

ATTACHMENT 1: Pendleton Addition & Remodel

La Jolla Shores Planned District Advisory Board Online Virtual Meeting

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

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): 0678156
- Address and APN(s): 8636 Cliffridge Ave, CA 92037, APN: 3442305200
- Project contact name, phone, e-mail: John McKelvey, (831) 239-2554, john@andmck.com
Maximilian Brandt, (831) 325-6892, maximilian@andmck.com
- Project description:
1) remodel and expansion of an existing 3 bedroom ,2 bath single family residence. Improvements shall include a (n) kitchen, (n) master bath, additional powder bath, the addition of (n) conditioned space by enclosing a portion of the (e) front patio and the expansion of the (e) garage.
2) addition of a new 311 sf accessory dwelling unit.
- In addition, provide the following:
 - lot size: 8,895 sf
 - existing structure square footage and FAR (if applicable): 2,892 sf (FAR: 0.33)
 - proposed square footage and FAR: 3,481 sf (FAR: 0.39)
 - existing and proposed setbacks on all sides:
EXISTING: 8'-11" front, 6'-7" side (West), 16'-5" side (East), 12'-3" rear;
PROPOSED: 8'-11" front, 6'-7" side (West), 7'-7" side (East), 12'-3" rear;
PROPOSED ADU: 61'-0" front, 4'-0" side (East), 15'-0" rear
 - height if greater than 1-story (above ground): 14' (single story)

For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees 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 Trustee 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 for view by the public:

ATTACHMENT 1: Pendleton Addition & Remodel

- 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 from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

Meeting Presentation – updated 8/31/20

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter so that they may share their screen and run their presentation.

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 Trustees 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:

Marlon I. Pangilinan
Senior Planner

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Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning



536 SOQUEL AVENUE
SANTA CRUZ, CA 95062
TEL 831.457.8348
FAX 831.423.2724



PENDLETON RESIDENCE

RESIDENTIAL REMODELING

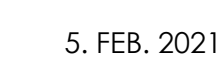
CLIFFRIDGE AVE
JOLLA, CA 92037
APN: 3442305200

PTS#0678156

PROJECT SCOPE,
PROJECT DATA,
SHEET INDEX,
OVERALL SITE

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS



ADVISORY BOARD REVIEW

PROJECT DATA

2) ADDITION OF A NEW ADJ.

APN: 3442305200
ZONING: LJSPD-SF / RM-1-I
CONSTRUCTION TYPE: VB
SPRINKLERED: NO
OCCUPANCY TYPE: R-3
NUMBER OF STORIES: 1
YEAR OF CONSTRUCTION: 1966

LOT AREA: 8,895 SF
MAX. DENSITY: 3,000 SF PER DWELLING UNIT
FLOOR AREA RATIO:
MAXIMUM: 0.75 (6,671 SF)
EXISTING: 0.33 (2,892 SF)
PROPOSED: 0.39 (3,481 SF)

SHEET INDEX

A1 VICINITY MAP, PROJECT SCOPE,
PERSPECTIVE, SHEET INDEX,
SITE PLAN

A1.1 STREET VIEW AND REAR VIEW PERSPECTIVES

A2.1 EXISTING FLOOR PLANS
A2.2 EXISTING ELEVATIONS

A3.1 PROPOSED ROOF

A4.1 SECTIONS A&B
A4.2 SECTIONS C&D

A5 PROPOSED ELEVATIONS

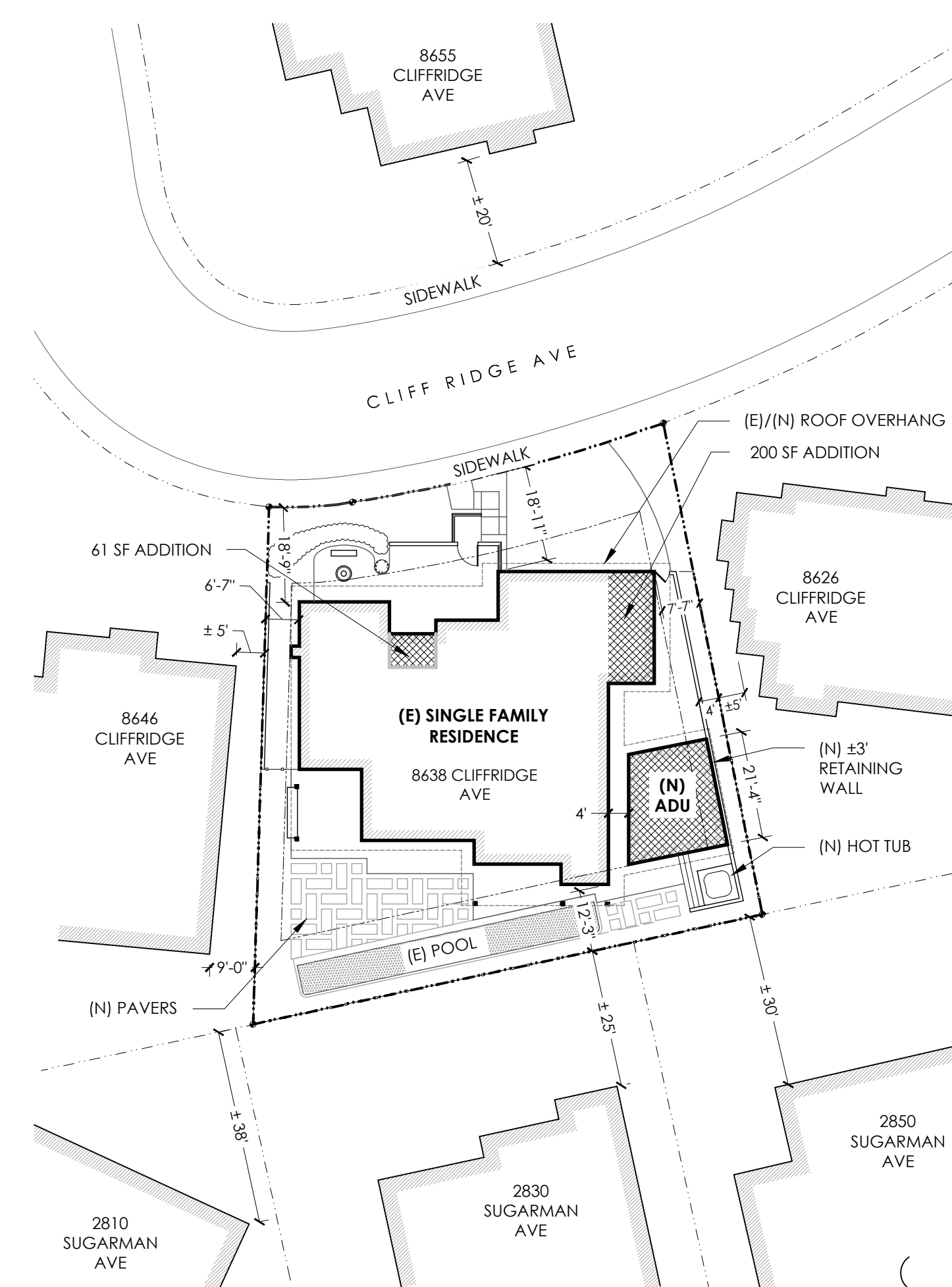
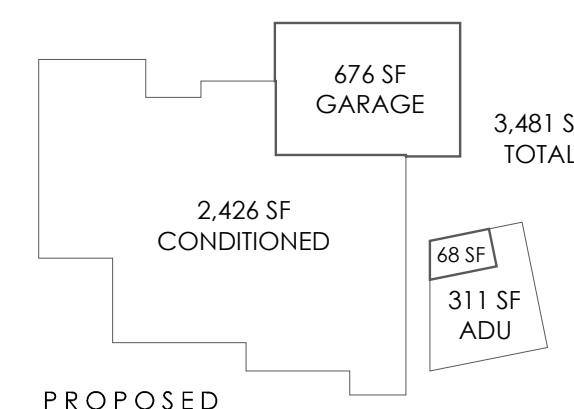
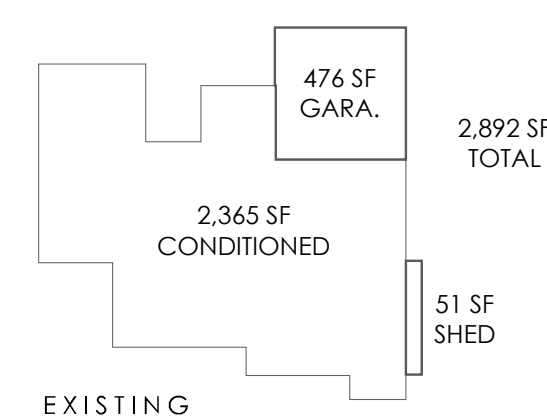
FLOOR AREAS

EXISTING:	
CONDITIONED:	2,365 SF
GARAGE:	476 SF
SHED:	51 SF
TOTAL:	2,892 SF

PROPOSED ADDITION:

