

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:

- 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

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



- 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.

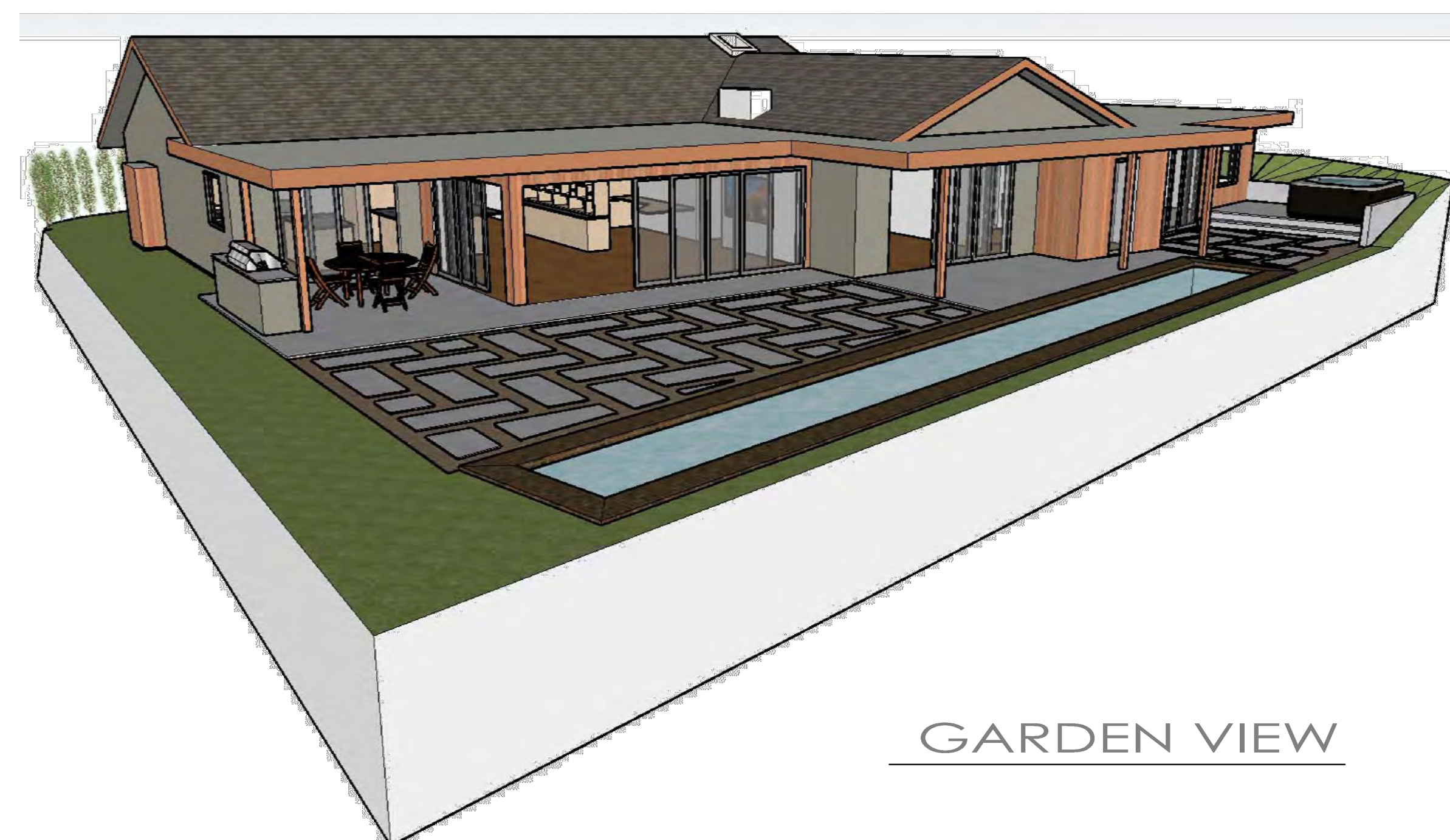
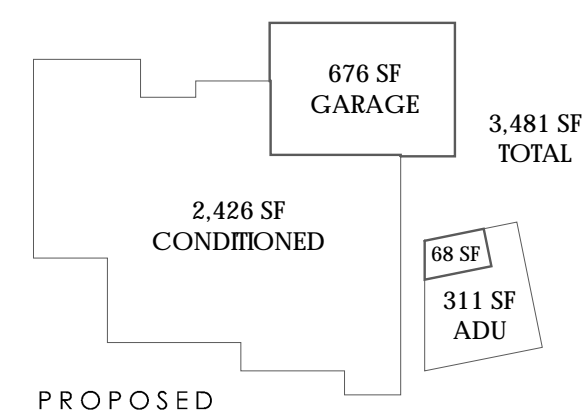
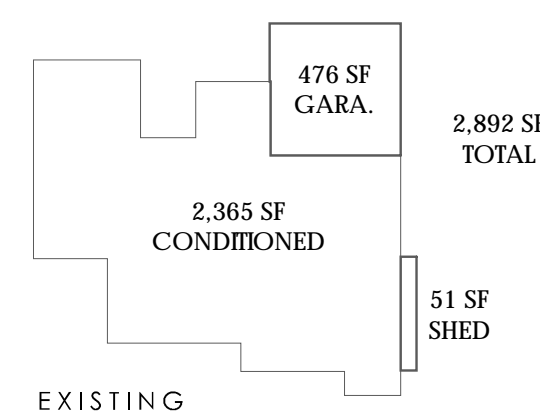
DESIGNER
GABRIEL HARRISON
415 LINDEN STREET
SANTA CRUZ, CA 95062
VOICE: (831) 239-2643
gharrisonstudio@gmail.com

