

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:0693171**_____

Address and APN(s):

- **8611 Monte Carlo, La Jolla, California, 92037**
- **APN – 346-831-32-00**

• _____

- Project contact name, phone, e-mail:

Michael Morton AIA, Marengo Morton Architects, Inc.
T (858) 459-3769, Email - Michael@m2a.io

- Project description:

- **Remodel & Addition with Coastal Development Exemption Permit to Remodel existing 9,211 square foot three story, single-family residence. Remodel and addition of an existing three-story single-family residence with a 918 square foot addition for a remodeled total of 10,336 square feet. Inducing a remodeled roof and 3-car garage. New lower level to include remodeled habitable space with basement storage, mechanical areas. House will also have new expanded first floor terrace and other terraces off the upper floors. Provide other miscellaneous site improvements as shown on the site plan such as new 716 square foot pool, and pool terrace, site walls, fences, landscape, and hardscape. The City of San Diego has reviewed and approved this project for a Coastal Permit Exemption - PTS #664591**

• _____

- 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:

Project is smaller than the requirement for minor in scope and is exempt from coastal permit and less than minor in scope review by LJSPDASB as an advisory motion as requested by City planner (See Attached)

- In addition, provide the following:

☐ lot size: **13,315.36 Square Feet**

☐ existing structure square footage and FAR (if applicable): **9,211.6 Square Feet / 69% FAR**

☐ proposed square footage and FAR: **10,336.5 Square feet, 77.6 %FAR**

☐ existing and proposed setbacks on all sides:

Front Yard: 27'-2" Proposed 43'-11"

Side Yard: 11'-0" Existing :11'-3"

Side Yard: 23'-4" Existing 34'-4"

Rear Yard: 20'-9" Proposed: 27'-0"

☐ height if greater than 1-story (above ground):

Existing Building Height 36'-9"

1. **Height of Proposed Additions 29'-10"**

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.): **The City of San Diego Planning Department is seeking confirmation that the Project is smaller than the requirement for minor in scope and is exempt from coastal and minor in scope review by LJAPSAB as an advisory motion**

- _____

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

Cycle Issues



ATTACHMENT 2: Coppel Residence & Addition

8/5/21 7:04 am

Page 1 of 2

THE CITY OF SAN DIEGO
Development Services Department

1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **693171** Title: Digi Coppel Remodel & Addition
Project Mgr: *System Managed, Project (619) 446-5000 DSDProjectInfo@sandiego.gov

Review Information

Cycle Type: 2 BDR-Planning (Submit) **Submitted:** 07/12/2021 Deemed Complete on 07/15/2021
Reviewing Discipline: BDR-Planning **Cycle Distributed:** 07/15/2021
Reviewer: Baker, Hani **Assigned:** 07/19/2021
(619) 446-5273 **Started:** 08/04/2021
Hours of Review: 3.00 **Review Due:** 08/05/2021
Next Review Method: BDR-Planning (Submit) **Completed:** 08/05/2021 **COMPLETED ON TIME**
Closed: 08/05/2021

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Submit).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with BDR-Planning (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month BDR-Planning performed 739 reviews, 57.4% were on-time, and 89.9% were on projects at less than < 3 complete submittals.

First Review 8/4/21

Cleared	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	A proposal for addition of 200sf and remodel of existing 9,200 sf Coppel House has been reviewed in depth through Preliminary Reviews:

PTS# 662318 Cycles 1 & 2,
PTS# 664591 Cycles 1 & 2 and
PTS# 655308 Cycles 1, 2 & 3 on December 2019.

The information provided during a preliminary review is valid for one year from the date of the correspondence per Information Bulletin 513.

This project proposes a total building area of 9,971 sf and an addition of 760-770 sf to the existing building.
(New Issue)

<input checked="" type="checkbox"/>	2	The project is located in the LJSPD-SF Zone, on Lot 41 of Montero, Map 8447, on 8611 Ruelle Monte Carlo, in the La Jolla Community Plan, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone Non-Appealable Zone 2, Parking Impact Overlay Zone (Campus and Coastal). (New Issue)
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<input checked="" type="checkbox"/>	3	The premises is developed with a 9,200 square feet single family dwelling including an attached 3-car garage. It was regulated as part of Planned Residential Development (PRD) #74 for 43 single family residential units on Lots 1-43 of Montero Map no 8447 of the La Jolla Shores Planned District. Pursuant to City Attorney Memorandum of Law dated December 8, 1977, Planned Residential Development No 74 is the only PRD within the coastal area, which was approved prior to the adoption of Proposition D, and which involves structures exceeding the 30-foot height limit. (New Issue)
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<input checked="" type="checkbox"/>	4	Max Building Height: The allowed height of the La Jolla Shores Planned District Single Family Zone is 30 feet. Pursuant to SDMC 1510.0304 no building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet. (New Issue)
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<input checked="" type="checkbox"/>	5	SDP: San Diego Municipal Code Section 1510.0201 requires a Site Development Permit (Process Three) for development within the La Jolla Shores Planned District area. However, per SDMC 1510.0201(d) applications for additions that are determined to be 'minor in scope' may be processed in accordance with Process One building permit approval.
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Additions that are determined to be minor in scope, are noted by review criteria (A) through (G) of City of San Diego - Information Bulletin 621 (Minor Additions within the La Jolla Shores Planned District).
(New Issue)

<input type="checkbox"/>	6	If it is ultimately determined that this project is not minor, then a Site Development Permit will be required. (New Issue)
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6-A) Through very careful review of the requirements for the coastal exemption we have designed the project to meet all the criteria for a coastal exemption. This project conforms to by having less than a 10% addition and less than a 10 % increase in height and all additions are under 30'- 0" in height to conform to the current coastal height limit.

