

**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): **PRJ1145966**
- Address and APN(s): 2349 Rue Adriane, APN 352-324-04-00
- Project contact name, phone, e-mail: Pamela Magnus, 619-293-7240, pamelamagnus@architectsmagnus.com
- Project description: Proposed development/action(s): (Process 3) Coastal Development Permit and Site Development Permit to demolish a one-story dwelling of 2,046 square feet with an attached garage of 593 square feet, and construct a two-story single dwelling unit of 3749 square feet over basement with a 3-car garage of 901 square feet, and associated site improvements include retaining walls, located at 2349 Rue Adriane.
- 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: 17,797 sf
  - existing structure square footage and FAR (if applicable): 2639 sf, FAR=0.15
  - proposed square footage and FAR: 2751 sf, FAR=0.16
  - existing and proposed setbacks on all sides: existing: front 61'-1", side 13'/15', rear 55'-11", proposed: front 20', sides 10', rear 57'
  - height if greater than 1-story (above ground): maximum 18'-6", overall 38'-4"

**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.): \_\_\_\_\_

April 23, 2026

Reference: 2349 Rue Adriane, La Jolla, CA 92037

Mr. Rush Chewning  
Ms. Kelly Chewning  
Ms. Pamela Magnus / Architects Magnus  
Mr. Hector Magnus / Architects Magnus

The Architectural Jury, (Juror: N. A. Manno), has completed the review of the plans and materials submitted for the proposed residence at 2349 Rue Adriane pursuant to the Declaration of Conditions and Restrictions for Chateau Ville (the "DC&Rs").

Section 5 of the DC&Rs provides that no dwelling shall be more than one story in height without the written approval of the Architectural Jury. Section 12 requires that complete plans and specifications, elevations, grading plan, and related materials be submitted and approved prior to construction.

In exercising its discretionary authority under Section 5, the Jury, (Juror N. A. Manno), considered the proposed structure's height, massing, roof forms, grading and relationship to surrounding properties. The Jury, (Juror N. A. Manno), also considered the visual character of Chateau Ville as reflected in the DC&Rs, (Section 9).

Based upon the plans and materials submitted, including elevations and sections depicting the garage level built into the hillside with the levels above stepping back to follow the slope and the main level above grade, the Jury has determined that the proposed above-grade portions of the residence, as shown in the submitted plans and materials, do not impair the views of other Chateau Ville properties and are visually compatible with surrounding rooflines.

Accordingly, the Architectural Jury hereby grants written approval for construction of the residence at 2349 Rue Adriane as depicted in the submitted plans.

Sincerely,

Nancy Anne Manno  
Member, Architectural Jury  
Chateau Ville

Nancy Anne Manno  
2329 Rue de Anne  
La Jolla, CA 92037  
858.459.8849  
gpg2gpg@san.rr.com

# 2349 Rue Adriane R E S I D E N C E

PRESENTATION DATE MAY 20, 2026



View from Rue Adriane

## Project Data

Project Number  
**PRJ-1145966**

Project Name  
**2349 Rue Adriane**

Address and APN  
**2349 Rue Adriane, La Jolla, CA 92037, APN 352-324-04-00**

Project Contact  
**Pamela Magnus, Architect**  
**(619) 293-7240**  
**pamela@architectsmagnus.com**

Project Description  
Demolish a one-story dwelling of 2,046 square feet with an attached garage of 593 square feet, and construct a two-story single dwelling unit of 3749 square feet over a basement with a 3-car garage of 901 square feet, and associated site improvements include retaining walls.

## Development Data

Lot Size  
**17,797 SF**

Gross Floor Area & Floor Area Ratio		
	EXISTING	PROPOSED
<b>GFA</b>	<b>2,639 SF</b>	<b>2,751 sf</b>
<b>FAR</b>	<b>0.15</b>	<b>0.16</b>

Basement Floor Area		
	EXISTING	PROPOSED
<b>Area</b>	<b>0 SF</b>	<b>1,899 SF</b>

The basement area is excluded from the Gross Floor Area Calculation (GFA) used to determine the Floor Area Ratio, in compliance with SDMC §113.0234 [a][2][B].

Setbacks		
	EXISTING	PROPOSED
<b>Front</b>	<b>61'-1"</b>	<b>20'-0"</b>
<b>Side</b>	<b>13'/15'</b>	<b>10'/10'</b>
<b>Rear</b>	<b>55'-11"</b>	<b>57'</b>

Height		
	EXISTING	PROPOSED
<b>Max above grade</b>		<b>18'-6"</b>
<b>Overall Structure</b>		<b>38'-4"</b>

Coverage		
	EXISTING	PROPOSED
<b>Lot Coverage</b>	<b>18%</b>	<b>24%</b>

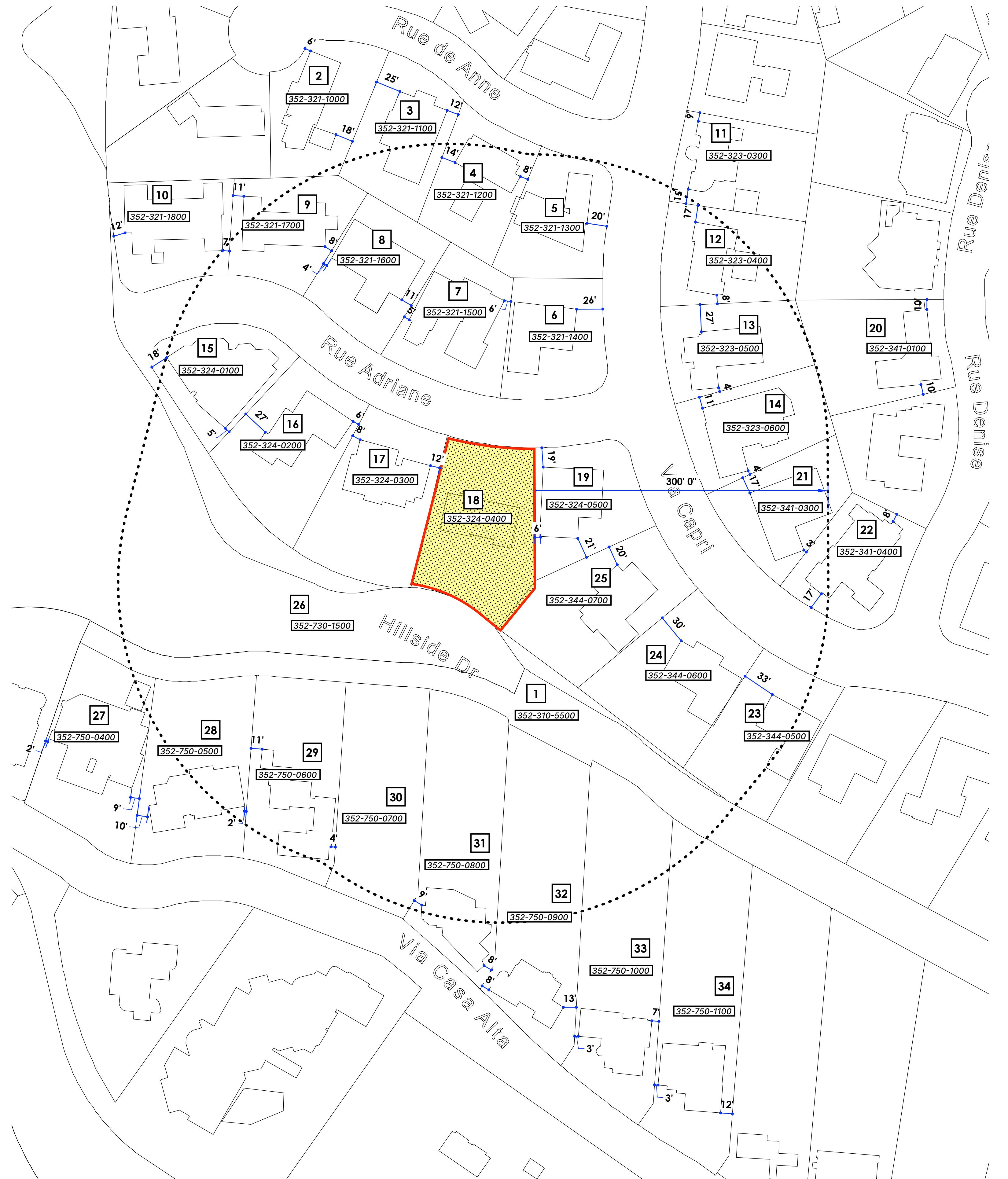
Landscape Area		
	EXISTING	PROPOSED
<b>Impervious Area</b>		<b>6,353 SF</b>
<b>Landscape Area</b>		<b>11,444 SF</b>