ANDERSON McKELVEY ARCHITECTS
JOHN McKELVEY, PRINCIPAL
536 SOQUEL AVE
SANTA CRUZ / CA 95062
OFFICE: (831) 457-8348
CELL: (831) 239-2554
john@andmck.com

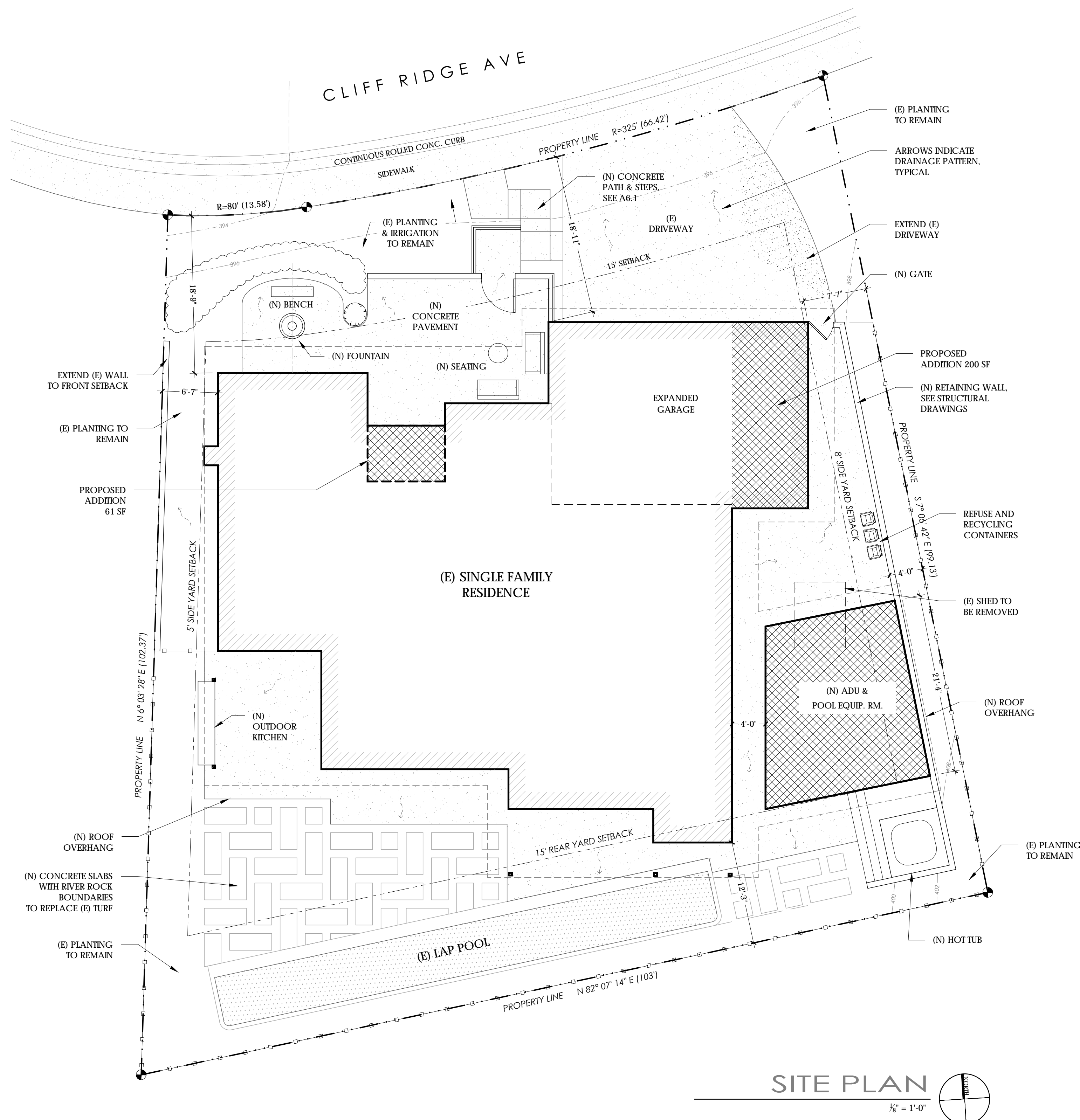
- A1 VICINITY MAP, PROJECT SCOPE, PERSPECTIVE, SHEET INDEX, SITE PLAN
- A2.1 EXISTING FLOOR PLANS
- A2.2 EXISTING ELEVATIONS
- A3 PROPOSED FLOORPLAN
- A3.1 PROPOSED ROOF
- A4.1 SECTIONS A&B
- A4.2 SECTIONS C&D
- A5 PROPOSED ELEVATIONS

