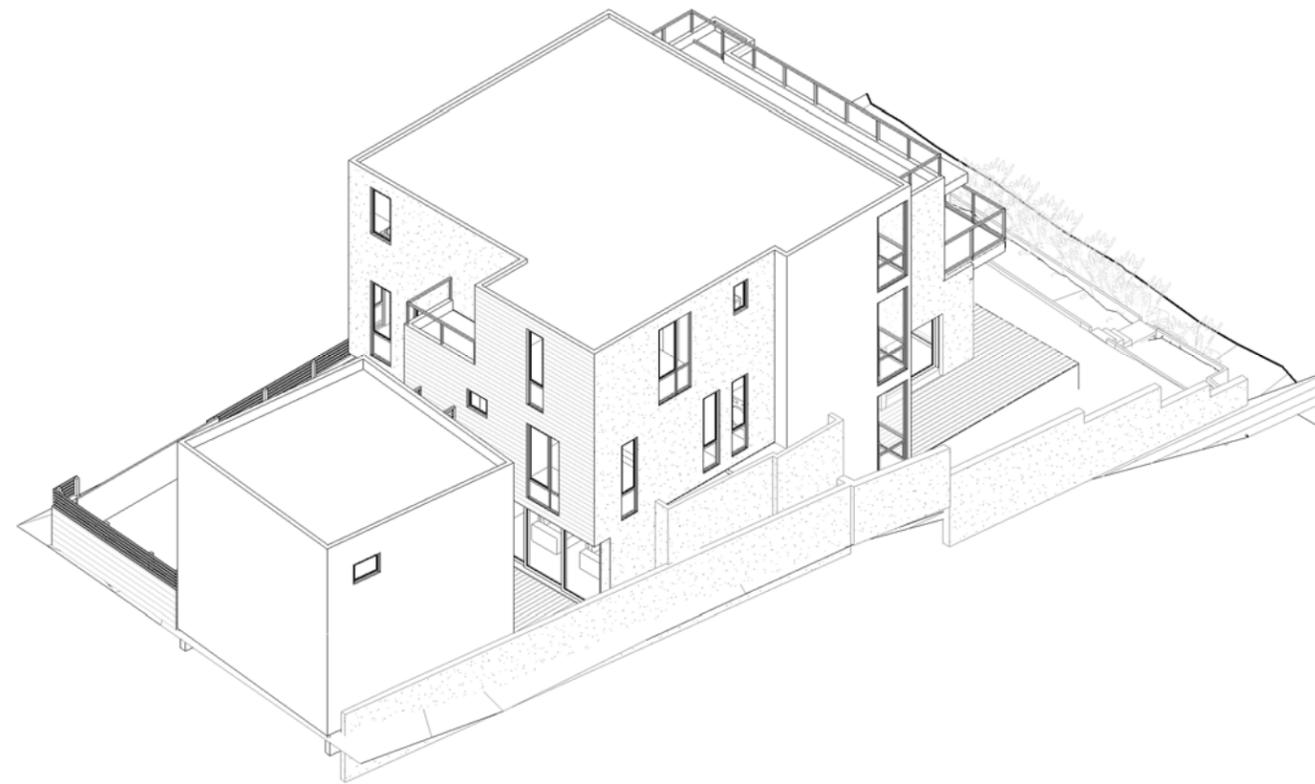
Existing Axonometric from NW



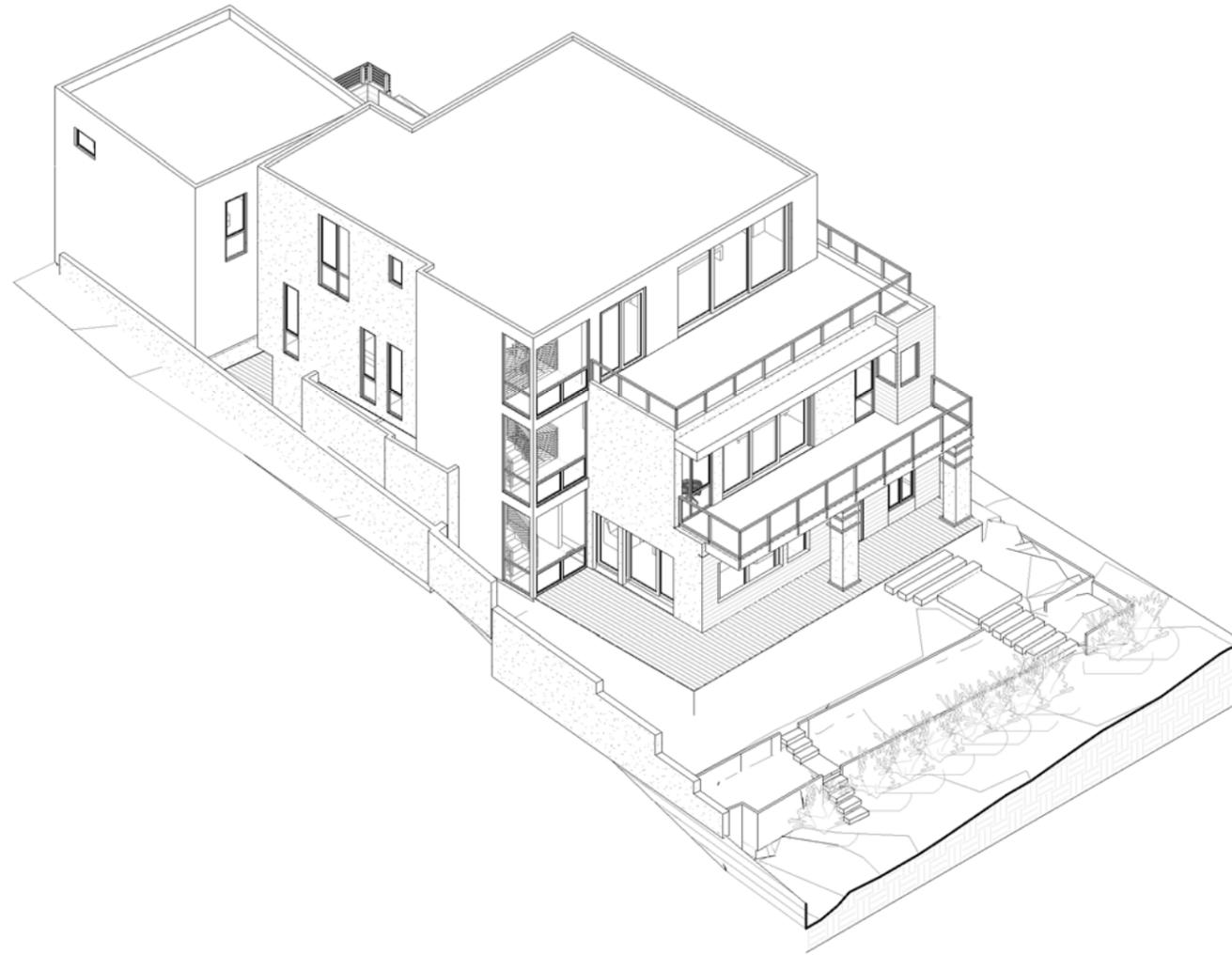
