



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: **Wednesday, April 26th, 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 March 25th, 2017
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Items		
A	Project	PTS 529988 - Price/Cohen Addition – <i>Continued from the March 20th meeting</i>
	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 approx. 2,100 sf single-family residence on a 6,182 sf lot. <i>See ATTACHMENT 1 for additional project details.</i>
	Applicant/ Project Contact	Michael Marengo, Marengo-Morton Architects, (858) 459-3769
B	Project	PTS 536032 - Willoughby Residence
	Location	2355 Avenida de la Playa APN: 346-400-0100
	Description	Proposal for the addition and remodel of an existing 1-story 3,402 sf home on a 24,430 sf lot that includes partial demo of the breezeway to accommodate a new bedroom and laundry room, as well as interior remodel of the kitchen, playroom, and master bedroom. Also includes demo of existing concrete floor in garage, new BBQ area, and new patio cover. <i>See ATTACHMENT 2 for additional project details</i>
	Applicant/P Project Contact	Brandy Duhearst, Brandywal@hotmail.com , (858) 945-2866 Michael Rollins, Rollins Construction Consulting, michael@rollinscc.com

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 543991 – Antonio’s Residence Garage Remodel
	Location	2360 Calle De Oro APN: 346-120-10
	Description	Proposal for a new garage addition and remodel of family room into a new bathroom and closet to an existing 3,723 sf single-family home. <i>See ATTACHMENT 2 for additional project details.</i>
	Applicant/Project Contact	Larry Hawes, larry@haweshomedesign.com , (858) 518-9820
D	Project	PTS 522992 – Dunaway Addition SDP
	Location	8676 Dunaway APN: 344-113-0900
	Description	Site Development Permit (Process 3) for a 1,362 sq. ft., two story addition to an existing, 2,402 sf one-story single-family residence, resulting in a 3,764 square feet two story residence on a 8,394 square foot property. <i>See ATTACHMENT 3 for additional project details.</i>
	Applicant/Project Contact	Leticia Bonnet, Leticia@designlead.com , (858) 459-6114
E	Project	PTS 521162 - Calle Chiquita CDP/SDP
	Location	2326 Calle Chiquita APN: 346-110-0700
	Description	CDP/SDP to demolish an existing 4,453 sf residence and build a new 8,697 sf two-story single-family residence on a 0.75-acre site. <i>See ATTACHMENT 4 for additional project details.</i>
	Applicant/Project Contact	Laura Conboy, lauraducharmeconboy@gmail.com , (858) 454-5205
F	Project	PTS 529620 - Cielo TM/CDP/SDP/PDP
	Location	8280 Calle Del Cielo APN: 346-250-0800, 0900 & 1000
	Description	Proposal to subdivide 3 parcels into 8 parcels with a private drive and common drainage and stormwater improvements, construct 8 detached single-family dwelling units totaling 59,600 sf on a 4.45-acre site. <i>See ATTACHMENT 5 for additional project details.</i>
	Applicant/Project Contact	Paul Benton, paul@alcornbenton.com , (858) 459-0805 Louis Beacham, lb@beachamconstruction.com , (858) 454-2999

6. NEXT SCHEDULED MEETING: Monday, May 15th, 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.

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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

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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

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

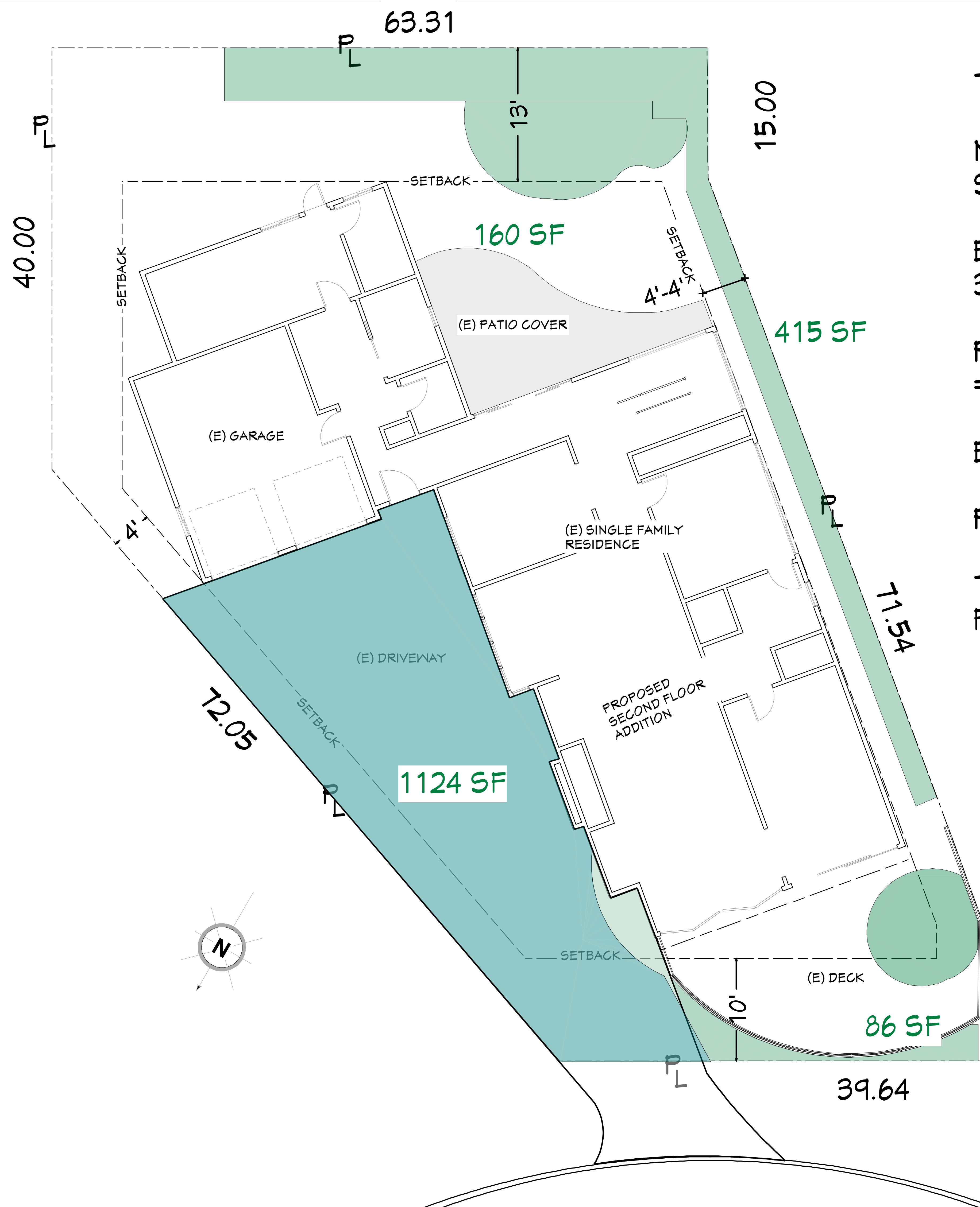
Notification Of Proposed Remodeling At: 2045 Lowry Place, La Jolla, CA 92037 (Price-Cohen)