| | |
|-----------------------|----------------------------|
| APN: | 3442305200 |
| ZONING: | LJSPD-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: | |
| MAXIMUM: | 0.75 (6,671 SF) |
| EXISTING: | 0.33 (2,892 SF) |
| PROPOSED: | 0.39 (3,481 SF) |

| | |
|----------------------------|----------|
| 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 EQUIPM. ROOM: | 68 SF |
| PROPOSED CONDITIONED AREA: | 2,737 SF |
| PROPOSED TOTAL GROSS AREA: | 3,481 SF |



GARDEN VIEW





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

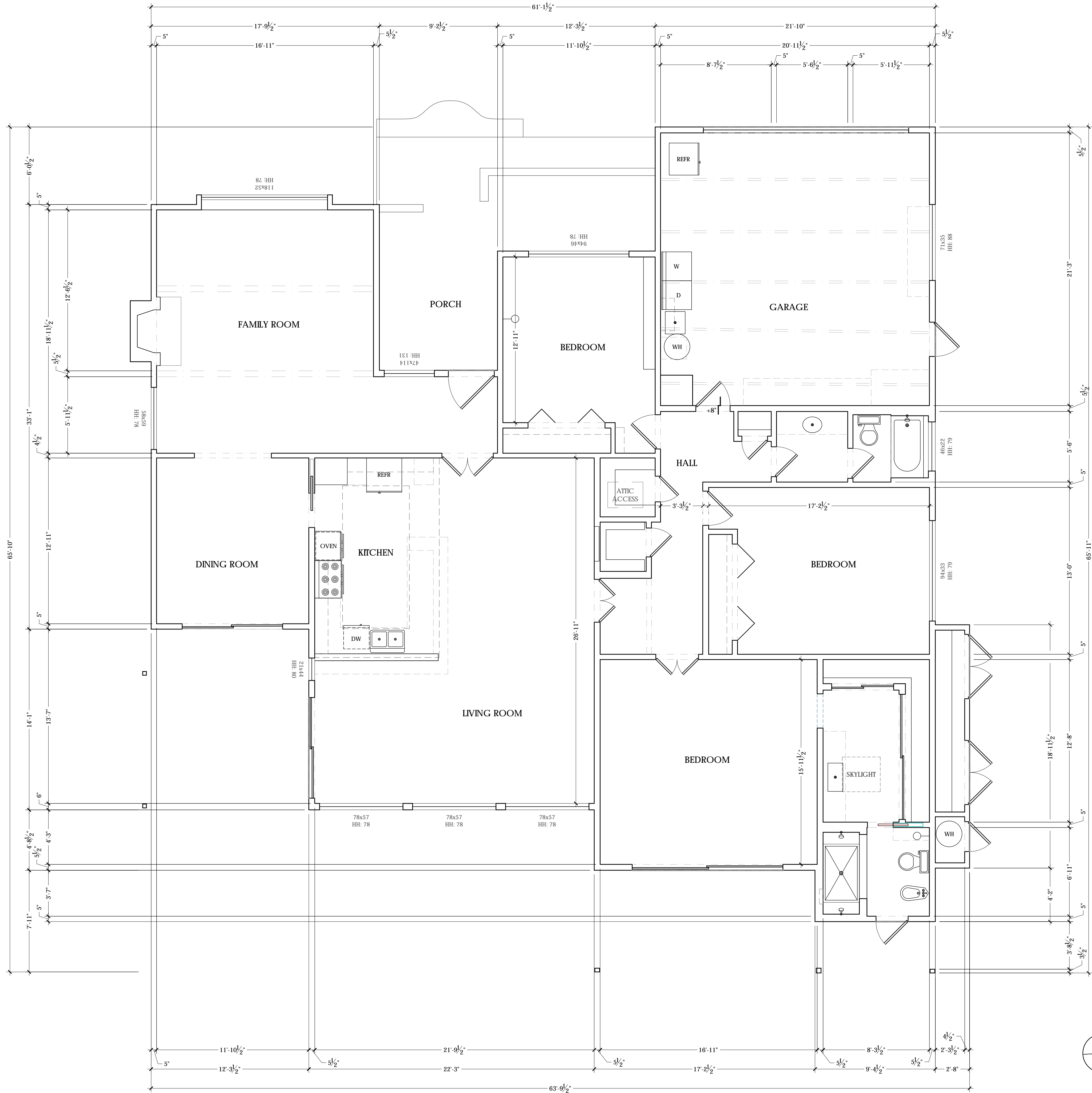
EXISTING
FLOORPLAN

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

ADVISORY BOARD REVIEW

A2.1



EXISTING
FLOORPLAN
SCALE: 1/4" = 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

