



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:	Monday, March 20st, 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 February 21th, 2017
Including minutes from August 19th, 2016 which were continued.
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Items		
A	Project	PTS 534717 - Campos Residence (Continued from the February 21 st meeting)
	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 529988 - Price/Cohen Addition
	Location	2045 Lowry Place APN: 346-482-0400
	Description	Proposal to add a 1,264 sf second floor addition and construction of a 342 sf deck to an existing single-family residence on a 6,182 sf lot. <i>See ATTACHMENT 1 for additional project details.</i>
	Applicant/P Project Contact	Larry Hawes, larry@haweshomedesign.com , (858) 518-9820

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.

Action Items (Continued)		
C	Project	PTS 534513 – Stone Residence Addition/Remodel
	Location	2466 Avenida De la Playa APN: 346-451-1000
	Description	Proposal to add a 610 sf rear room addition to the kitchen area and master bedroom and add a new 644 sf rear outdoor patio/deck to an existing single – family residence on a 21,750 sf lot. <i>See ATTACHMENT 2 for additional project details.</i>
	Applicant/Project Contact	Larry Hawes, larry@haweshomedesign.com , (858) 518-9820

Information Item		
A	Project	7713 Esterel Drive
	Location	7713 Esterel Drive APN: 346-620-1100
	Description	Proposal for a new addition/remodel to an existing single-family residence. <i>See ATTACHMENT 3. Applicant to provide additional project information at the meeting.</i>
	Applicant/Project Contact	Israel Fumansky, inguebydesign@gmail.com ,

6. NEXT SCHEDULED MEETING: Monday, April 17th, 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

DESIGN STUDIO WEST

DESIGN & REMODELING

3/8/17

La Jolla Shores Planned District Advisory Board

Proposed Remodeling Information Items:

Job Name: Price/Cohen Addition

Address: 2045 Lowry Place, La Jolla, CA 92037

APN: 346-482-0400

Contact Name: Lee Austin 858 454-9133 laustin@designstudiowest.com

Total lot size: 6182 sf

Maximum lot coverage = 60% = 3709 sf

Existing residence lot coverage = 2833 sf

Proposed residence lot coverage = 2833 sf (no change)

Setbacks existing and proposed: Front and rear Neighborhood general conformity – no change proposed to setbacks.

Side setbacks: Existing and proposed 4ft. No change proposed.

Application team is seeking exemption from a Site Development Permit for the below described project.

Action Items:

PTS# 529988 Price/Cohen Addition

Job Name: Price/Cohen

Address: 2045 Lowry Place, La Jolla, CA 92037

APN: 346-482-0400

Contact Name: Lee Austin 858 454-9133 laustin@designstudiowest.com

Project description: Add second floor approx. 1264 SF. Construct new deck approx. 342 SF

Total lot size: 6182 sf

Maximum lot coverage = 60% = 3709 sf

Existing residence lot coverage = 2833 sf

Proposed residence lot coverage = 2833 sf (no change)

Proposed Height approx. 28' - 4"

Thank you in advance for your questions and input.

Lee Austin (Lee Austin Construction Inc. DBA: Design Studio West lic# B1-430991)

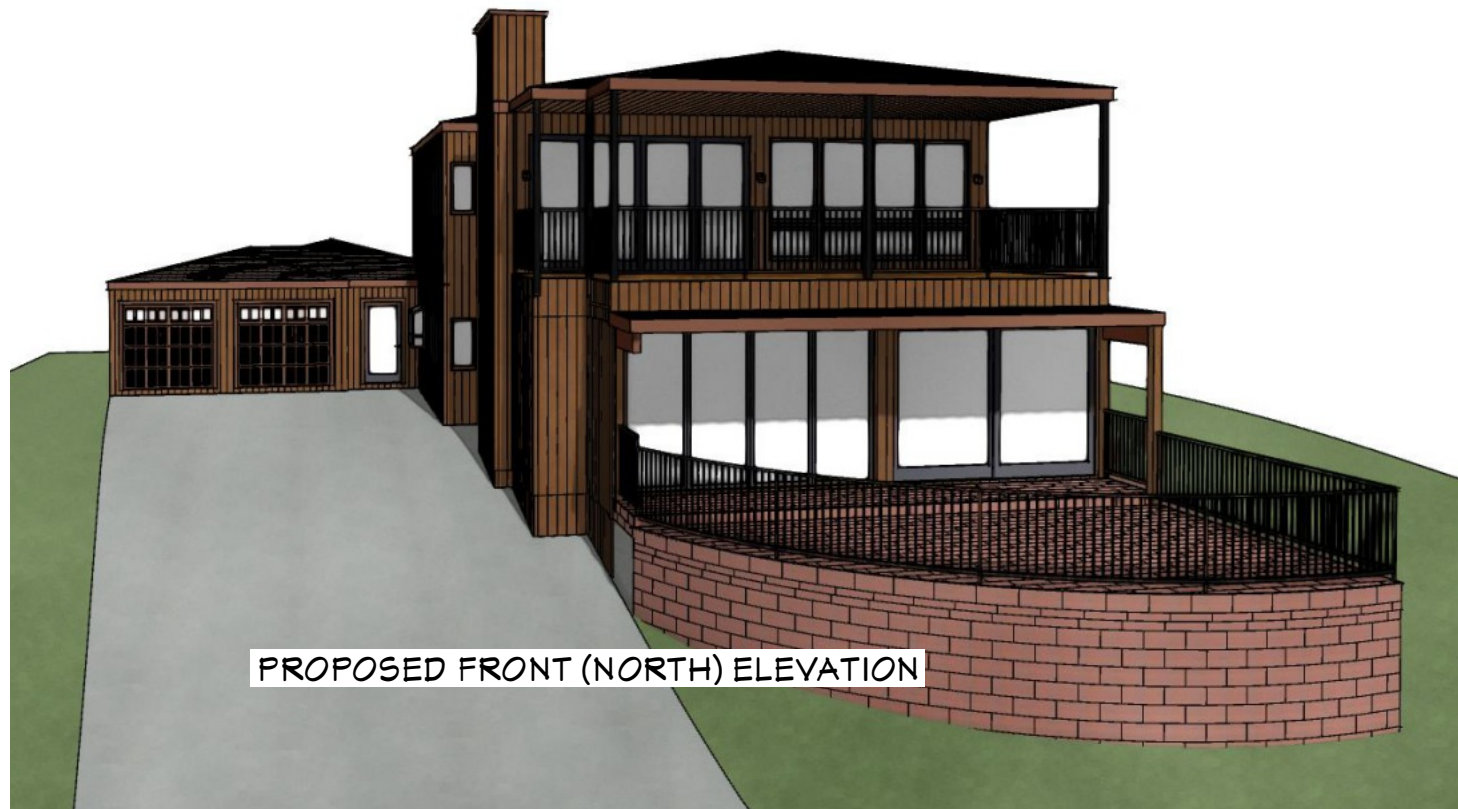
Owners of 2045 Lowry Place, La Jolla, CA 92037: Lena Price & Tom Cohen



