

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-1133046
- Address and APN(s):
- 7951 Paseo Del Ocaso, La Jolla and APN: 346-512-07-00
- Project contact name, phone, e-mail:
- Chandra Slaven, 805-402-8595, chandra@slavenconsulting.com
- Project description:
- The project proposes constructing a new 2-story, 2,484-square-foot, single-dwelling unit with an attached 636-square-foot garage at 7951 Paseo Del Ocaso.
- 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: Recommendation for approval of Substantial Conformance (Process 2)
- In addition, provide the following:
 - lot size: 7,205 square feet (Sq.ft.)
 - existing structure square footage and FAR (if applicable): Living Area: 1,770 sq.ft., Total Area: 2,232 sq.ft., Total FAR: 0.310
 - proposed square footage and FAR: Living Area: 2,848 sq.ft., Total Area: 3,484 sq.ft., Total FAR: 0.484 (Max per code: 0.57)
 - existing and proposed setbacks on all sides: Front (E) = 18'-0" (P) = 20'-8"; Rear = (E) 18'-3" (P) 20'-11"; Sides (E) 4'-4" min. (P) 3'-7" min. (4'-0" where glazing faces side)
 - height if greater than 1-story (above ground): 2-stories, 21'-7" (Max. per code: 30'-0")

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



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

Project Address 7951 Paseo Del Ocaso
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact Chandra Slaven
chandra@slavenconsulting.com

Instructions

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

Other

Community Planning Group

Hilda Davison
HDavison@sandiego.gov
(619) 446-5462

[Comment 00001 | Page | Open]

The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association (LJCPA) is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact Harry Bubbins, Chairperson of the LJCPA at info@lajollacpa.org to schedule a project presentation before the group at their next available meeting.

The project is also within the designation of the La Jolla Shores Planned District Zone; Therefore, it shall also be presented to the La Jolla Shores Planned District Advisory Board (LJSPDAB) for a recommendation. Please contact Melissa Garcia at MAGarcia@sandiego.gov.

Your next submittal should include a formal recommendation and/or minutes from the LJCPA and LJSPDAB meetings, including the vote count. You can also email them directly to your project manager, Veronica Davison.

[Comment 00002 | Page | Open]

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <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



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[Comment 00003 | Page | Open]

The applicant should provide a full survey for the Substantial Conformance Review of the site to determine who owns the retaining walls on the North and East sides.

[Comment 00004 | Page | Open]

Please remove note #2 on Sheet C.1, the Drainage plan.

[Comment 00005 | Page | Open]

Per the Substantial Conformance Review, no work will be done outside the property limits.

[Comment 00006 | Page | Open]

Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive.

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

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00026 | Page | Open]

GENERAL:

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.

Applicant written response to all of staff's comment are required with each resubmittal.

[Comment 00027 | Page | Open]

Scope:

A Substantial Conformance Review for Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861 for consistency with Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861. The project proposes to construct a new 2-story, 2,484-square-foot, single-dwelling unit with an attached 636-square-foot garage at 7951 Paseo Del Ocaso. The 0.17-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

[Comment 00028 | Page | Open]

Prior Environmental Review:

The Baylor Residence Project, PTS No. 691672, was approved on October 5, 2022, by the Hearing Officer (Resolution HO-7466). The project included a Site Development Permit and Coastal Development Permit to demolish an existing



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residence, garage, pool, and shed and construct a new 3,355 s.f. two-story single family residence with roof access and attached 2-car garage, located at 7951 Paseo Del Ocaso.

A MND was prepared for the project, which identified potential significant impacts associated with Cultural Resources (Archaeology) and Tribal Cultural Resources. With mitigation (archaeological and tribal monitoring), impacts were determined to be less than significant.

[Comment 00029 | Page | Open]

Review:

The proposed SCR for the single-family residence appears to be within the scope of the previously adopted MND. The project is required to implement mitigation consistent with the prior approval. EAS defers to the other disciplines to determine that the project substantially conforms to the previous approvals.

DSD-Landscape Review

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

[Comment 00019 | 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.

[Comment 00020 | Page | Closed]

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@saniego.gov or call 619-466-5183.

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

[Comment 00021 | Page | Closed]

Project Scope: (Process 2) Substantial Conformance Review for Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861 for consistency with Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861. The project proposes to construct a new 2-story, 2,484-square-foot, single-dwelling unit with an attached 636-square-foot garage at 7951 Paseo Del Ocaso. The 0.17-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

[Comment 00022 | Page | Closed]

Previous Permits: This development is associated with a discretionary project that has been permitted under PTS 691672, Exhibit 'A'. The approved permits are a CDP no. 2556382 and an SDP no. 2559861 dated November 14, 2022.

[Comment 00023 | Page | Closed]

Supporting Documents: The applicant has included the recorded Development Permit and Design Guidelines.



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[Comment 00024 | Page | Closed]

Exhibit 'A': The goal of Substantial Conformance Review is to determine if the proposed project is consistent and in conformance with a previously approved permit. This includes a review of the revised project against the approved exhibits, permit conditions, environmental documentation, applicable land use policies and the public record for the prior permit.

[Comment 00025 | Page | Closed]

Your request for Substantial Conformance Review for the above referenced permit/project, has been reviewed by the Landscape Analysis Section (LAS). Based upon the proposed modifications to the previously approved discretionary permit/project as addressed in your letter, the revised exhibits, and supplemental information provided, the LAS is recommending that the submitted plans be approved as the project can be found in substantial conformance at this time.

DSD-Planning Review

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

[Comment 00008 | Page | Closed]

The proposed project is a Process Two Substantial Conformance Review to determine whether a change in architecture and design conforms to the previously approved Site Development Permit and Coastal Development Permit. This decision is appealable to the Planning Commission.

[Comment 00009 | Page | Closed]

Staff relies on the criteria in Information Bulletin 500 to determine if the project is in substantial conformance.

1. Land Use

No significant change in land use (permitted uses) from that which was approved can be found to be in substantial conformance to the original permit. Unless the permitted uses section of permit specifies uses permitted by the underlying zone, only those land use categories identified on the permit are to be allowed.