# 2349 Rue Adriane R E S I D E N C E

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Neighborhood Property Data for 2349 Rue Adriane													
KEY APN	NUMBER	STREET	CITY	ZIP	FRONT YARD	SIDE YARD	SIDE YARD	REAR YARD	LOT SIZE (SF)	LIVING AREA	ADD. AREA	GROSS SF FAR	NOTES
1	352-310-5500	VIA CAPRI	La Jolla	92037	vacant	vacant	vacant	vacant	47,044	0	0	0	0.00
2	352-321-1000	2329 RUE DE ANNE	La Jolla	92037		6'	18'		12,798	2,773	625	3,398	0.27
3	352-321-1100	2343 RUE DE ANNE	La Jolla	92037		25'	12'		12,967	3,296	1,104	4,400	0.34
4	352-321-1200	2357 RUE DE ANNE	La Jolla	92037		14'	4'		11,875	3,103	449	3,552	0.30
5	352-321-1300	2361 RUE DE ANNE	La Jolla	92037		20' street side	4'		12,236	2,150	294	2,444	0.20
6	352-321-1400	2364 RUE ADRIANE	La Jolla	92037	20' Established	26' street side	4'	10' Established	12,410	2,320	0	2,320	0.19
7	352-321-1500	2340 RUE ADRIANE	La Jolla	92037	20' Established	5'	6'	10' Established	13,600	3,165	918	4,083	0.30
8	352-321-1600	2326 RUE ADRIANE	La Jolla	92037	20' Established	4'	11'	10' Established	13,323	2,667	14	2,681	0.20
9	352-321-1700	2314 RUE ADRIANE	La Jolla	92037	20' Established	11'	8'	10' Established	12,515	2,698	0	2,698	0.22
10	352-321-1800	2302 RUE ADRIANE	La Jolla	92037	20' Established	12'	7'	10' Established	12,843	3,588	0	3,588	0.28
11	352-323-0300	7333 VIA CAPRI	La Jolla	92037		9'	15'		13,149	2,460	102	2,562	0.19
12	352-323-0400	7317 VIA CAPRI	La Jolla	92037		17'	8'		13,618	2,085	96	2,181	0.16
13	352-323-0500	7301 VIA CAPRI	La Jolla	92037		27'	4'		12,595	2,812	576	3,388	0.27
14	352-323-0600	7275 VIA CAPRI	La Jolla	92037		11'	4'		13,064	2,094	0	2,094	0.16
15	352-324-0100	2303 RUE ADRIANE	La Jolla	92037	20' Established	18'	5'	10' Established	11,858	4,253	0	4,253	0.36
16	352-324-0200	2323 RUE ADRIANE	La Jolla	92037	20' Established	27'	6'	10' Established	16,930	2,793	484	3,277	0.19
17	352-324-0300	2333 RUE ADRIANE	La Jolla	92037	20' Established	8'	12'	10' Established	18,356	5,188	0	5,188	0.28
18	352-324-0400	2349 RUE ADRIANE	La Jolla	92037	20' Established	10'	10'	10' Established	17,797	2,751	0	2,751	0.16 Subject Property
19	352-324-0500	7274 VIA CAPRI	La Jolla	92037		19' street side	21'	6'	12,787	2,101	0	2,101	0.16
20	352-341-0100	2440 RUE DENISE	La Jolla	92037		10'	10'		15,085	2,114	0	2,114	0.14
21	352-341-0300	7255 VIA CAPRI	La Jolla	92037		17'	3'		12,342	2,112	0	2,112	0.17
22	352-341-0400	2402 RUE DENISE	La Jolla	92037		17'	8'		12,537	4,793	484	5,277	0.42
23	352-344-0500	7238 VIA CAPRI	La Jolla	92037		33'	3'		15,057	2,000	240	2,240	0.15
24	352-344-0600	7250 VIA CAPRI	La Jolla	92037		30'	3'		17,293	2,247	119	2,366	0.14
25	352-344-0700	7262 VIA CAPRI	La Jolla	92037		20'	3'		17,543	2,128	0	2,128	0.12
26	352-730-1500	E CAMINITO BASSANO	La Jolla	92037	vacant	vacant	vacant	vacant	261,795	0	0	0	0.00
27	352-750-0400	1918 VIA CASA ALTA	La Jolla	92037		2'	9'		19,053	6,110	160	6,270	0.33 RS-1-1 zone
28	352-750-0500	1934 VIA CASA ALTA	La Jolla	92037		10'	2'		20,513	5,161	1,232	6,393	0.31 RS-1-1 zone
29	352-750-0600	1954 VIA CASA ALTA	La Jolla	92037		11'	4'		18,792	5,497	0	5,497	0.29 RS-1-1 zone
30	352-750-0700	1974 VIA CASA ALTA	La Jolla	92037	vacant	vacant	vacant	vacant	20,015	0	0	0	0.00 RS-1-1 zone
31	352-750-0800	1994 VIA CASA ALTA	La Jolla	92037		9'	8'		22,215	3,895	0	3,895	0.18 RS-1-1 zone
32	352-750-0900	2012 VIA CASA ALTA	La Jolla	92037		8'	13'		25,264	4,337	78	4,415	0.17 RS-1-1 zone
33	352-750-1000	2022 VIA CASA ALTA	La Jolla	92037		3'	7'		27,442	5,395	0	5,395	0.20 RS-1-1 zone
34	352-750-1100	2032 VIA CASA ALTA	La Jolla	92037		3'	12'		27,442	4,978	1,693	6,671	0.24 RS-1-1 zone

NOTE  
 1. Lot size sourced from scoutred.com  
 2. Building area sourced from sandaq.org



Vicinity Building Setback Diagram  
 SCALE 1" = 60'  
 SOURCE: sandiego.maps.arcgis.com



