

La Jolla Shores Planned District Advisory Board (LJSPDAB) Online Virtual Meeting

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 and Project Name (only submitted projects can be heard as action items):
PTS#694243___NACHASSI RESIDENCE_____
- Address and APN(s): 2810 Sugarman Ct. San Diego CA 92037___
APN 346-701-18-00_____
- Project contact name, phone, e-mail:
Fernando Gonzalez / 619-739-1492 / fernygn1.6@gmail.com
- Project description:
Addition/remodel to existing single-family residence, new roof deck patio covers and attached Accessory Dwelling Unit on a 0.27-acre lot.
- 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: 11,901.00 sq.ft.
 - existing structure square footage and FAR (if applicable): 3,026.00 s.f. / 3,803.00 s.f.
 - proposed square footage and FAR: 3,931.20 s.f. / 4,708.23 s.f.
 - existing and proposed setbacks on all sides: Front 15' sides 4' Back 13'
 - height if greater than 1-story (above ground): 20'-0"

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 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 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

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 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.

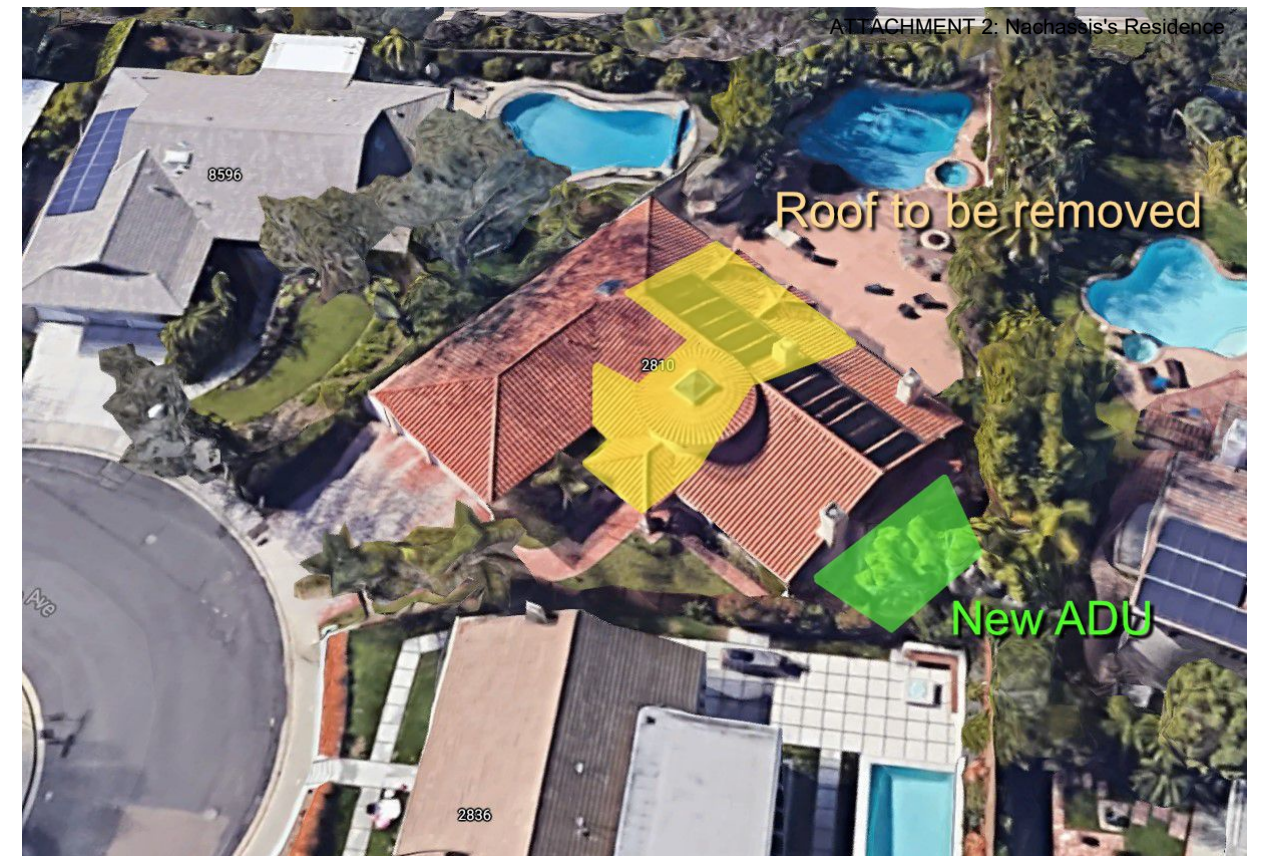
Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Senior Planner
mpangilinan@sandiego.gov
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293