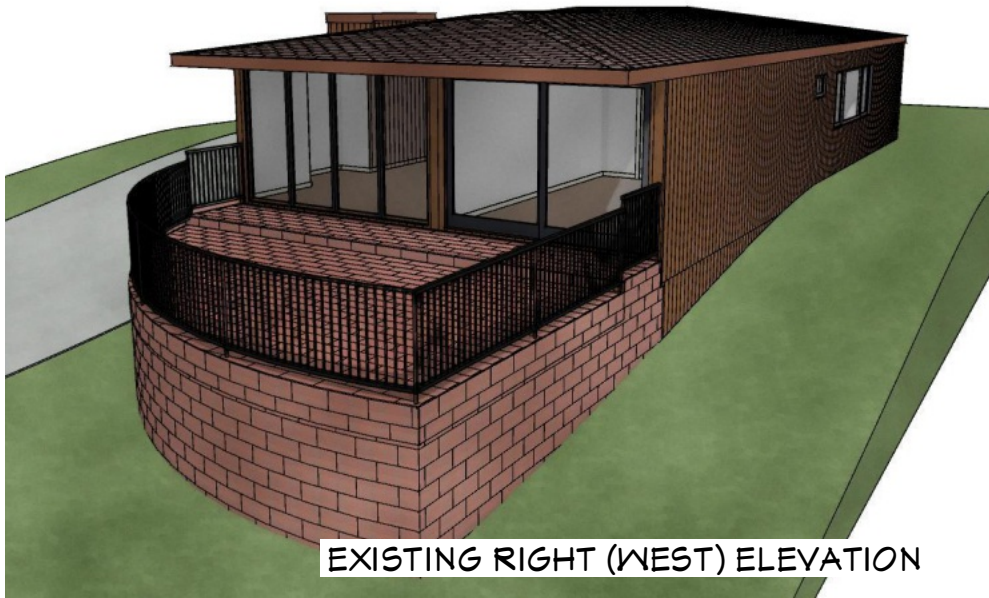
2045

2045 LOWRY PLACE
LA CASSETTE A BIJOUX
EST. 1986

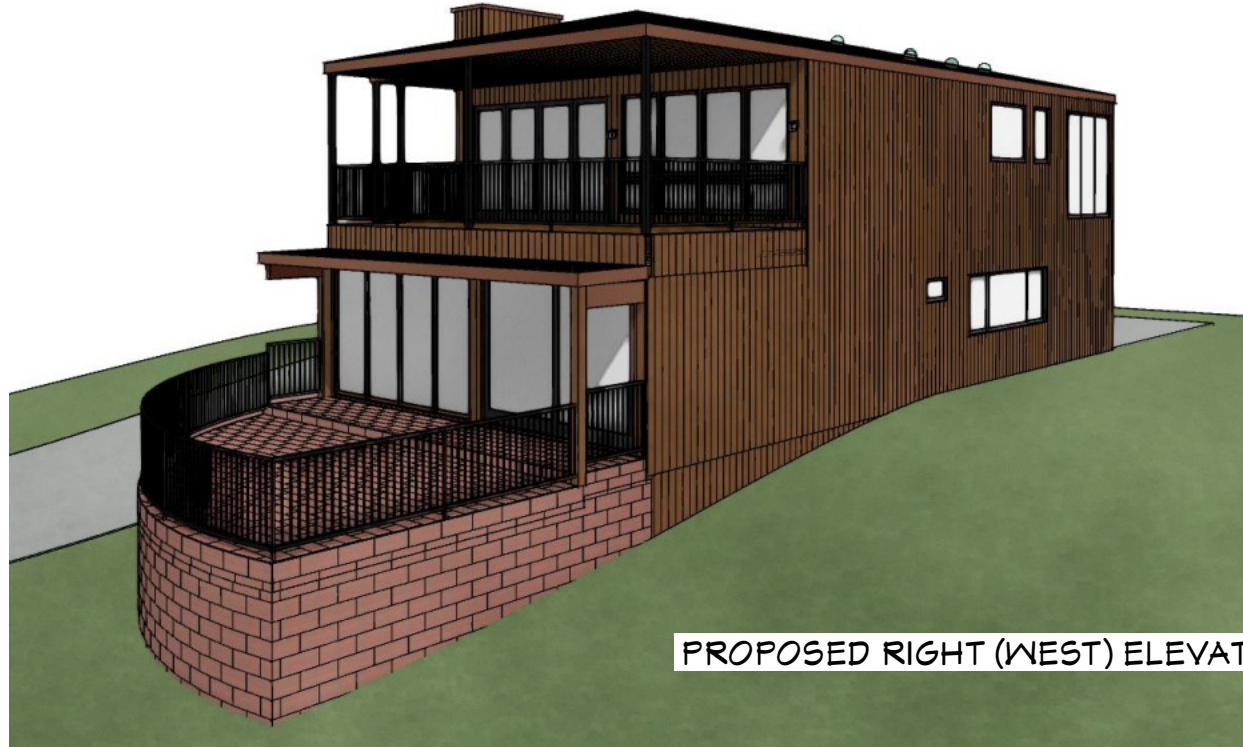
2045



PRICE COHEN PROJECT
DESIGN STUDIO WEST
DESIGN & REMODELING
7424 GIRARD AVENUE, LA JOLLA, CA 858 454-9133



EXISTING RIGHT (WEST) ELEVATION



PROPOSED RIGHT (WEST) ELEVATION



EXISTING REAR (SOUTH) ELEVATION



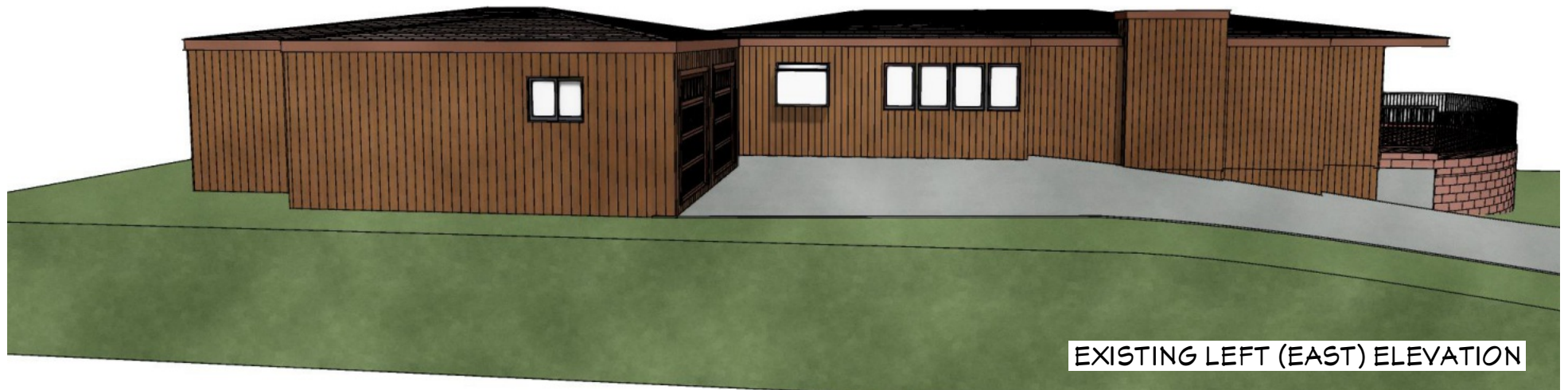
PROPOSED REAR (SOUTH) ELEVATION

PRICE COHEN PROJECT

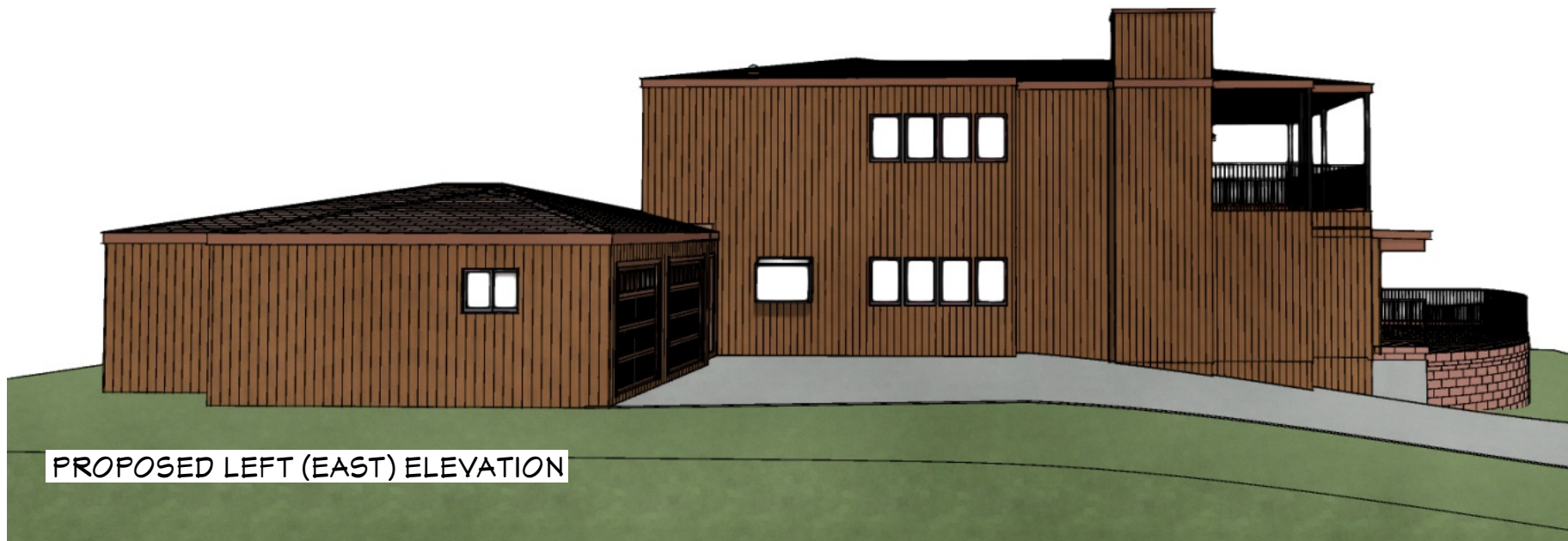
DESIGN STUDIO WEST

DESIGN & REMODELING

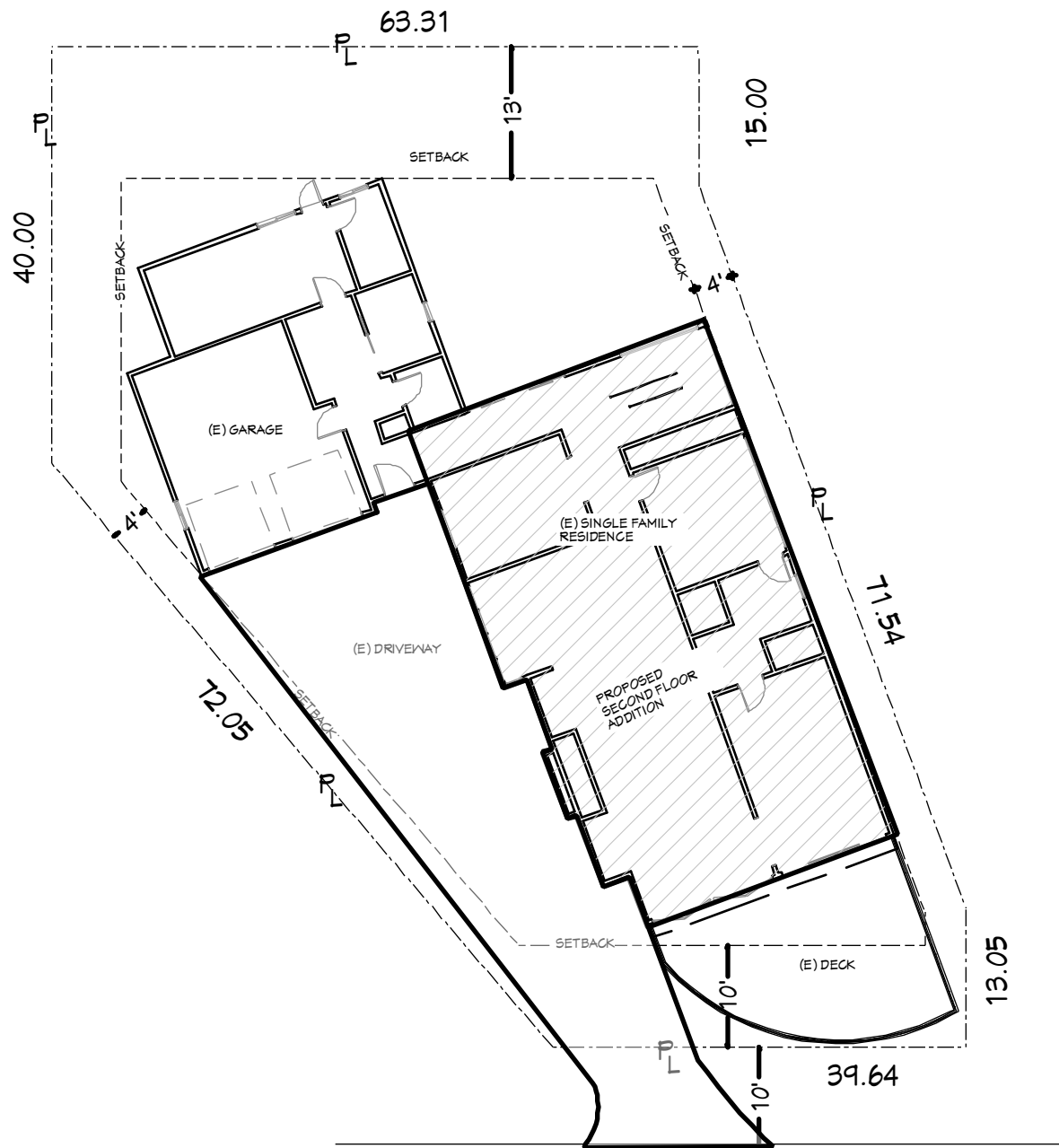
7424 GIRARD AVENUE, LA JOLLA, CA 858 454-9133



EXISTING LEFT (EAST) ELEVATION



PROPOSED LEFT (EAST) ELEVATION



LOWRY PLACE

2/22/17

Notification Of Proposed Remodeling At: 2045 Lowry Place, La Jolla, CA 92037 (Price-Cohen)

TO: The Owners of neighboring and adjacent properties of 2045 Lowry Place

The purpose of this correspondence is to inform you that Design Studio West has submitted construction plans and engineering for remodeling at 2045 Lowry Place to the San Diego Building Department for remodeling as follows:

1. The existing residence is a 2100+-sf single story home including a 2 car garage, 3 bedrooms, 3 bathrooms, an office and front and rear patios. There is off-street parking for 4+ cars inside behind the architectural metal driveway gate.
2. The proposed remodeling includes adding a second floor of 1250+-sf of interior space that includes a new master suite and lounge area and a 332+-sf front patio.