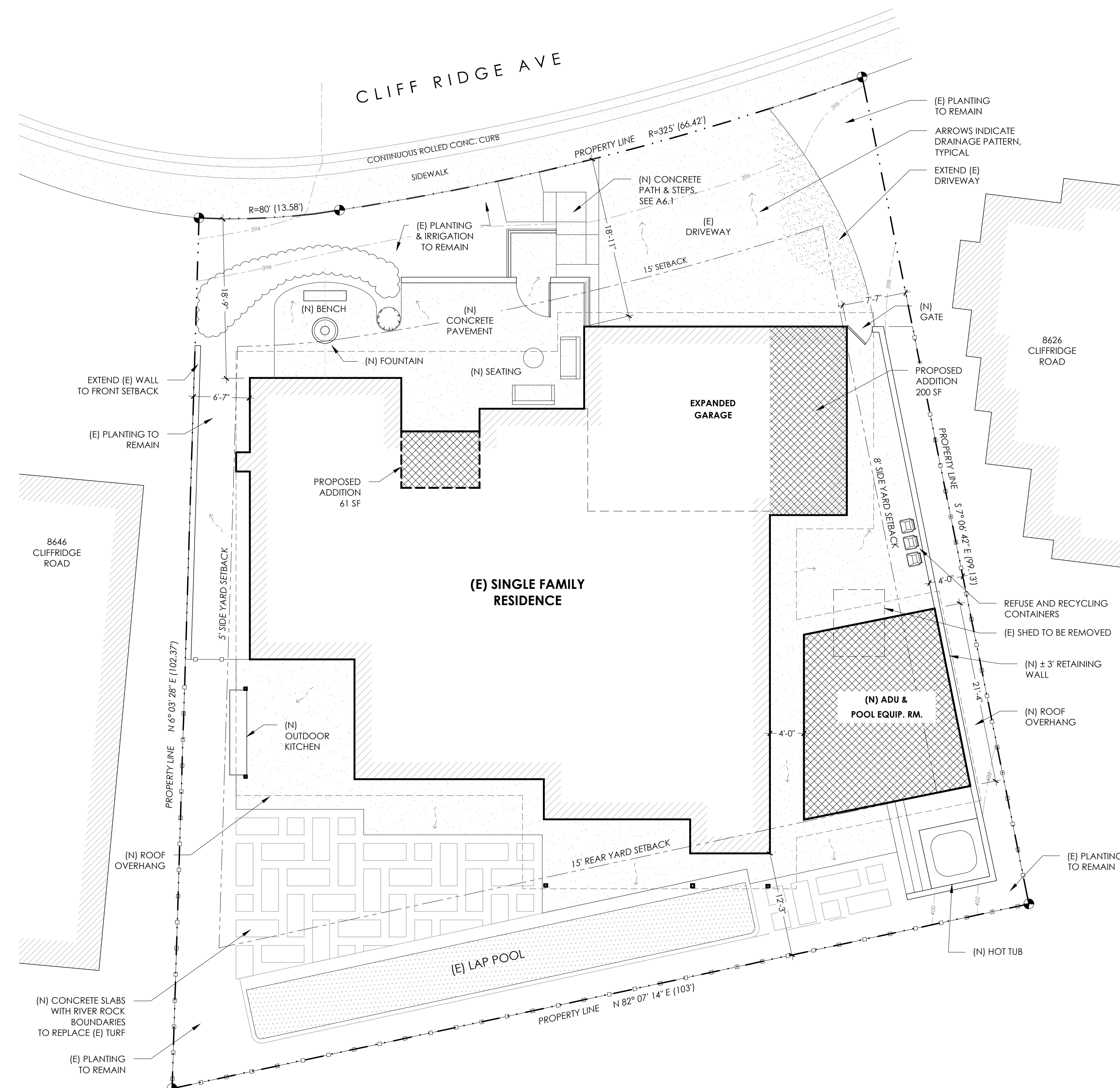
ENTRY AREA ADDITION:	61 SF
GARAGE EXPANSION:	200 SF
ADU	311 SF
POOL EQUIP. ROOM:	68 SF

PROPOSED CONDITIONED AREA: 2,737 SF
PROPOSED TOTAL GROSS AREA: 3,481 SF



OVERALL
SITE PLAN

1:300



CLOSE-UP SITE PLAN

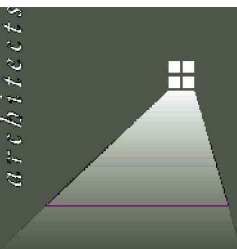
$$\frac{1}{8}'' = 1'-0'$$



STREET VIEW
NORTH



REAR VIEW
SOUTH


ANDERSON
MCKELVEY
536 SOQUEL AVENUE
SANTA CRUZ, CA 95062
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PENDLETON RESIDENCE
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8636 CLIFFRIDGE AVE
LA JOLLA, CA 92037
APN: 3442305200

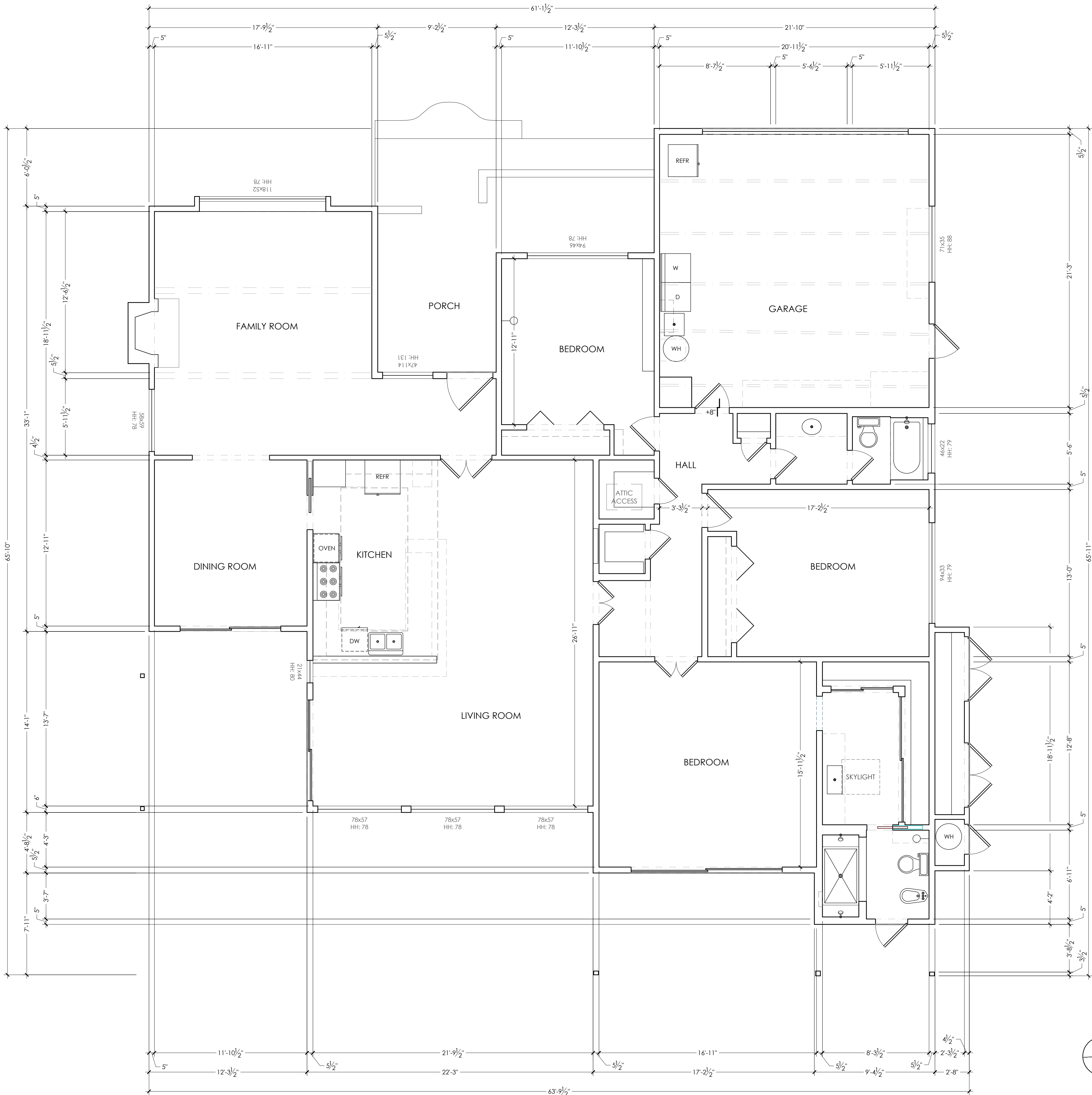
PTS # 0678156

STREET VIEW
AND
REAR VIEW
PERSPECTIVES

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS
 5. FEB. 2021

ADVISORY BOARD REVIEW
A1.1



EXISTING FLOORPLAN
SCALE: 1/4" = 1'-0"

ANDERSON
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PTS # 0678156

EXISTING FLOORPLAN

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

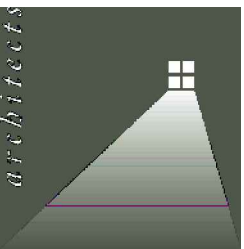
REVISIONS
5. FEB. 2021

ADVISORY BOARD REVIEW

A2.1

REVISED PLANS

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PTS # 0678156

EXISTING
ELEVATIONS

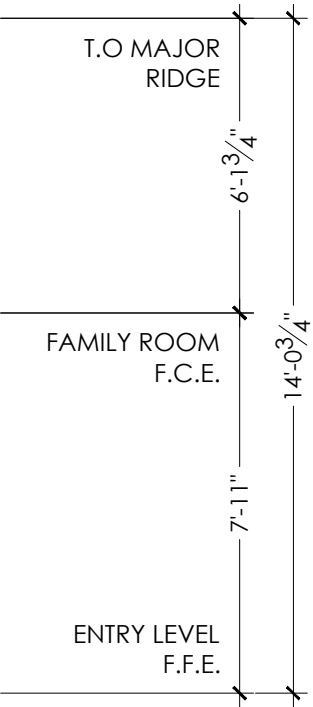
DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