Existing entry foyer



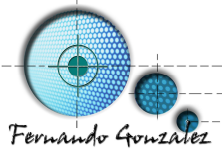
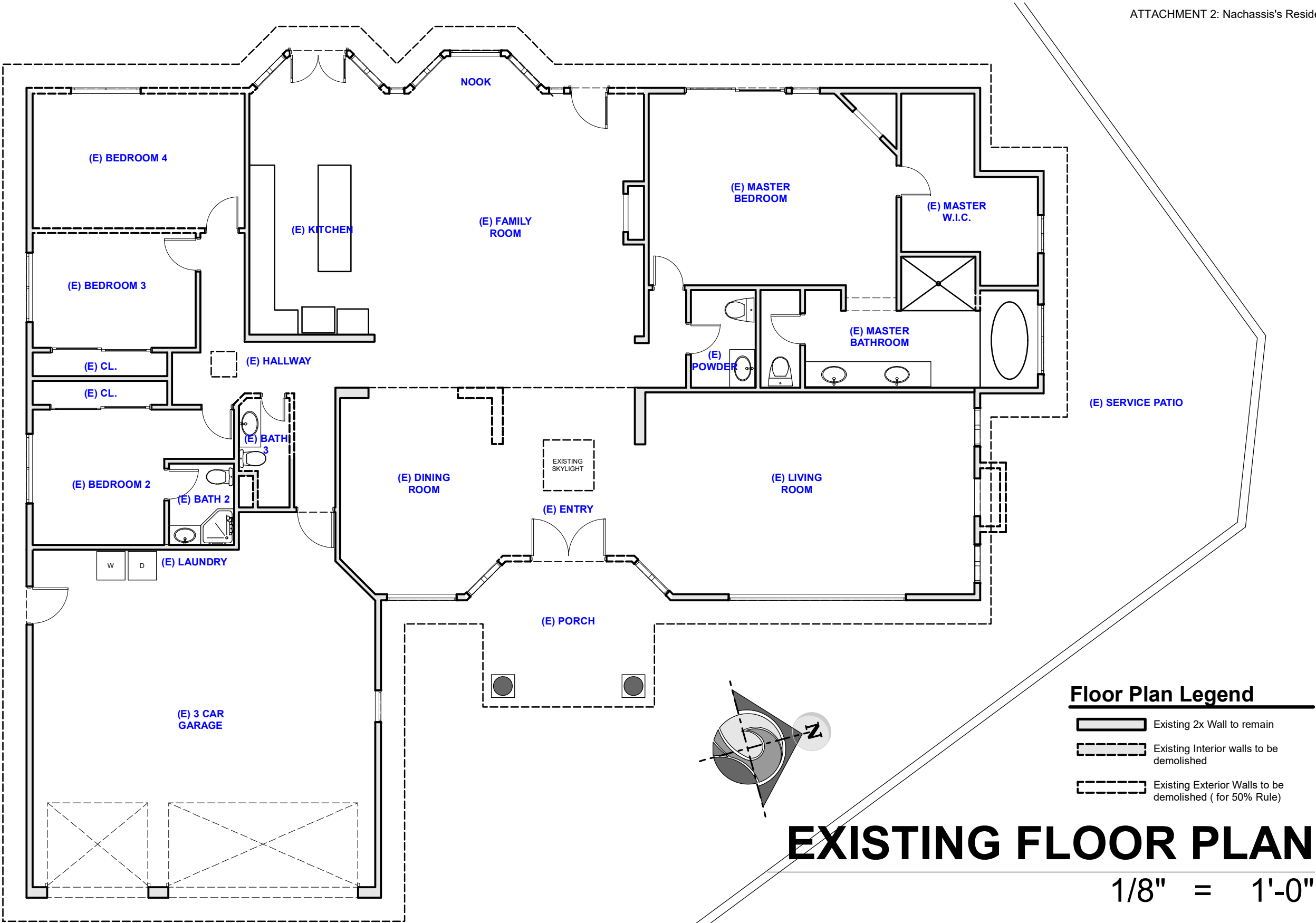
Existing Building