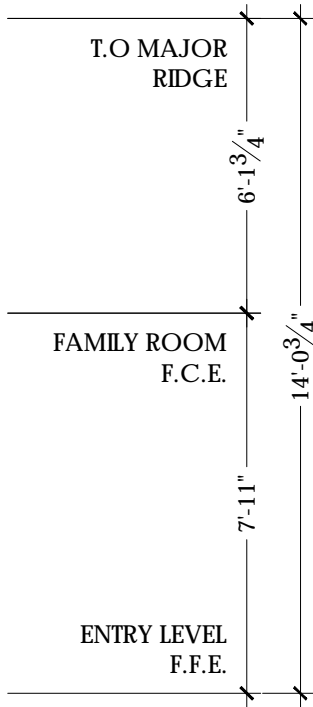
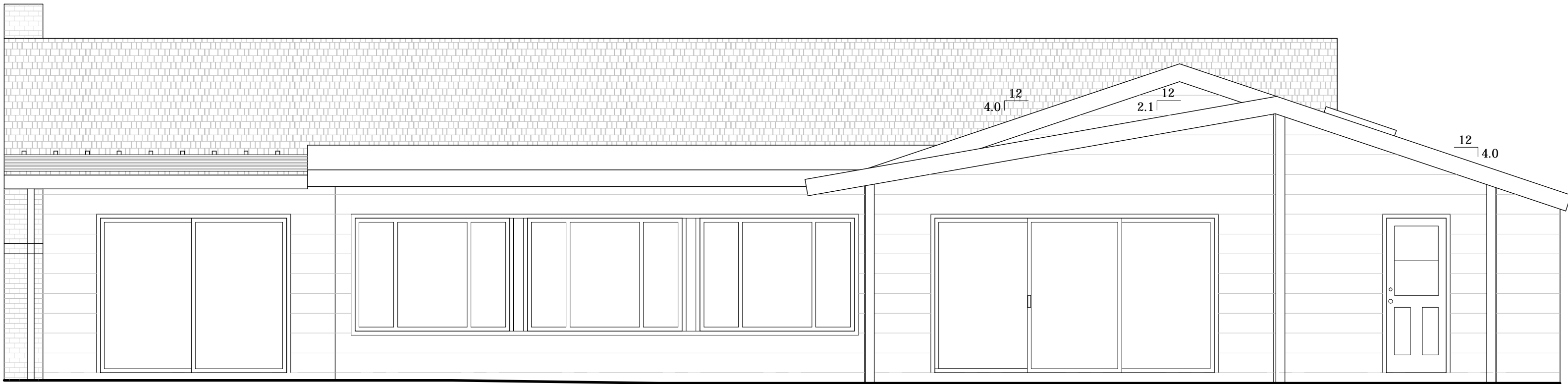
EXISTING
ELEVATIONS