# 2349 Rue Adriane R E S I D E N C E

PRESENTATION DATE MAY 20, 2026



2349 Rue Adriane, AREA= 2,639 sf, FAR= 0.15



7274 Via Capri, AREA= 2,101 sf, FAR= 0.16



2333 Rue Adriane, AREA= 5,188 sf, FAR= 0.28

## Existing Neighborhood Character

# 2349 Rue Adriane R E S I D E N C E

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2364 Rue Adriane, AREA= 2,320 sf, FAR= 0.19



2340 Rue Adriane, AREA= 4,083 sf, FAR= 0.30



2326 Rue Adriane, AREA= 2,681 sf, FAR= 0.20

# 2349 Rue Adriane R E S I D E N C E

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7274 Via Capri

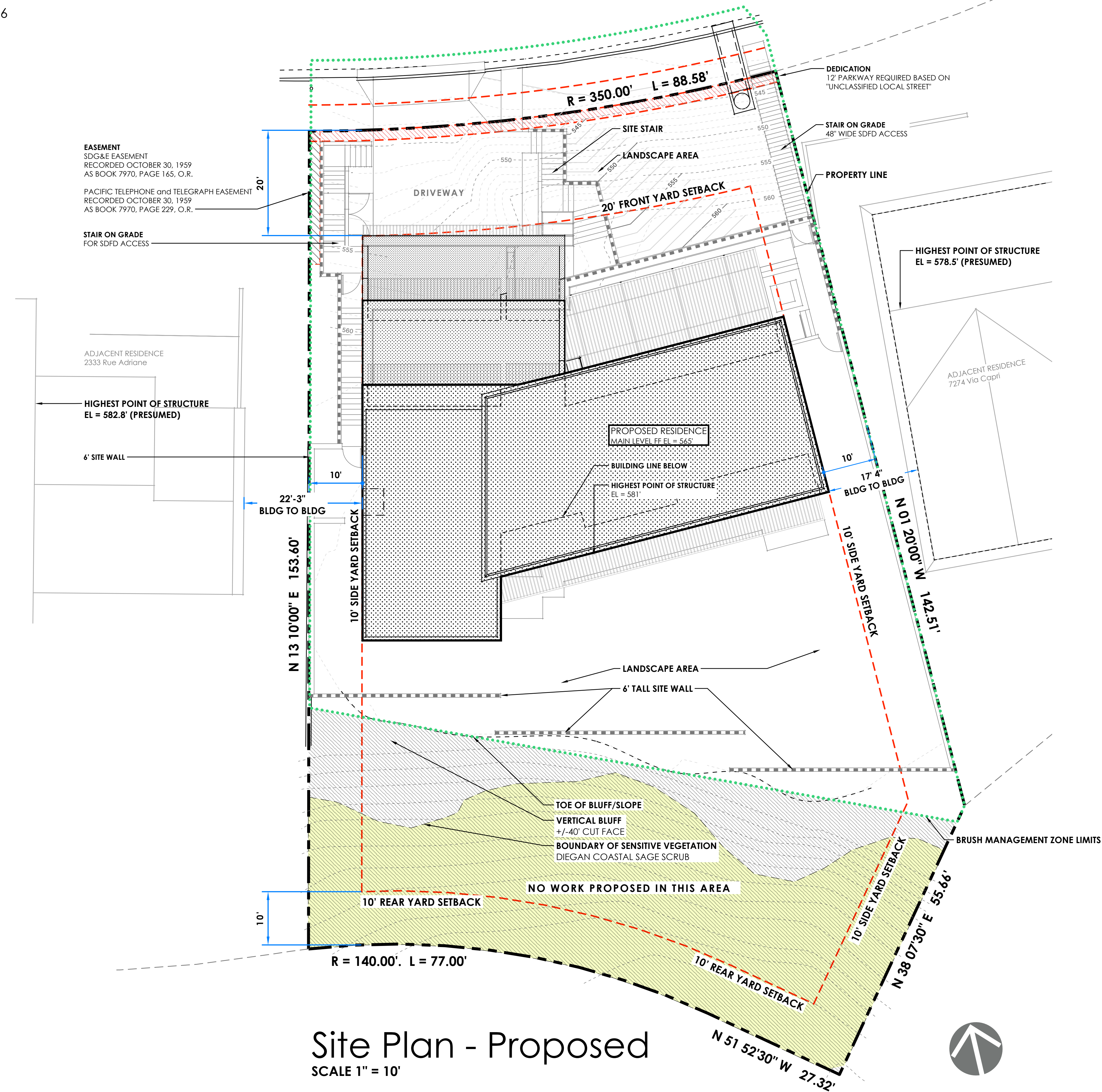
2349 Rue Adriane

2333 Rue Adriane