5. FEB. 2021

ADVISORY BOARD REVIEW

A2.2

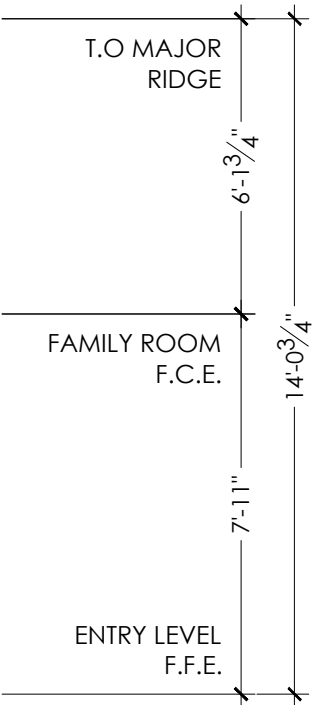
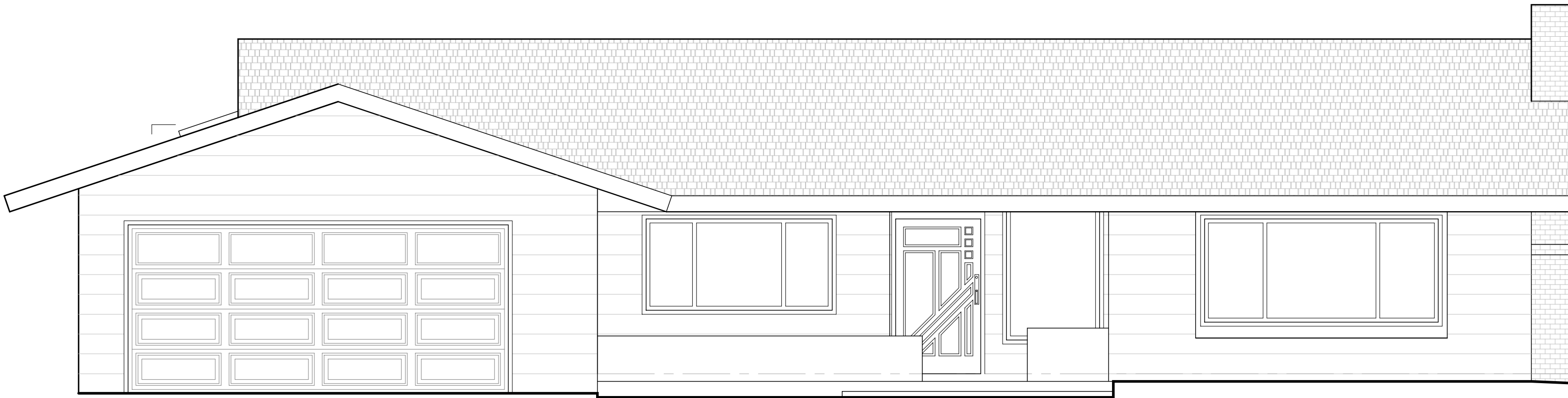
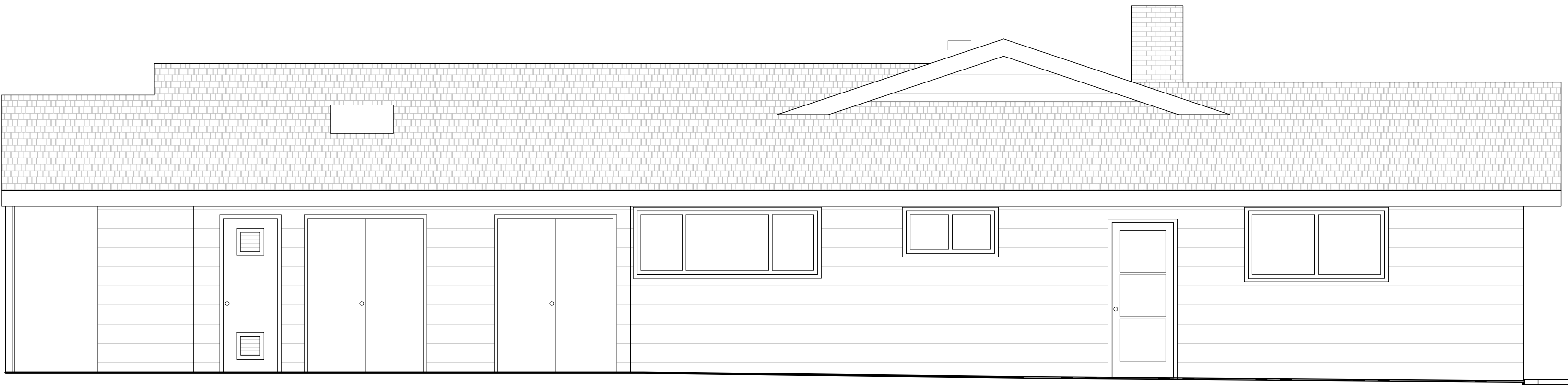


SOUTH

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

EAST

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

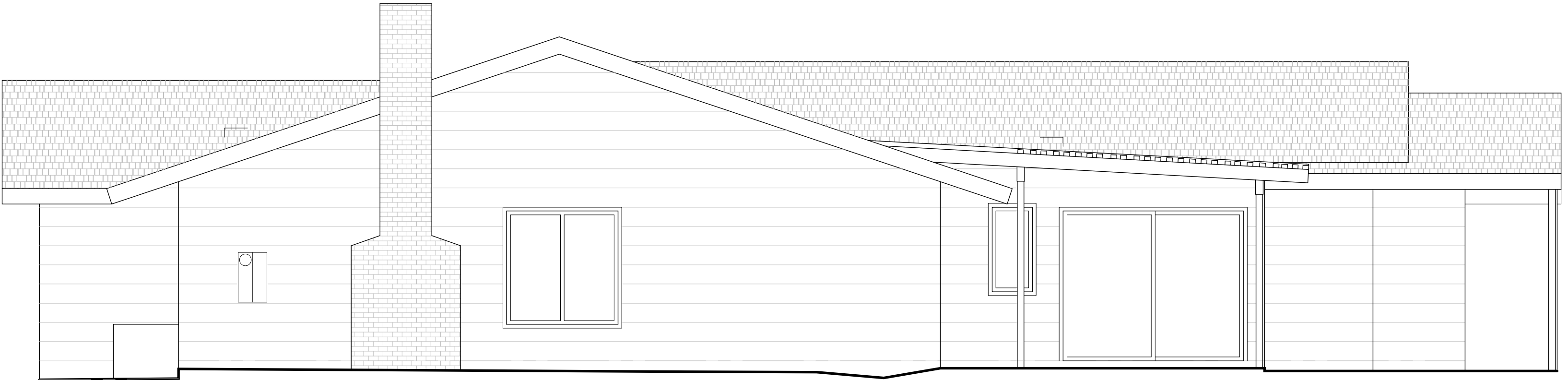


NORTH

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

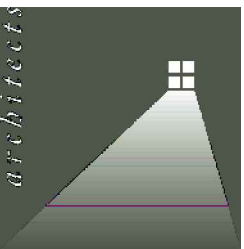
WEST

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



REVISED PLANS

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PTS # 0678156

FLOORPLAN

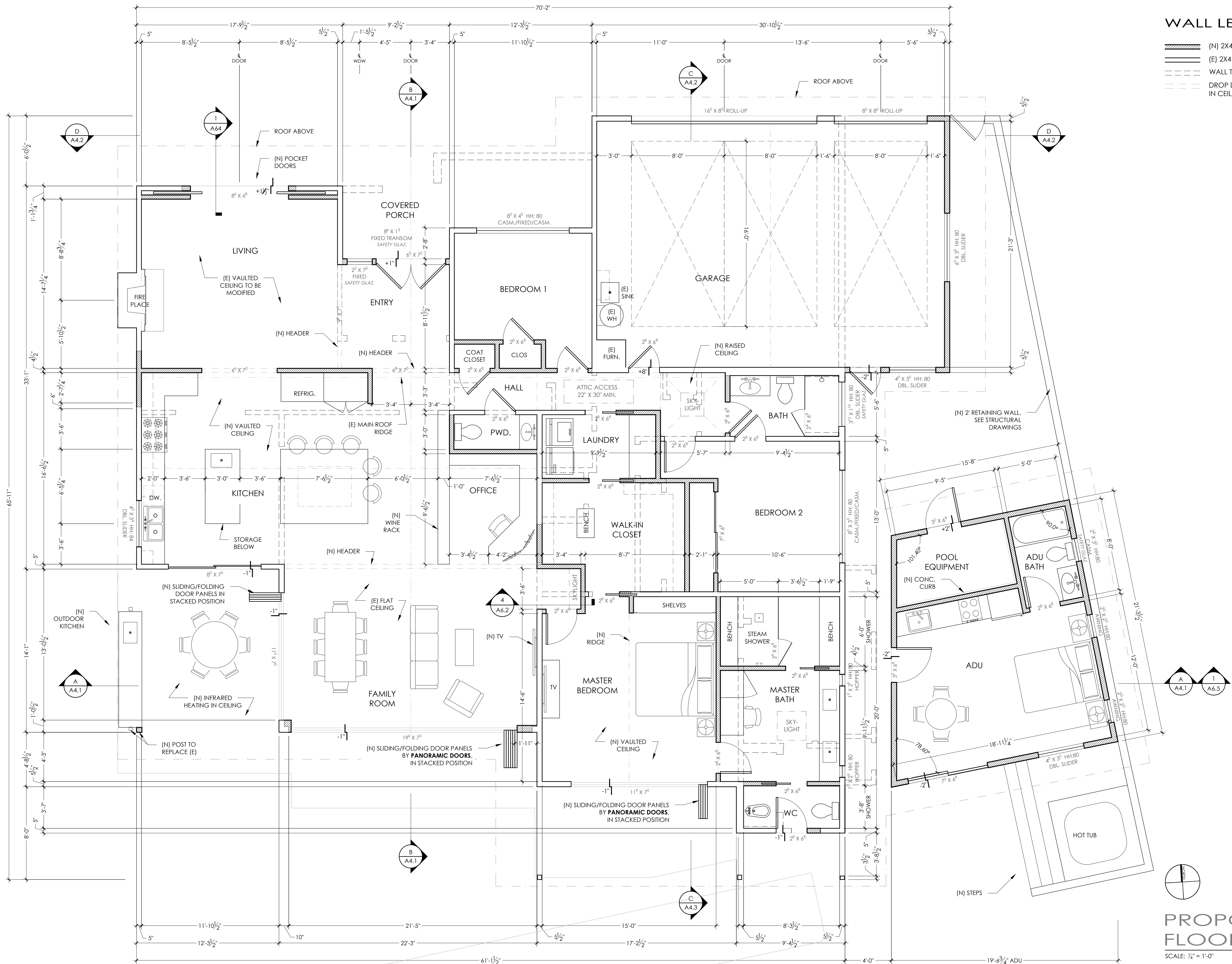
DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