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

ADVISORY BOARD REVIEW

A2.2

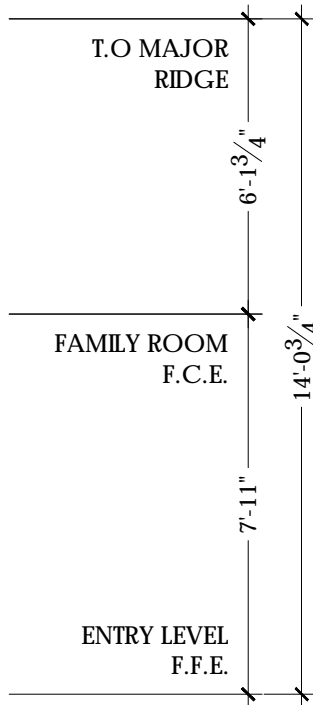
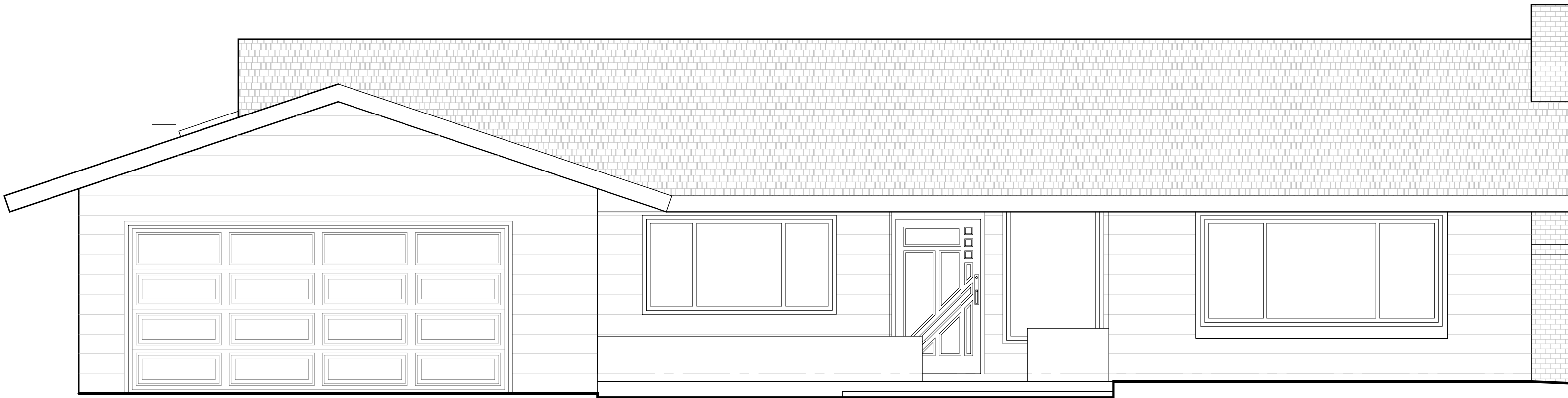
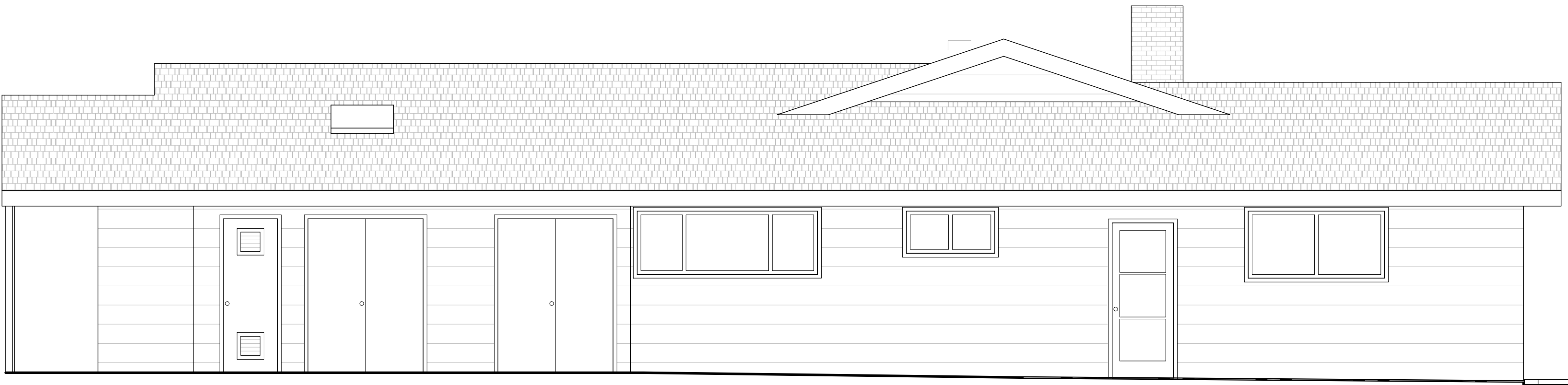