# 2349 Rue Adriane RESIDENCE

PRESENTATION DATE MAY 20, 2026

RUE ADRIANE  
50' RIGHT OF WAY  
30' CURB-TO-CURB



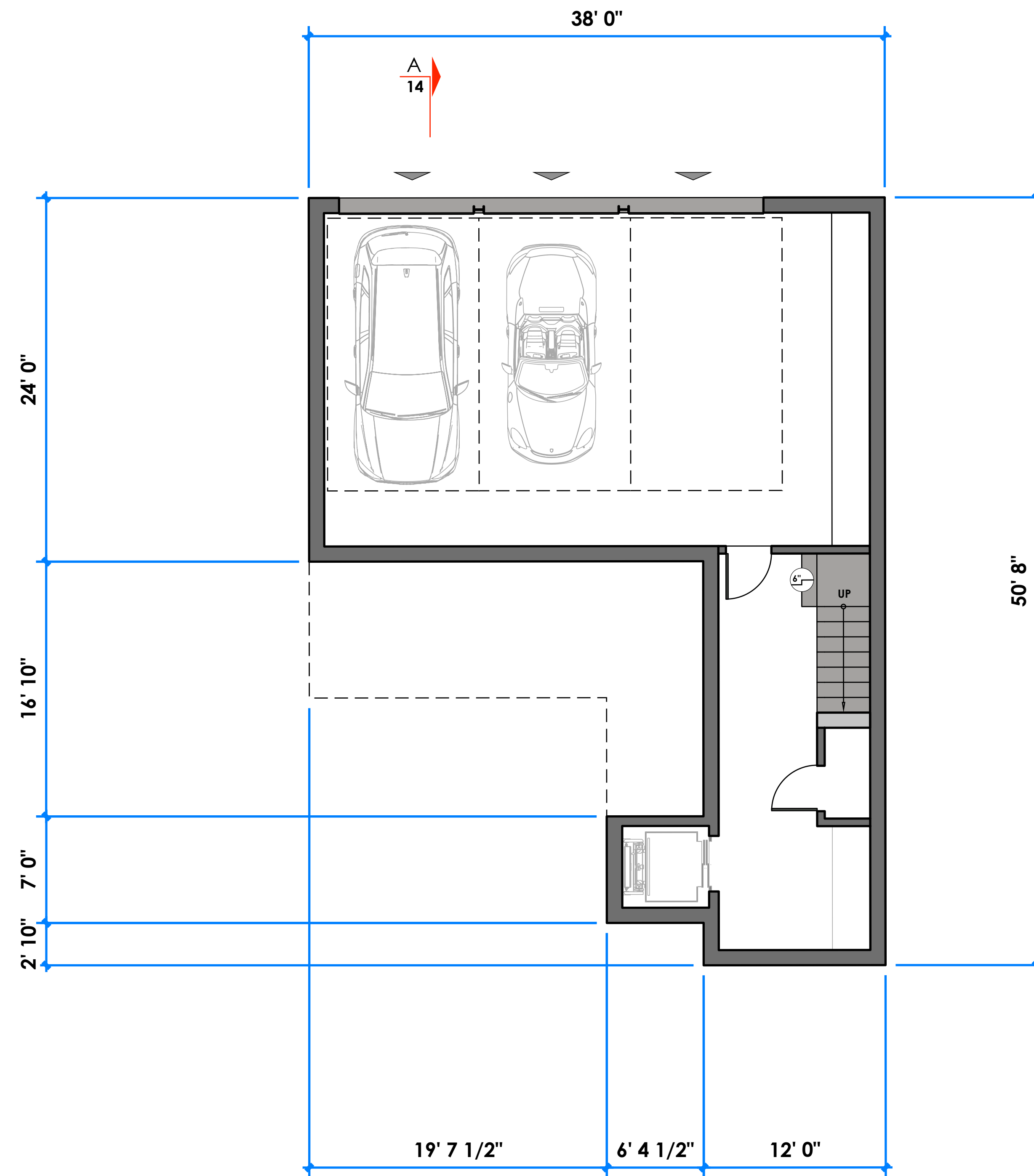
## Legend

- NEW WOOD-FRAMED PRIMARY BUILDING
- NO WORK PROPOSED IN THIS AREA
- SENSITIVE VEGETATION BOUNDARY
- EASEMENT - REFER TO PLAN FOR SPECIFIC INFORMATION
- DEDICATION - REFER TO PLAN FOR SPECIFIC INFORMATION
- LIMITS OF WORK
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED RETAINING WALL
- TOE OF SLOPE

Site Plan - Proposed  
SCALE 1" = 10'

# 2349 Rue Adriane R E S I D E N C E

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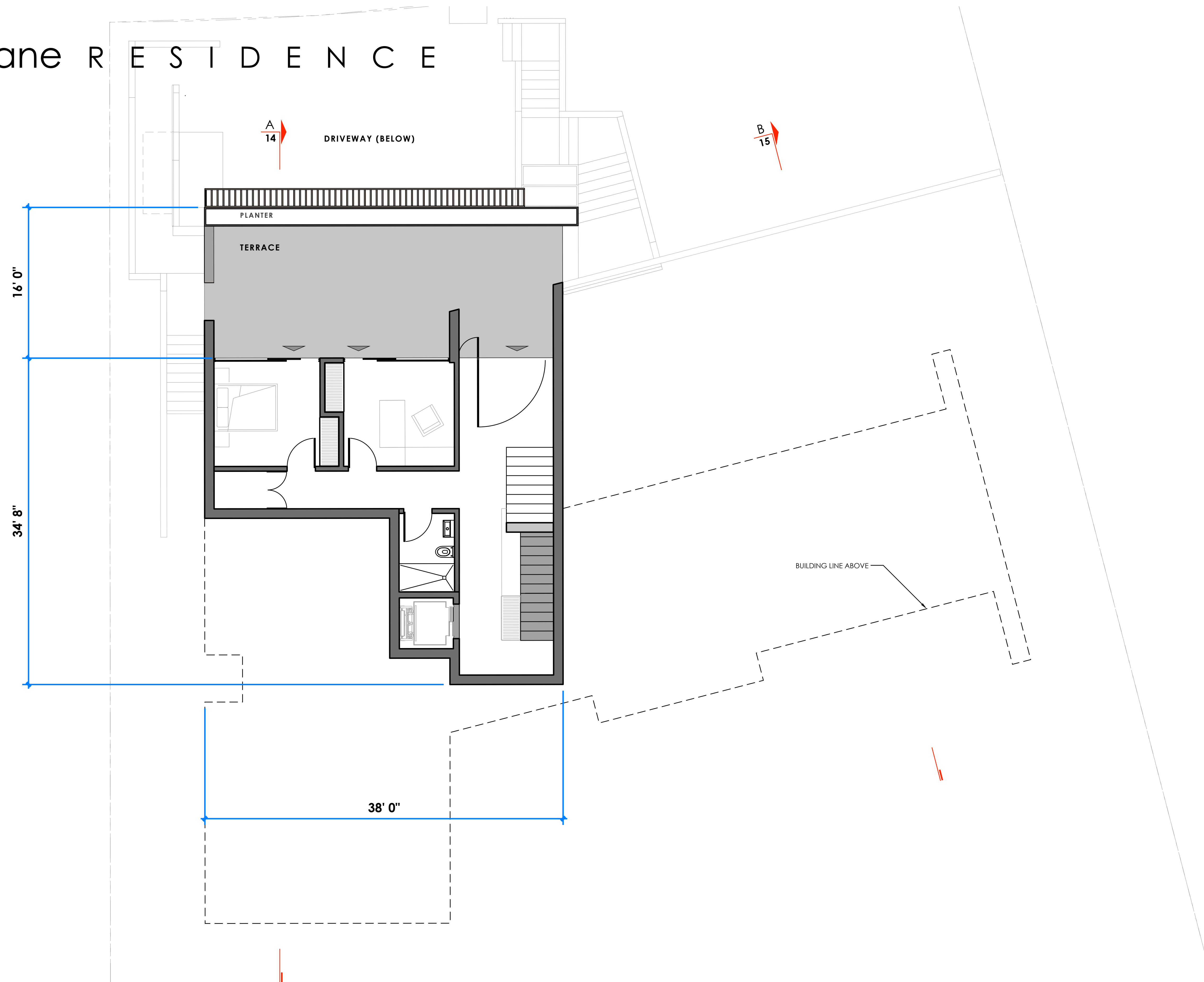


Garage Level - Proposed  
SCALE 3/16" = 1'-0"