3. The completed home will be a 3350+-sf home with 4 bedrooms, 4r bathrooms and the original 2 car garage and off street parking.

The attached photos of the existing home and the exterior elevations for the proposed remodeling are included for your review. You can learn more about the proposed remodeling as follows:

1. You may request an appointment with Lee Austin, the owner of the remodeling contractor Design Studio West to further understand the scope of work and projected time frames.
2. You are welcome to attend the upcoming La Jolla Shores Planned District Advisory Board meeting on March 20th at the La Jolla Recreation Center, 615 Prospect Street at 11am. This project will be presented at that meeting.

Lee Austin Construction Inc. DBA: Design Studio West has been designing/remodeling from our design showroom at 7422 Girard Avenue since 1982 so we have decades of experience designing/completing quality projects all over San Diego. For more information about this project contact Lee Austin at 858-454-9133 / c 858-245-5304 / laustin@designstudiowest.com

Thank you in advance for your questions and input.

Lee Austin (Lee Austin Construction Inc. DBA: Design Studio West lic# B1-430991)

Owners of 2045 Lowry Place, La Jolla, CA 92037:

Sent To: 2035 Lowry Place (next door south), 7905 Lowry Terrace (next door north share driveway), 2042 Torrey Pines Road (rear south-west), 2050 Torrey Pines Road (rear south), 2056 Torrey Pines Road (rear south east), 7908 Lowry Terrace (across street on corner) **I will bring a map to the meeting.**

