

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

- 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-1159789
- Address and APN(s): 7255 Via Capri, La Jolla, CA 92037
APN 352-341-0300
- Project contact name, phone, e-mail:
Kave Elahi (858)324-1004 Kave@KleinAnderso.com
- Project description: Covered Patio Conversion to Living Room and Partial garage
Conversion to Laundry and Bath.
- 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: 12.200
 - existing structure square footage and FAR (if applicable): 2112 sqft FAR = 17.3 %
 - proposed square footage and FAR: 2570 sqft FAR = 26.7 % < 52%
 - existing and proposed setbacks on all sides: FYSB=24' SYSB=11' BYSB=27' Existing and Proposed are the same.
 - height if greater than 1-story (above ground):

- 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

7255 Via Capri, La Jolla - Existing



FRONT ELEVATION (FROM DRIVEWAY)



FRONT ELEVATION (ENTRY DOOR)



REAR ELEVATION (COVERED PATIO INFILL - KITCHEN ADDITION)



LEFT AND REAR AERIAL

7255 Via Capri, La Jolla – Street view - Existing



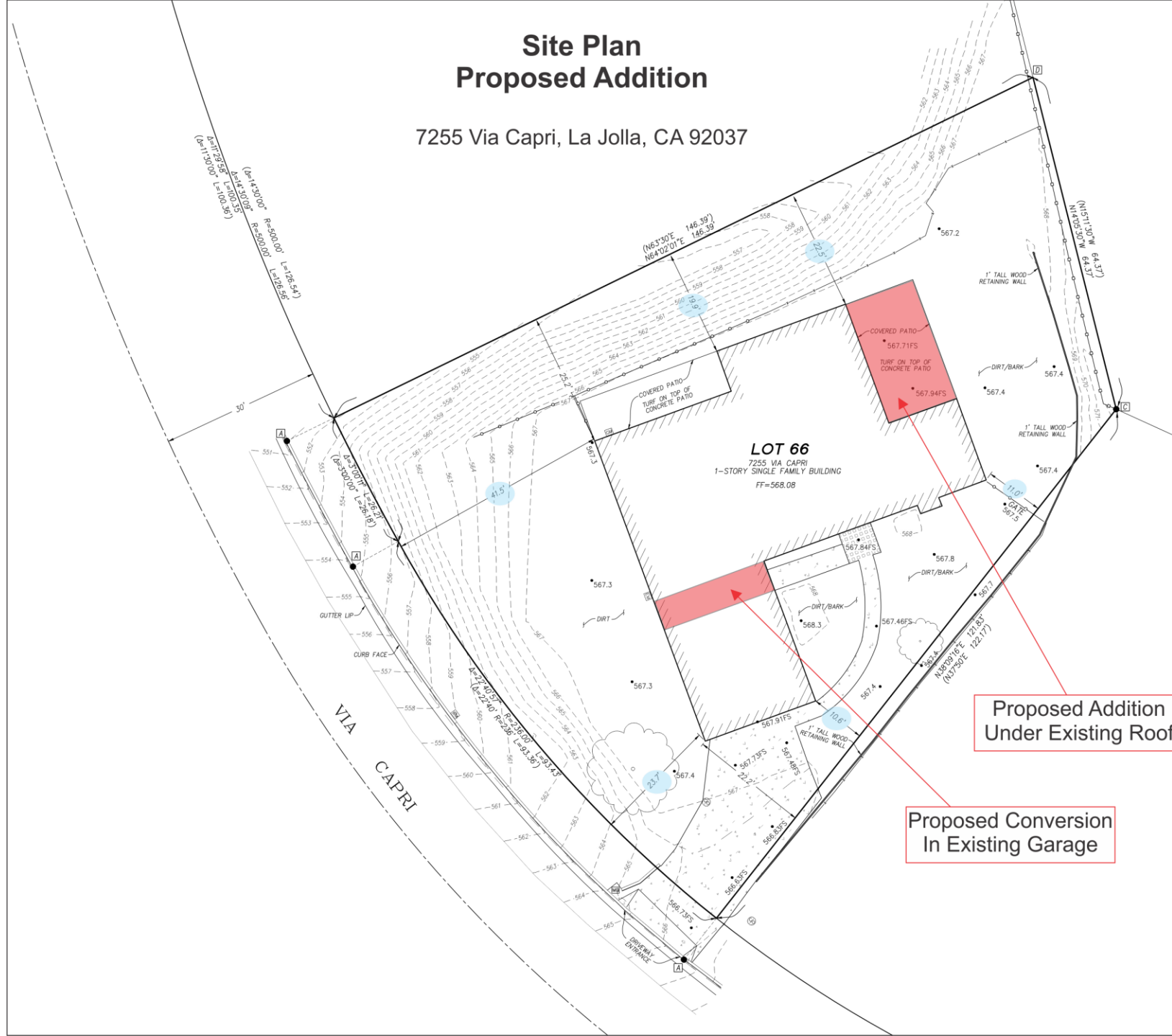
7255 Via Capri, La Jolla - Proposed



Addition / Conversion areas marked in Red