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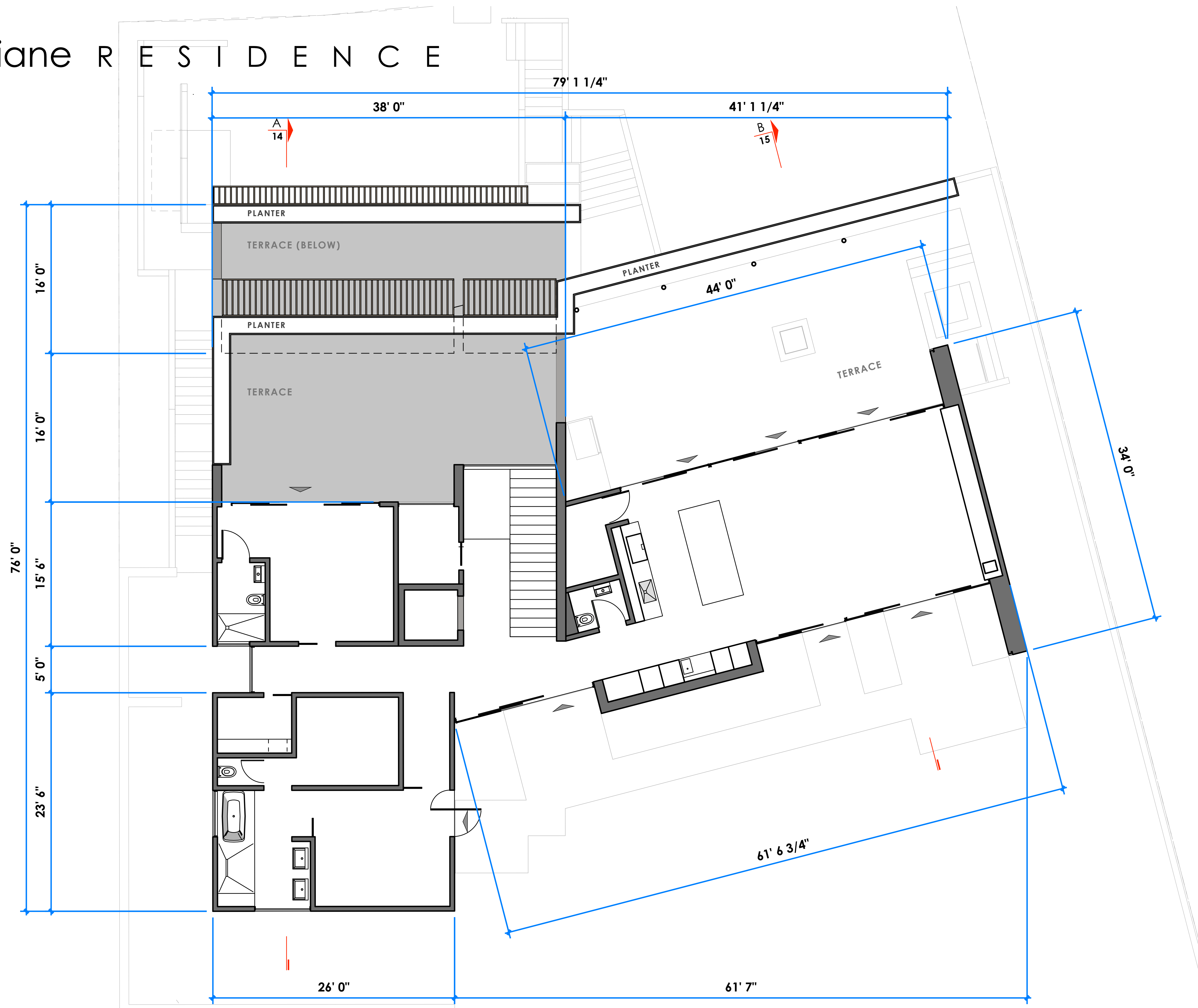


Mid Level - Proposed  
SCALE 3/16" = 1'-0"



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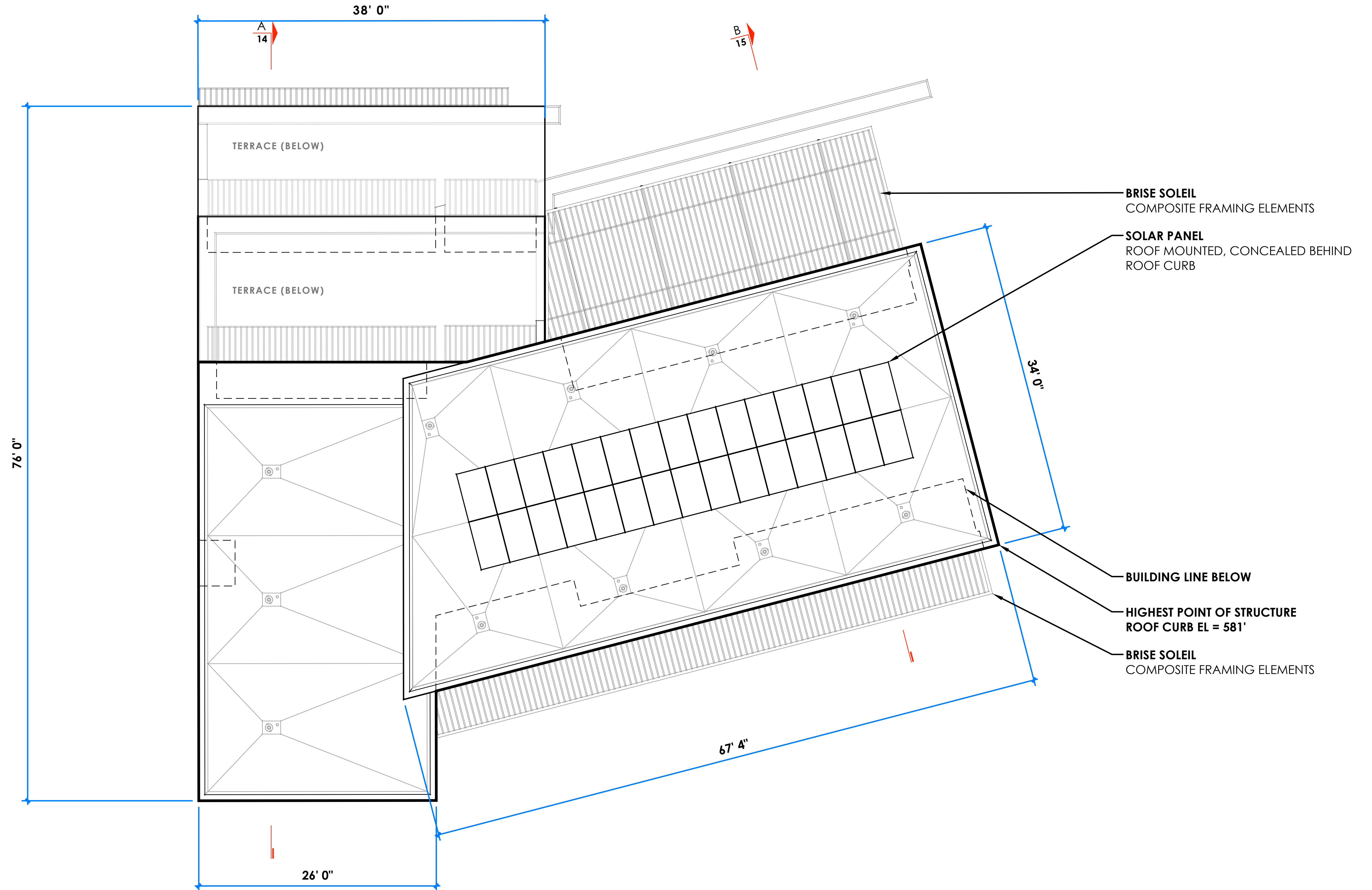


## Main Level - Proposed

SCALE 3/16" = 1'-0"

