

**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):
The project has not been submitted. We would like to be heard as an information item.
- Address and APN(s):
- Project contact name, phone, e-mail:
- Project description:

- 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:
 - 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):

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):
Roseland Residence Addition
- **Address and APN(s):** *7988 Roseland Drive; APN: 346-461-15-00*
- **Project contact name, phone, e-mail:**
Hilary Lowe, Architect; 858-255-1561; Hilary@HLLKarchitects.com
- **Project description:** *Single story, guest bedroom addition and kitchen expansion on the east side of the existing house. Proposed addition floor area is 485 SF.*
- **In addition to the project description, please provide the following:**
 - lot size: *9264 SF*
 - existing structure square footage and FAR (if applicable): *2190 SF; FAR = 0.24*
 - proposed square footage and FAR: *2675 SF; FAR = 0.29*
 - existing and proposed setbacks on all sides: *No changes to existing setbacks*
 - Front: 10'-6" to PL, 20'-6" to curb*
 - Rear: 57'-0"*
 - West Side: 4'-11"*
 - East Side: 13'-0"*
 - height if greater than 1-story (above ground):

ATTACHMENT 3: Roseland Residence Addition

The existing house is 21FT in height. The addition is single story and is 15ft in height. The new roof will not exceed the height of the existing roof.

- **Project aspect(s) that the applicant team is seeking Advisory Board direction on.** (community character, aesthetics, design features, etc.):
Recommendation that the Project is minor in scope (Process 1)

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.

ATTACHMENT 3: Roseland Residence Addition

- 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



HLLK Architects

Hilary Lowe Lindsay King
1298 Prospect Street, Suite 2K
La Jolla, CA 92037
(858) 255-1561

INFORMATION ITEM:

7988 Roseland Dr, La Jolla, CA 92037

Project: Roseland Residence Addition

Date: 09/21/2022

Presentation: La Jolla Shores Advisory Board

- Address: *7988 Roseland Drive, La Jolla, CA 92037*
- APN: *346-461-15-00*
- Project contact name, phone, e-mail: Hilary Lowe, Architect
858-255-1561
hilary@HLLKarchitects.com

Project description:

This project proposes a 485 SF addition to a 2190 SF existing residence on 9264 SF lot. The addition is sited on the east side of the building and infills between the east and west wings of the house; it therefore does not block views of others beyond the existing structure. The scope includes a 450 single-story guest suite addition to the main residence, a 35 SF addition to the kitchen and interior remodel. The Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).

General Information:

o Lot Size: 9264 SF

o Existing structure square footage and FAR (if applicable): *2190 SF; FAR = 0.24*

o Proposed square footage and FAR: *2675 SF; FAR = 0.29*

o Existing and proposed setbacks on all sides: *No changes to existing setbacks are proposed.*

Front: 10'-6" to PL, 20'-6" to curb

Rear: 57'-0"

West Side: 4'-11"

East Side: 13'-0"

o Height if greater than 1-story (above ground):

The existing house is 21FT in height. The addition is single story and is 15ft in height. The new roof will not exceed the height of the existing roof.



ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

SITE LOCATION

Scale:

A0



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lindsay@HLLKarchitects.com

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ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

SITE LOCATION

Scale: 3" = 1'-0"