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ADVISORY BOARD REVIEW

A3




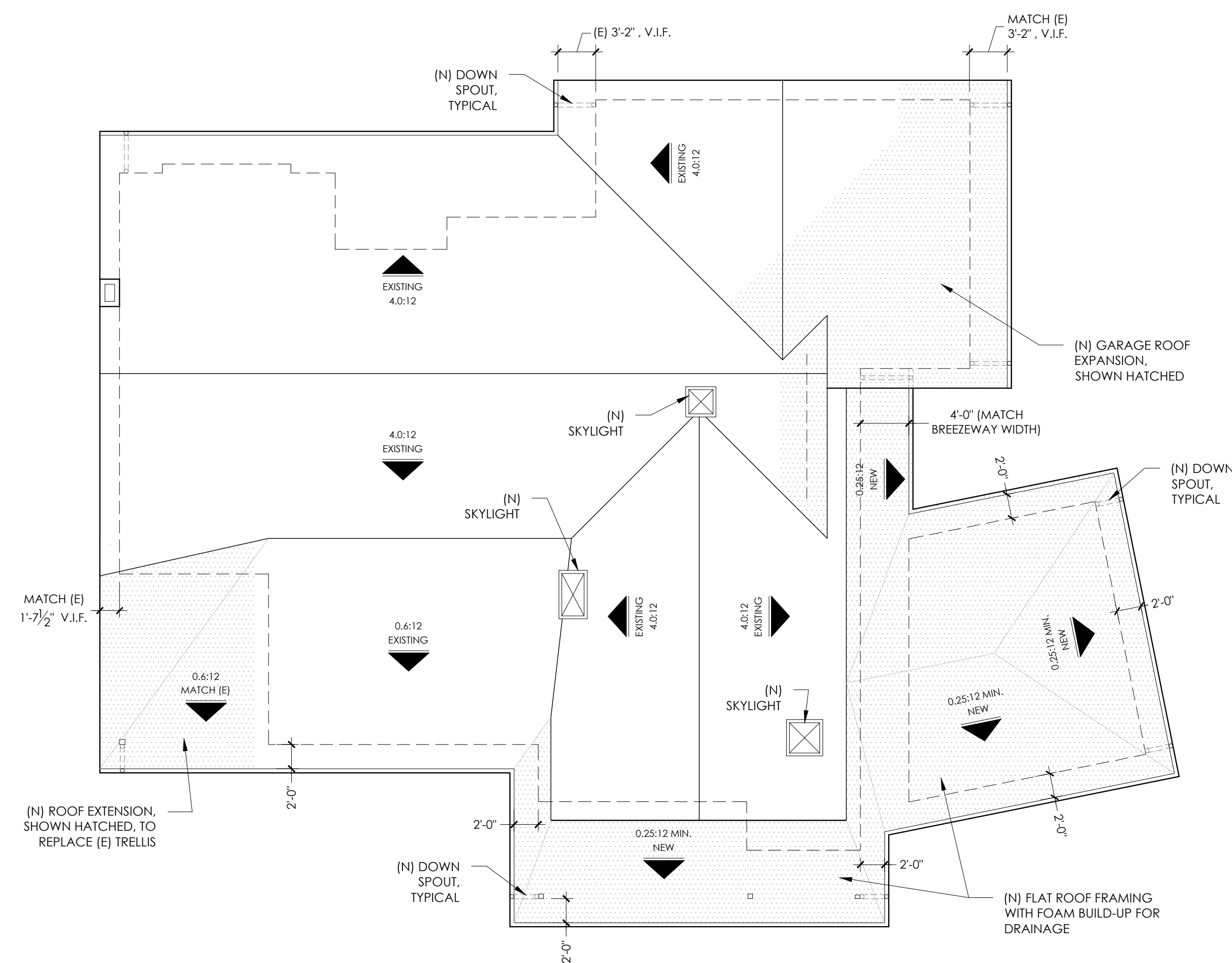
WALL LEGEND

- (N) 2X4 @ 16" O.C. WALL
- (E) 2X4 WALL
- WALL TO BE REMOVED
- DROP DOWN BEAM IN CEILING

PROPOSED FLOORPLAN

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

A3.1

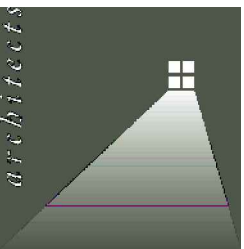


PROPOSED ROOF PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

REVISED PLANS

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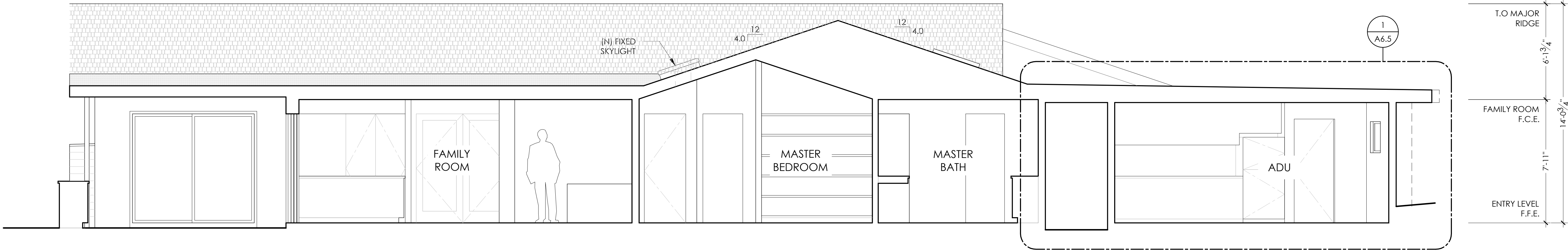
SECTIONS
A & B

DRAWN MB
SCALE AS NOTED
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REVISIONS
5. FEB. 2021

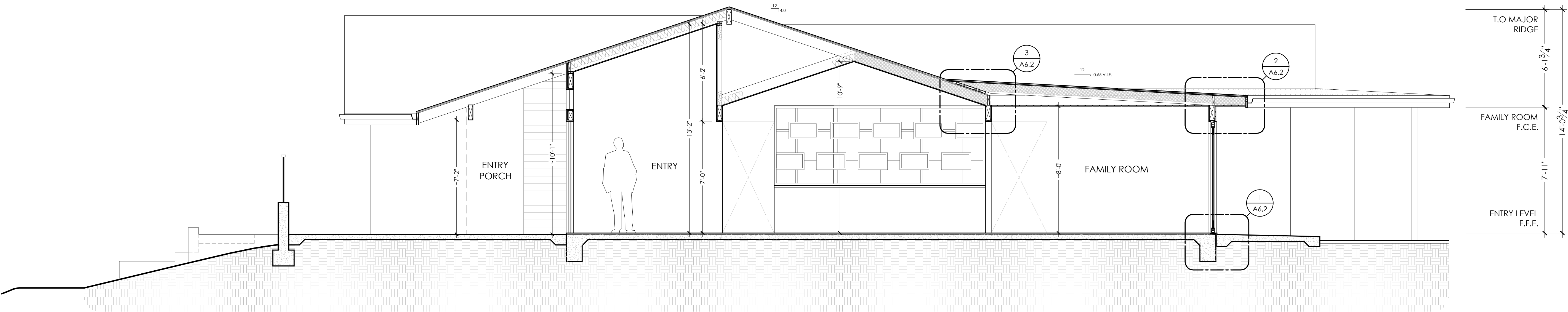
ADVISORY BOARD REVIEW

A4.1



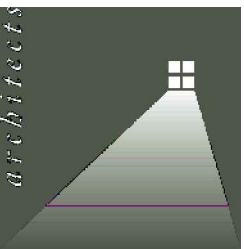
SECTION A

SCALE: 1/40



SECTION B

SCALE: 1/40



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APN: 3442305200

PTS # 0678156

SECTIONS
C & D

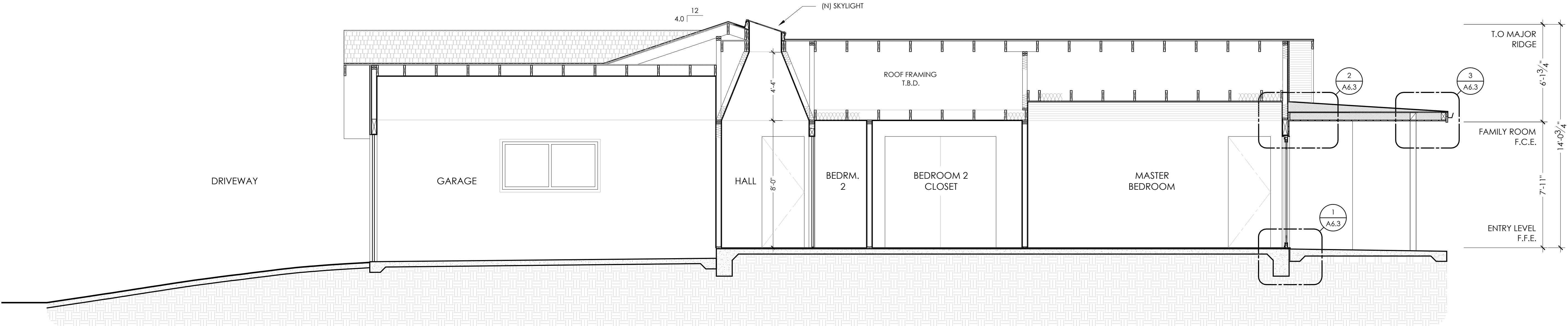
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SCALE AS NOTED
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REVISIONS