The entitled use is a Single Dwelling Unit, and the SCR is only changes to the design, not the proposed land use.

B. Intensity of Development

No increase in density for residential projects may ever be granted under substantial conformance. A minor decrease in the residential density of a project may be considered, so long as it remains consistent with the minimum designations of the adopted policies and plans and does not affect the sizing of public facilities within the community. The issues of concern here are consistency with the environmental document and permit, which typically only analyze and permit maximum densities, and the ability to size and finance public facilities based on the approved density.

The project is reducing the gross floor area of the site, however it is not reducing the density of the site nor does it lessen any conformity to the La Jolla Shores Planned District Ordinance.



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C Site Design

Site design changes can range from minor siting changes on a building to completely reorienting the footprint of one or more buildings or relocating parking, driveways, landscaping, or some other approved element of a project.

This can be the most difficult of issues to evaluate. It could be possible to reverse the footprint of an entire shopping center and have no adverse results. However, doing the same for a single-family residence would adversely affect adjacent properties and be considered inappropriate without an amendment to the permit.

Site design changes proposed for an approved project should not significantly alter nor affect the other issues discussed here – Coordination of SCR review with other departments/divisions is generally necessary when there are site design changes proposed. Consultation with the Community Planning Group is critical in significant site design changes to ensure that the expectations of the Community during the original approval process are upheld. In many cases, the modified site design is a result of more refined site studies, construction plans or specific tenant needs.

The site does provide changes to the site design approved by the SDP/CDP, however the changes also do not lessen conformity to the PDO.

D Parking/Circulation

Typically, minor changes to an approved project's parking and traffic circulation should be considered or approved under substantial conformance review.

The site is still required to provide two off-street parking spaces, and the proposed design is not reducing the required off-street parking.

E. Architecture

Review of proposed changes to the architectural style of an approved project should weigh the significance that the department and/or the decision-maker(s) placed on the appearance/architectural style of the project when it was approved. Where findings of neighborhood compatibility were required to be made, even minor changes to architectural elements or materials could be considered significant. Though the City does not regulate private views, increasing the height of a flat roof structure to a gabled roof could affect neighbors and lead to some controversy over why the design change occurs after the public hearing. The overriding goal should be that the modified plans result in a project that is "better than or equal to" the conceptual plans that were approved. This is an aesthetic determination, not an economic one.

The architectural is changing slightly, however the CDP/SDP does not have architectural conditions, nor is the proposed project altering the architecture that would be in conflict with the PDO.

Planning has determined that the proposed changes are in Substantial Conformance to the approved CDP/SDP. As stated prior, this determination can be appealed to the Planning Commission.

-No Response Required-

DSD-Transportation Development

Bahar Bandegan
BBandegan@sandiego.gov

[[Comment 00010](#) | [Page](#) | [Open](#)]



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General:

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[Comment 00011 | Page | Open]

Project Description:

LA JOLLA (Process 2) – Substantial Conformance Review to Coastal Development Permit (CDP) No.2556832 and Site Development Permit (SDP) No. 2559861 under PTS#691672 to demolish an existing 1-story single-family unit and construct a 2-story single-family dwelling unit (2,848 square feet) with an attached 636-square-foot garage with 2 parking spaces.

The 0.17-acre site is located at 7951 Paseo Del Ocaso (APN#346-512-0700) in a Transit Priority Area, Parking Standards Transit Priority Area, Sustainable Development Area, Mobility Zone 2, LJSPD-SF Base Zone, Parking Impact Overlay Zone (Beach), Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan Area. Council District 1.

The proposed changes to the previous CDP/SDP application included in this SCR appear to consist of a reduced building footprint (from 3,505 sq ft to 2,848 sq ft) and hardscape area along with architectural modifications to materials. No changes to parking are proposed as part of this SCR.

[Comment 00012 | Page | Open]

Substantial Conformance:

Transportation Development staff will be able to confirm substantial conformance with the previously approved Coastal Development Permit (CDP) No. 2556832 and Site Development Permit (SDP) No. 2559861 upon resolution of the items noted below. Please address the following comments to facilitate final determination.

[Comment 00013 | Page | Open]

Other Reviews:

The project was previously reviewed for a Right-of-Way Permit under PRJ#1080946, which was issued on November 11, 2023. This ROW permit drawing shows that the public improvements required in the CDP/SDP were permitted.

[Comment 00014 | Page | Open]

Public Improvements:

The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide full roadway cross section of the fronting street and internal private driveways including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, striping with lane dimensions, and location of sidewalk and width, in order to determine street dedication or improvement requirements.

[Comment 00015 | Page | Open]

Visibility Triangles:

In addition to the visibility triangles shown on Sheets A0.04 and C.3, clearly note on the plans that no objects higher



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than 36 inches will be proposed in the visibility areas. Refer to the Land Development Code section 113.0273 for measuring visibility areas at each location.

[**Comment 00016** | **Page** | **Open**]

Plan Revision:

Please label the two Parcels adjacent to the project site shown on the plan sets as “Not A Part (N.A.P)”.

[**Comment 00017** | **Page** | **Open**]

CIP Project:

Please note that per the City's CIP Project Map Viewer (<https://webmaps.sandiego.gov/cippublic/>), there is a partially funded project, planned CIP Project (B18085 – Rehabilitation of 11,283 LF existing vitrified clay sewer mains, 164 sewer laterals, and 73 manholes) along the project frontage. Partially funded means that there are insufficient funds for the construction phase, so the timing of this project is not currently known. (Info Only)

[**Comment 00018** | **Page** | **Open**]

Additional Comments:

Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)

Site Development Plans PRJ-1133046.pdf

DSD-Water and Sewer

Jay Purdy
JPurdy@sandiego.gov
(619) 446-5456

[**Comment 00007** | **Sheet A0.04** | **Closed**]

PUD Review finds the proposed development to be in substantial conformance.