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



TOTAL LOT SIZE: 6182 SF

MAXIMUM LOT COVERAGE = 60% = 3709 SF

EXISTING RESIDENCE LOT COVERAGE = 3131 SF = 50.60%

PROPOSED RESIDENCE LOT COVERAGE = 3131 SF (NO CHANGE) = 50.60%

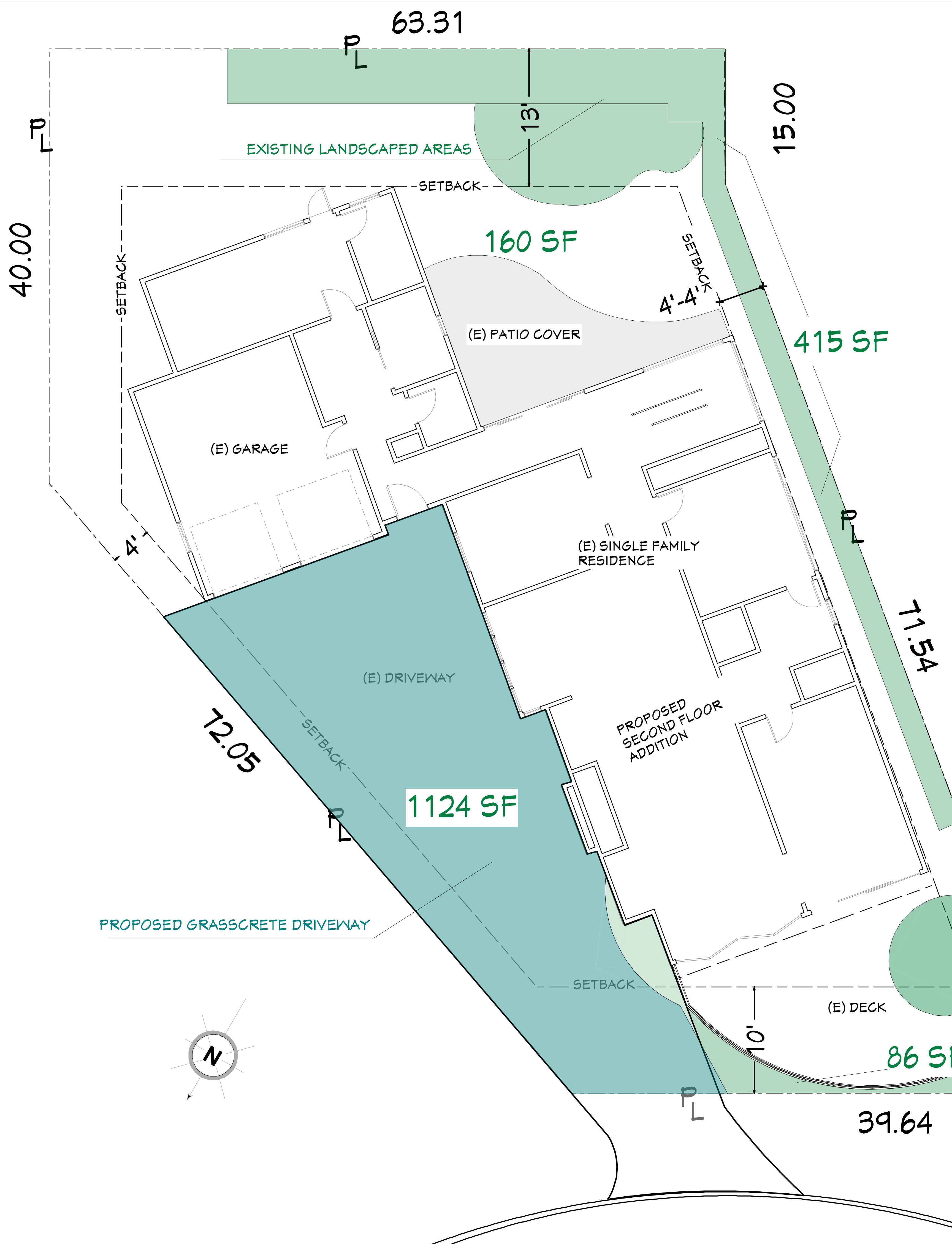
EXISTING SF = 2432 = .39 FAR

PROPOSED SF = 1255 SF

TOTAL PROPOSED SF = 3687 SF = .59 FAR

FIRST PRINT DATE : 4/17/2017
 REVISED DATE :

PRICE COHEN REMODEL
 2045 LOWRY PLACE, LA JOLLA, CA 92037
 PLANS PREPARED BY
 LARRY HAWES
 HAWES HOME DESIGN



LOT SIZE 6182 SF
 REQUIRED 30% LANDSCAPE = 30% = 1855 SF
 EXISTING LANDSCAPE = 759 SF
 160 SF
 415 SF
 98 SF
 86 SF
 759 SF TOTAL EXISTING