Existing Axonometric from SE



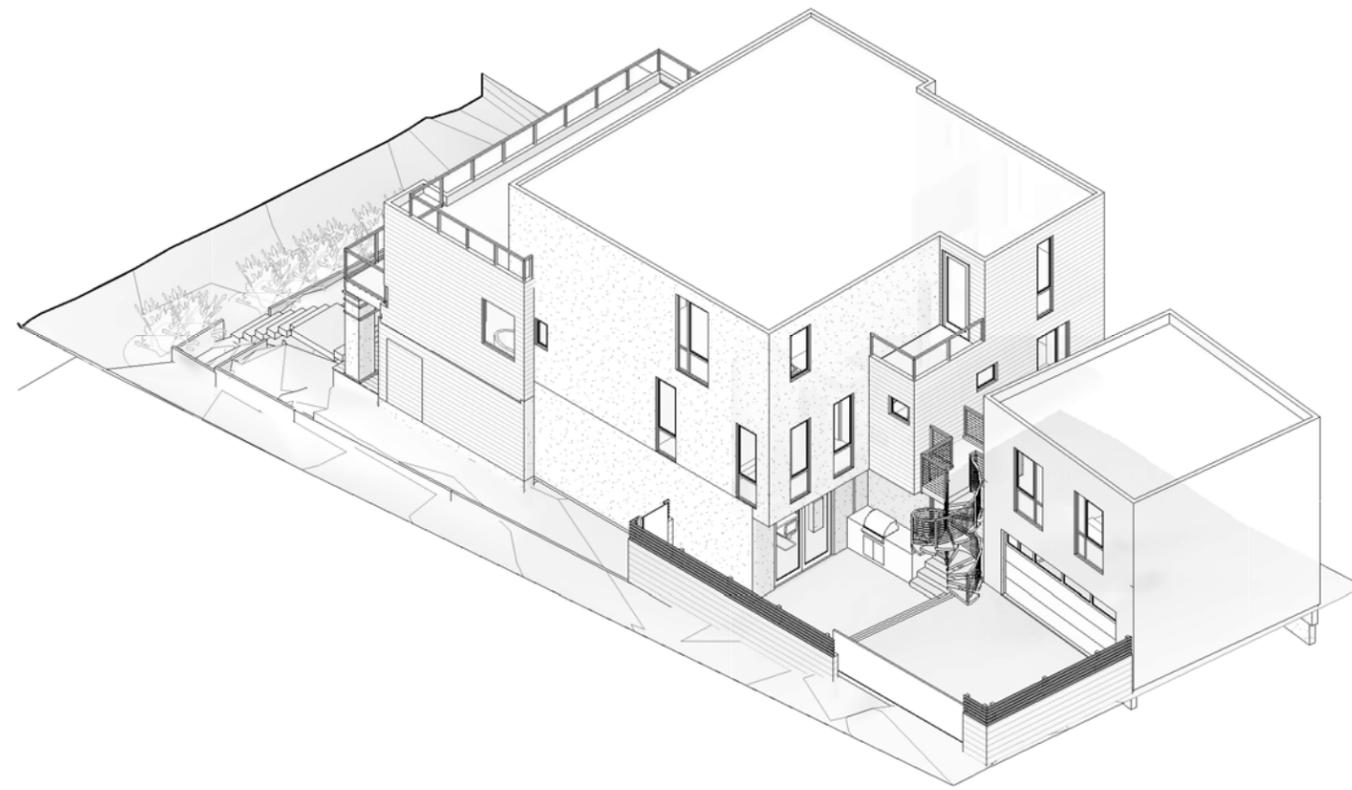