3/10/17

Notification Of Proposed Remodeling At: 2045 Lowry Place, La Jolla, CA 92037 (Price-Cohen)

I sincerely apologize for asking you to sign this same document a second time.

On the first copy I did not include your address under your signature so when I received them back in the mail I didn't know which property owners had signed the document.

Thank you in advance for your signature a second time.

Lee Austin

DESIGN STUDIO WEST
DESIGN & REMODELING

3/8/17

La Jolla Shores Planned District Advisory Board

Proposed Remodeling Information Items:

Job Name: Stone

Address: 2466 Avenida De La Playa, La Jolla, CA 92037

APN: 346-310-1100

Contact Name: Lee Austin 858 454-9133 laustin@designstudiowest.com

Project description: Add rear room addition to kitchen area and master bedroom approx. 610 SF. Add new rear outdoor patio/deck approx. 644 SF.

Total lot size: 21,750 sf

Maximum lot coverage = 60% = 13,050 sf

Existing residence lot coverage = 3627 sf

Proposed residence lot coverage = 4742 sf

Existing first floor = 3135 sf

Existing garage = 492 sf

Existing total = 3627 sf

Proposed first floor additions = 610 sf

Proposed first floor total = 4237

Proposed outdoor living area = 644 sf

Proposed deck = 644 sf

Setbacks existing and proposed: Front and rear Neighborhood general conformity – no change proposed to setbacks.

Side setbacks: Existing and proposed 4 ft. No change proposed.

Application team is seeking exemption from a Site Development Permit for the below described project.