BAYLOR HELMER - LA JOLLA

7951 PASEO DEL OCASO, LA JOLLA, CA 92037
APN: 346-512-07-00
BLOCK 004- LOT 005

PLANNING INFORMATION:

BLOCK - LOT / APN:	004 - 005 / (APN: 346-512-07-00)	
LOT SIZE:	7,205 SQ. FT.	
ZONING DISTRICT:	LA JOLLA SHORES PLANNED DISTRICT	
NUMBER OF STORIES:	EXISTING: 1 STORY PROPOSED: 2 STORIES	
BUILDING HEIGHT:	MAX: 30'-0" PROPOSED: 21'-7"	
LOT COVERAGE	EXISTING: 2,232 SQ. FT. (31%) PROPOSED: 2,091 SQ. FT. (48%) MAX: 4,323 SQ. FT. (60% OF LOT)	
FLOOR AREA RATIO	EXISTING: 0.30 (2,174 SQ. FT.) PROPOSED: 0.48 (3,484 SQ. FT.) MAX: 0.57	
PROPERTY SETBACKS:	EXISTING: FRONT: 18'-0" REAR: 18'-3" SIDES: 4'-4" MIN. MAX: FRONT: N/A REAR: N/A SIDES: (4'-0" WHERE GLAZING FACES SIDE) PROPOSED: FRONT: 20'-8" REAR: 20'-11" SIDES: 3'-7" MIN.	

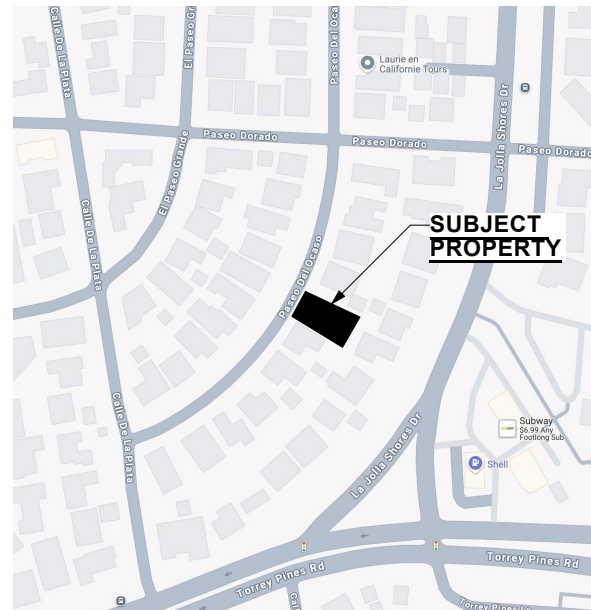
AREA COMPARISON TABLE

	PREV. APPROVED	PROPOSED	CHANGE
1ST FLR			
CONDITIONED	1,550 SQ. FT.	1,384 SQ. FT.	-166 SQ. FT.
UNCONDITIONED	675 SQ. FT.	636 SQ. FT.	-39 SQ. FT.
2ND FLR			
CONDITIONED	1,953 SQ. FT.	1,465 SQ. FT.	-488 SQ. FT.
TOTAL			
CONDITIONED	3,505 SQ. FT.	2,848 SQ. FT.	-657 SQ. FT.
UNCONDITIONED	675 SQ. FT.	636 SQ. FT.	-39 SQ. FT.

PROJECT IMAGE:



VICINITY MAP:



JOHN LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550

PASEO DEL OCASO

PROPERTY LINE

60'-0"

18'-0"

5'-1"

4'-4"

110'-0"
PROPERTY LINE

SUBJECT PROPERTY
7951 PASEO DEL OCASO
APN: 346-512-07-00
1 STORY

18'-3"

PROPERTY LINE

71'-0"

110'-0"
PROPERTY LINE

ADJACENT PROPERTY
7941 PASEO DEL OCASO
APN: 346-512-06-00
1 STORY

ADJACENT PROPERTY
7959 PASEO DEL OCASO
APN: 346-512-08-00
1 STORY

1

EX1

SITE PLAN - EXISTING / DEMO

Scale: NOT TO SCALE



LUM

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PASEO DEL OCASO

PROPERTY LINE

60'-0"

20'-10"

5'-0"

ADJACENT PROPERTY
7959 PASEO DEL OCASO
APN: 346-512-08-00
1 STORY

110'-0"
PROPERTY LINE

SUBJECT PROPERTY
7951 PASEO DEL OCASO
APN: 346-512-07-00
1 STORY

POOL

HOT
TUB

OUTLINE OF PREVIOUSLY
APPROVED BUILDING
FOOTPRINT AT FIRST FLOOR
SHOWN DASHED IN BLUE

PROPERTY LINE

71'-0"