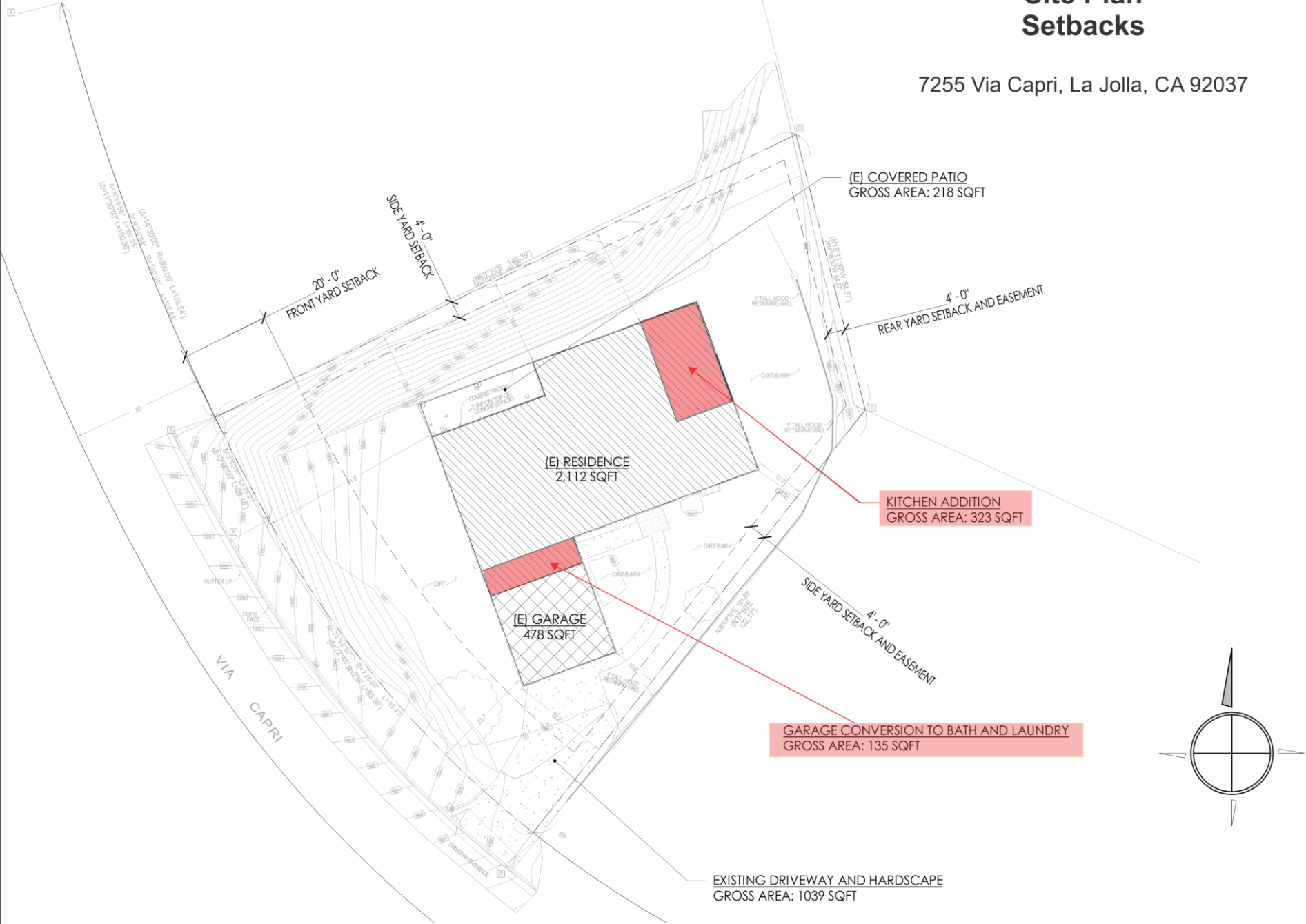
Site Plan Proposed Addition

7255 Via Capri, La Jolla, CA 92037



Site Plan
Setbacks

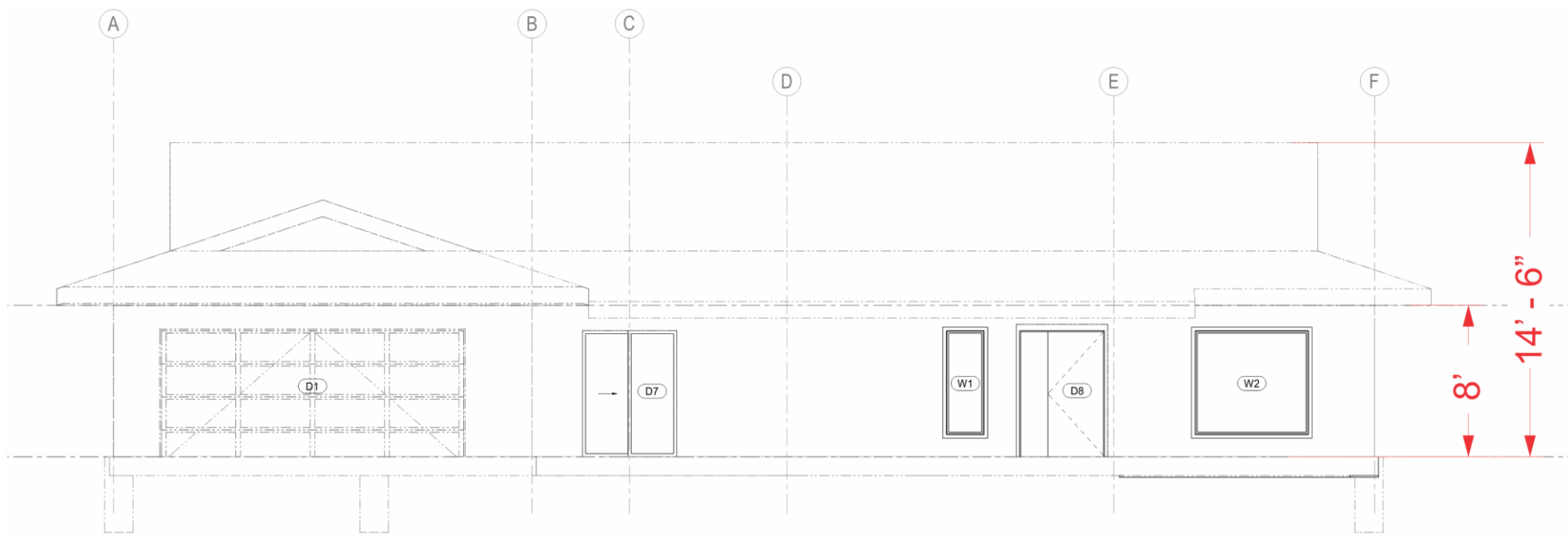
7255 Via Capri, La Jolla, CA 92037



Elevation
7255 Via Capri, La Jolla, CA 92037



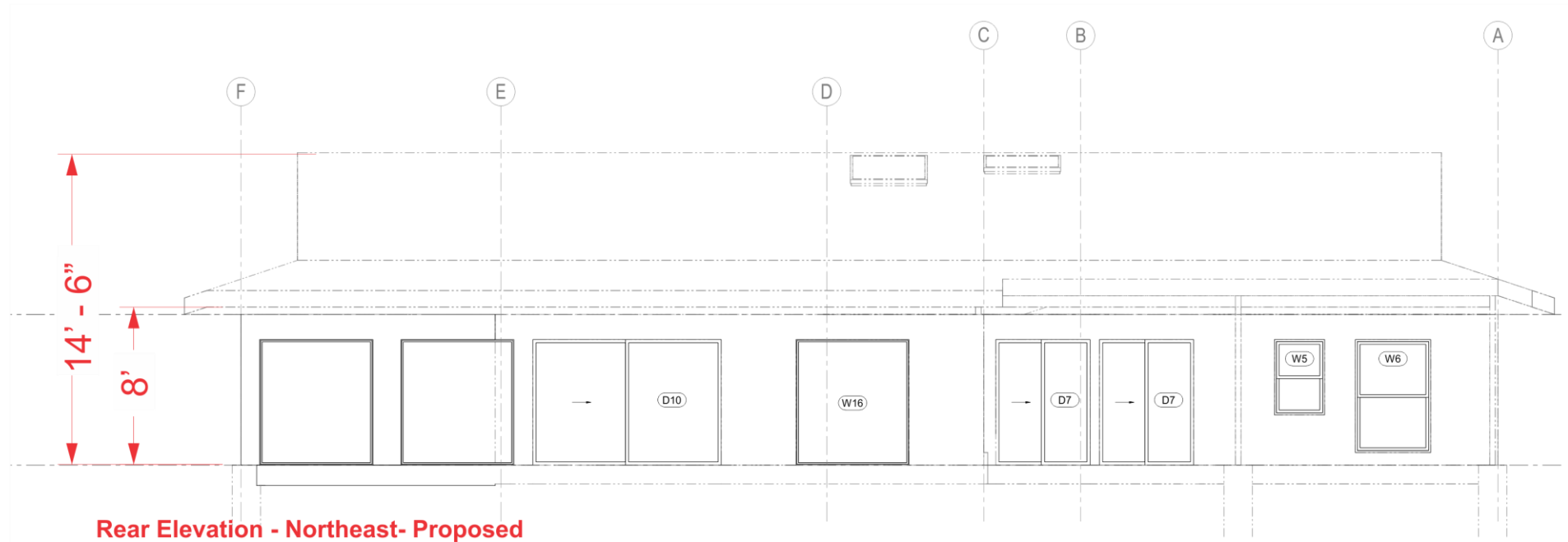
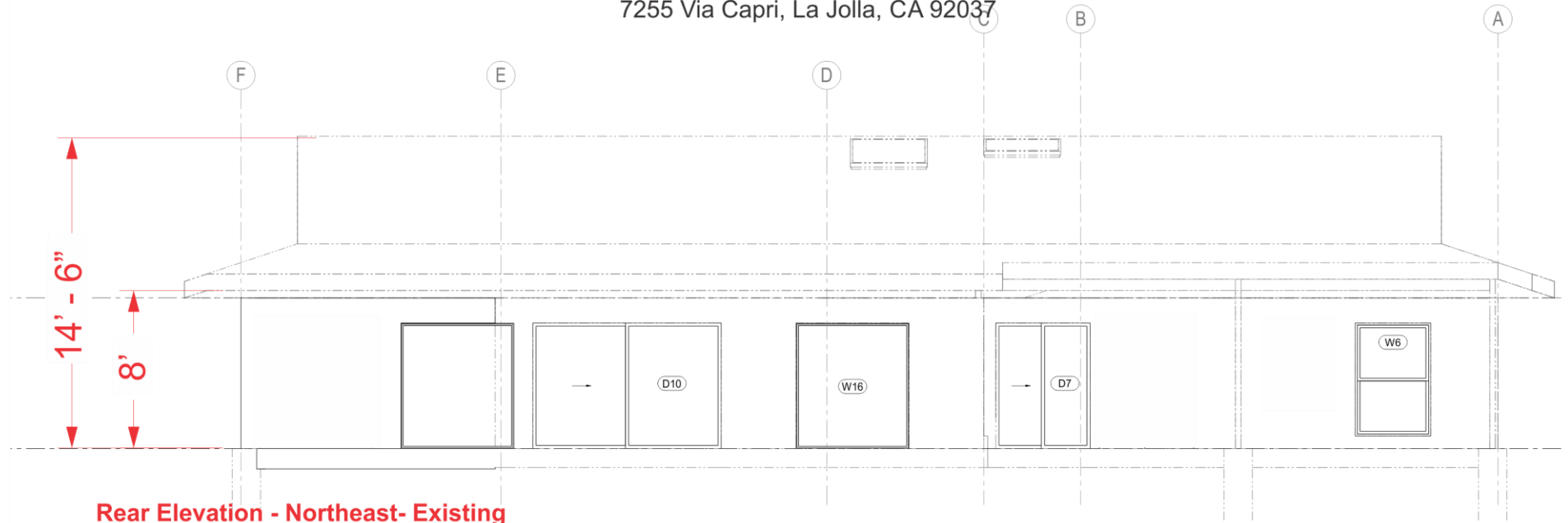
Front Elevation - Southwest - Existing