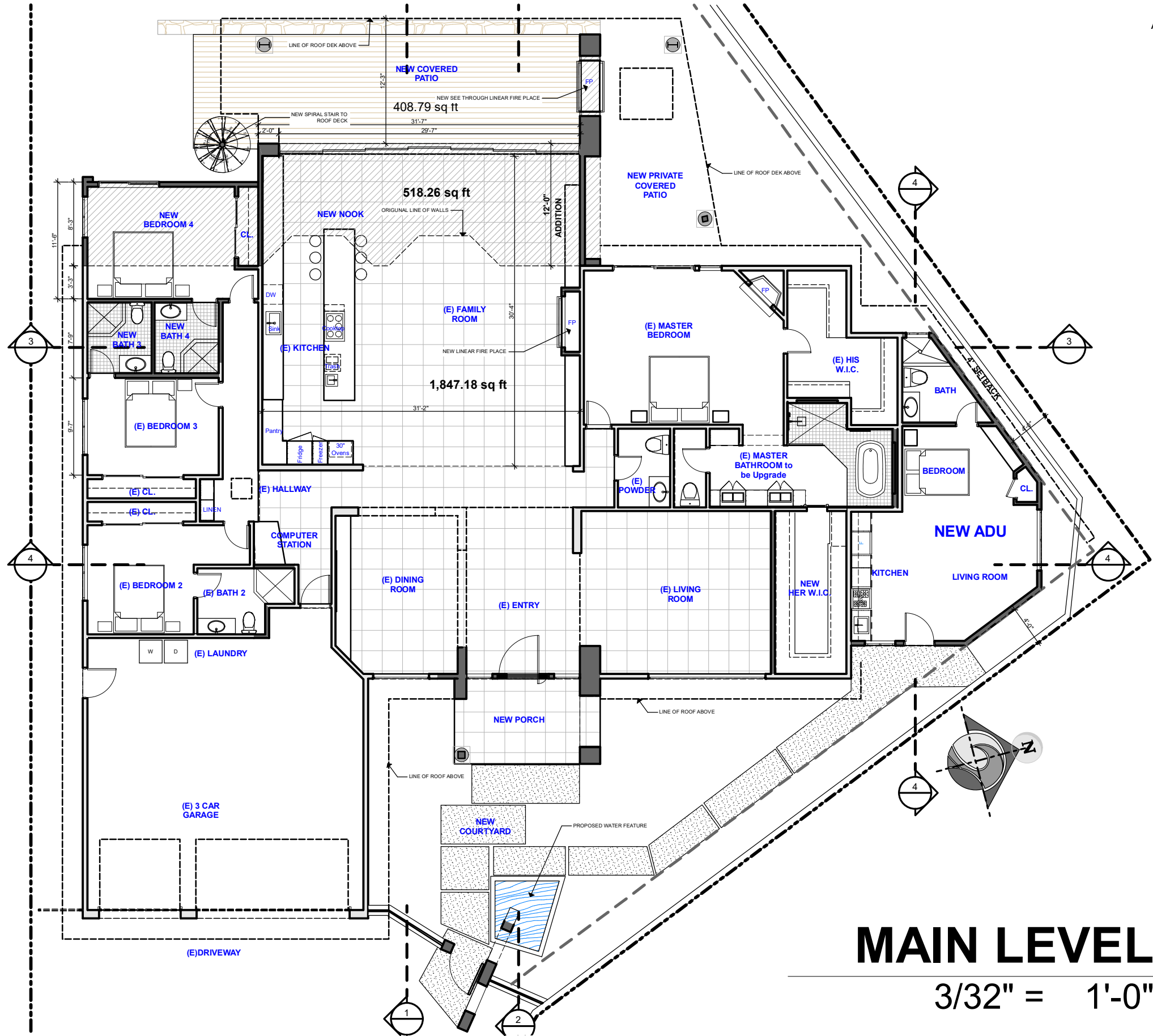


Existing back elevation



Existing front elevation





Floor Plan Legend

- EXISTING WALLS TO REMAIN.
- NEW 2X stud wall @16" O.C. w/ plywood sheathing per structural. Finish interior with 5/8" drywall. Exterior w/ stucco finish. Use greenboard in restrooms. use cement, or glass mat gypsum.

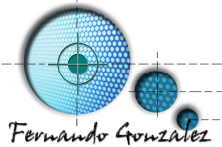
EXISTING LIVING AREA OF BUILDING	3,102.40 S.F.
EXISTING GARAGE	702.20 S.F.