110'-0"
PROPERTY LINE

ADJACENT PROPERTY
7941 PASEO DEL OCASO
APN: 346-512-06-00
1 STORY

1

EX2

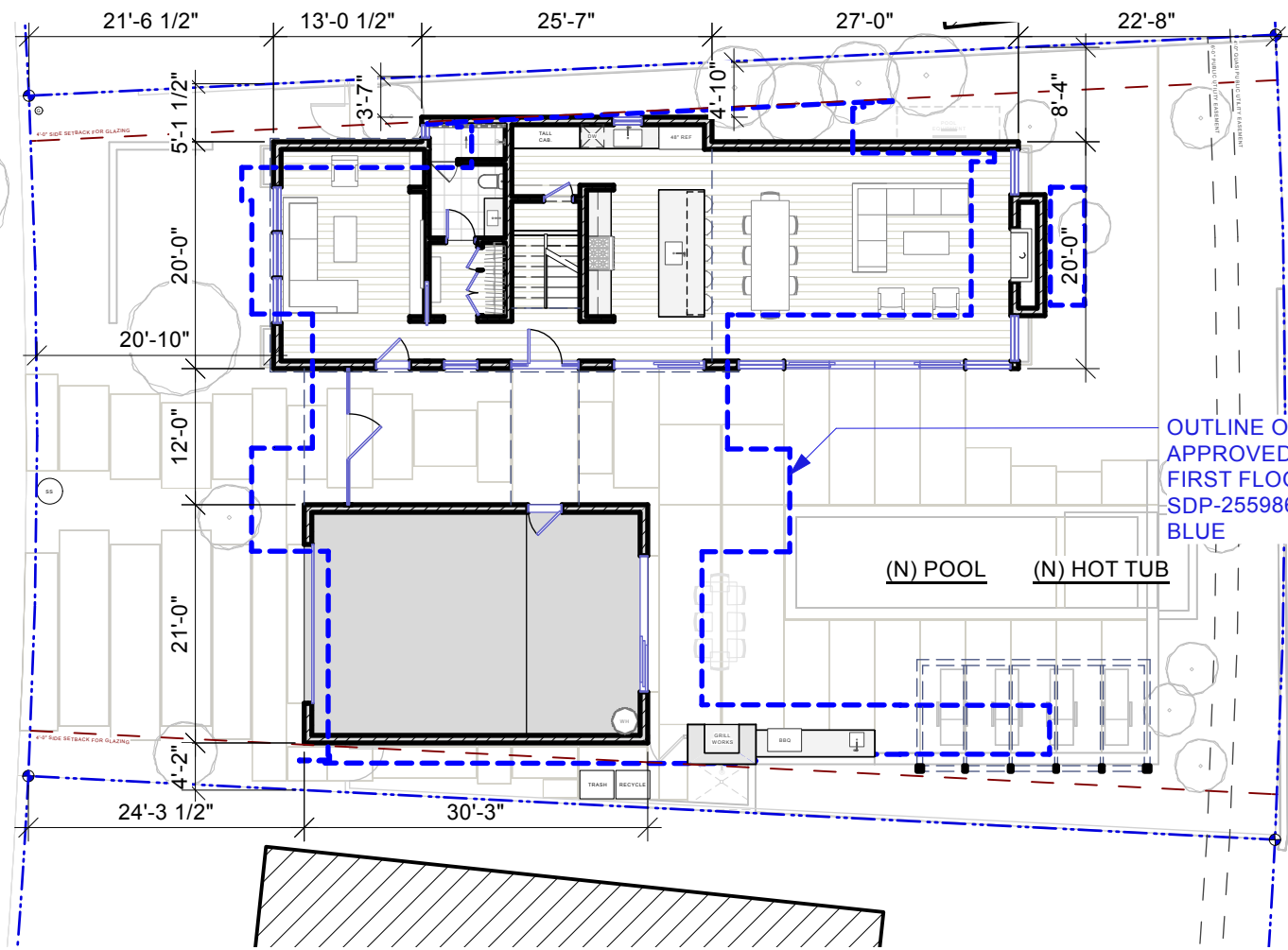
SITE PLAN - PROPOSED

Scale: NOT TO SCALE



LUM

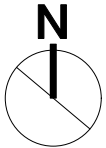
JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550