NEW LANDSCAPE REQUIRED = 1096 SF

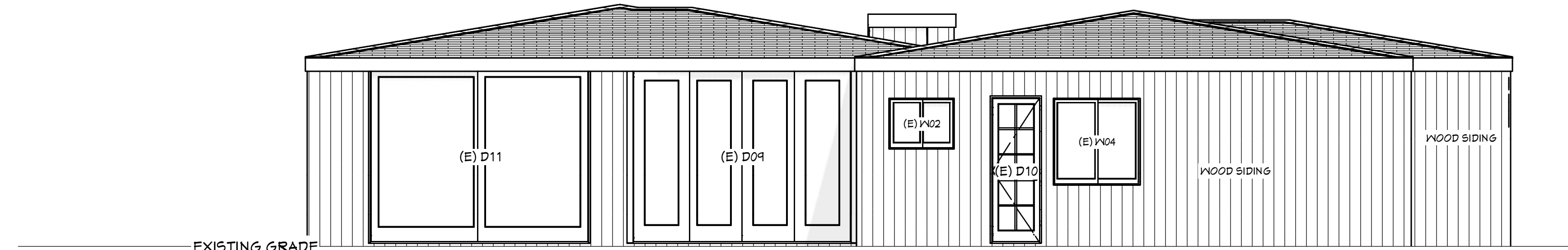
PROPOSED "GRASS CRETE" DRIVE WAY 1124 SF

TOTAL LANDSCAPE AREA WITH "GRASS CRETE"
 = 1883 SF = (30.45%)