For questions regarding the 'BDR-Planning' review, please call Hani Baker at (619) 446-5273. Project Nbr: 693171 / Cycle: 2



p2k v 02.03.38

DSD Reports 446-5000



L64A-003A

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1222 1st Avenue, San Diego, CA 92101-4154

Cleared	Issue Num	Issue Text
<input type="checkbox"/>	7	<p>City staff will use the following criteria in determining whether or not an addition is minor in scope:</p> <p>A. Size of the addition as a percentage of the total existing square-footage. Generally, additions that increase floor area by 10 percent or less will be determined to be minor in scope, provided criteria (B) through (G) below are also satisfied. Additions that increase floor area by more than 10 percent may also be minor in scope, again depending on how criteria (B) through (G) below are met.</p> <p>7-A) Comment noted: The project was designed to meet all these criteria and was submitted and approved by DSD planning staff that it meets each of these criteria. We have added graphic floor plans of each floor with the area of addition shown on each floor see sheets A-1.6, A1.7 & A-1.8. Basement level additional square footage is 8% on this level. The first-floor additional square footage is 7% on this level. The second-floor additional square footage additional area is 9% for this floor. Therefore, the additions to this SFR meet criteria A for minor in scape and meet the Coastal Exemption Criteria.</p> <p>All the proposed additions or modifications to the existing roof are under the 30-foot coastal height limit for this project. See the proposed elevations. Also, we have also provided a graphic composite section/elevation with shows these additions on sheet A-8/3 which shown graphically in yellow highlighted that the addition is below the height limit and are less than 10% on a floor-by-floor basis.</p> <p>B. Visibility of proposed addition from adjacent public rights-of-way. (New Issue)</p> <p>7-A) As the proposed additions are nominally visible from Ruelle Monte Carlo. We have prepared a highlighted graphic elevation silhouette graphic shown on sheet A-8.4 Elevation AA- which shows the visible additions from this street or public right of way (Ruelle Monte Carlo) other highlighted silhouette which are from private driveway (Section CC) are not greater than 6.5" in height or are less than 30' - 0" in height or minimal ridge height increase.</p>
<input type="checkbox"/>	8	<p>B. Visibility of proposed addition from adjacent public rights-of-way.</p> <p>8b - A) No significant increase in the visible bulk of the proposed additions will be visible for the public right of way on Ruelle Monte Carlo. See the highlighted outline of the existing vs. Proposed elevations on project plans sheet A-8.15 section / elevation AA.</p> <p>C. Increases in height from existing development on site.</p> <p>8C-A) No increase in the existing building height is proposed. The current building too roof height is 36'-9. All the proposed additions to the existing structure shall full conform the current coastal height limit of 30'-0"from existing grade.</p> <p>D. Reduction of existing building and structure setbacks, in conformance with SDMC Section 1510.0304(b).</p> <p>8D-A) No reduction in the existing building and structural setback to the structure are proposed with this remodel and addition. See the proposed and existing site and proposed site plan shown on Sheets A-1.2. and A-1.2.</p> <p>E. Increases in lot coverage from existing development on site.</p> <p>8E-A) No significant increase the building coverage is proposed from the existing development to the proposed project remodel and addition. Some additional coverage for new balconies and terraces is proposed however all these coverages the proposed building coverage is 47.5% which is below the maximum allow coverage of 60 % for LJSPDO</p> <p>F. Impacts to public views from public rights-of-way and other public vantage points.</p> <p>8F-A) No impact from public view corridors exist on this site of from public right of way or other public vantage points.</p> <p>G. Conformity with the policies and recommendations of the La Jolla Community Plan (e.g., Community Character, Visual Resources, etc.).(New Issue)</p> <p>8G-A) The proposed project conforms to all the requirements and policies of the LJCPDO and community plan</p>
<input type="checkbox"/>	9	<p>In order to perform this review to determine if the proposed project is still considered 'minor', staff recommends submittal of a paper copy of the building files submitted in this review. (New Issue)</p> <p>9-A) The paper ccc coo the building shall be submitted to the city for review by the Planning department. (to be submitted with appointment to City Planner)</p>
<input type="checkbox"/>	10	<p>This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact the City Planning and Community Investment Department at (619) 235-5208 to be placed on a future agenda of the La Jolla Shores Advisory Board. (New Issue)</p> <p>10-A) The project is schedules to be review by the La Jolla Shores Advisory Board. We have contacted the planner to be placed on the October 2021 agenda</p>
<input type="checkbox"/>	11	<p>After the La Jolla Shores Advisory Board has reviewed the project, please contact this BDR-Planning reviewer for an appointment for a recheck. Please bring to the appointment a copy of the applicable meeting minutes and a set of plans. (New Issue)</p> <p>11-A) We will schedule the appointment to present plans to planning with the review minutes and a set of plans.</p>
	12.	<p>Schedule a pre-demolition inspection prior to sign-off. Please contact the BDR Planning</p>





L64A-003A

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r, BDR Planning staff Hani Baker, and a member of your development team. Please bring paper copies of the plan sheets. (New Issue)

12-A) We will schedule the pre-demolition inspection with the city planner and a supervising building inspector. Copies of the plans will be present at the inspection. This inspection will be schedule in late October 2021

13. CDP: If more than 50% of the exterior walls are to be demolished, a Coastal Development Permit will be required. (New Issue)

13-A) The proposed project proposed to maintain more that 55.5 % of the existing building structure. This is shown on the project demolition plans sheets A-2.1, A-2.2 and A-2.3

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