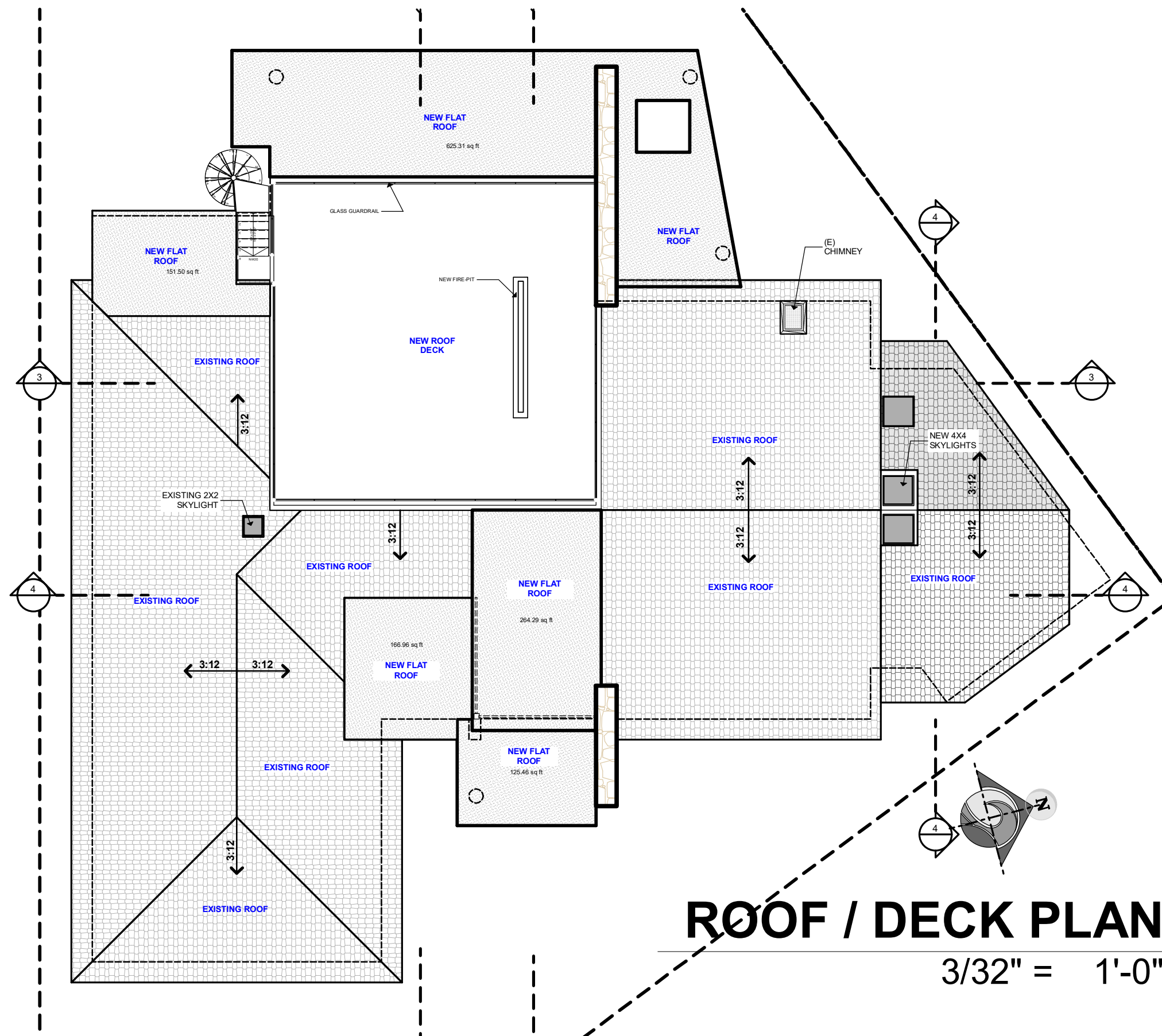
SCOPE OF WORK

NEW LIVING AREA ADDITION	450.68 S.F.
EXISTING KITCHEN, DINING, FAMILY ROOM LIVING TO BE FULL REMODEL	1,798.26 S.F.
EXISTING MASTER BATH TO BE REMODEL	175.66 S.F.
NEW 2 INTERIOR FULL BATH	103.00 S.F.
NEW ATTACHED ADU	392.48 S.F.
NEW ENTRY PORCH	142.00 S.F.
NEW ROOF DECK	933.27.48 S.F.
NEW FLAT ROOF	1,500.60 S.F.
NEW COURT YARD LANDSCAPE	1,200.60 S.F.

MAIN LEVEL

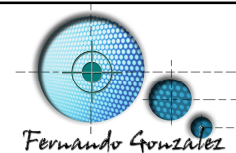
3/32" = 1'-0"





ROOF / DECK PLAN

3/32" = 1'-0"