1
EX3

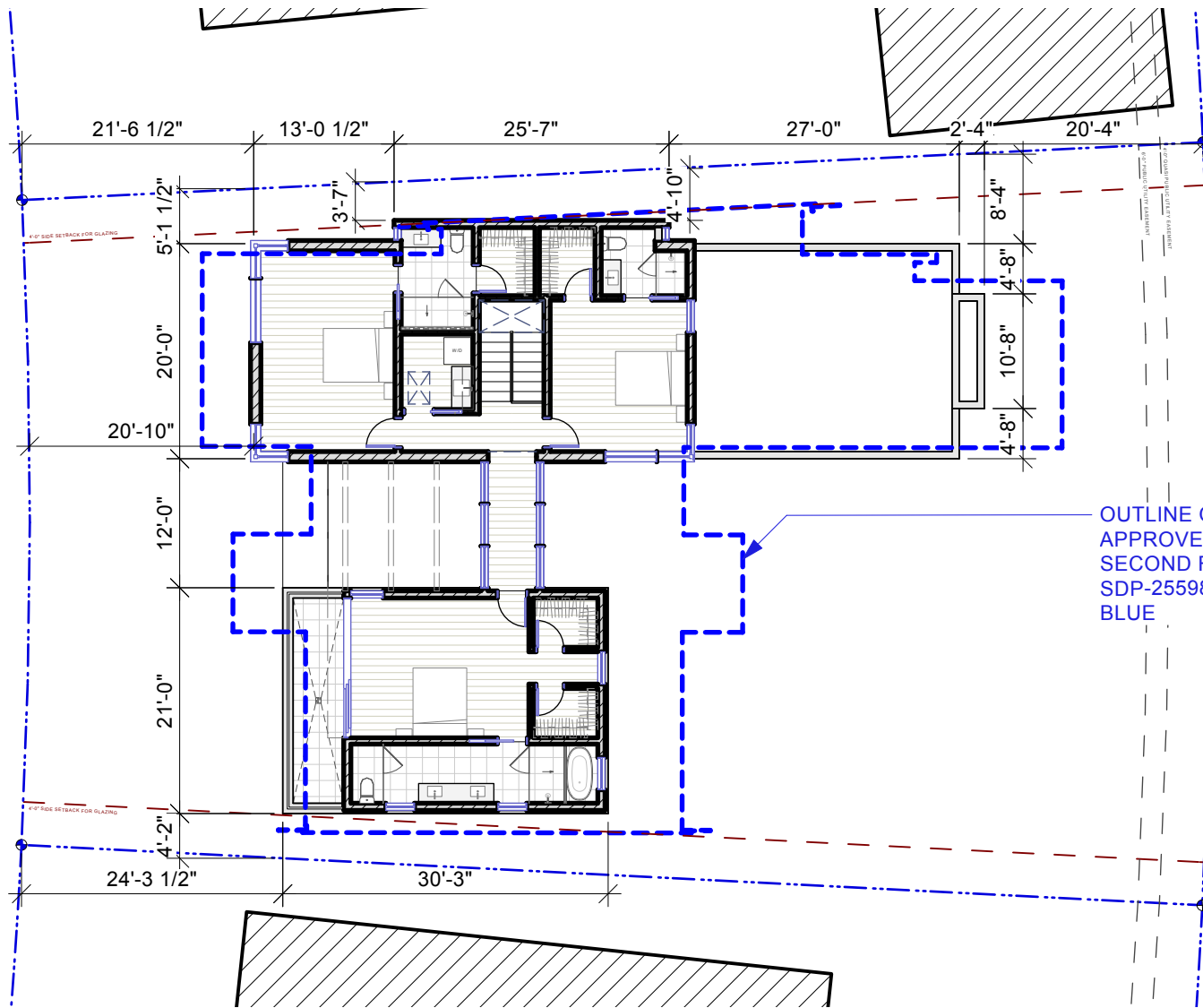
FIRST FLOOR PLAN: PROPOSED

Scale: NOT TO SCALE



LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550



1

EX4

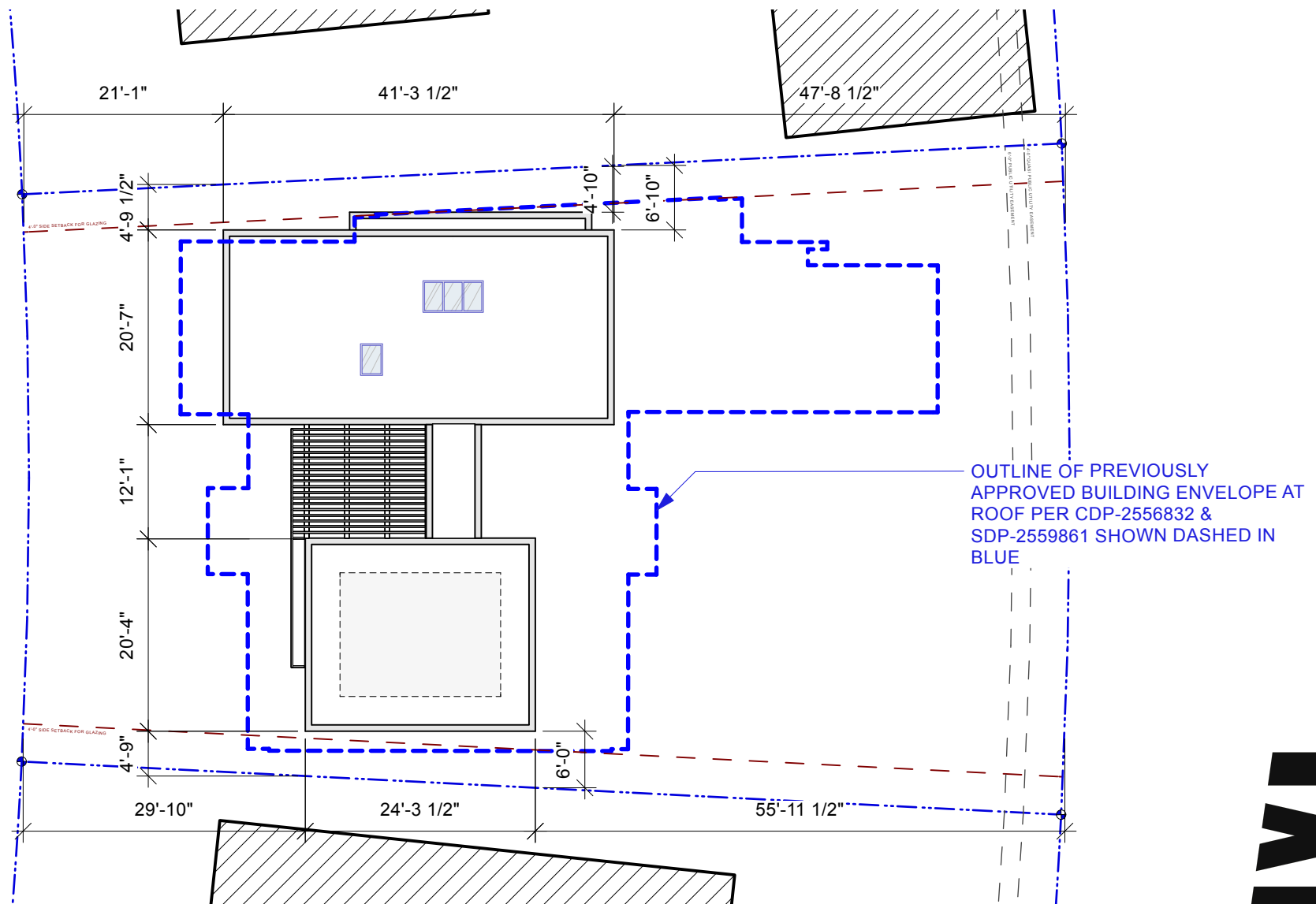
SECOND FLOOR PLAN: PROPOSED

Scale: NOT TO SCALE



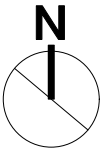
LUM

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3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550



ROOF PLAN: PROPOSED

Scale: NOT TO SCALE



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3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550