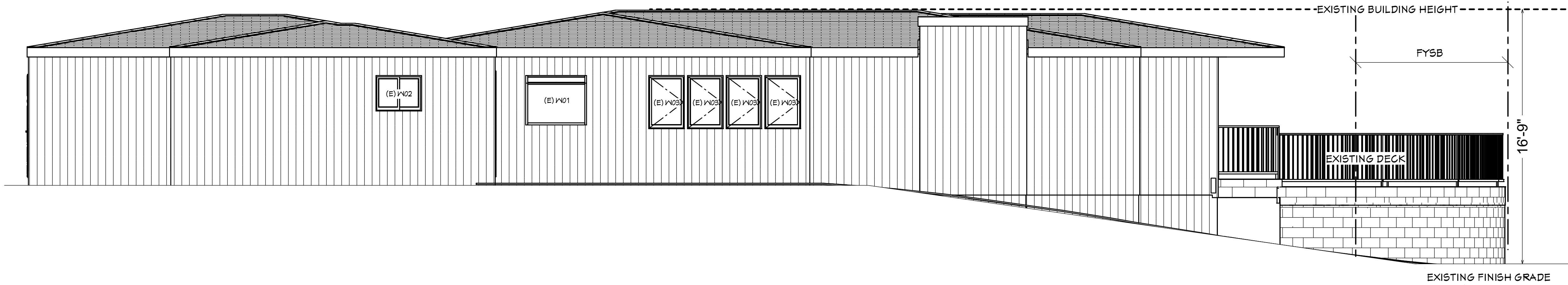
EXISTING LANDSCAPED AREAS
 PROPOSED GRASSCRETE DRIVEWAY



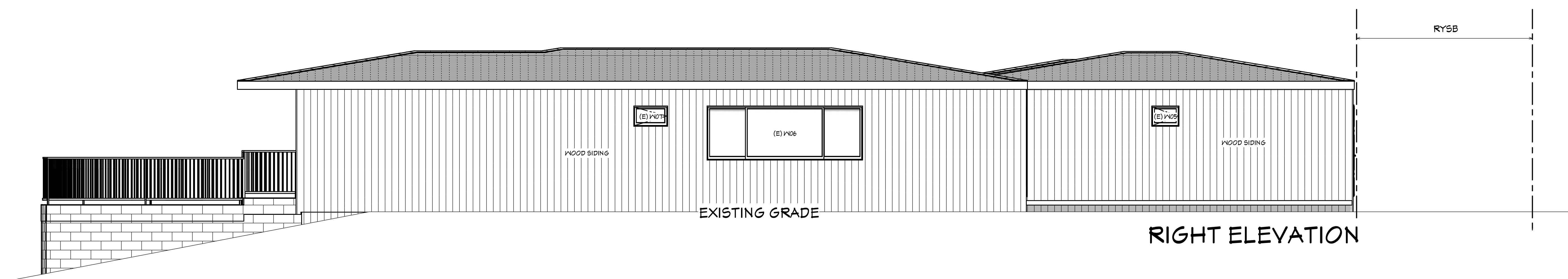
FRONT ELEVATION



REAR ELEVATION



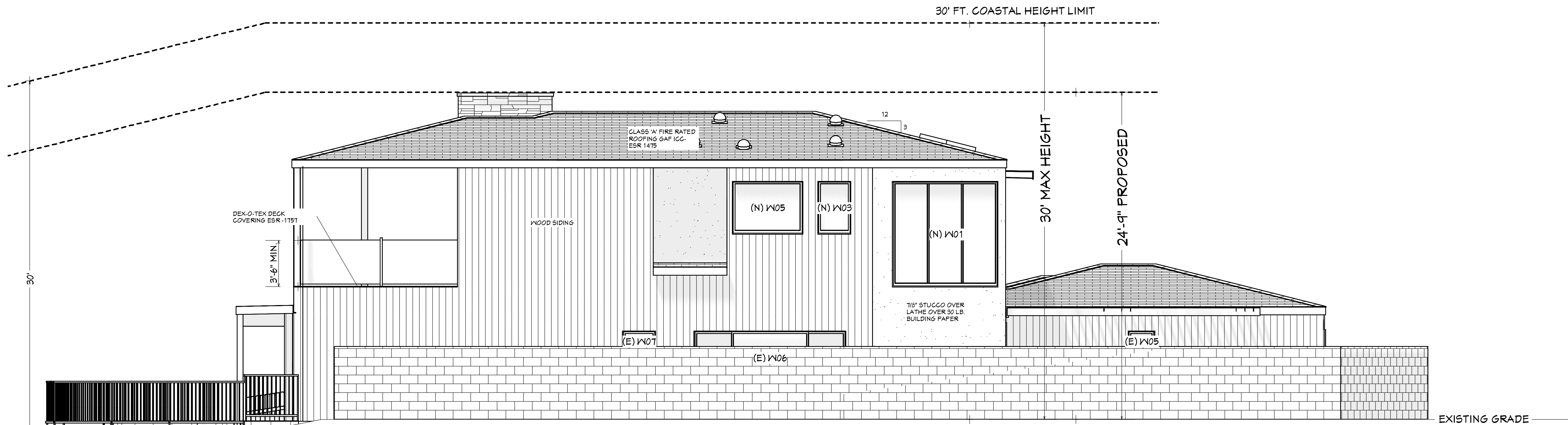
LEFT ELEVATION



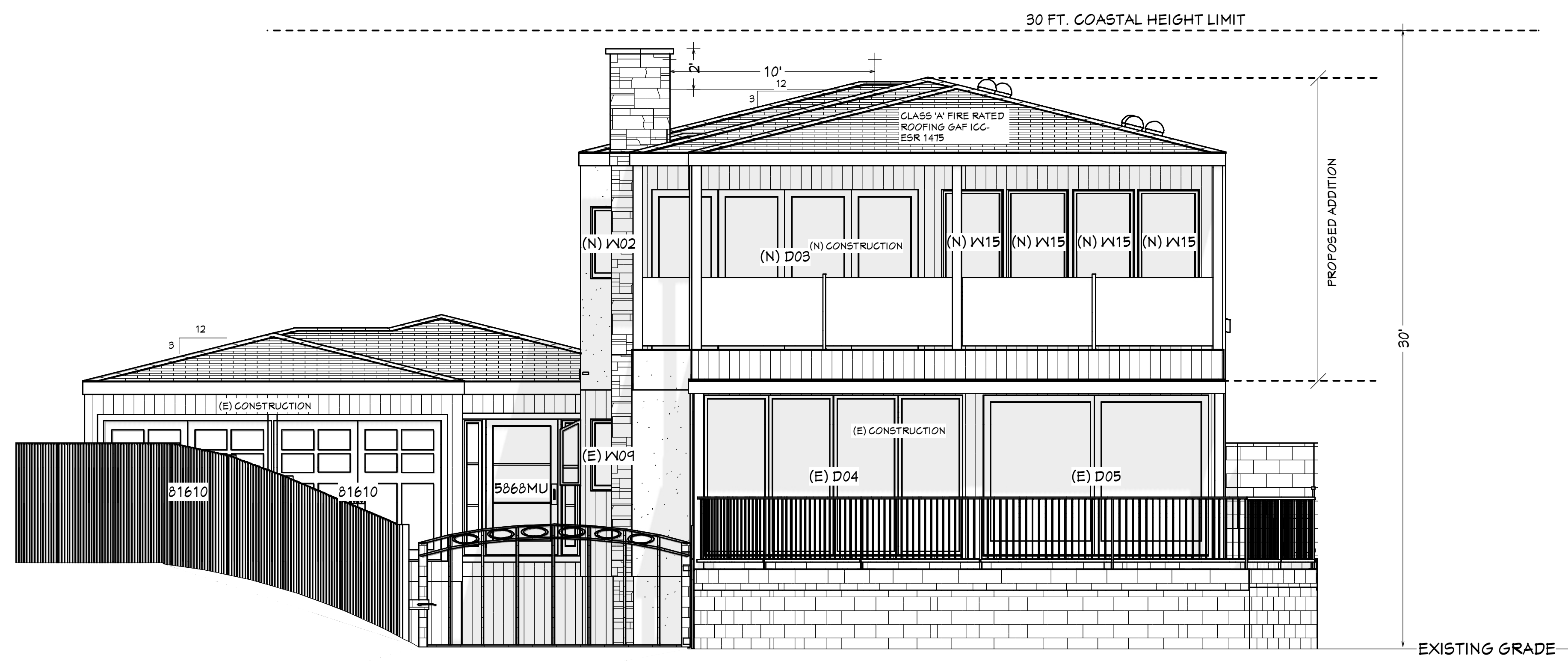
RIGHT ELEVATION

FIRST PRINT DATE : 4/17/2017
 REVISED DATE :

PRICE COHEN REMODEL
 2045 LOWRY PLACE, LA JOLLA, CA
 92037
 PLANS PREPARED BY
 LARRY HAWES
 HAWES HOME DESIGN



RIGHT ELEVATION



FRONT ELEVATION

FIRST PRINT DATE : 4/17/2017
 REVISED DATE :

PRICE COHEN REMODEL
 2045 LOWRY PLACE, LA JOLLA, CA 92037
 PLANS PREPARED BY
 LARRY HAWES
 HAWES HOME DESIGN



FIRST PRINT DATE : 4/17/2017

REVISED DATE :

PRICE COHEN REMODEL

PLANS PREPARED BY
LARRY HAWES
HAWES HOME DESIGN
2045 LOWRY PLACE, LA JOLLA, CA
92037

PRICE COHEN REMODEL

RENDERING



FIRST PRINT DATE : 4/17/2017

REVISED DATE :

PLANS PREPARED BY
LARRY HAWES
HAWES HOME DESIGN

PRICE COHEN REMODEL
2045 LOWRY PLACE, LA JOLLA, CA
92037



FIRST PRINT DATE : 4/17/2017

REVISED DATE :

PLANS PREPARED BY
LARRY HAWES
HAWES HOME DESIGN

2045 LOWRY PLACE, LA JOLLA, CA
92037

PRICE COHEN REMODEL

PRICE COHEN REMODEL

RENDERING



FIRST PRINT DATE : 4/17/2017

REVISED DATE :