5. FEB. 2021

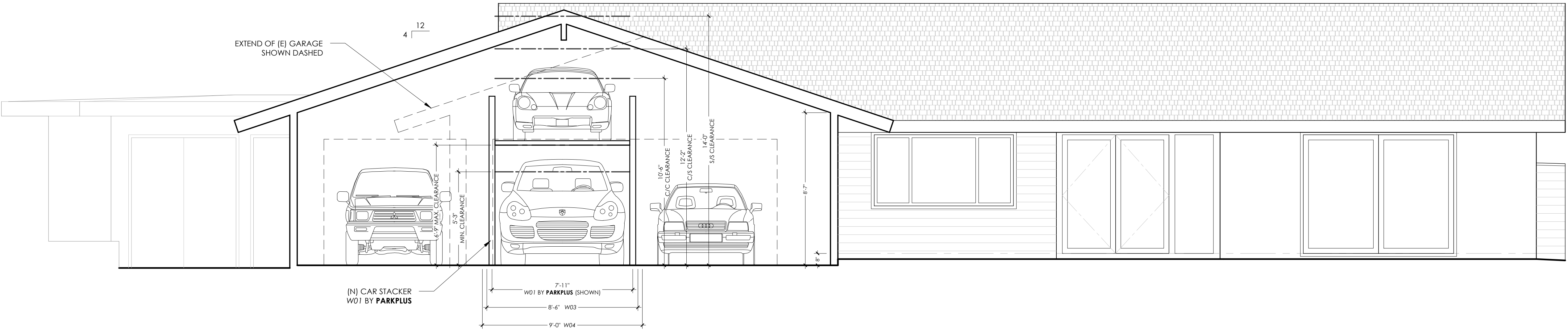
ADVISORY BOARD REVIEW

A4.2



SECTION C

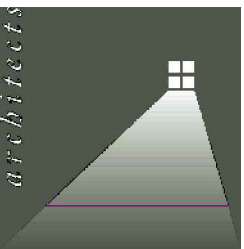
SCALE: 1/40



SECTION D

SCALE: 1/40

REVISED PLANS



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PTS # 0678156

ELEVATIONS

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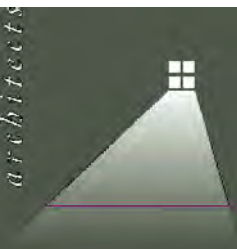
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5. FEB. 2021

ADVISORY BOARD REVIEW

A5





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PTS # 0678156

PROJECT SCOPE,
PROJECT DATA
SITE PLAN,
SHEET INDEX

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REVISIONS

ADVISORY BOARD REVIEW

A1

PROJECT SCOPE

- 1) REMODEL AND EXPANSION OF AN EXISTING 3 BEDROOM, 2 BATH SINGLE FAMILY RESIDENCE. IMPROVEMENTS SHALL INCLUDE A (N) KITCHEN, (N) MASTER BATH, ADDITIONAL POWDER BATH, THE ADDITION OF (N) CONDITIONED SPACE BY ENCLOSING A PORTION OF THE (E) FRONT PATIO AND THE EXPANSION OF THE (E) GARAGE.
2) ADDITION OF A NEW ADU.

CONTACTS

DESIGNER

GABRIEL HARRISON
415 LINDEN STREET
SANTA CRUZ, CA 95062
VOICE: (831) 239-2643
CELL: (831) 239-2643

ARCHITECT

ANDERSON MCKELVEY ARCHITECTS
JOHN MCKELVEY, PRINCIPAL
536 SOQUEL AVE
SANTA CRUZ / CA 95062
OFFICE: (831) 457-8348
CELL: (831) 239-2554
FAX: (831) 423-2724

SHEET INDEX

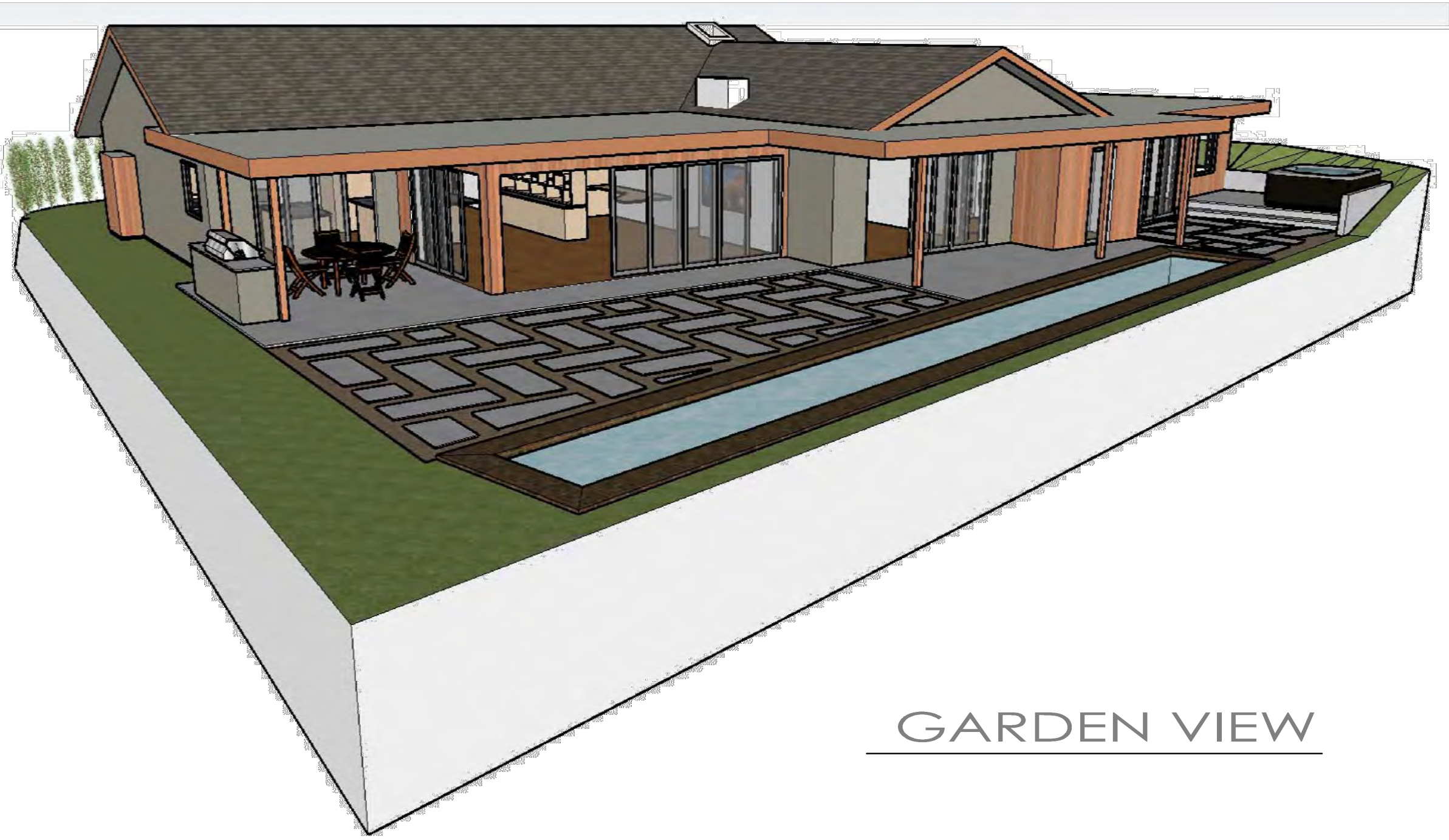
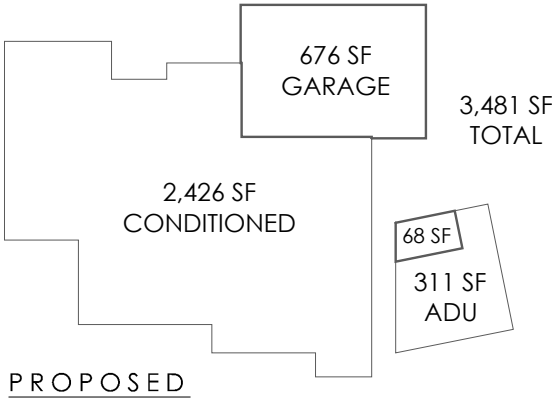
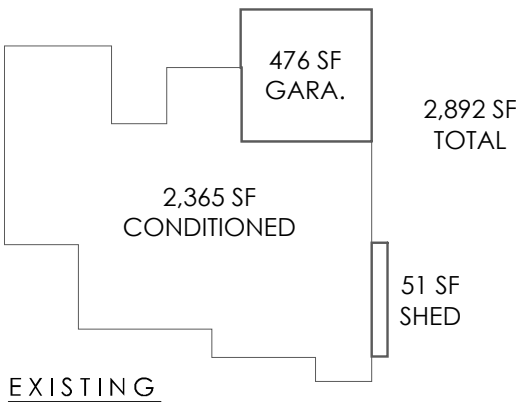
- A1 VICINITY MAP, PROJECT SCOPE, PERSPECTIVE, SHEET INDEX, SITE PLAN
A2.1 EXISTING FLOOR PLANS
A2.2 EXISTING ELEVATIONS
A3 PROPOSED FLOORPLAN
A3.1 PROPOSED ROOF
A4.1 SECTIONS A&B
A4.2 SECTIONS C&D
A5 PROPOSED ELEVATIONS