A00



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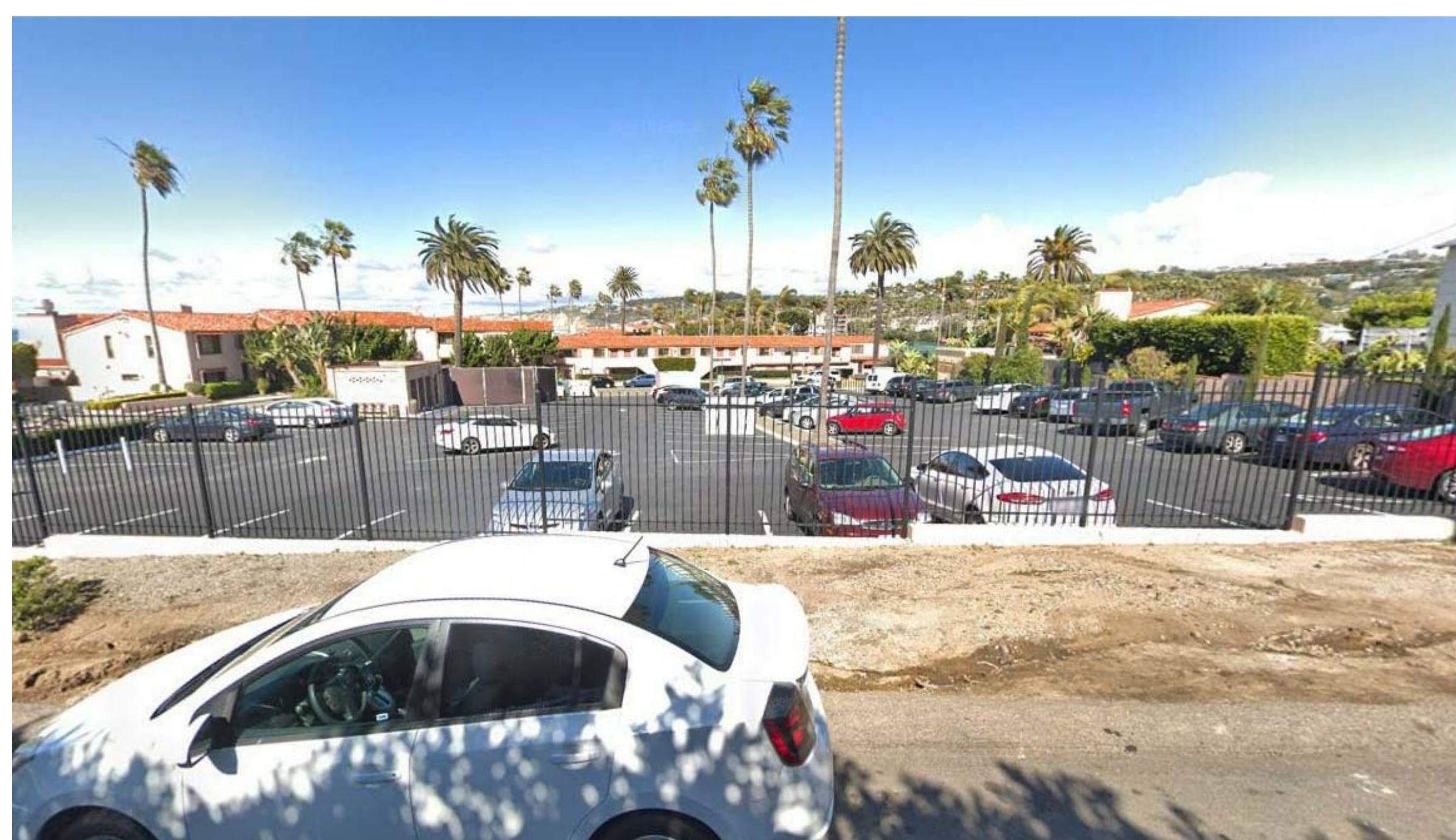
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7988 ROSELAND DRIVE
SOUTH ELEVATION FROM DRIVEWAY



7988 ROSELAND DRIVE
SOUTH ELEVATION FROM YARD



ADJACENT PARKING LOT
SOUTH ELEVATION FROM STREET



7988 ROSELAND DRIVE
SOUTH ELEVATION FROM STREET



7982 ROSELAND DRIVE
SOUTH ELEVATION FROM STREET

ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

PHOTOS

Scale:

A1

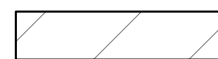
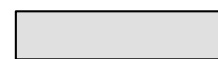