NACHASSIS'S RESIDENCE

2810 SUGARMAN CT., LA JOLLA, CA 92037

Date: 04-28-21

A2

























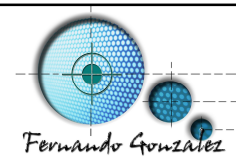












NACHASSIS'S RESIDENCE

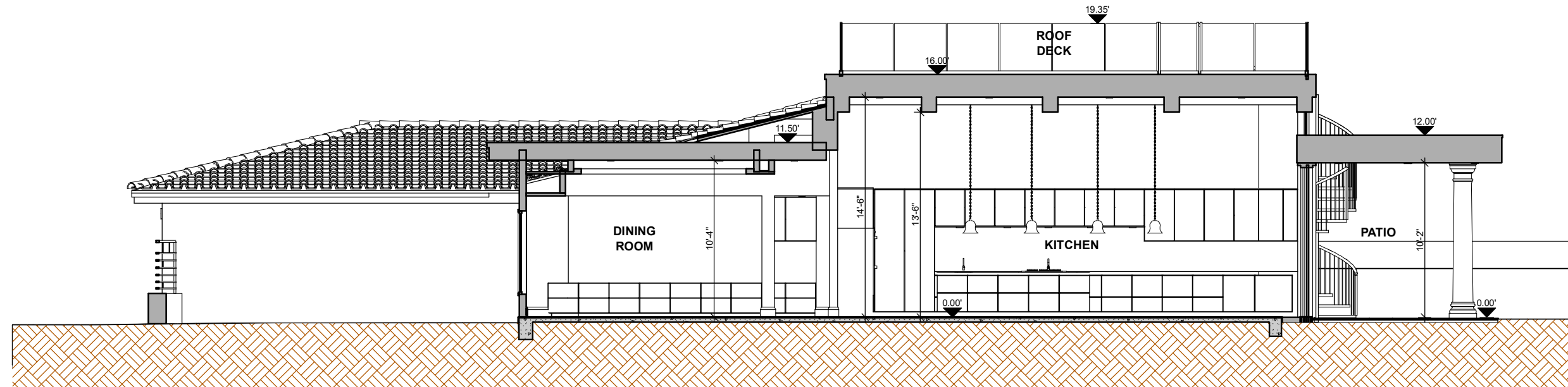