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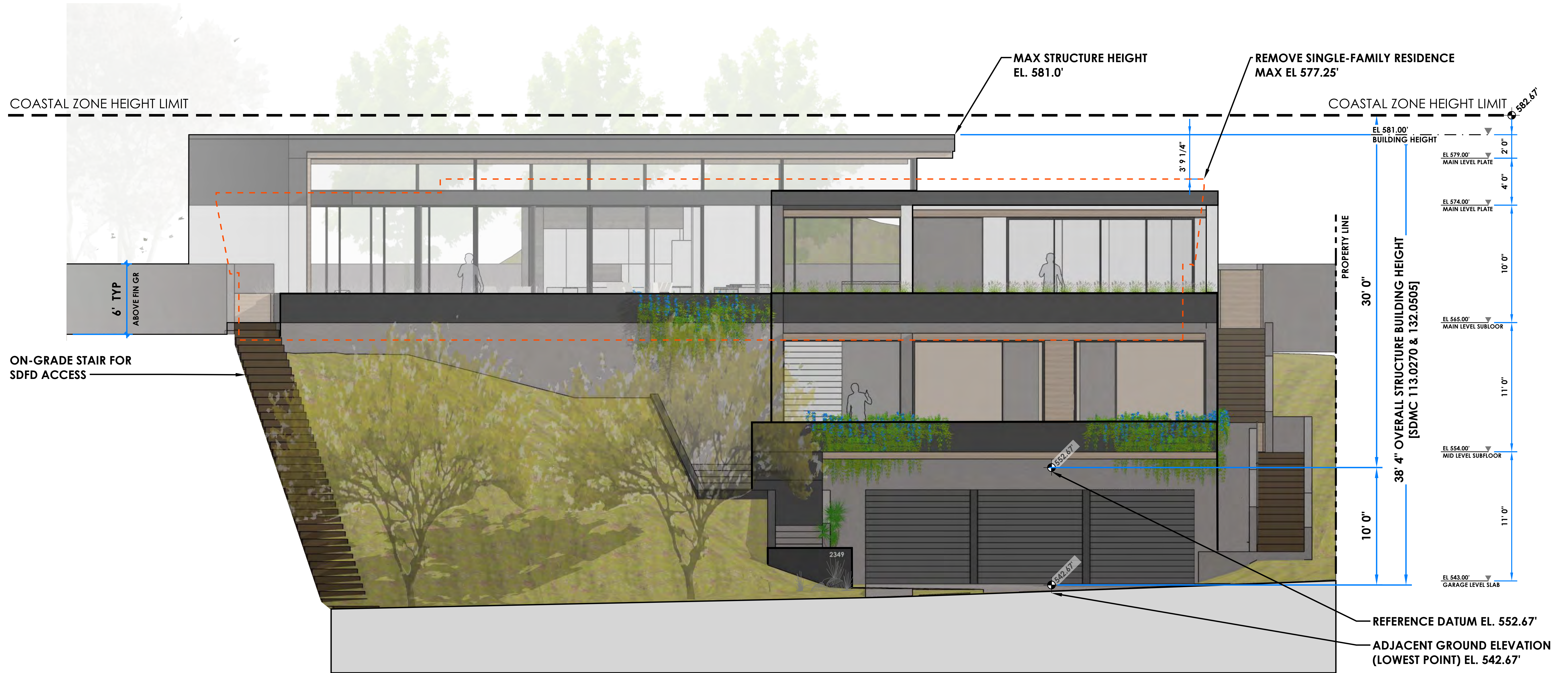


## Roof Plan - Proposed

SCALE 3/16" = 1'-0"

# 2349 Rue Adriane RESIDENCE

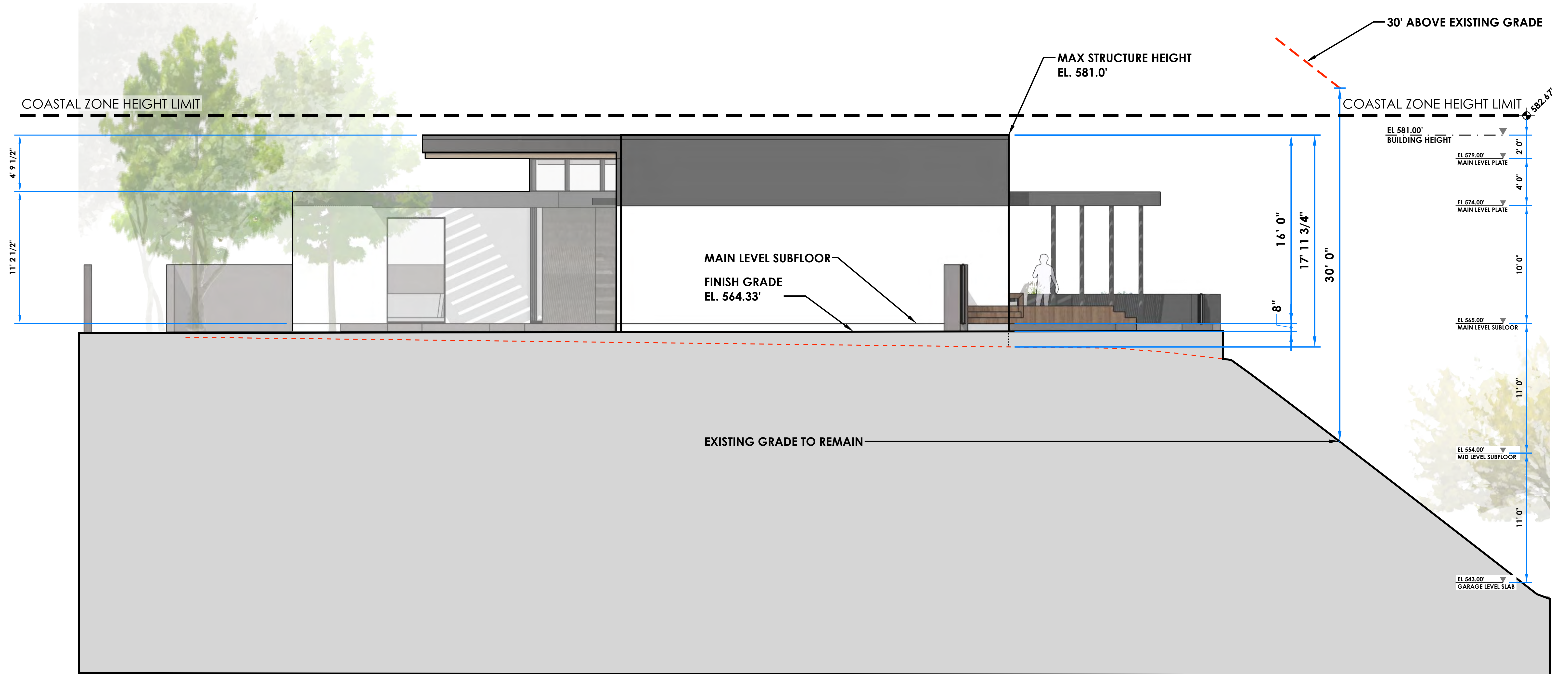
PRESENTATION DATE MAY 20, 2026



North Elevation (Street View)  
SCALE 1/4" = 1'-0"