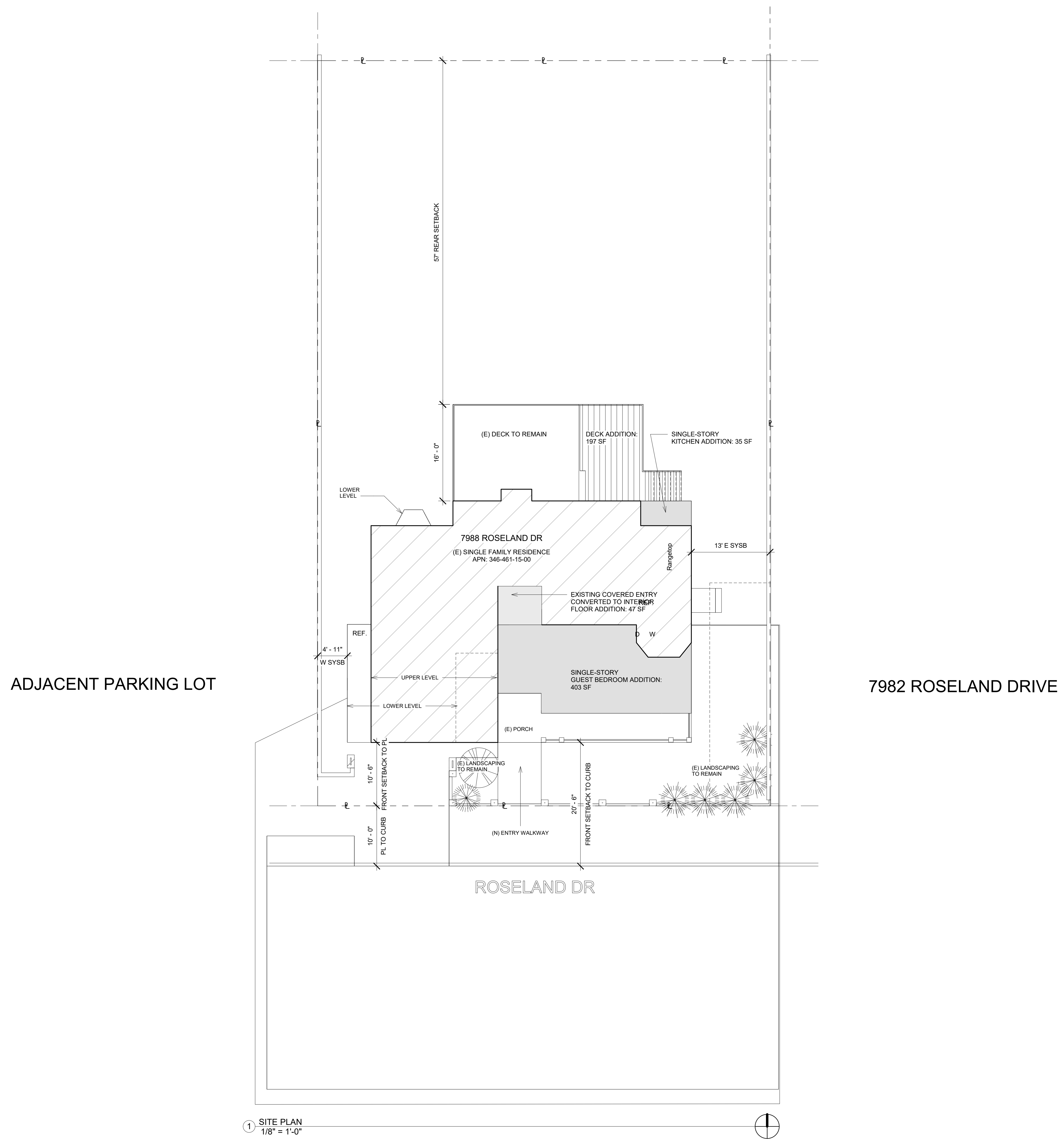
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SQUARE FOOTAGES		LEGEND	
(E) MAIN LEVEL:	1,430 SF		EXISTING BUILDING FOOTPRINT
(E) GARAGE:	345 SF		AREA OF ADDITION
(E) LOWER LEVEL:	315 SF		(E) COVERED ENTRY CONVERTED TO INTERIOR FLOOR ADDITION
(E) BASEMENT:	100 SF		DECK ADDITION
TOTAL EXISTING:	2,190 SF		PROPERTY LINE
(E) F.A.R.: 0.24			
(N) KITCHEN:	35 SF		
(N) GUEST BEDROOM:	450 SF		
TOTAL (N) ADDITION:	485		
(N) F.A.R.: 0.29			
NEW TOTAL SF:	2,675 SF		