2810 SUGARMAN CT. , LA JOLLA, CA 92037

Date: 04-28-21

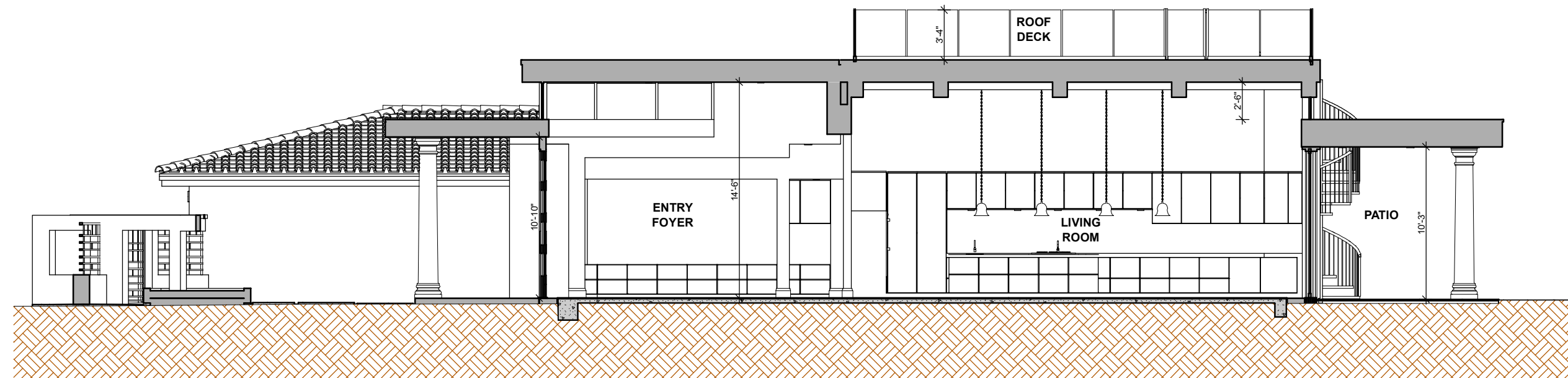
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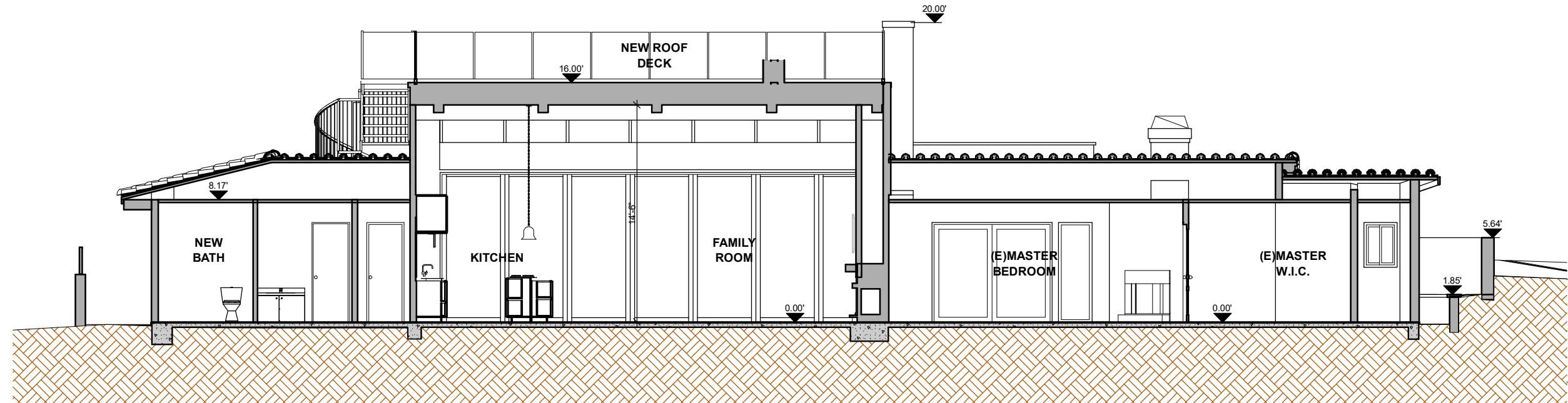