# 2349 Rue Adriane RESIDENCE

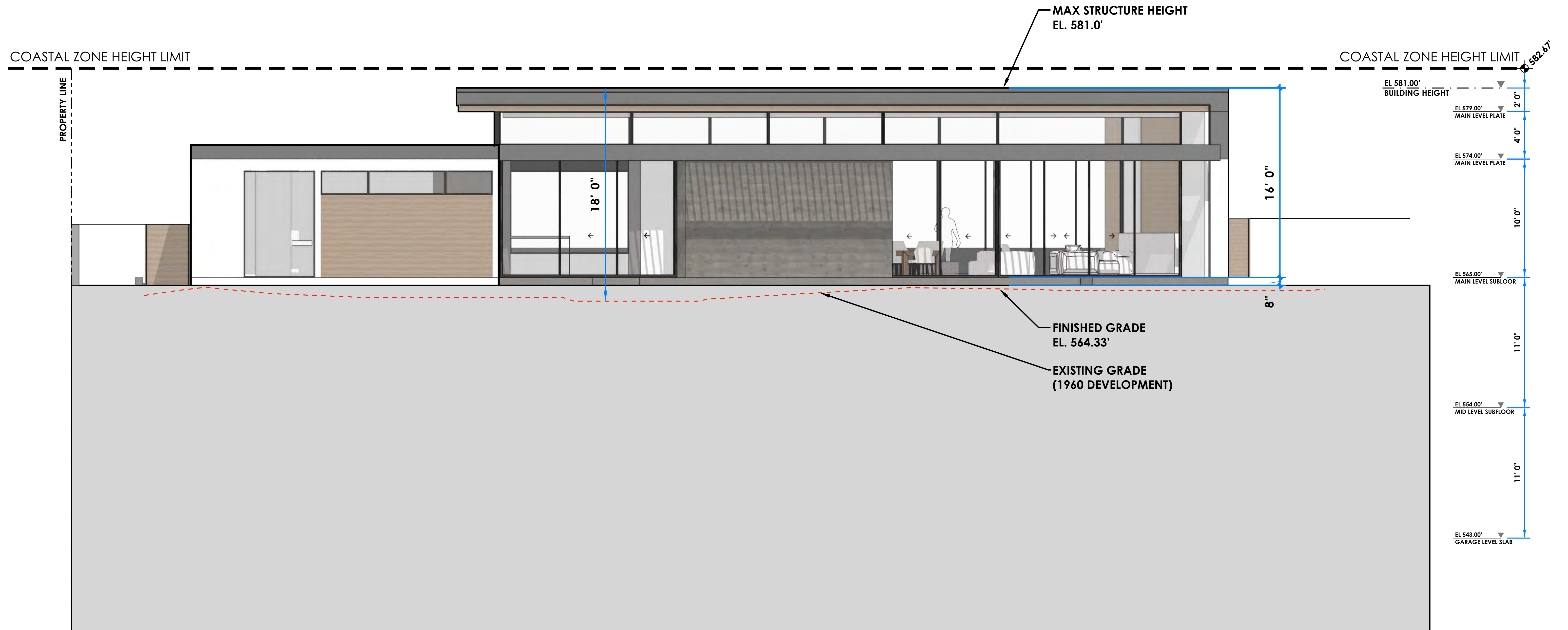
PRESENTATION DATE MAY 20, 2026



East Elevation  
SCALE 1/4" = 1'-0"

# 2349 Rue Adriane RESIDENCE

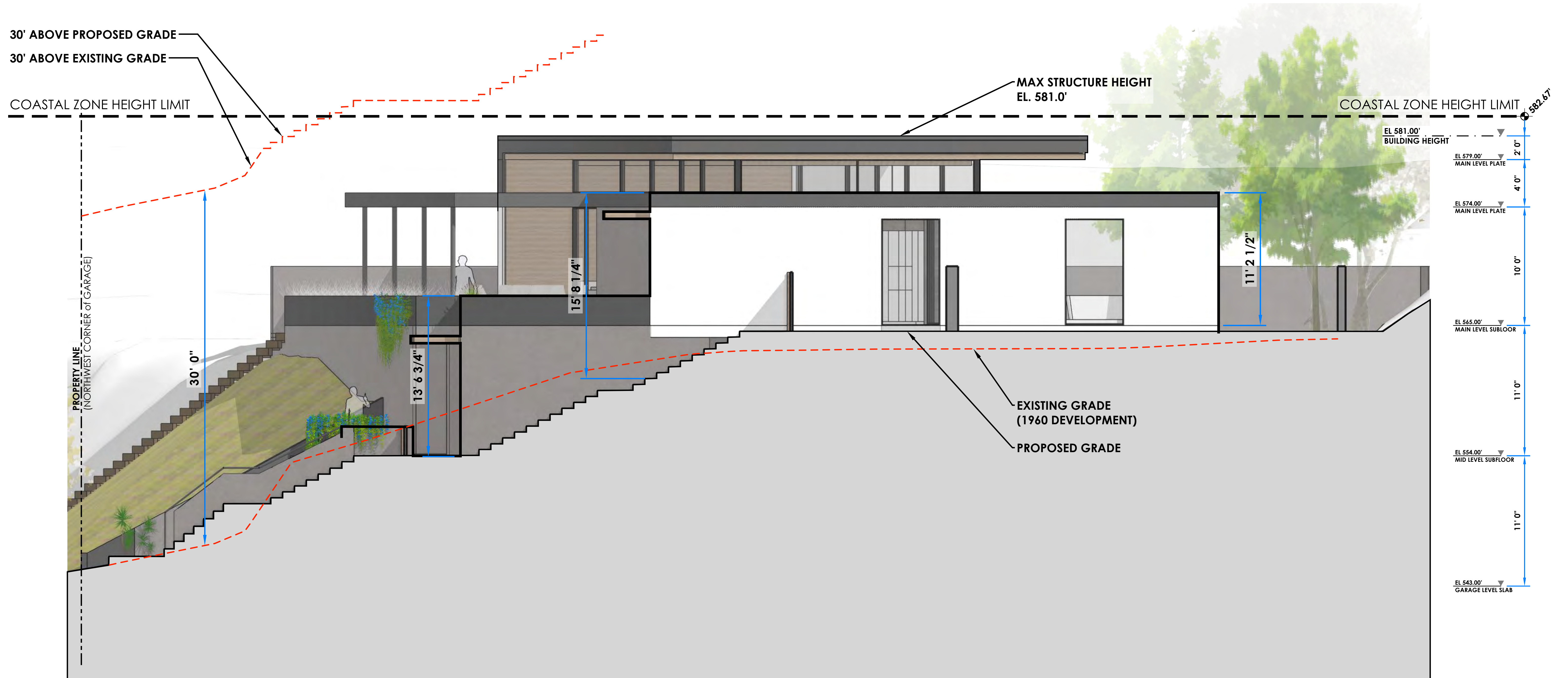
PRESENTATION DATE MAY 20, 2026



South Elevation  
SCALE 1/4" = 1'-0"