1 SITE PLAN
1/8" = 1'-0"

ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

SITE PLAN

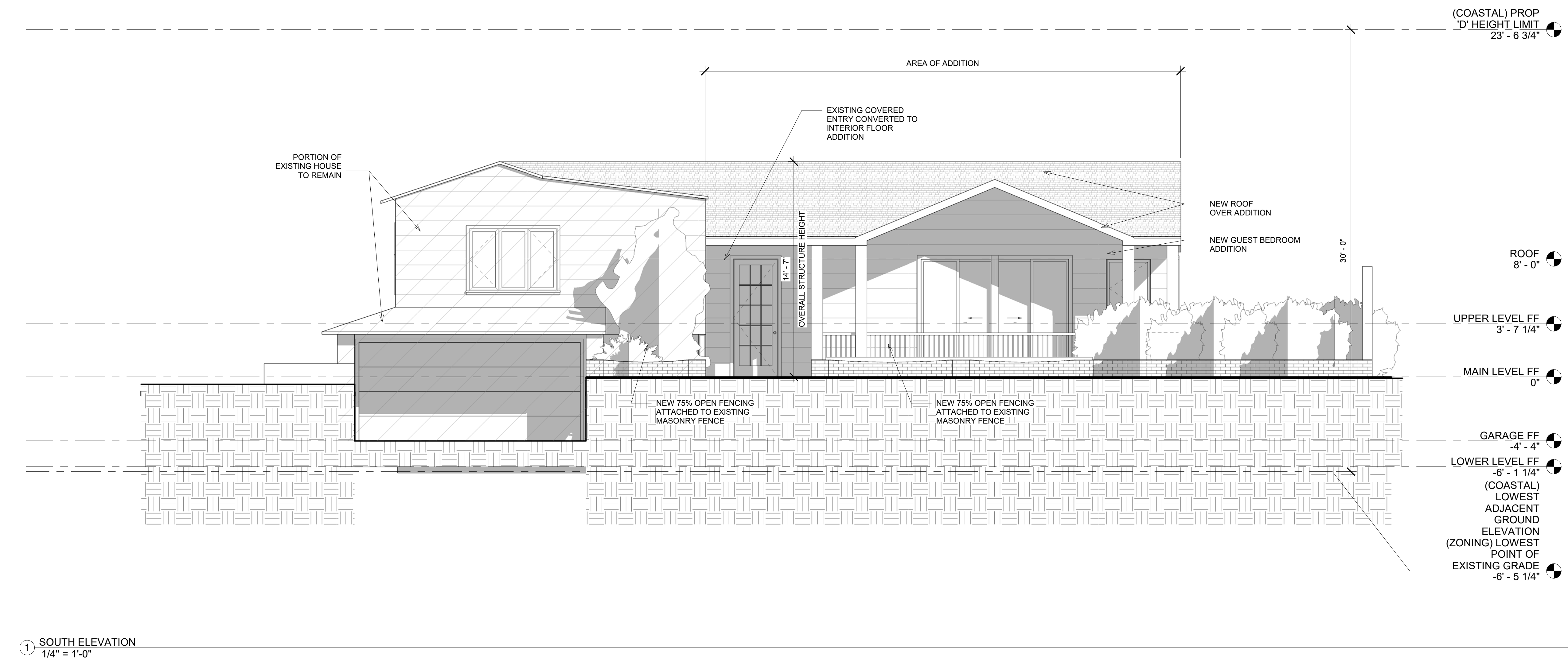
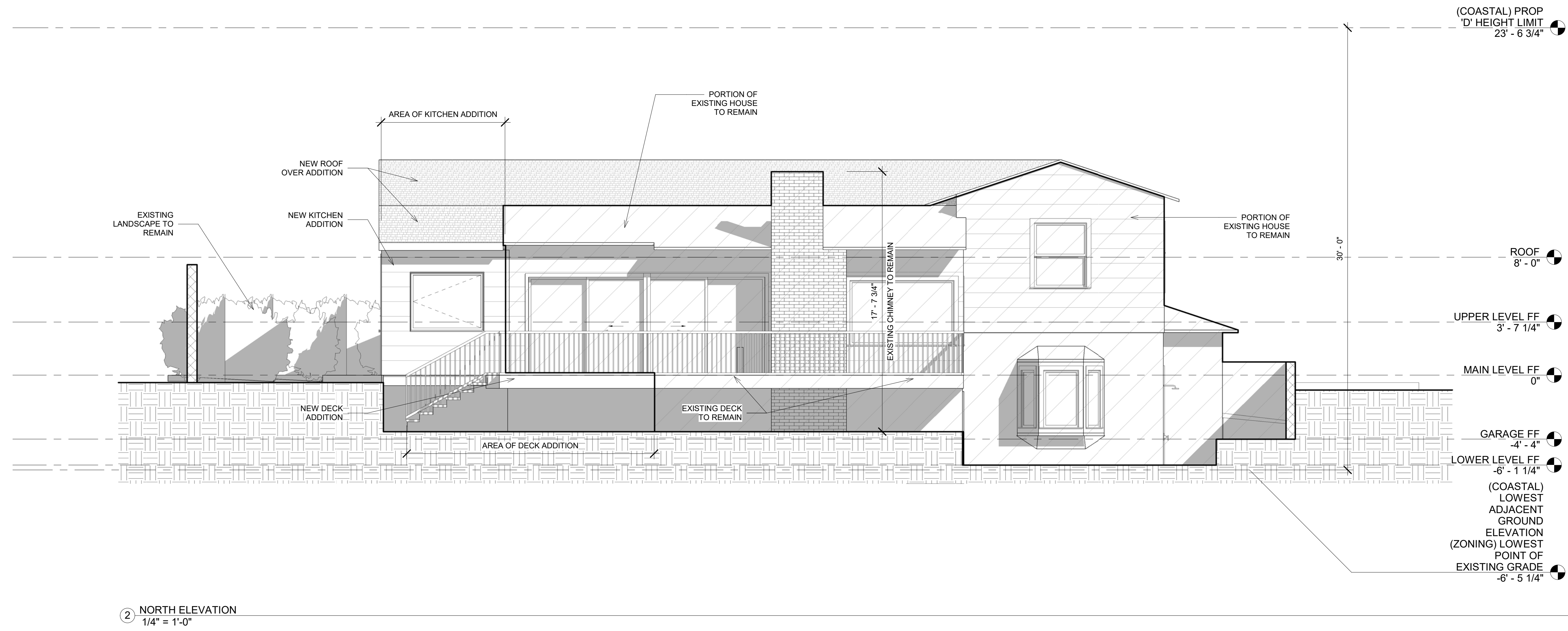
Scale: As indicated