SOUTH

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

EAST

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

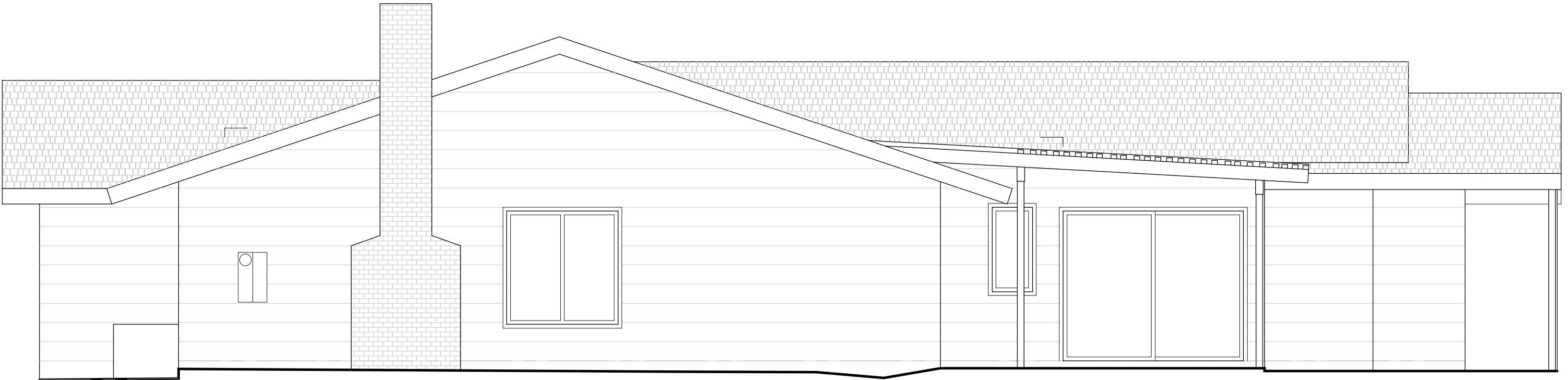


NORTH

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

WEST

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





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

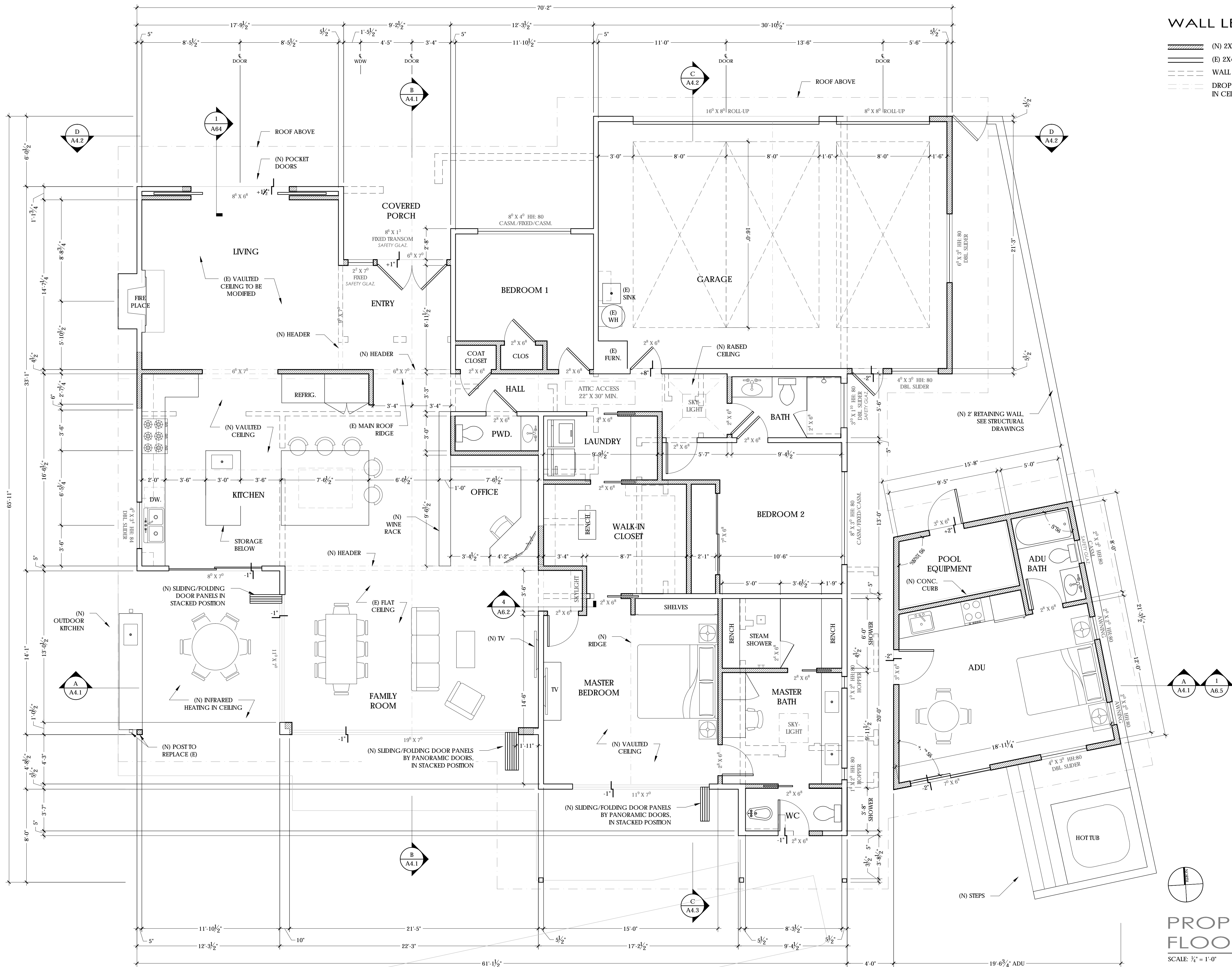
FLOORPLAN

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

ADVISORY BOARD REVIEW

A3



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