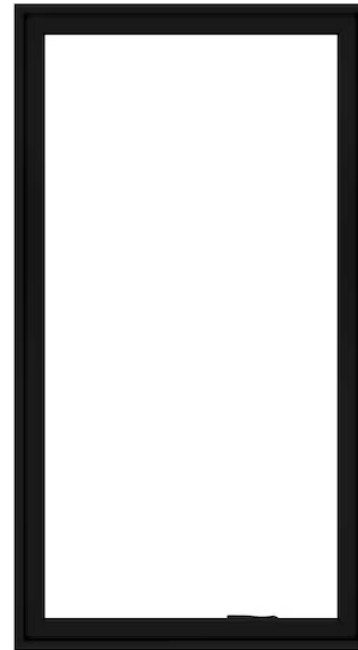
VERTICAL STAINED CEDAR SIDING



PAINTED STEEL TRELLIS



INTEGRAL COLOR STUCCO SIDING

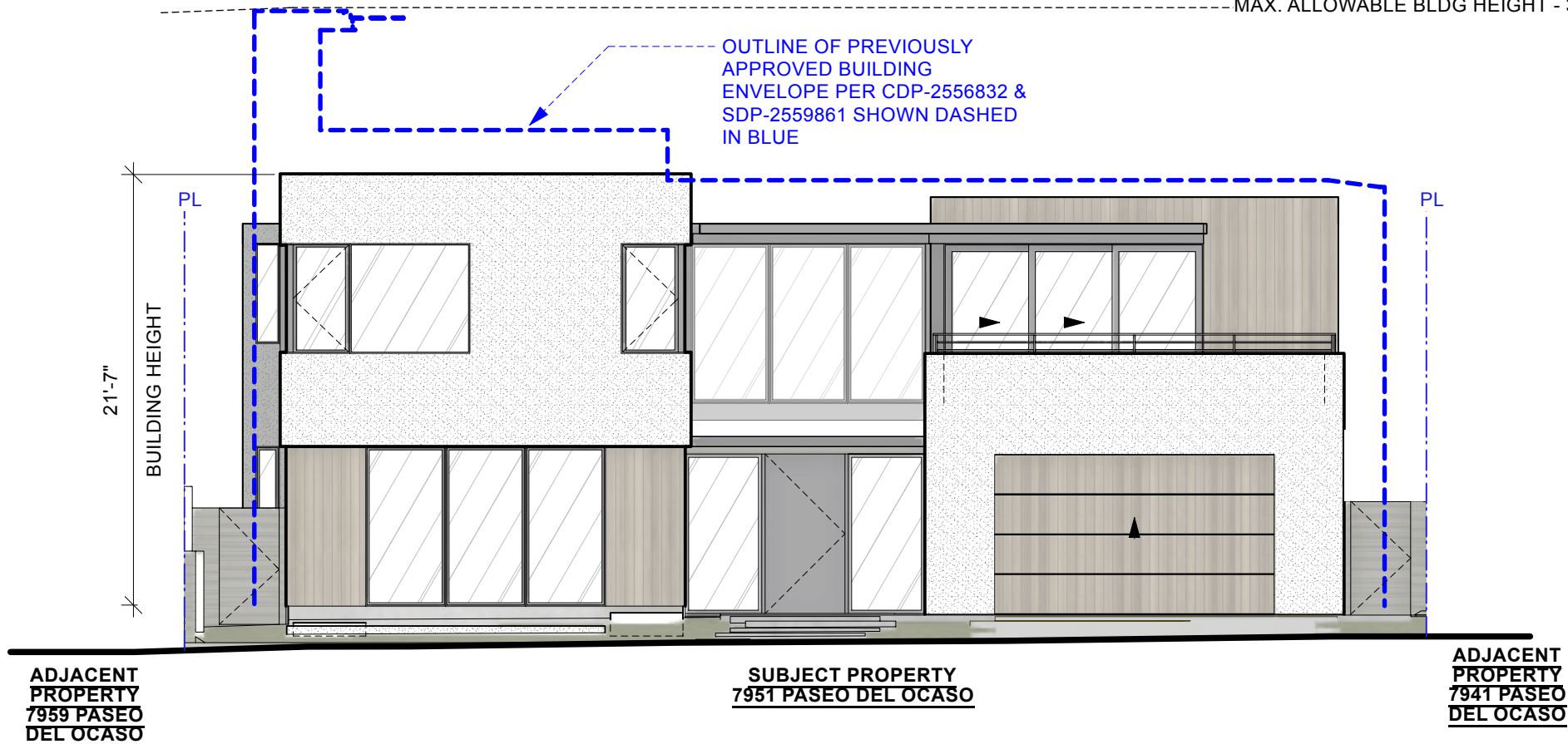


ALUM. CLAD WINDOWS & DOORS

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550

MAX. ALLOWABLE BLDG HEIGHT - 30'-0"



1

EX7

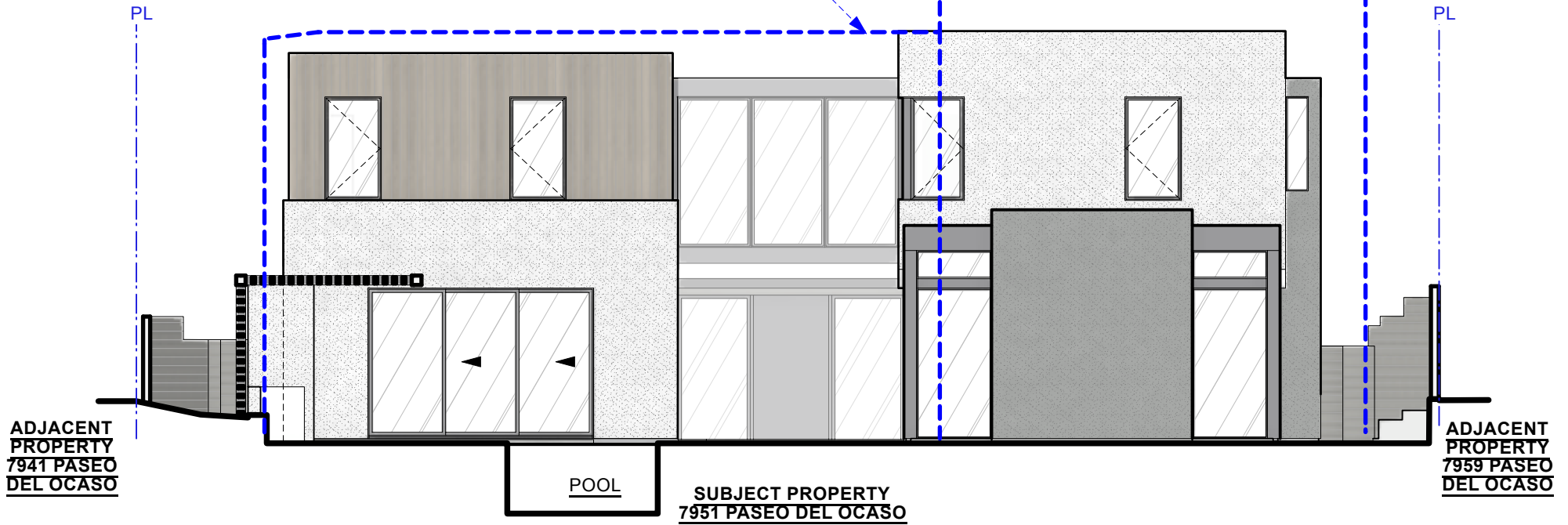
EXTERIOR ELEVATION: FRONT (WEST) - PROPOSED