Action Items

PTS# 534513 Stone Res Add/Remodel

Job Name: Stone

Address: 2466 Avenida De La Playa, La Jolla, CA 92037

APN: 346-310-1100

Contact Name: Lee Austin 858 454-9133 laustin@designstuidowet.com

Project description: Add rear room addition to kitchen area and master bedroom approx. 610 SF. Add new rear outdoor patio/deck approx. 644 SF.

Total lot size: 21,750 sf

Maximum lot coverage = 60% = 13,050 sf

Existing residence lot coverage = 3627 sf

Proposed residence lot coverage = 4742 sf

Existing first floor = 3135 sf

Existing garage = 492 sf

Existing total = 3627 sf

Proposed first floor additions = 610 sf

Proposed first floor total = 4237

Proposed outdoor living area = 644 sf

Proposed deck = 644 sf

Thank you in advance for your questions and input.

Lee Austin (Lee Austin Construction Inc. DBA: Design Studio West lic# B1-430991)

Owners of 2466 Avenida De La Playa, La Jolla, CA 92037: Guy & Susan Stone





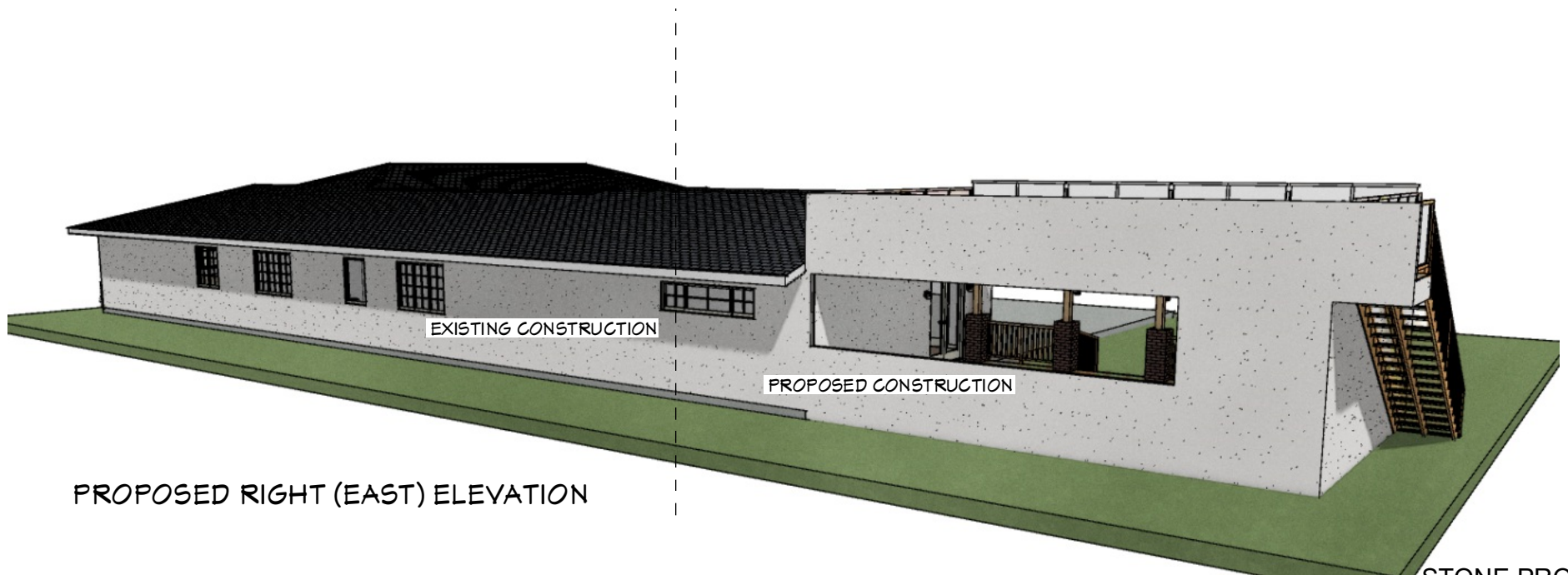
EXISTING FRONT (SOUTH) ELEVATION



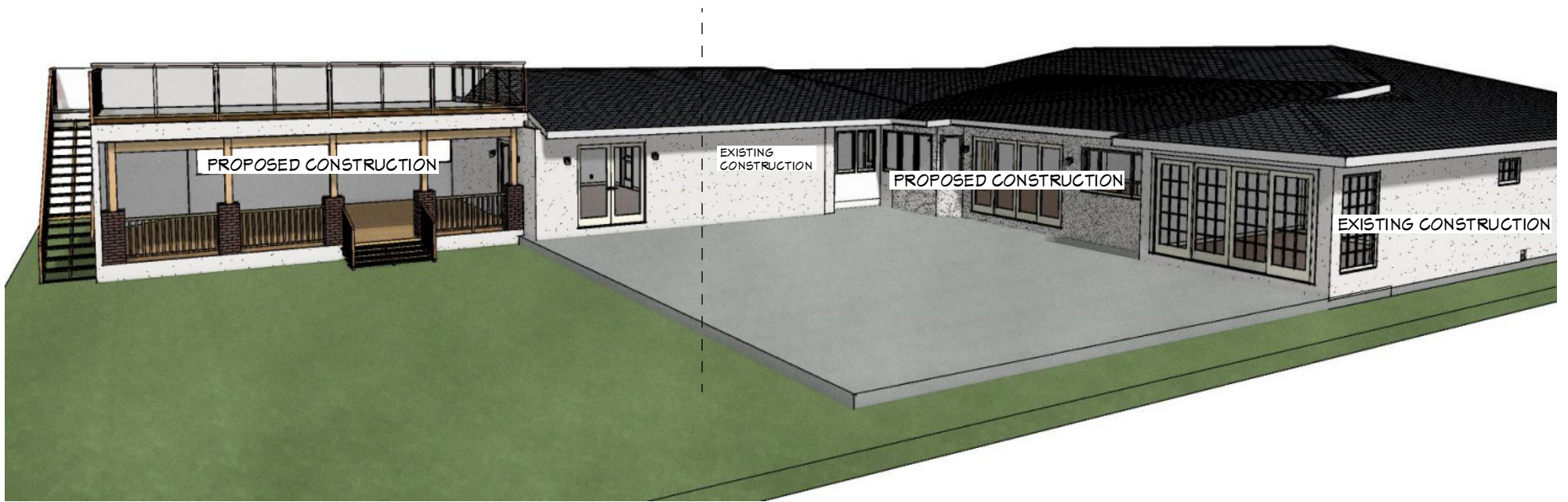
PROPOSED FRONT (SOUTH) ELEVATION



EXISTING RIGHT (EAST) ELEVATION



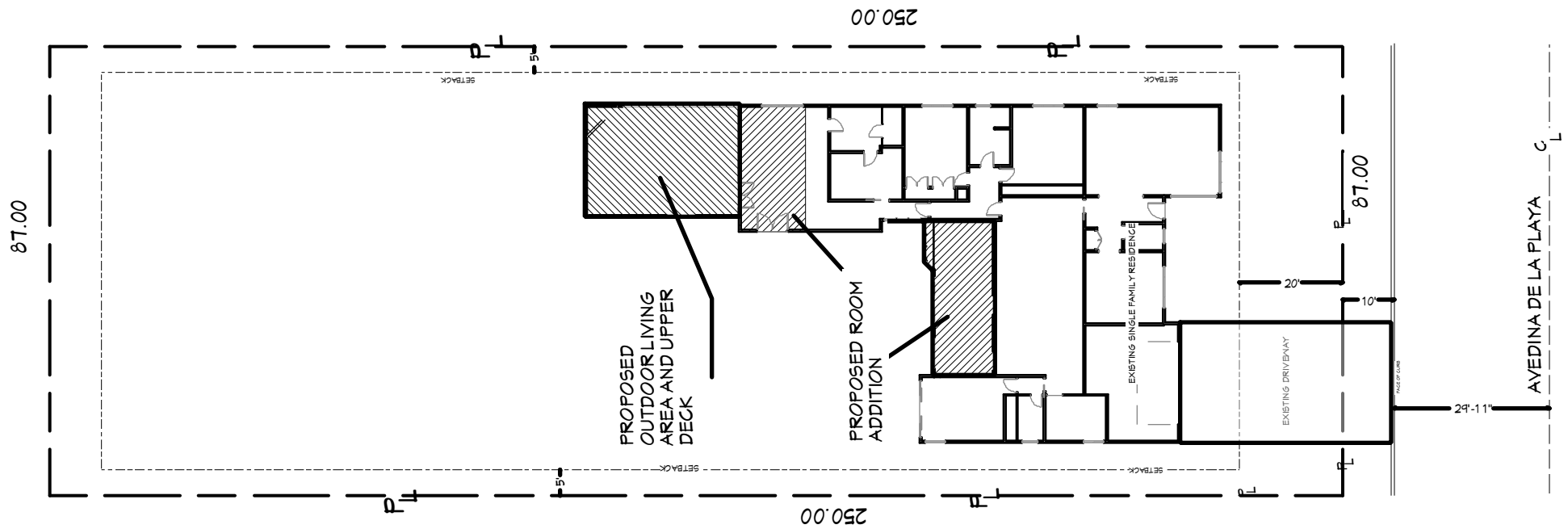
PROPOSED RIGHT (EAST) ELEVATION



PROPOSED LEFT (WEST) ELEVATION



EXISTING LEFT (WEST) ELEVATION



3/6/17

Notification Of Proposed Remodeling At: 2466 Avenida De La Playa, La Jolla, CA 92037 (Stone)

TO: The Owners of neighboring and adjacent properties of 2466 Avenida De La Playa