Front Elevation - Southwest - Proposed

Elevation

7255 Via Capri, La Jolla, CA 92037



7255 Via Capri, La Jolla

Neighborhood Survey & Setbacks

	Address	APN	Coverage				Setbacks		
			Lot Sizes (sf)	Floor Area (sf)	Gross Floor Area	Percentage	Front (ft)	Side (ft)	Rear (ft)
1	2340 Rue Adriane	352-321-15-00	13596	3165	4513	33.19%	28	5	27
2	2349 Rue Adriane	352-324-04-00	18354	1657	1657	9.03%	58	15	70
3	2364 Rue Adriane	352-321-14-00	12411	2320	3364	27.10%	25	6	29
4	2361 Rue de Anne	352-321-13-00	12237	2150	3356	27.43%	23	4	48
5	7226 Rue De Roark	352-331-09-00	12302	1942	2145	17.44%	13	6	16
6	7232 Rue De Roark	352-342-01-00	12792	3350	4816	37.65%	26	6	6
7	7245 Rue De Roark	352-331-12-00	10651	2943	5063	47.53%	17	6	13
8	7246 Rue De Roark	352-331-08-00	12068	2048	3060	25.36%	16	6	52
9	2402 Rue Denise	352-341-04-00	12540	4793	4793	38.22%	15	6	6
10	2415 Rue Denise	352-342-02-00	12236	3023	3023	24.71%	26	8	23
11	2420 Rue Denise	352-341-02-00	13070	3057	3822	29.24%	15	10	20
12	2440 Rue Denise	352-341-01-00	15086	2114	2613	17.32%	13	14	56
13	2454 Rue Denise	352-331-17-00	15947	3265	3345	20.98%	7	10	68
14	2468 Rue Denise	352-331-16-00	16677	2562	4194	25.15%	13	8	83
15	7200 Rue Michael	352-342-04-00	13020	3498	5116	39.29%	17	6	15
16	7214 Rue Michael	352-342-05-00	11443	2108	3224	28.17%	20	22	4
17	7228 Rue Michael	352-342-06-00	12087	2805	3559	29.45%	29	6	6
18	7202 Via Capri	352-344-02-00	19771	2128	3883	19.64%	38	11	87
19	7214 Via Capri	352-344-03-00	19466	2616	3878	19.92%	33	4	72
20	7215 Via Capri	352-342-03-00	12141	2094	3644	30.01%	26	15	9
21	7226 Via Capri	352-344-04-00	17446	1888	2767	15.86%	53	4	49
22	7238 Via Capri	352-344-05-00	15067	2000	2860	18.98%	34	4	46
23	7255 Via Capri	352-341-03-00	12200	2570	3266	26.77%	24	11	27
24	7250 Via Capri	352-344-06-00	17286	2247	3363	19.45%	33	4	50
25	7262 Via Capri	352-344-07-00	17541	2128	4571	26.06%	35	4	54
26	7274 Via Capri	352-324-05-00	12792	2101	3197	24.99%	25	6	24
27	7275 Via Capri	352-323-06-00	13070	2094	5983	45.78%	22	6	33
28	7301 Via Capri	352-323-05-00	12603	2812	3079	24.43%	21	6	47
29	7317 Via Capri	352-323-04-00	13605	2085	3044	22.37%	27	6	44
30	7333 Via Capri	352-323-03-00	13158	2460	3509	26.67%	10	6	80
						Average	25	8	39

Neighborhood Survey Keymap

7255 Via Capri, La Jolla