PROJECT DATA

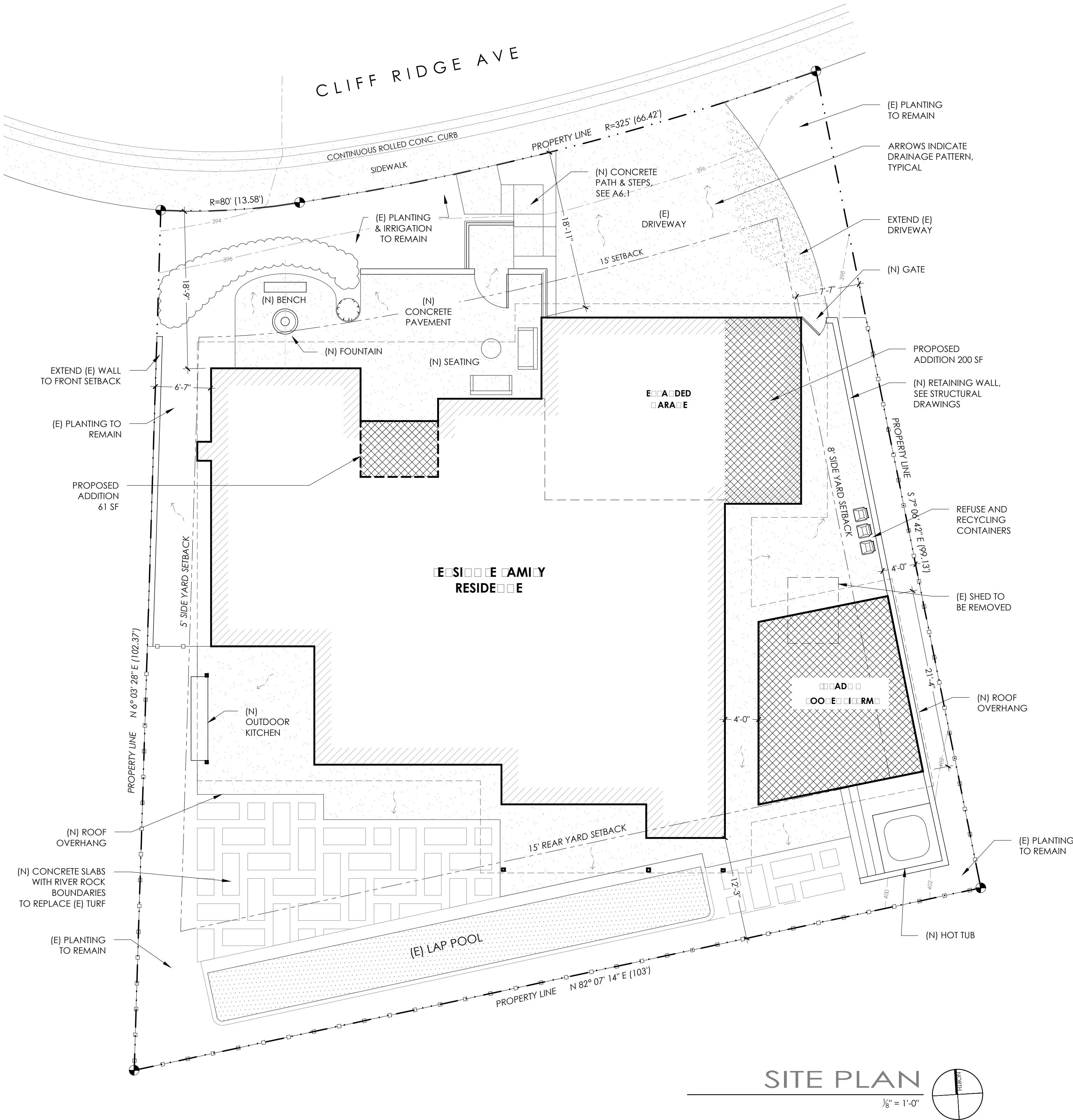
APN: 3442305200
ZONING: LUSPD-SF / RM-1-1
CONSTRUCTION TYPE: VB
SPRINKLERED: NO
OCCUPANCY TYPE: R-3
NUMBER OF STORIES: 1
YEAR OF CONSTRUCTION: 1966
LOT AREA: 8,895 SF
MAX. DENSITY: 3,000 SF PER DWELLING UNIT
FLOOR AREA RATIO: 0.75 (6,671 SF)
EXISTING: 0.33 (2,892 SF)
PROPOSED: 0.39 (3,481 SF)

FLOOR AREAS

EXISTING:
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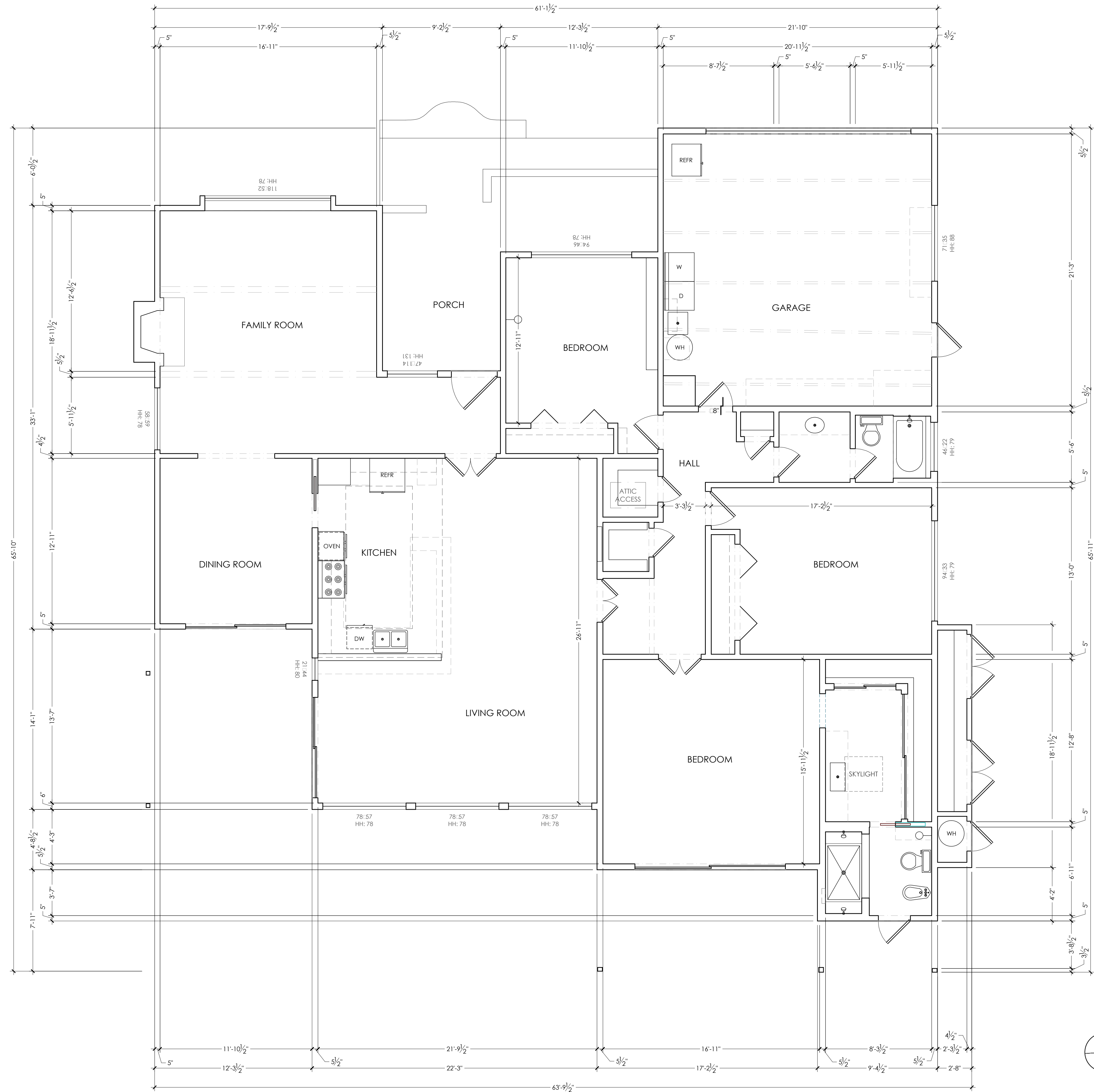


GARDEN VIEW



SITE PLAN

1/8" = 1'-0"



EXISTING FLOORPLAN
SCALE: 1/4" = 1'-0"

ANDERSON
MCKELVEY
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PTS # 0678156