PLANS PREPARED BY
LARRY HAWES
HAWES HOME DESIGN

2045 LOWRY PLACE, LA JOLLA, CA
92037

PRICE COHEN REMODEL

PRICE COHEN REMODEL

RENDERING

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

- **Willoughby Residence**
- 2355 Avenida de la Playa, APN: 346-400-01-00
- Brandy Dewhurst, 858.945.2866, brandy@dewhurstarchitecture.com
- Project Information: The proposed work to this existing one story Mills Act (historically designated) home is to connect the existing to remain detached garage to the existing to remain main house with a 350 sq. ft. addition of a laundry room and guest bedroom/office. Historic has requested we maintain 5'-8" of the existing breezeway, therefore this addition was pushed towards the East Property line but maintains a side setback of 6'-2". There is a proposed Kitchen addition of 98 sq. ft. towards the rear property line, an addition of a rear covered patio 535 sq. ft. (open on 3 sides) and addition of an uncovered patio that is 373 sq. ft. The proposed roof of Rear Covered Patio will be below the existing ridgeline and is not visible from the street. Interior remodel of Playroom, Guest Bath, Rear Hallway, Family Room, Kitchen on East side of home. Additional Interior remodel (exterior of home is not affected) to create another bathroom on West Side of home to include: Master Bathroom, Master Closet, Brooke's Bathroom & Brynn's Bathroom.
 - Lot size: 25,430 sq. ft.
 1. Allowable Lot Coverage is 60% or 15,258 sq. ft.
 2. Existing Square Footage: 3,402 sq. ft. (Main house + Detached Garage).
 3. Existing Lot Coverage is 13%
 - Proposed Square Footage: 448 sq. ft. (13.1% proposed addition)
 1. Proposed Lot Coverage is 15% or 3,850 sq. ft. (1/4 of what is allowed on the property)
 - Existing Setbacks:
 1. Existing Front Setback: 77'-1 1/2"
 2. Existing West Side Setback: 21'-8 1/2"
 3. Existing East Side Setback: 5'-11" (existing roof overhang 2'-11")
 4. Existing Rear Setback: 42'-3"
 - Proposed Setbacks:
 1. Proposed Front Setback: 77'-1 1/2"
 2. Proposed West Side Setback: 21'-8 1/2"
 3. Proposed East Side Setback: 5'-11 (existing roof overhang 2'-11")
Addition is 6'-2" from East Side Property line
 4. Proposed Rear Setback: 42'-3"
 - Existing height is existing to remain and two stories only on West Side: 20' 1 1/2"
 - Proposed ridge heights lower than existing ridge heights per historic approval.
Proposed Ridge Height 11'-0".
- Project PTS number: 536032 and project name: Willoughby Residence

Community conformity: This project conforms to the community and neighborhood character by maintaining the extensive use of glass and low, rambling silhouette. The proposed rear patio facilitates the “inside-outside” orientation of life in Southern California. The use of natural building materials and simplicity of detail will be preserved because of its historic designation.

Setbacks: All setbacks are existing to remain. See above.

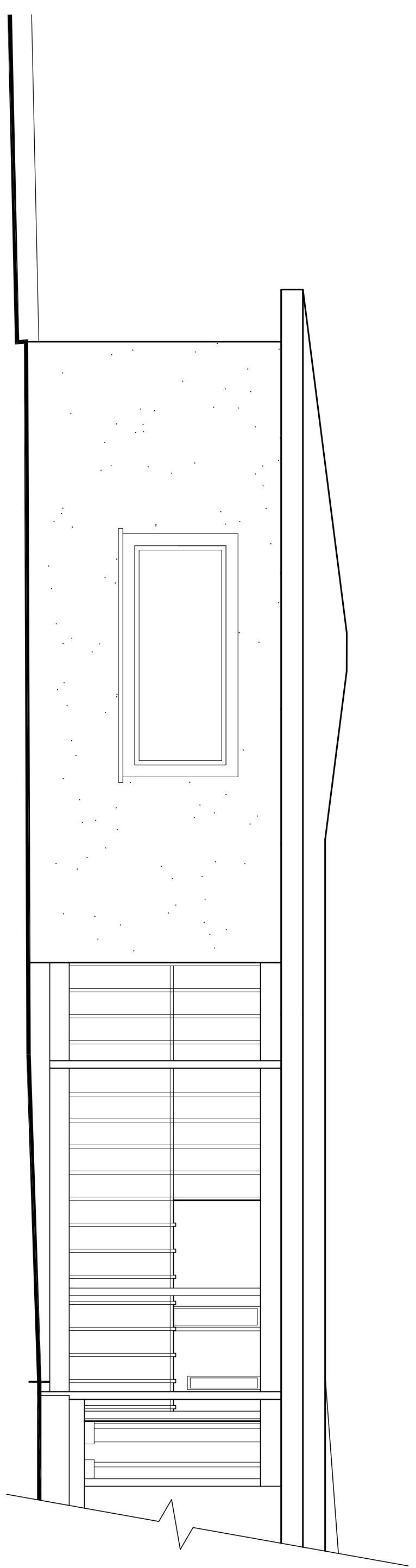
FAR: Lot Coverage is 60% of the 25,430 sq. ft. lot and with the 448 sq. ft. addition we are at 15% lot coverage.

Parking: There are still 2 parking spaces in the existing garage and additional parking on the existing to remain driveway.

View corridors: There are no view corridors that are affected by this proposed project.

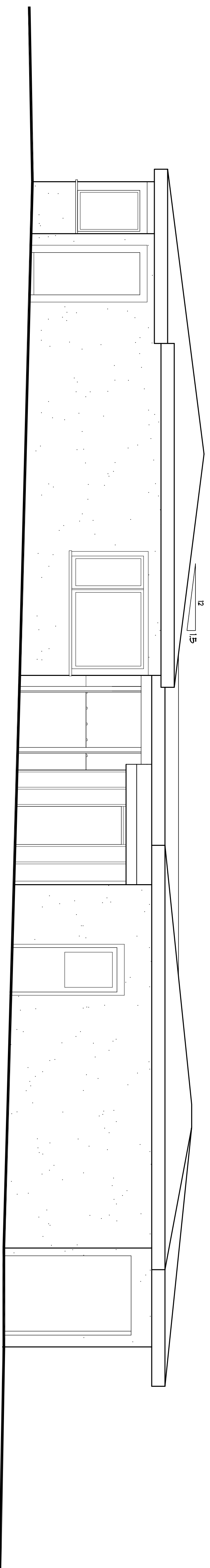
Bulk & scale: We have kept the addition between the garage and main house as a flat roof that is below the existing ridge height of the breezeway (so as minimal as possible). The addition of the Kitchen and Rear Covered Patio has a flat roof that is below the existing ridge height so it is not visible from the street.