Existing Axonometric from SW



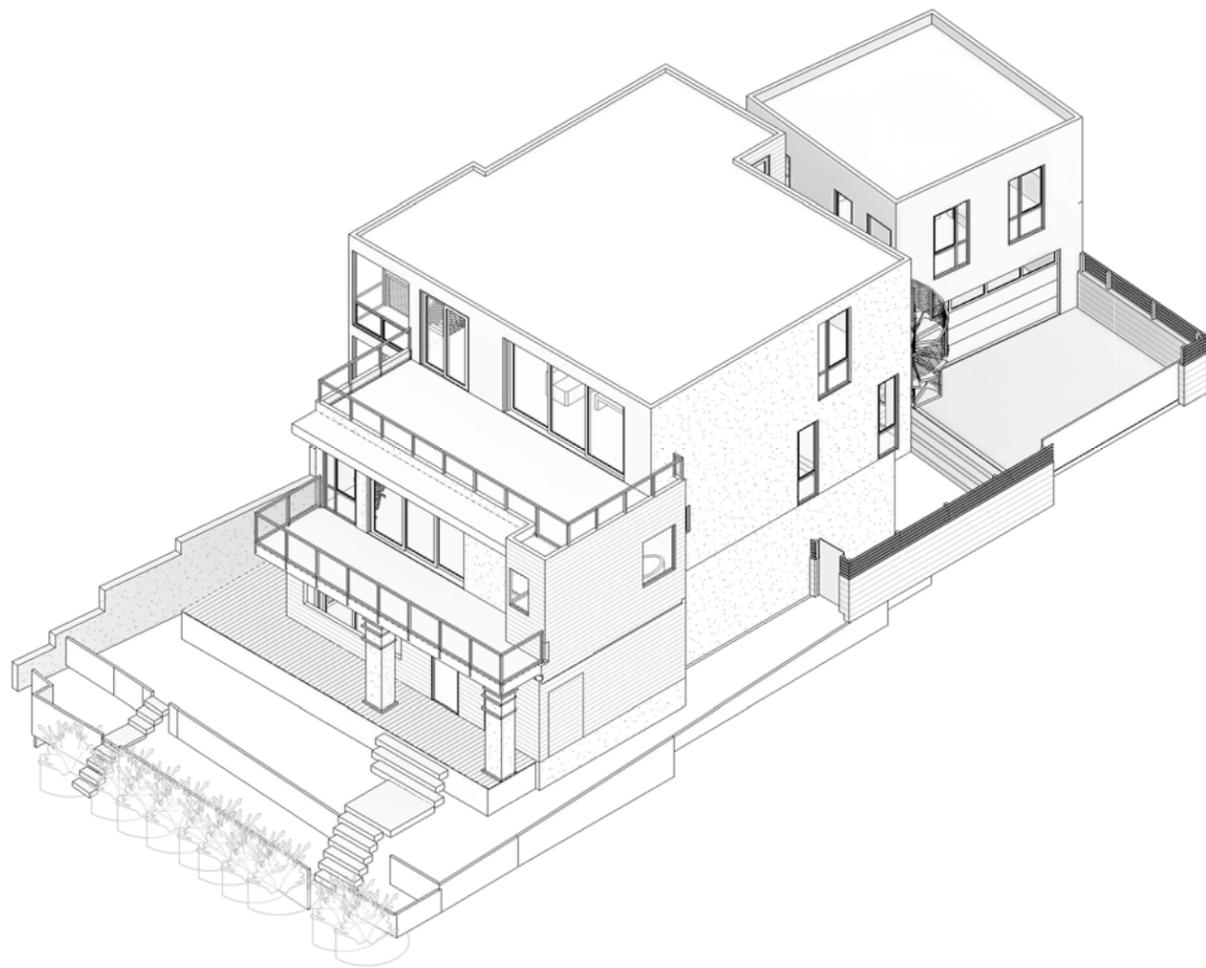
Proposed Axonometric from NE