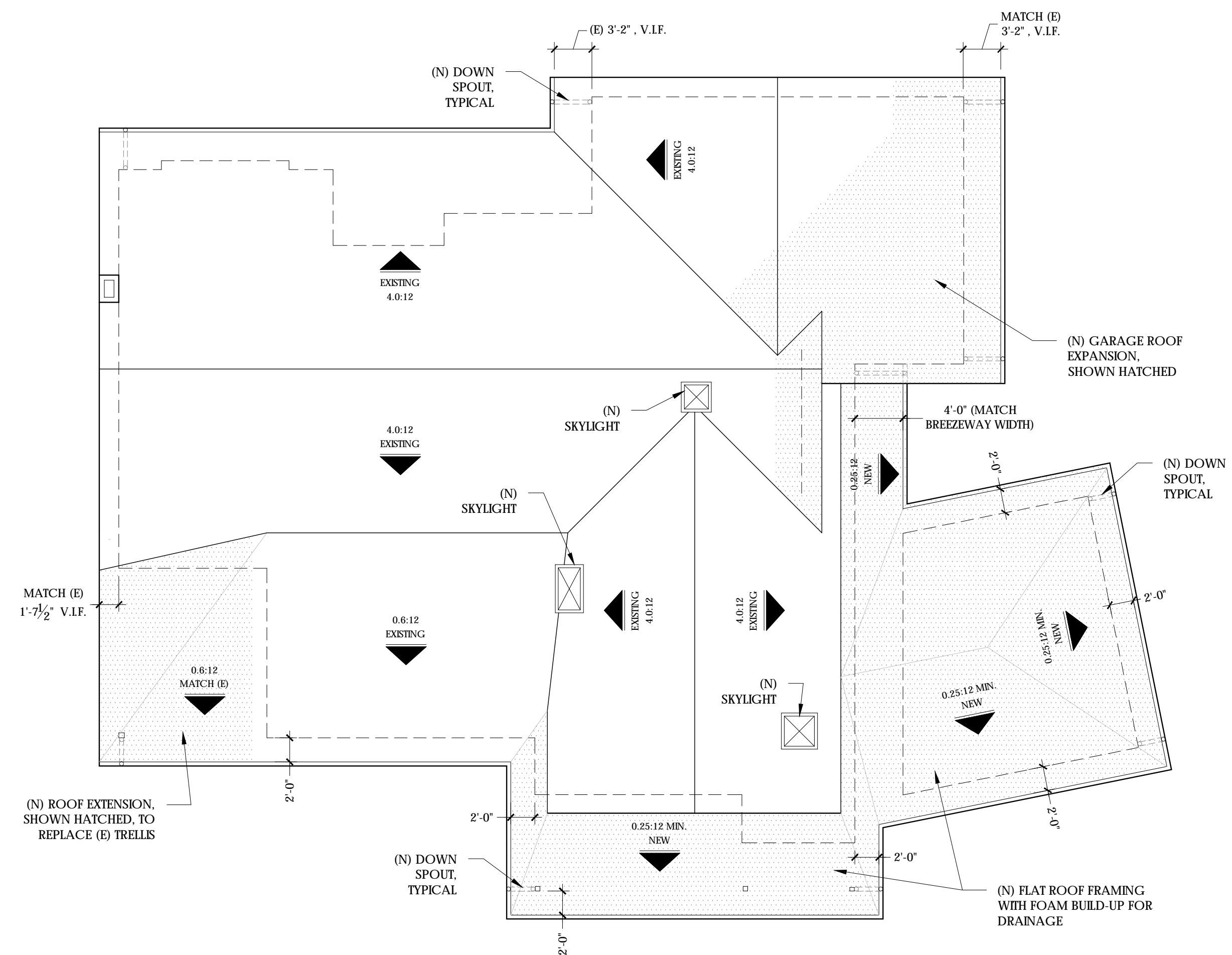


8636 CLIFFRIDGE AVE
LA JOLLA, CA 92037
APN: 3442305200

ROOF PLAN

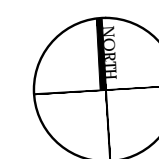
REVISIONS

A3.1



PROPOSED
ROOF PLAN

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





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

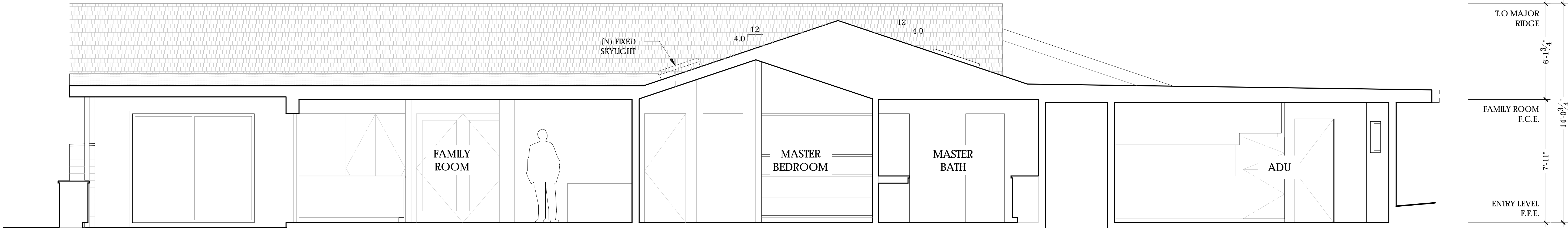
SECTIONS
A & B

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

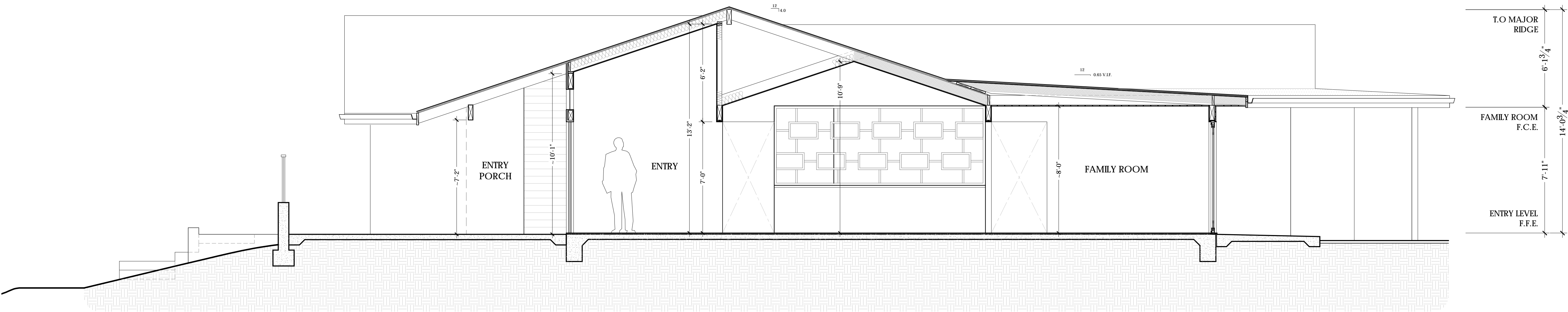
ADVISORY BOARD REVIEW

A4.1