EXISTING FLOORPLAN

DRAWN MB
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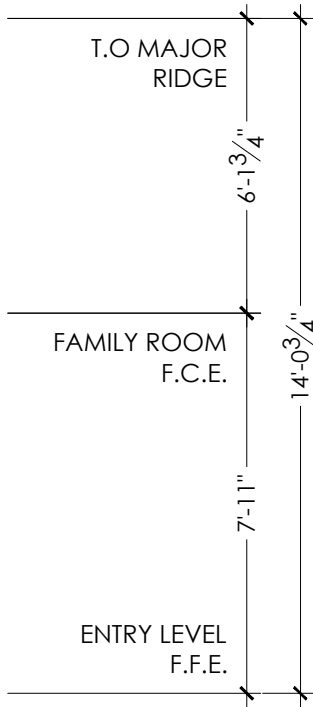
EXISTING
ELEVATIONS

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REVISIONS

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A2.2

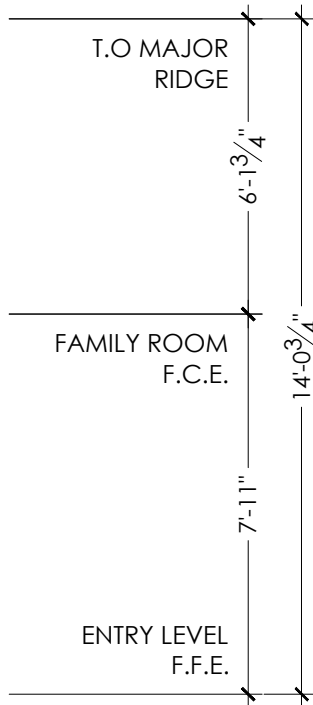
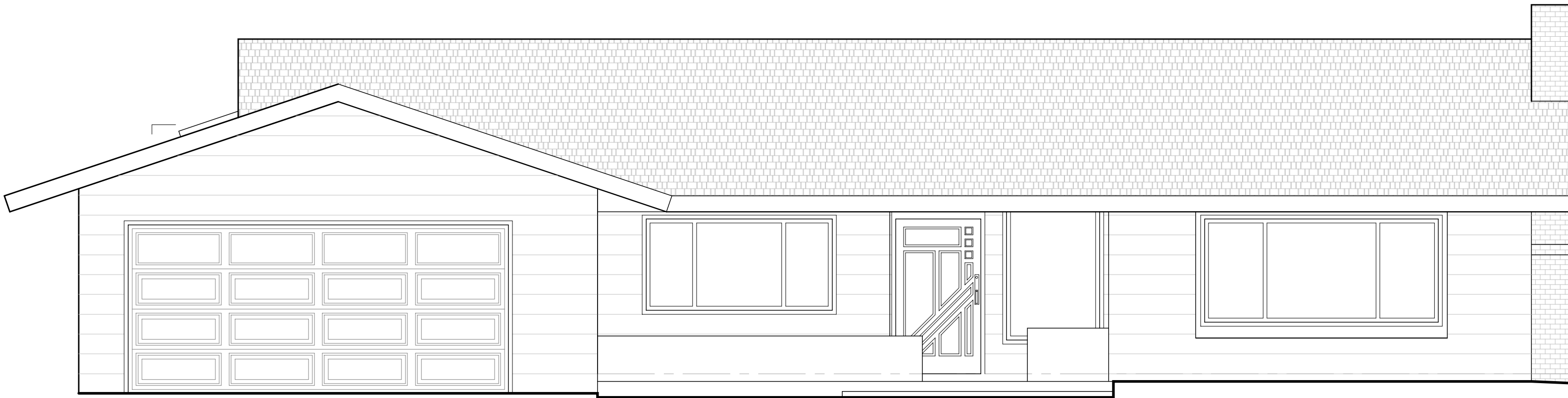
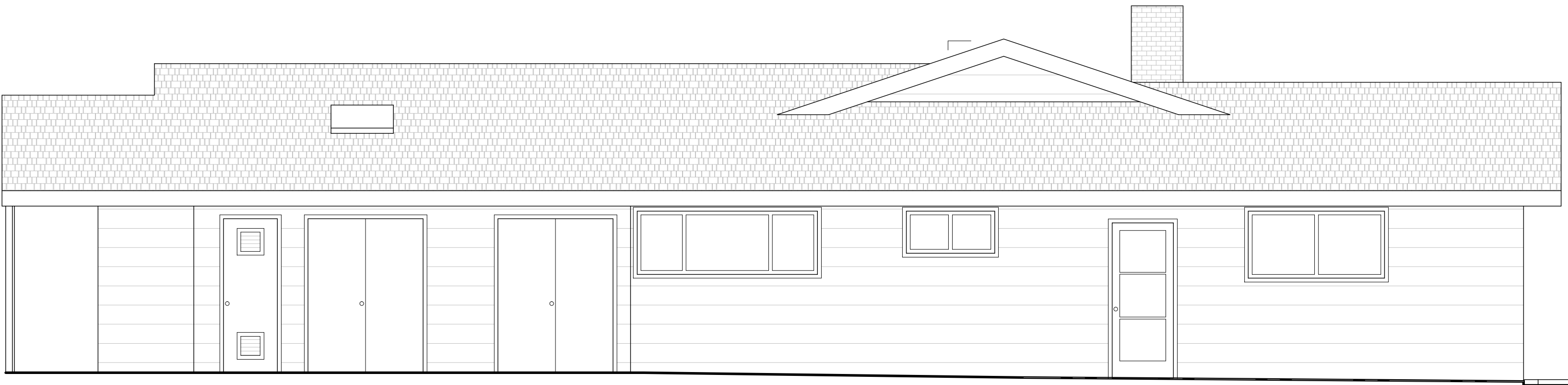


SOUTH

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

EAST

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

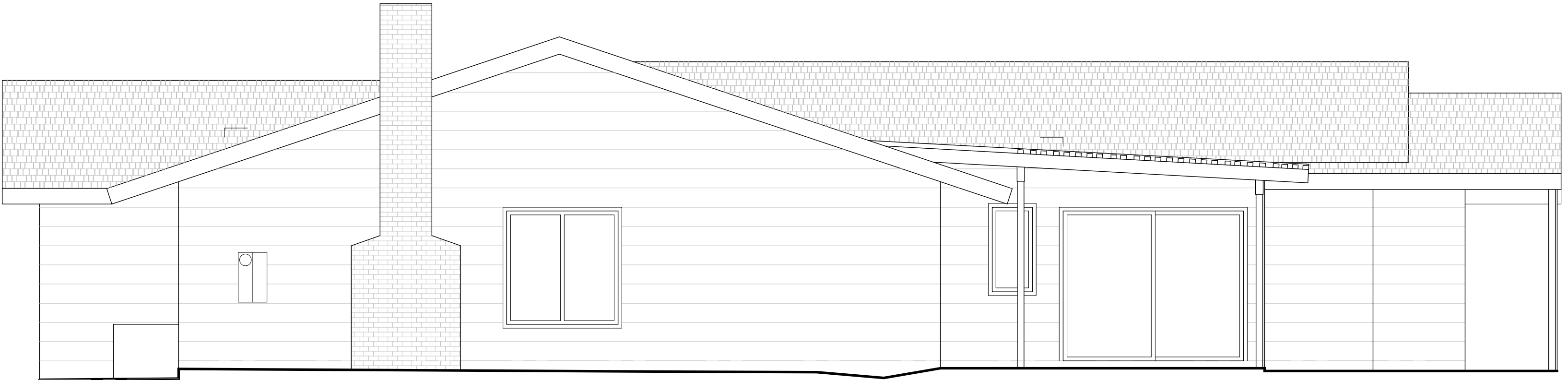


NORTH

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

WEST

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





ANDERSON
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PENDLETON RESIDENCE

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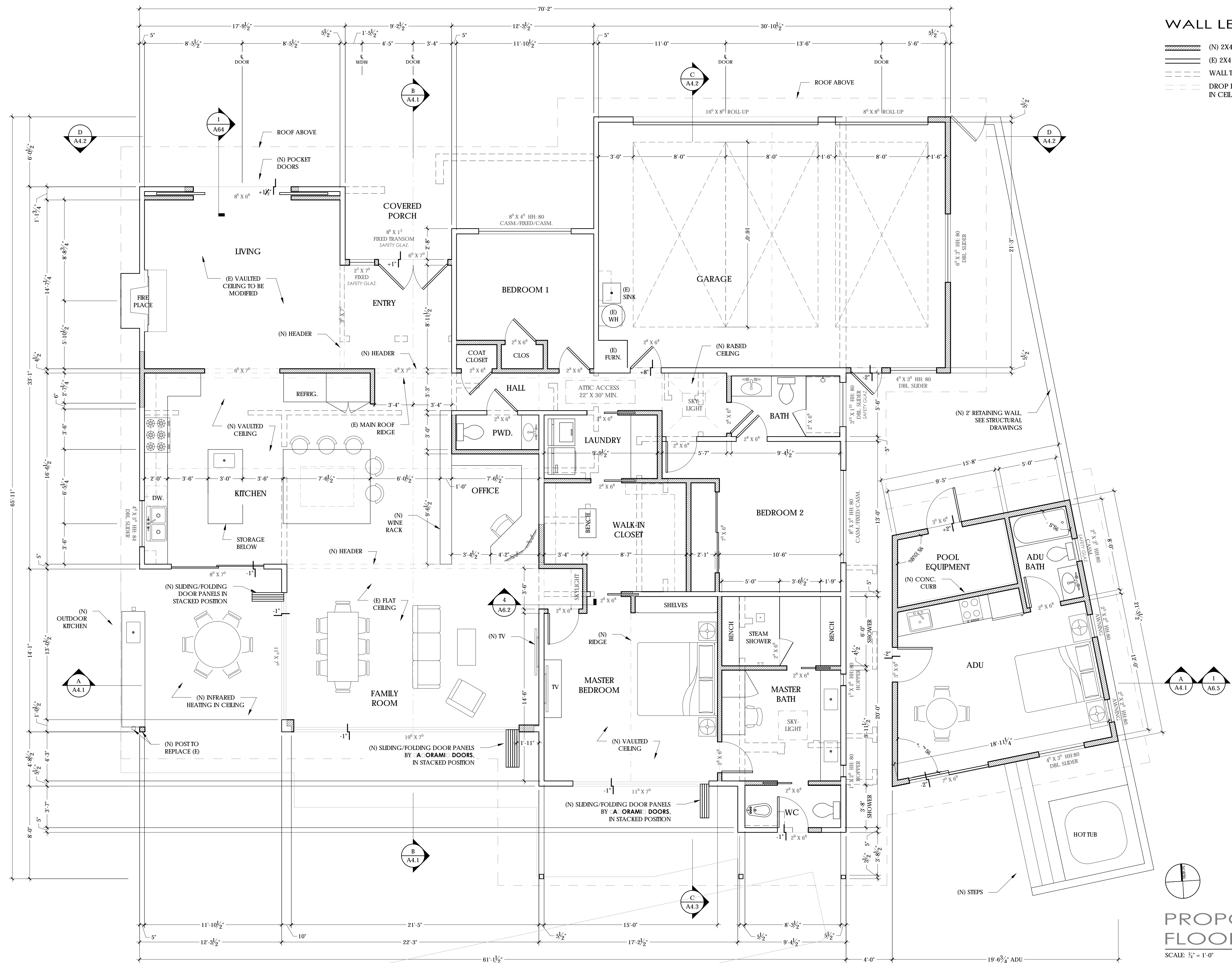
FLOORPLAN