The purpose of this correspondence is to inform you that Design Studio West has submitted construction plans and engineering for remodeling at 2466 Avenida De La Playa to the San Diego Building Department for remodeling as follows:

1. The existing residence is a 3100+-sf single story home including a 2-car garage, 4 bedrooms, 3.5 bathrooms, a large almost flat rear yard with a pool. There is off-street parking for 4+ cars inside behind the architectural metal driveway gate.
2. The proposed remodeling includes adding 350+-sf to the kitchen and 175+-sf to the master bedroom on the rear of the home (not visible front of the property) and adding an attached single story outdoor living area of 632+-sf with an architectural waterproof cover that doubles as a roof deck.
3. The completed home will be a 3625+-sf home with 4 bedrooms, 3.5 bathrooms with the outdoor living area and the original 2 car garage and off street parking.

The attached photos of the existing home and the exterior elevations for the proposed remodeling are included for your review. You can learn more about the proposed remodeling as follows:

1. You may request an appointment with Lee Austin, the owner of the remodeling contractor Design Studio West to further understand the scope of work and projected time frames.
2. You are welcome to attend the upcoming La Jolla Shores Planned District Advisory Board meeting on March 20th at the La Jolla Recreation Center, 615 Prospect Street at 11am. This project will be presented at that meeting.