Building Materials and color: The existing roof is a low-pitched gravel roof that cannot be altered because of the property’s historic designation and Mills Act. The exterior wall materials are stucco and natural stone and will be existing to remain. The addition will be stucco that differentiates slightly from the existing historic stucco. The proposed stucco color will match the existing off-white stucco color. The door and window paint color will match the existing light green door and window color per historic.



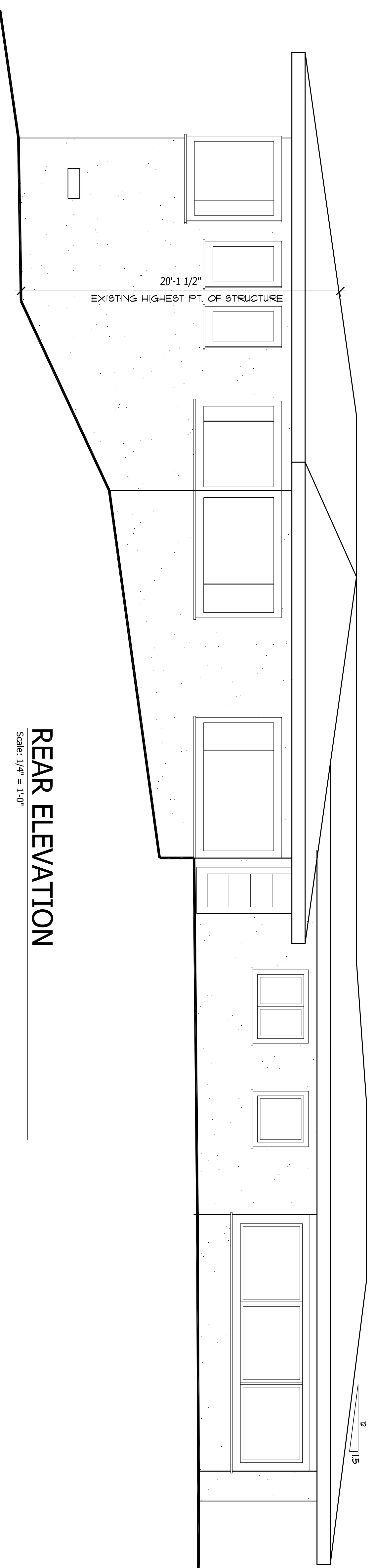
BREEZEWAY ELEVATION

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



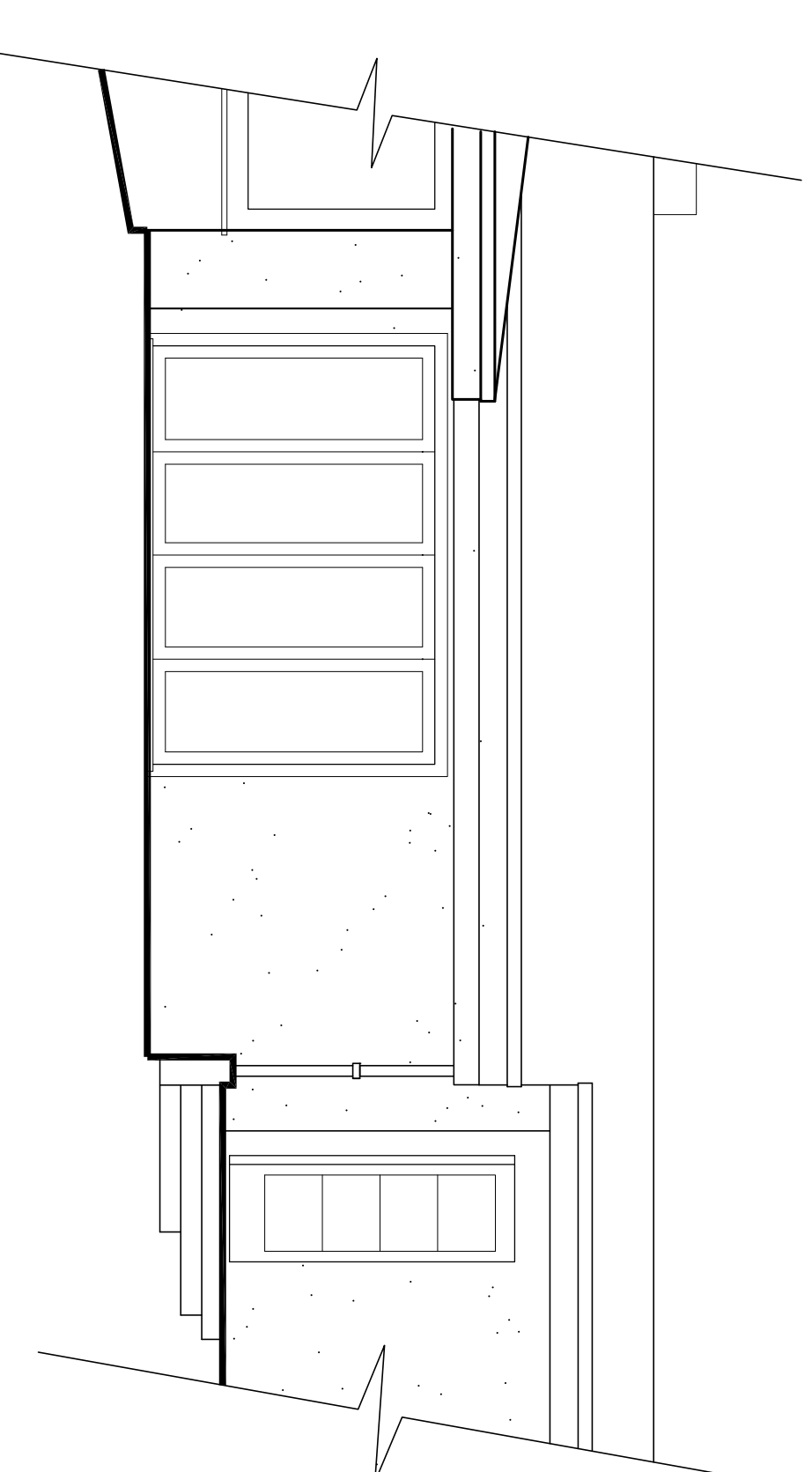
SIDE ELEVATION

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



REAR ELEVATION

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



REAR EXISTING COURTYARD ELEVATION

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



The following information is submitted for the upcoming meeting:
Information Items:

- Project name: Antonio's Garage & Remodel
- Address: 2360 Calle Del Oro
- APN: 346-120-10
- Project contact name: Hector Zamorano
- Phone no: 619-871-5077
- E-mail: h.zamorano@cox.net

Project Description:

- Lot size: 22,760 Sq. Ft.
- Existing structure square footage and FAR: 3,723 Sq. Ft. FAR: 3,723 Sq. Ft.
- Proposed square footage and FAR: 4,275 Sq. Ft. FAR: 4,275 Sq. Ft.
- Existing and proposed setbacks on all sides:
Existing setbacks: Front: 20' S/side: 10' Side: 5' Rear: 20'
- Height if greater than 1 story:
(only one story)
- Project Aspect:

Action Items:

- Project PTS: 543991
- Address & APN: 2360 Calle Del Oro
- Project contact name, phone, and E-mail:
Hector Zamorano 619-871-5077

Project Description

- Lot size: 22,760 Sq. Ft.
- Existing structure square footage and FAR:
- Proposed square footage and FAR: 3,723 Sq. Ft.
- Existing and proposed setbacks on all sides 4,275 Sq. Ft.
Existing setbacks: Front:
- Height if greater than 1 story: 20' S/side: 10' Side: 5' Rear: 20'
(only one story)

Pangilinan, Marlon

To: Gargas, Glenn
Subject: RE: La Jolla Shores Advisory Board - Dunaway Addition - Project No. 522992

From: Gargas, Glenn
Sent: Sunday, March 26, 2017 12:43 PM
To: Pangilinan, Marlon <MPangilinan@sandiego.gov>
Cc: 'Design Lead' <leticia@designlead.com>
Subject: RE: La Jolla Shores Advisory Board - Dunaway Addition - Project No. 522992

Marlon,

Here is the information you requested on this project for the April 17th La Jolla Shores Advisory Board meeting.

Dunaway Addition SDP – Project No. 522992

Address: 8676 Dunaway Drive, APN No. 344-113-09-00

Project Contact: Leticia Bonnet, Design Lead, (858) 459-6114 or leticia@designlead.com

Project description: Site Development Permit (Process 3) for a 1,362 sq. ft., two story addition to an existing, 2,402, one story single family residence, resulting in a 3,764 square feet two story residence on a 8,394 square foot property.

Proposed FAR of 0.35.

Setbacks: 10 ft. existing front, addition proposed 16 ft. front, 4 ft. existing and proposed side, existing 20 ft. 9 inch rear and a height of 25 ft. 4 inches.

The 0.2 acre site is located within the Coastal Overlay zone (Non-Appealable) at 8676 Dunaway Drive in the LJSPD-SF of La Jolla Shores Planned District within the La Jolla Community Plan.

Please let me know if you need anything else. Thank You!

Glenn R. Gargas, AICP
Development Project Manager
City of San Diego
Development Services Department
(619) 446-5142

CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.



D U C H A R M E A R C H I T E C T U R E

Project Description for:

Calle Chiquita Residence

2326 Calle Chiquita, La Jolla APN 346-110-07

Project Number 521162
 Project Contact: Laura DuCharme Conboy, AIA
 DuCharme Architecture
 858-454-5205
Laura@ducharmearch.com

Project Description Demolition of existing two-story single-family residence, and reconstruct new two-story single family residence over subterranean garage. Project includes entry stairs, porte cochere, pool and deck areas, covered patio.

Lot Size 32,784 sf, 0.75 acres

Existing Structure 4,453 sf; .13 FAR

Proposed Structure Areas and FAR

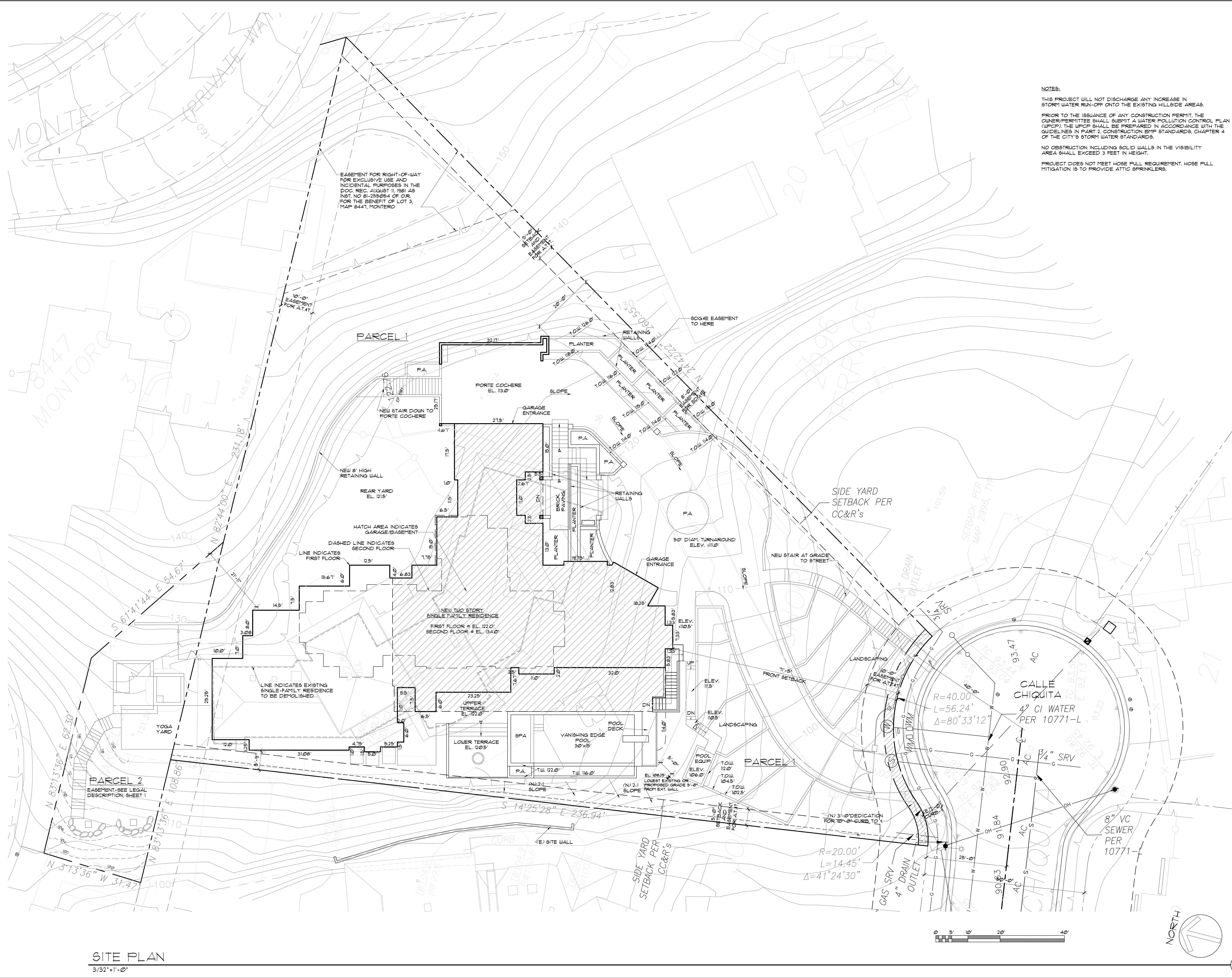
Habitable 345 sf Basement
 5,671 sf 1st floor
2,461 sf 2nd floor
 8,477 sf Habitable Total
 4,628 sf Garage Total