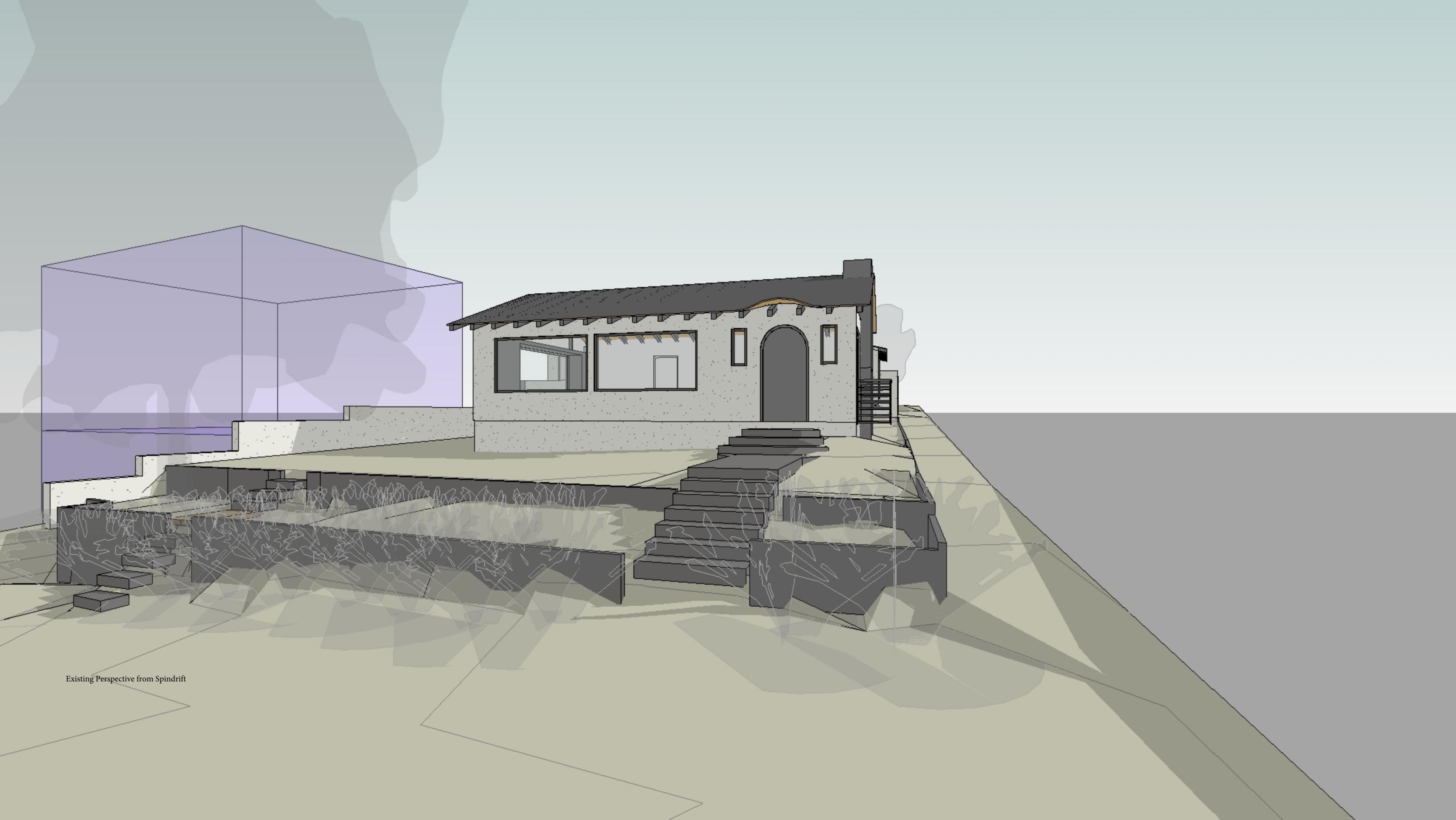
Proposed Axonometric from NW



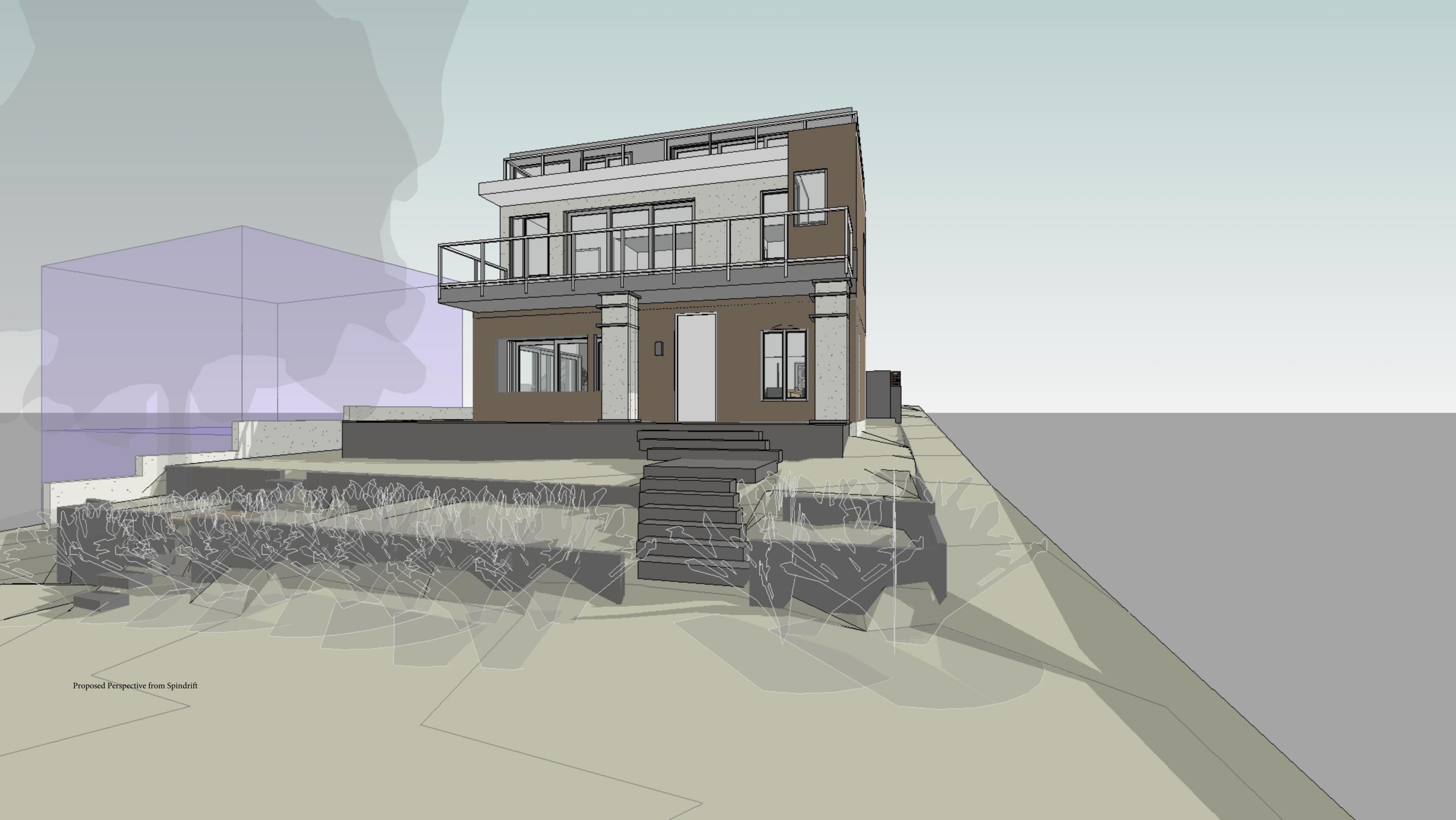