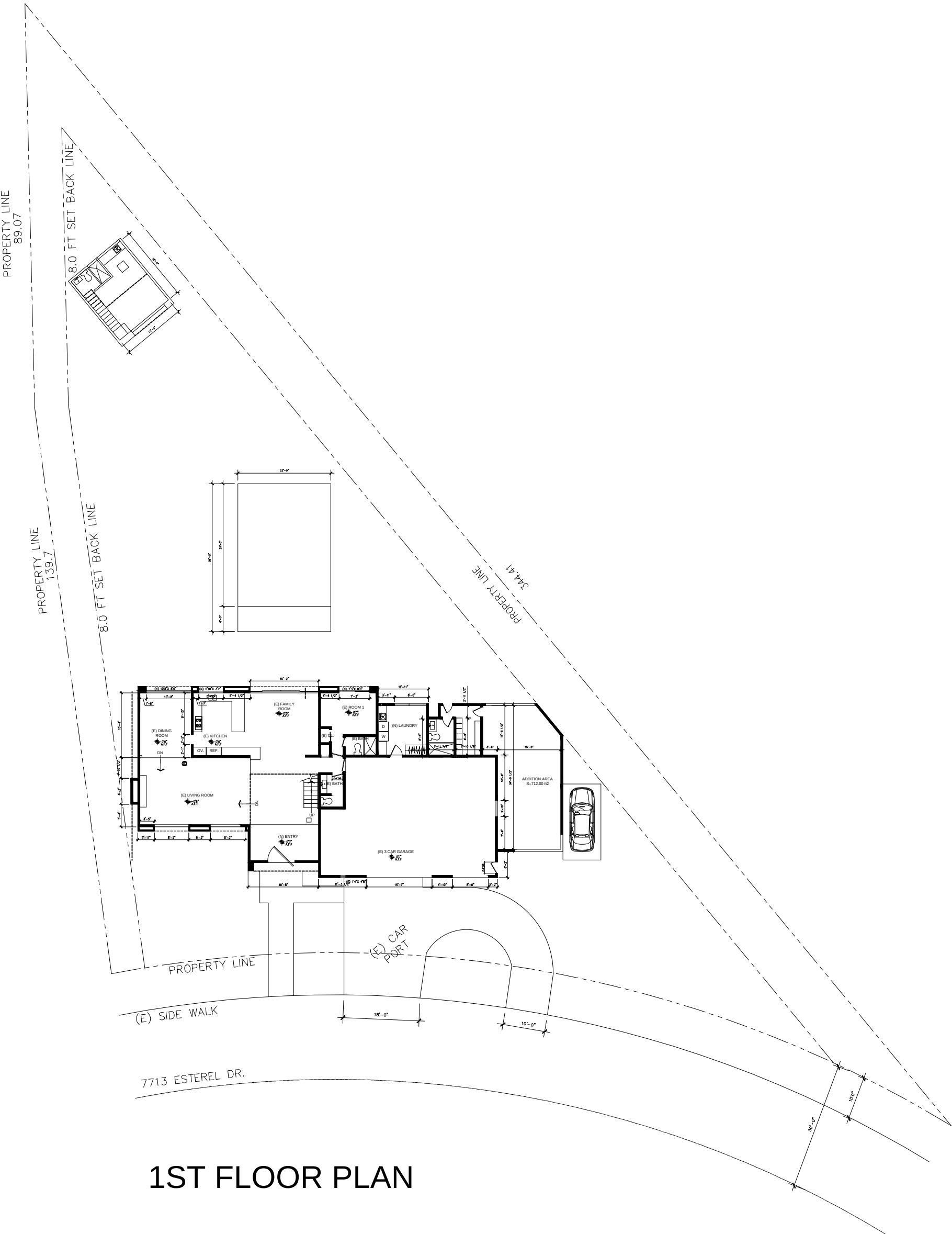
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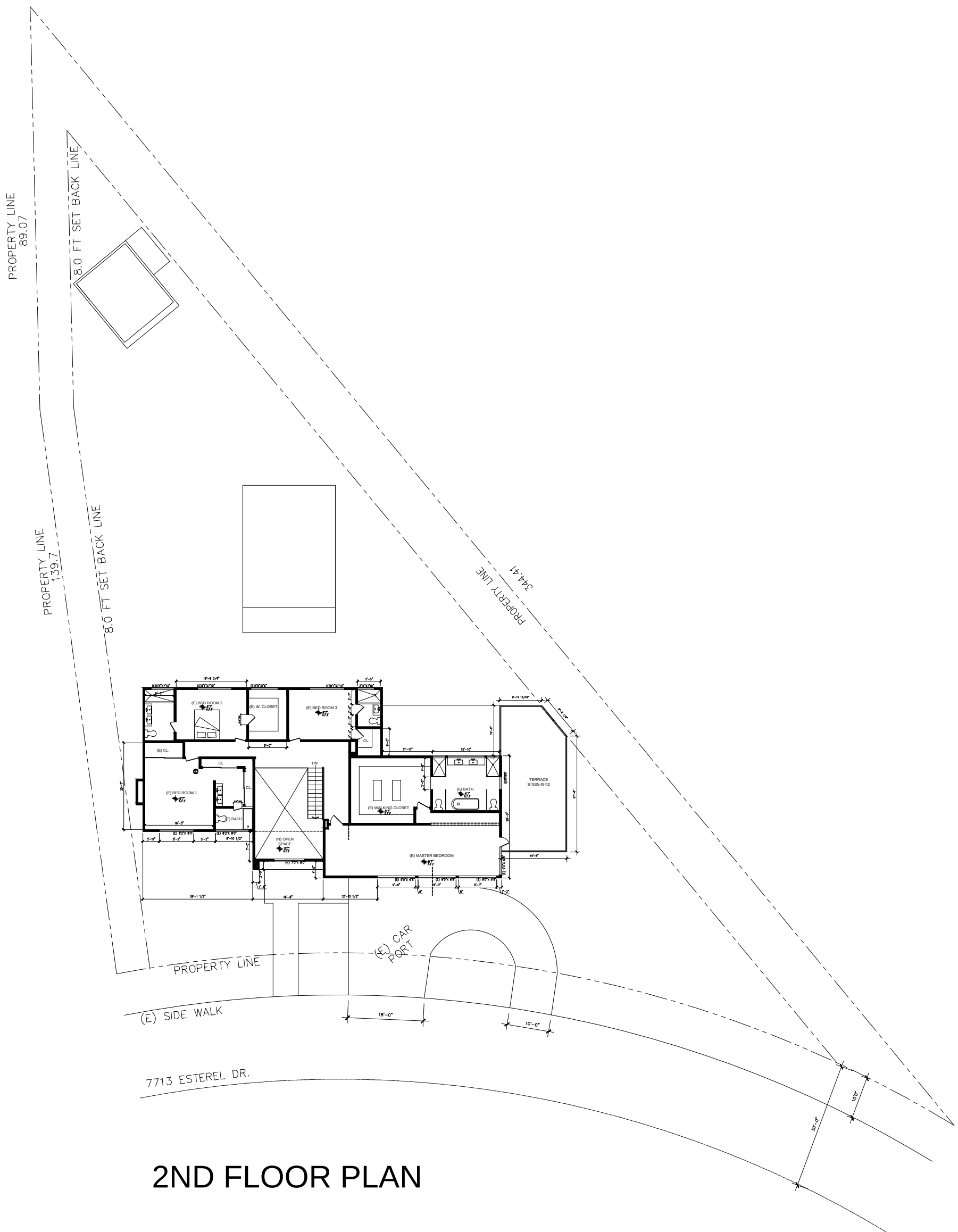
Thank you in advance for your questions and input.