Scale: NOT TO SCALE

JOHN LUM

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OUTLINE OF PREVIOUSLY
APPROVED BUILDING
ENVELOPE PER CDP-2556832 &
SDP-2559861 SHOWN DASHED
IN BLUE



1

EX8

EXTERIOR ELEVATION: REAR (EAST) - PROPOSED

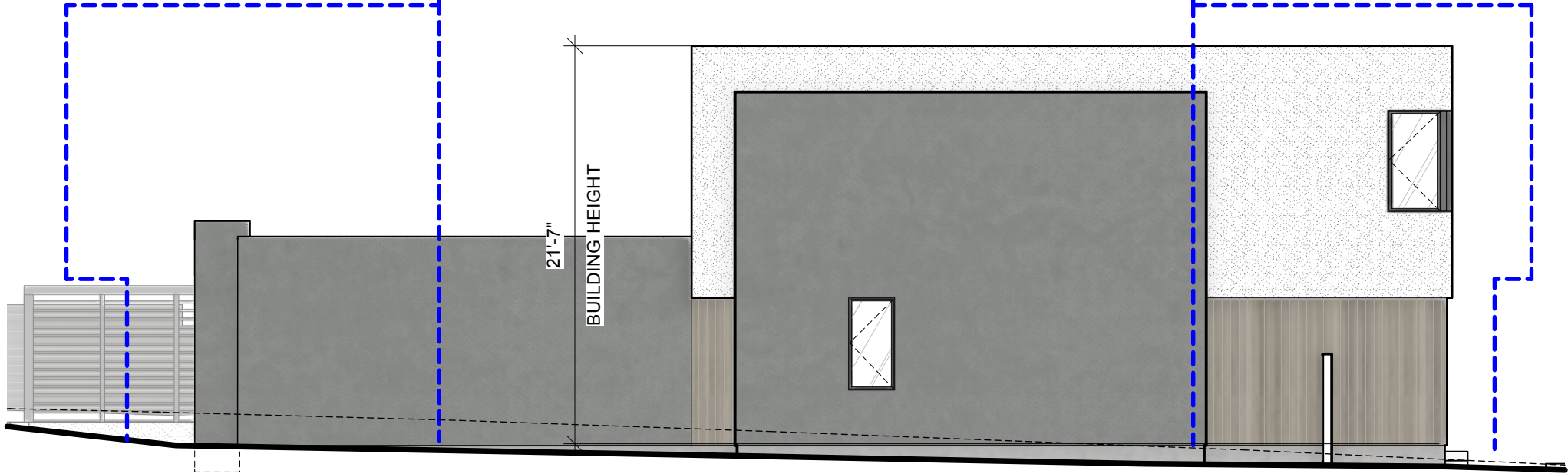
Scale: NOT TO SCALE



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OUTLINE OF PREVIOUSLY
APPROVED BUILDING
ENVELOPE PER CDP-2556832 &
SDP-2559861 SHOWN DASHED
IN BLUE

MAX. ALLOWABLE BLDG
HEIGHT - 30'-0"