A2



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9/15/2022 6:00:28 PM



ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

ELEVATIONS

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

A3

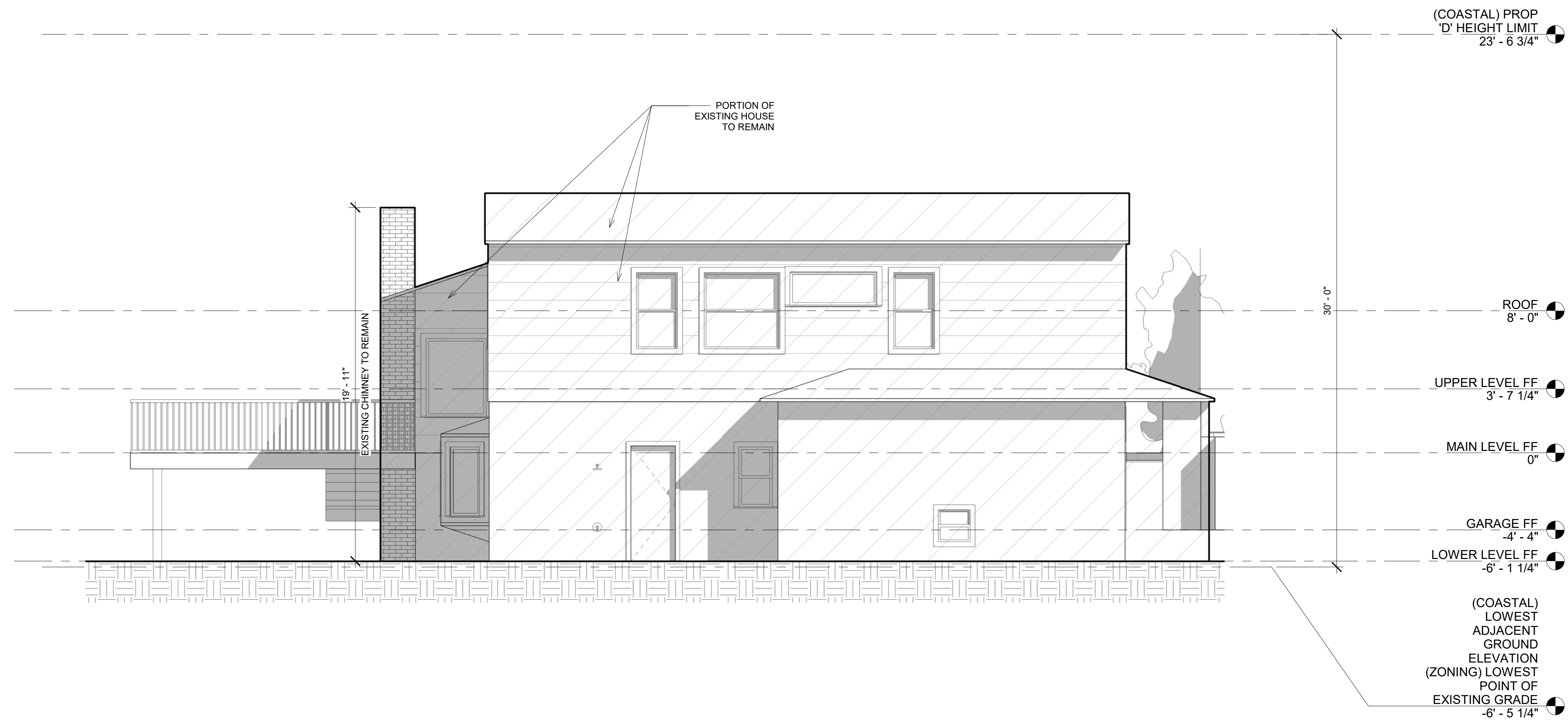


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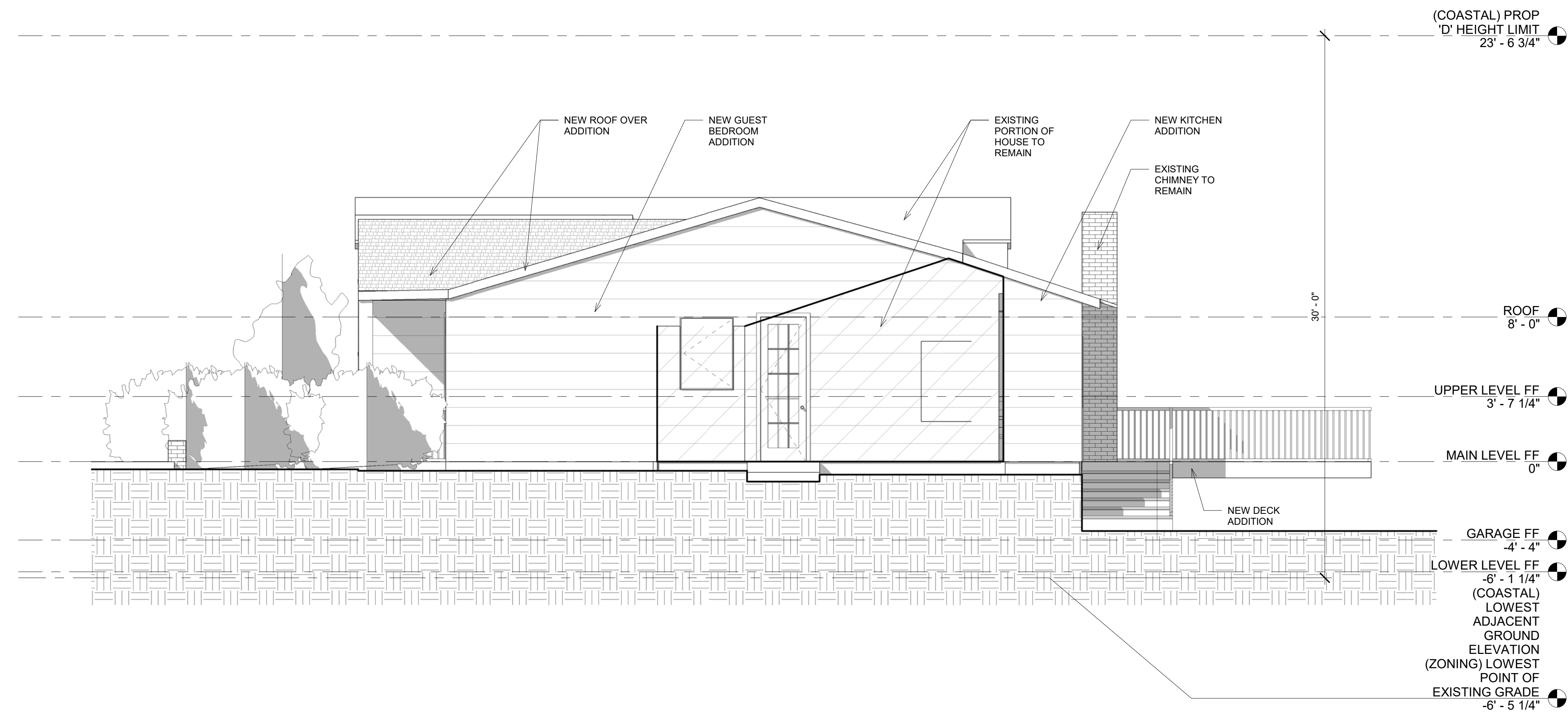
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1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