Section 1
1/8" = 1'-0"

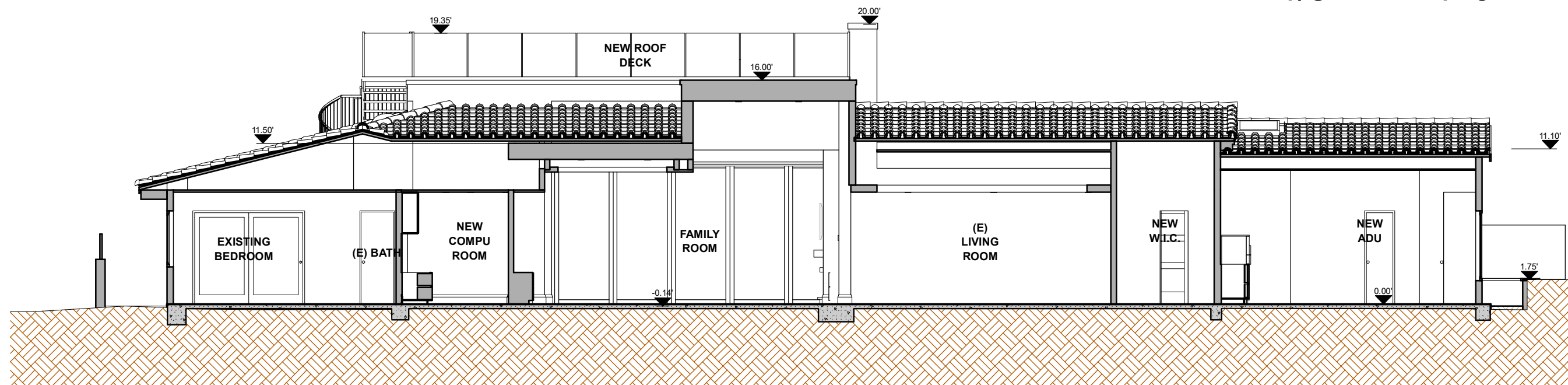


Section 2
1/8" = 1'-0"



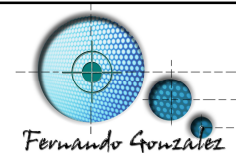
SECTION 3

1/8" = 1'-0"



SECTION 4

1/8" = 1'-0"



NACHASSIS'S RESIDENCE
2810 SUGARMAN CT. , LA JOLLA, CA 92037

Date: 04-28-21

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