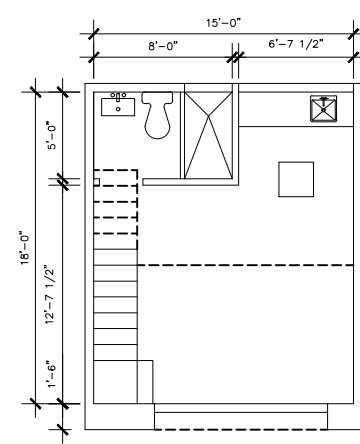
Lee Austin (Lee Austin Construction Inc. DBA: Design Studio West lic# B1-430991)

Owners of 2466 Avenida De La Playa, La Jolla, CA 92037: Guy and Susan Stone

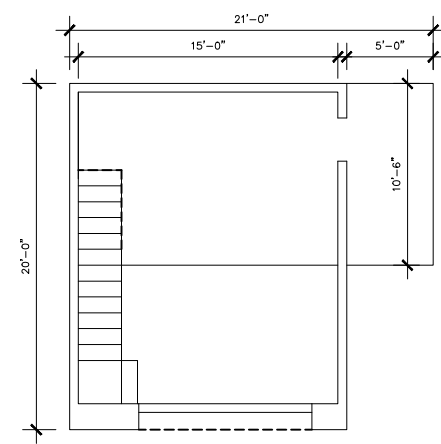
Sent To: 2446 Avenida De La Playa (next door west downhill) 2476 Avenida De La Playa (next door west uphill), 2411 Vallecitos (rear north east corner), 2431 Vallecitos (Rear north west corner), 2473 Avenida De La Playa (across street directly), 2477 Avenida De La Playa (across street east). **I will bring a map to the meeting.**



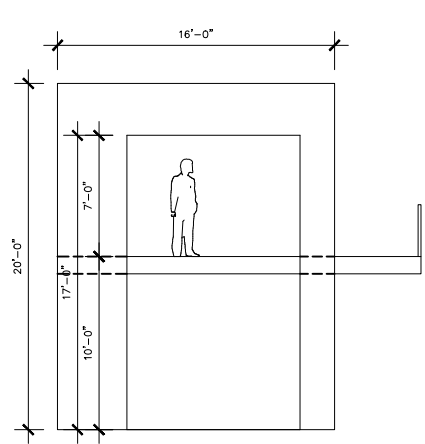




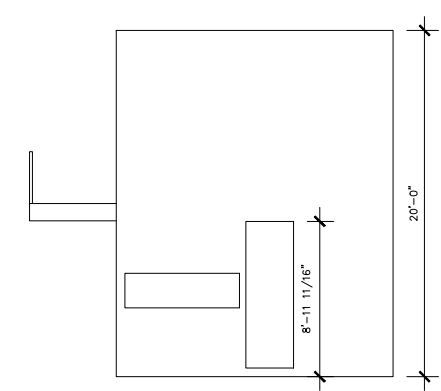
1ST FLOOR PLAN



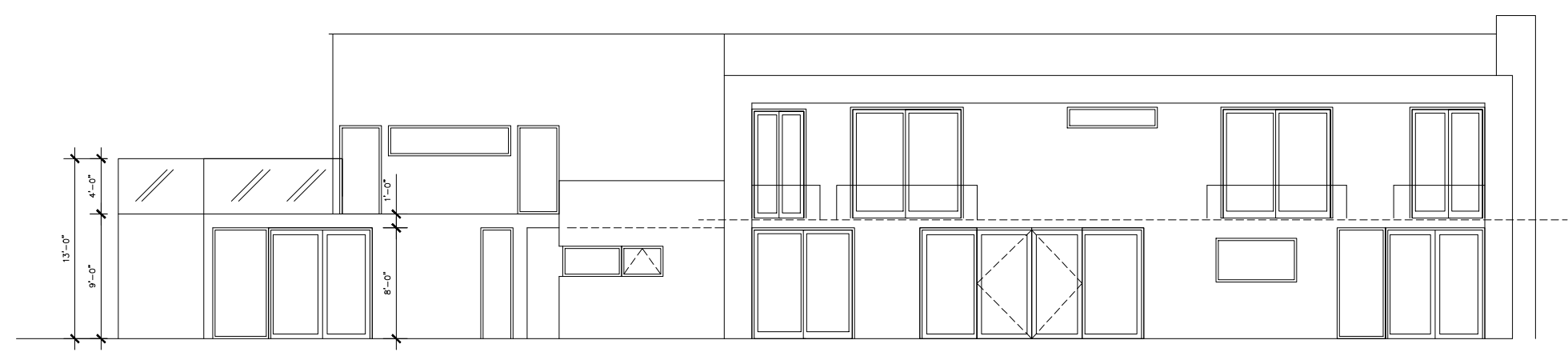
2ND FLOOR PLAN



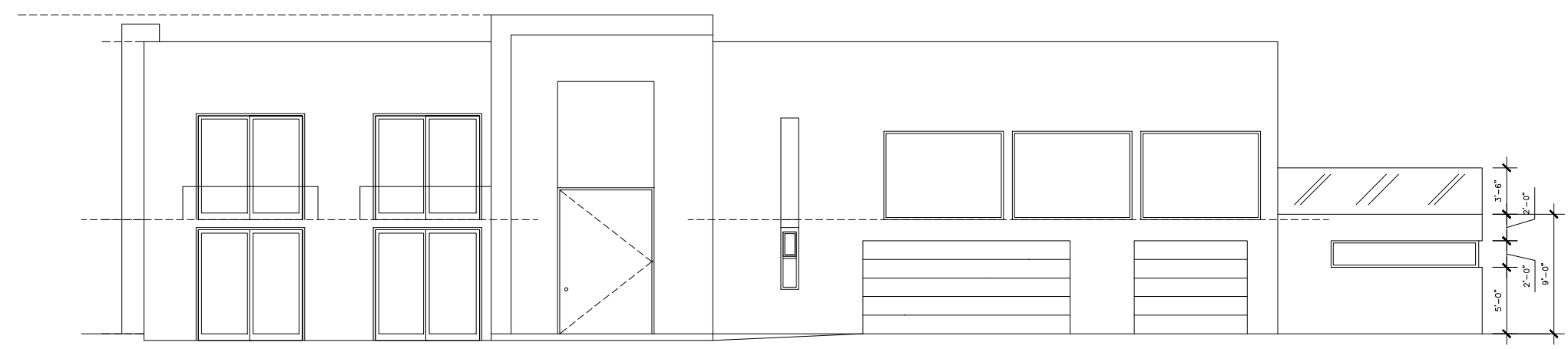
FRONT ELEVATION



BACK ELEVATION



BACK ELEVATION



FRONT ELEVATION