Proposed Axonometric from SE



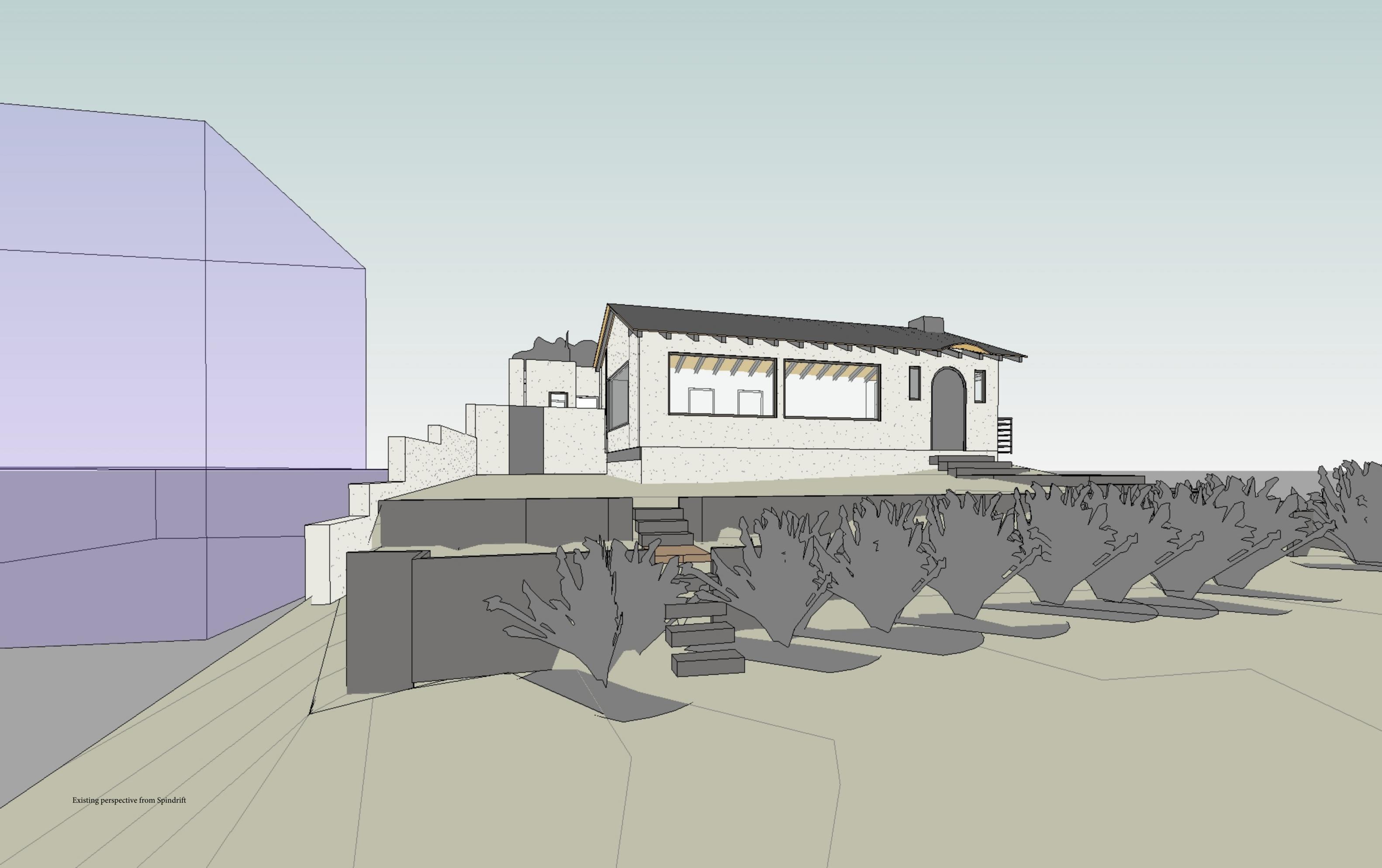
Proposed Axonometric from SW