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

ADVISORY BOARD REVIEW

A3





ANDERSON
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PENDLETON RESIDENCE
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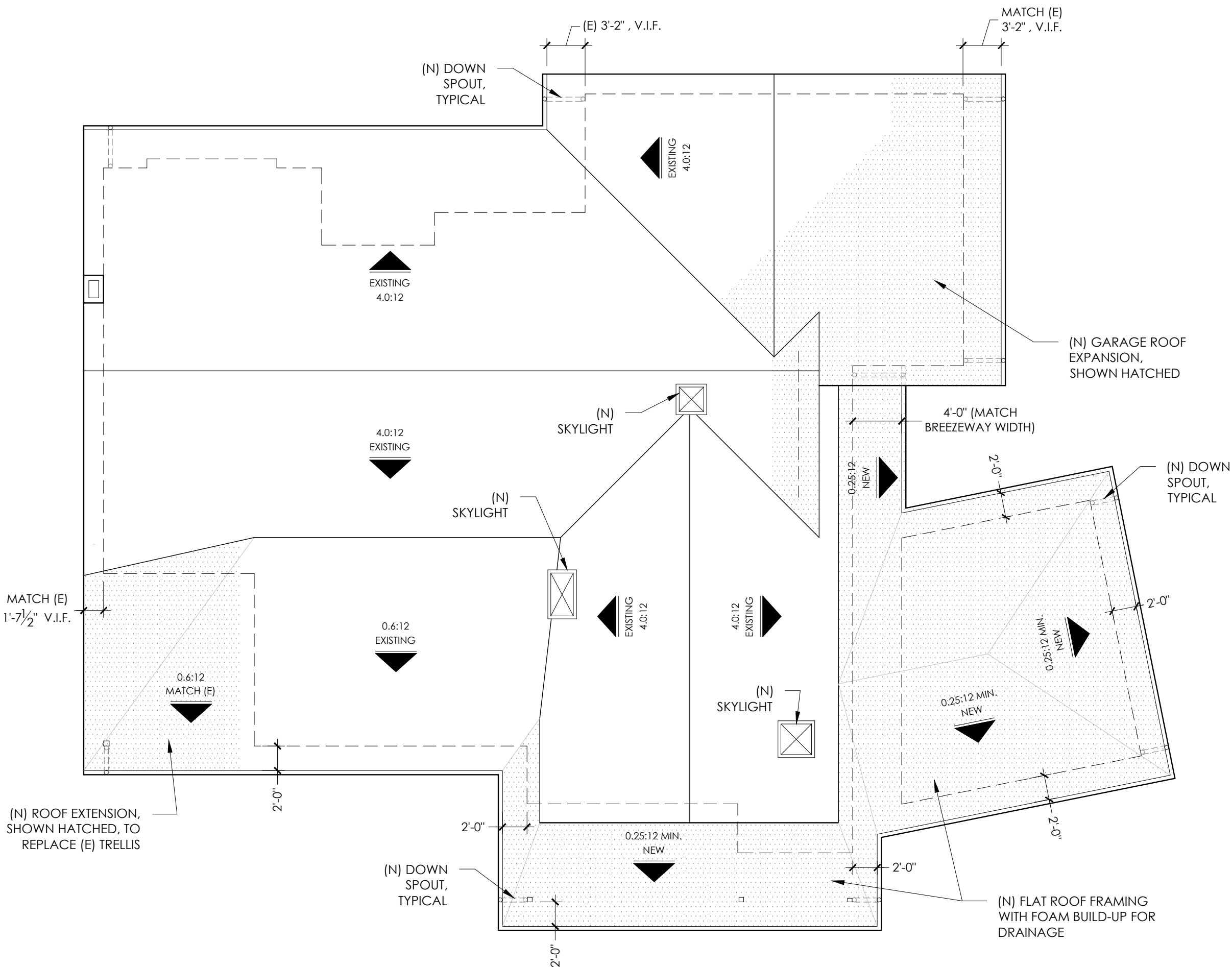
PTS # 0678156

ROOF PLAN

DRAWN MB
SCALE AS NOTED
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ADVISORY BOARD REVIEW



PROPOSED
ROOF PLAN
SCALE: 1/8" = 1'-0"



ANDERSON
MCKELVEY

536 SOQUEL AVENUE
SANTA CRUZ, CA 95062
TEL: 831.457.8348
FAX: 831.423.2724



PENDLETON RESIDENCE

RESIDENTIAL REMODEL

8636 CLIFFRIDGE AVE
LA JOLLA, CA 92037
APN: 3442305200

PTS # 0678156

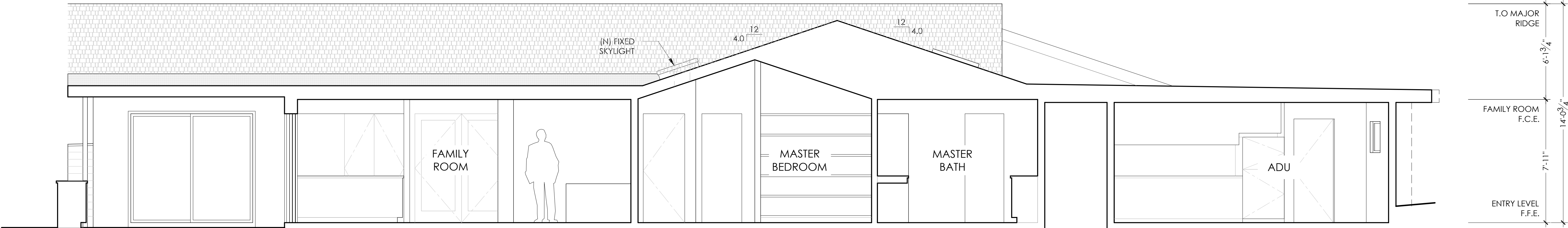
SECTIONS
A & B

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

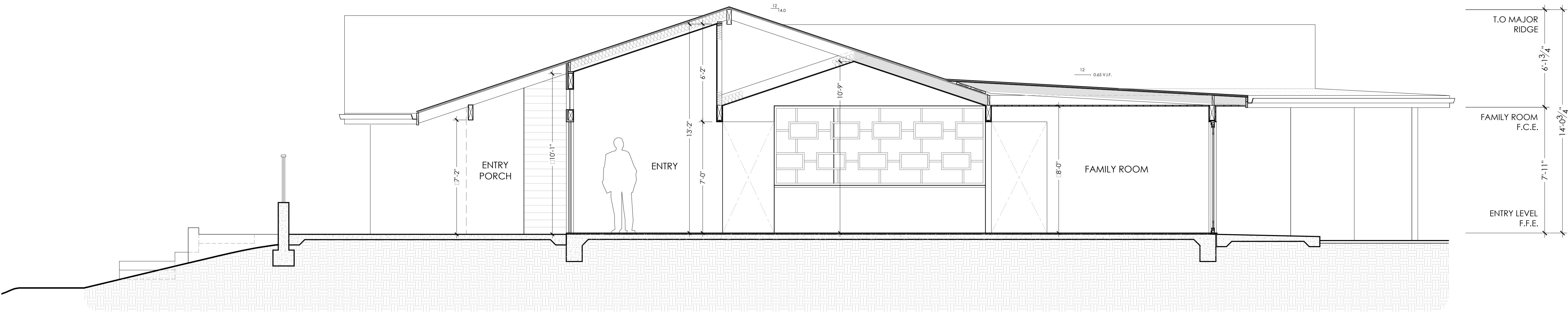
ADVISORY BOARD REVIEW

A4.1



SECTION A

SCALE: 1/40



SECTION B

SCALE: 1/40



PENDLETON RESIDENCE

RESIDENTIAL REMODEL

8636 CLIFFRIDGE AVE
LA JOLLA, CA 92037
APN: 3442305200



SCALE: 1:40



SCALE: 1:40

PTS#0678156

EXERCISES C & D

DRAWN	MB
SCALE	AS NOTED
DATE	1. DEC. 2020

REVISIONS

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PENDLETON RESIDENCE
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ELEVATIONS

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

ADVISORY BOARD REVIEW

A5