# 2349 Rue Adriane RESIDENCE

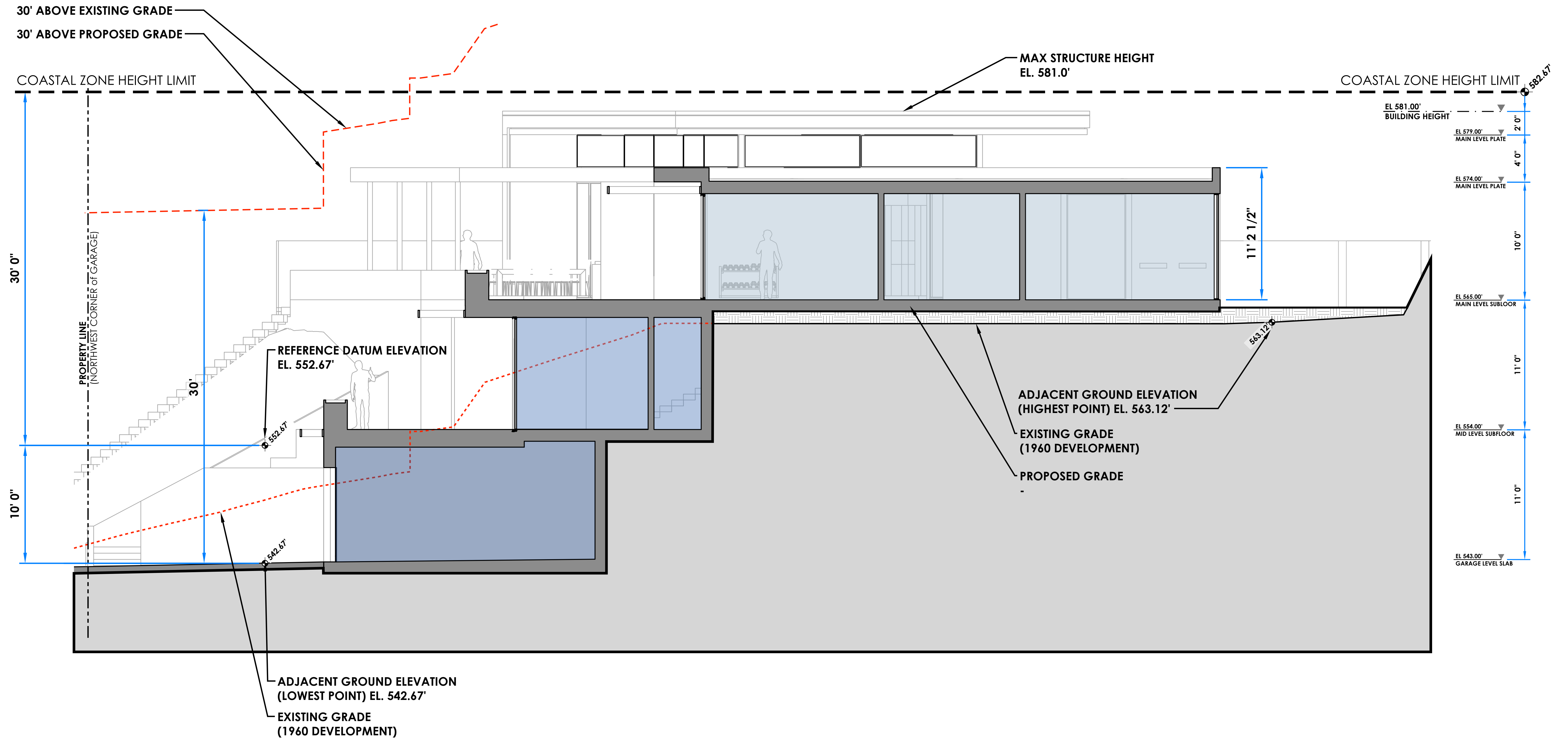
PRESENTATION DATE MAY 20, 2026



West Elevation  
SCALE 1/4" = 1'-0"

# 2349 Rue Adriane R E S I D E N C E

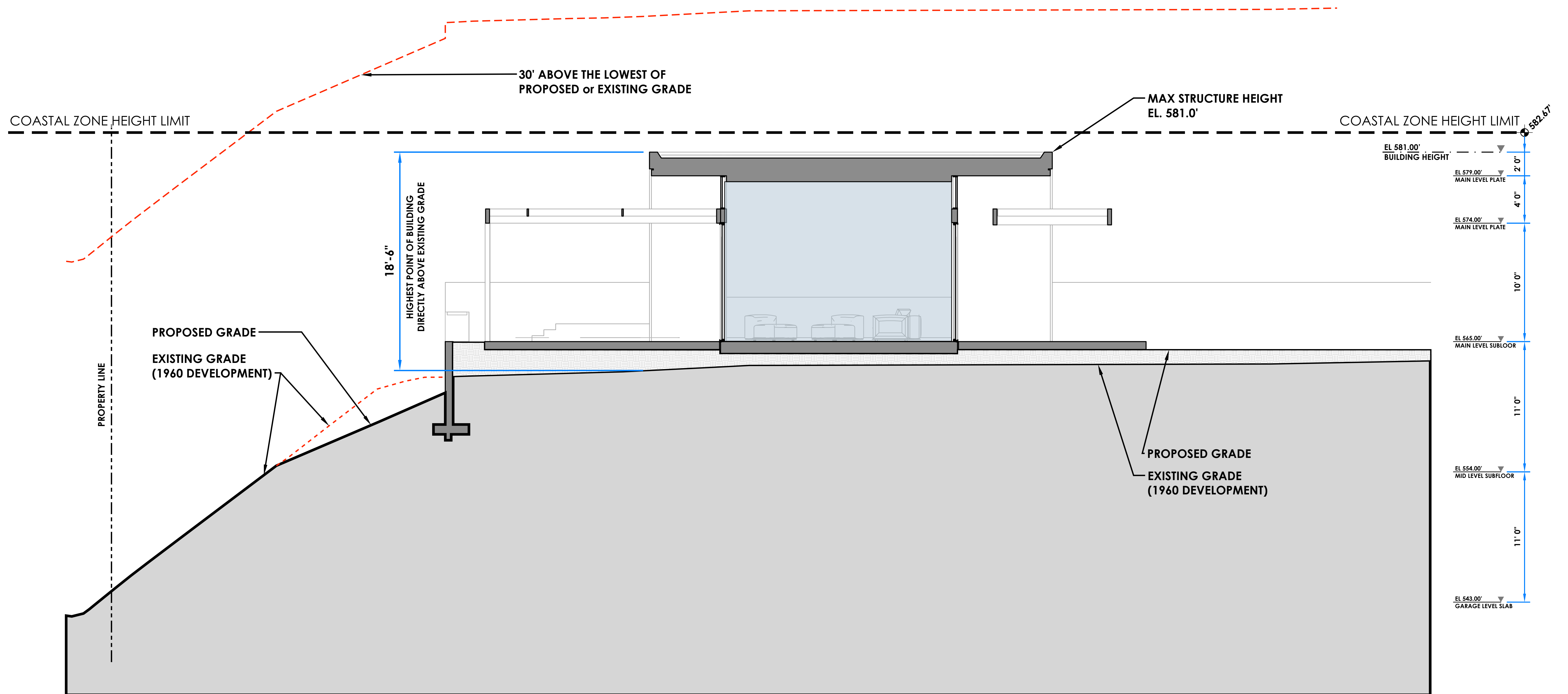
PRESENTATION DATE MAY 20, 2026



Section A  
SCALE 1/4" = 1'-0"

# 2349 Rue Adriane RESIDENCE

PRESENTATION DATE MAY 20, 2026



Section B  
SCALE 1/4" = 1'-0"

# 2349 Rue Adriane RESIDENCE

PRESENTATION DATE MAY 20, 2026



## Exterior Material Key

- (A) ROOFING**  
THERMOPLASTIC MEMBRANE COOL ROOF WITH GRAVEL  
COLOR: TAN/EARTHTONE
- (B) TRIM & PLANTERS**  
BRAKE-FORMED METAL  
COLOR: ANTHRA-ZINC
- (C) TRELLIS & SIDING**  
WOOD COMPOSITE  
TEXTURE: WOOD GRAIN  
COLOR: TEAK
- (D) WALL**  
STUCCO  
TEXTURE: FINE SAND  
COLOR: WHITE
- (E) WALL**  
STUCCO  
TEXTURE: FINE SAND  
COLOR: WARM GREY
- (F) FEATURE SITE WALL**  
FIBER CEMENT PANELS  
TEXTURE: LINE PATTERN  
COLOR: CARBON
- (G) PATIO PAVER**  
PORCELAIN PAVER  
FINISH: MATTE  
COLOR: WARM GREY
- (H) DOORS & WINDOWS**  
ALUMINUM  
COLOR: DARK ANODIZED
- (J) HARDSCAPE**  
IN-SITU ENHANCED FINISH CONCRETE  
COLOR: NATURAL