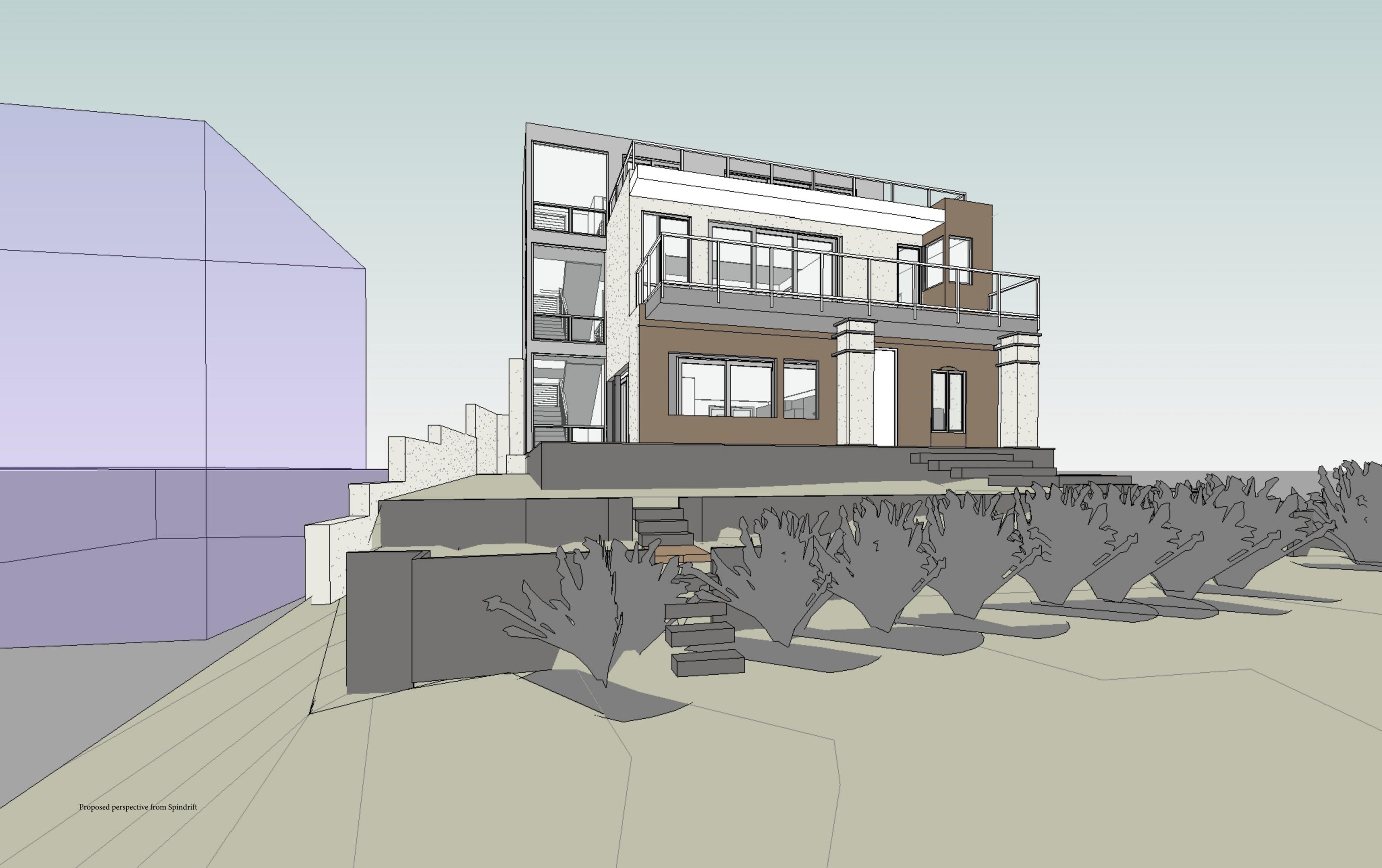
Existing Perspective from Spindrift



Proposed Perspective from Spindrift



Existing perspective from Spindrift



Proposed perspective from Spindrift