SECTION A

SCALE: 1/40



SECTION B

SCALE: 1/40



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

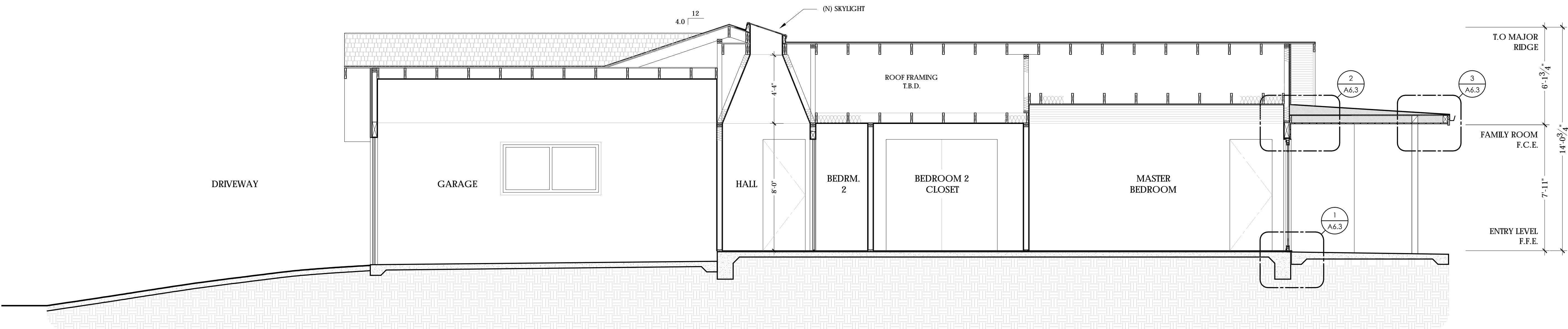
SECTIONS
C & D

DRAWN MB
SCALE AS NOTED
DATE 1. DEC. 2020

REVISIONS

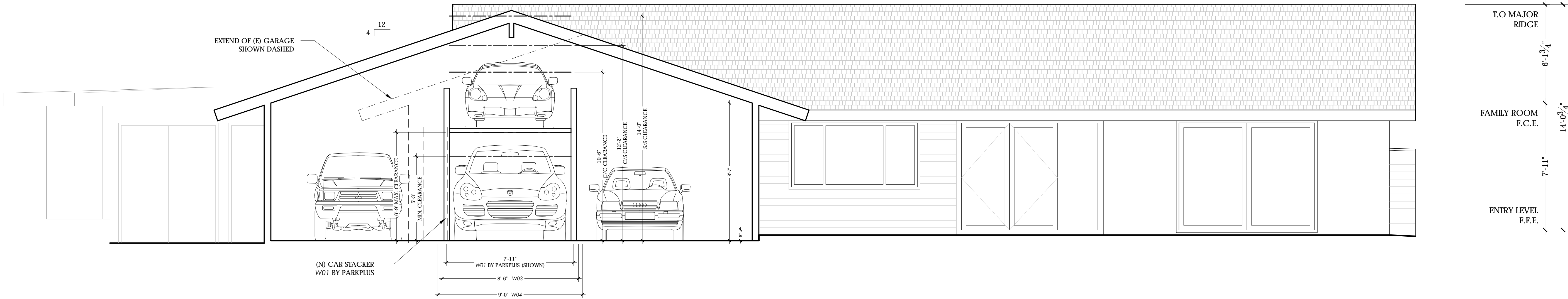
ADVISORY BOARD REVIEW

A4.2



SECTION C

SCALE: 1:40



SECTION D

SCALE: 1:40



SCALE: $\frac{1}{4}" = 1'-0"$



SCALE: $\frac{1}{4}" = 1'-0"$



SCALE: $\frac{1}{4}'' = 1'-0''$



SCALE: $\frac{1}{4}" = 1'-0"$

ELEVATIONS

REVISIONS

ADVISORY BOARD REVIEW