FAR 565 sf Garage (not underground)
 5,671 sf 1st floor
2,461 sf 2nd floor
 8,697 sf / 32,784 = .26 FAR

Setbacks

	<u>Existing</u>	<u>Proposed</u>
Front	105'	71.5'
Rear	27'	21.9'
West Side	6'	5.9'
East Side	46.5'	22.7'

Height 26.8' from level area at side/rear of building
 39.5' measured 5' from lowest point to top of chimney



THE PROPERTY IS LOCATED WEST OF INTERSTATE HIGHWAY 9. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE.

LEGEND

- == LINE OF EXISTING SINGLE-FAMILY RESIDENCE TO BE DEMOLISHED
- ▭ EXTENT OF PROPOSED BASEMENT/GARAGE
- LINE OF FIRST FLOOR OF PROPOSED RESIDENCE
- LINE OF SECOND FLOOR OF PROPOSED RESIDENCE
- EXISTING TOPO LINE/ELEVATION
- EXISTING SPOT ELEV.
- NEW SPOT ELEVATION
- EXIST. WATER METER
- EXIST. SANITARY CLEANOUT
- DIRECTION OF PROPOSED SURFACE DRAINAGE
- CATCH BASIN
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- MODIFIED TOPO LINE

NOTES:
 THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2, CONSTRUCTION BMP STANDARDS, CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
 NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
 PROJECT DOES NOT MEET HOSE PULL REQUIREMENT. HOSE PULL MITIGATION IS TO PROVIDE ATTIC SPRINKLERS.

DUCHARME ARCHITECTURE
 LAURA DUCHARME CONROY AIA ARCHITECT
 1742 HERBERT AVENUE, SUITE 111, LA JOLLA, CA 92037
 PHONE: 619.424.2255 FAX: 619.424.8902

CALLE CHIQUITA RESIDENCE
 2326 CALLE CHIQUITA
 LA JOLLA, CA

DATE: DECEMBER 22, 2016
 REVISION: APRIL 13, 2017

SITE PLAN

SCALE: 3/32" = 1'-0"

Pangilinan, Marlon

To: Paul Benton
Subject: RE: 529620 - Cielo 8 lots - can we get on the La Jolla Shores PDO?

From: Hilary Lowe [mailto:hilary@alcornbenton.com]
Sent: Tuesday, April 11, 2017 12:37 PM
To: 'Paul Benton'
Subject: RE: 529620 - Cielo 8 lots - can we get on the La Jolla Shores PDO?

Paul,

Find project information below for your review.

Project PTS #: 529620
Project Name: Cielo TM/CDP/SDP/PDP
Address: 8280 Calle Del Cielo
 346-250-08-00, 346-250-09-00, 346-250-
APN(s): 10-00
 Louis Beacham, lb@beachamconstruction.com, 858-454-
Project Contact: 2999

Project Description:

	Lot Area (SF):	Floor Area (SF):	FAR:	North Setback:	South Setback:	East Setback:	West Setback:	Height:
Existing:	193,727 SF	4,151 SF	0.02	128'-0"	36'-8"	196'-0"	230'-0"	16'-0"
Proposed Lot 1:	24,431 SF	7,275 SF	0.30	19'-6"	23'-9"	26"-3" FC	61'-4.5"	28'-11"
Proposed Lot 2:	23,673 SF	7,450 SF	0.31	5'-0"	5'-0"	22'-5" FC	116'-10.5"	29'-10"
Proposed Lot 3:	25,266 SF	7,450 SF	0.29	8'-6"	5'-0"	23'-6" FC	101'-2"	29'-5.5"
Proposed Lot 4:	23,624 SF	7,450 SF	0.32	5'-0"	10'-0"	20'-0" FC	114'-0"	29'-11"
Proposed Lot 5:	23,632 SF	7,450 SF	0.32	8'-0"	10'-0"	38'-9"	87'-2" FC	24'-6"
Proposed Lot 6:	25,425 SF	7,450 SF	0.29	22'-9"	19'-8.5"	25'-0"	30'-3" FC	28'-8.75"
Proposed Lot 7:	23,991 SF	7,450 SF	0.31	19'-6"	10'-6"	32'-10"	26'-11" FC	28'-11"
Proposed Lot 8:	23,685 SF	7,450 SF	0.31	10'-9"	7'-2"	78'-8"	20'-0" FC	27'-11"