1

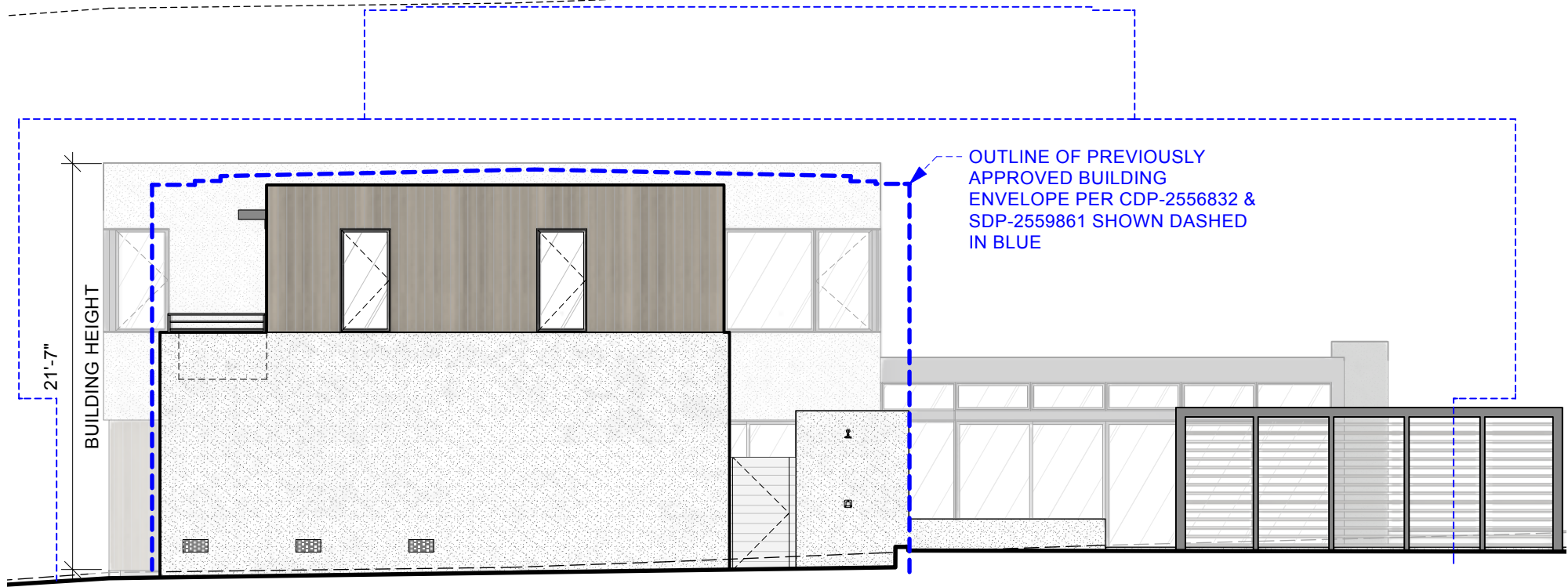
EX9

EXTERIOR ELEVATION: SIDE (NORTH) - PROPOSED

Scale: NOT TO SCALE

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550



1

EX10

EXTERIOR ELEVATION: SIDE (SOUTH) - PROPOSED

Scale: NOT TO SCALE



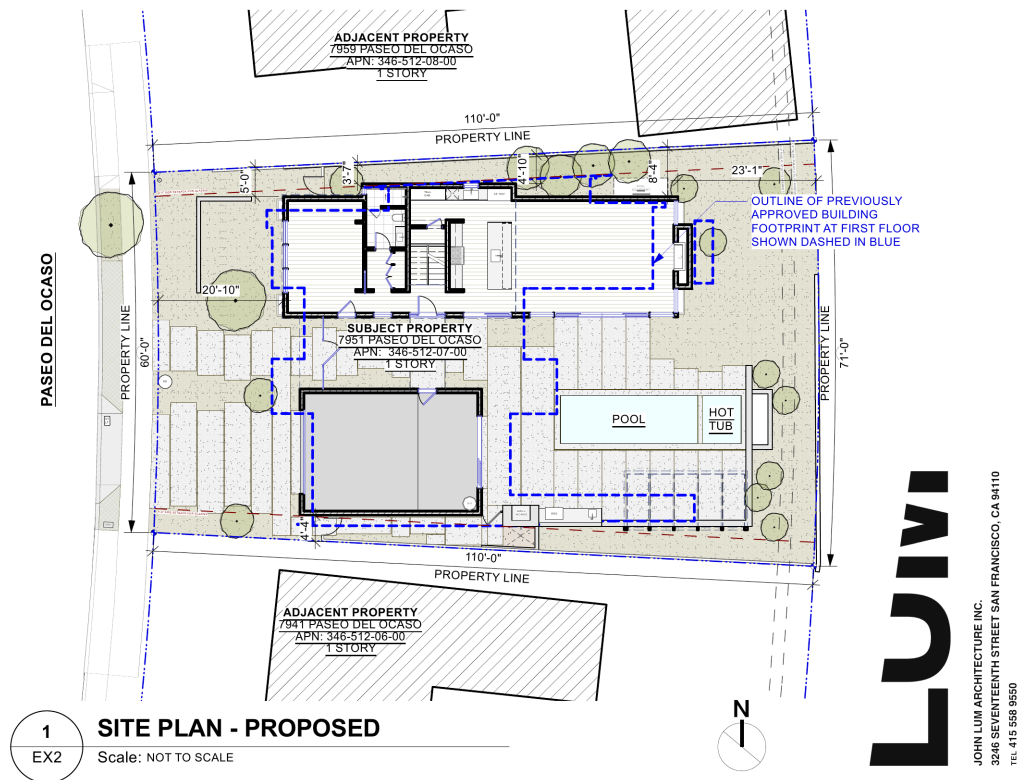
JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
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La Jolla Shores Design Advisory Board – Handout for Advisory Members

1. Project Overview

- Proposed 2-story single-family home at 7951 Paseo Del Ocaso.
- Lot size: 7,205 sq. ft.; Proposed building height: 21'-7" (well under 30' max).
- Floor Area Ratio (FAR): 0.48 (below 0.57 max).
- Lot coverage: 48% (below 60% max).

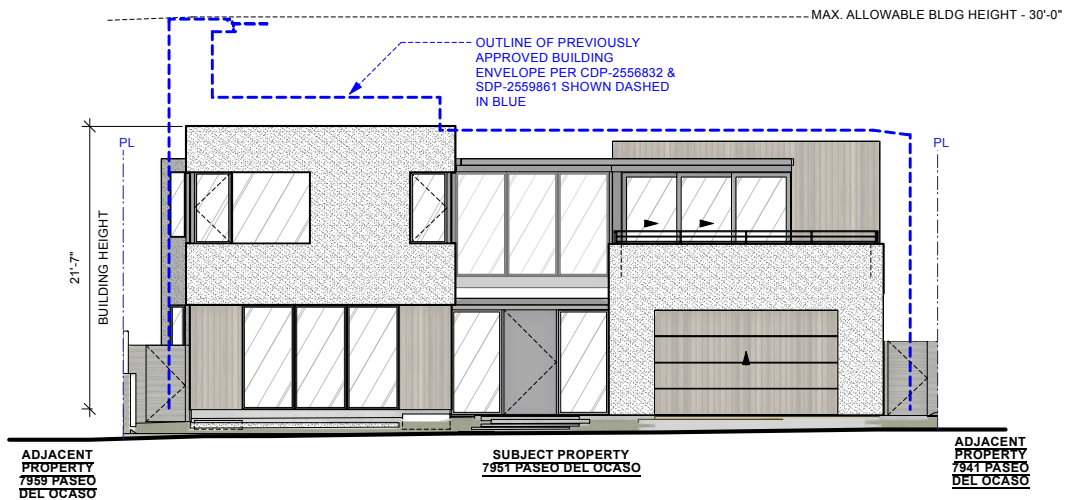
Proposed Site Plan:



2. Key Design Improvements

- Smaller and less impactful than previously approved design.
- 657 sq. ft. less conditioned space; reduced height and massing.
- No roof deck or rooftop access.
- Increased front and rear setbacks for improved neighborhood compatibility.

Front Elevation – Proposed vs. Previously Approved (dashed blue outline):



EXTERIOR ELEVATION: FRONT (WEST) - PROPOSED

Scale: NOT TO SCALE



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3. Neighborhood Compatibility

- Massing and height consistent with adjacent 1- and 2-story homes.
- No rooftop activity; minimized privacy concerns.
- Design incorporates feedback from earlier community review.
- Compliant with all required setbacks and glazing requirements.

4. Summary Statement

“We believe this design represents a modest and thoughtful approach—one that reduces height, eliminates rooftop activity, and enhances compatibility with neighbors and the surrounding community character. We respectfully ask for your support of this improved and simplified design.”