ELEVATIONS

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

A4



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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

3D VIEWS

Scale:

A5



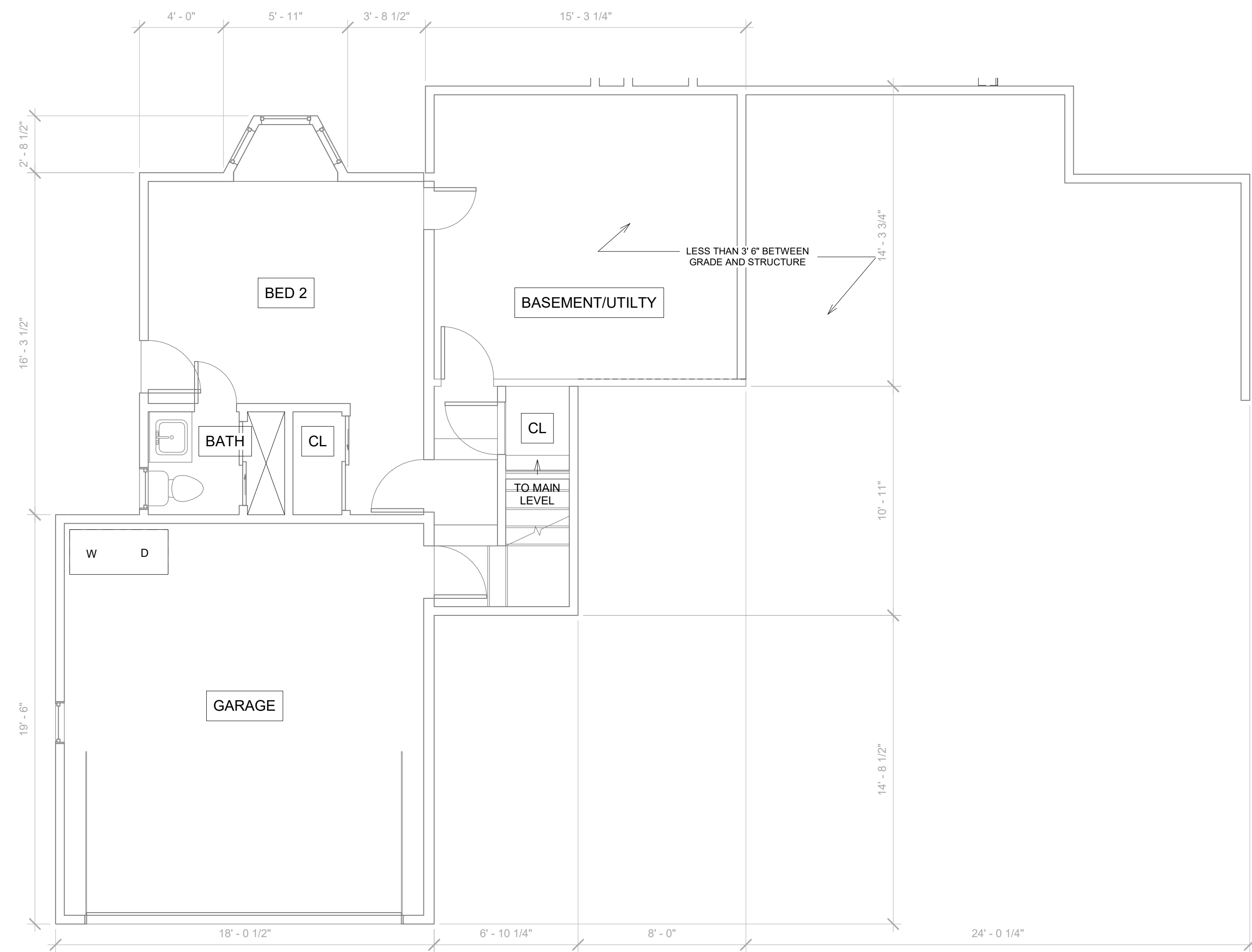
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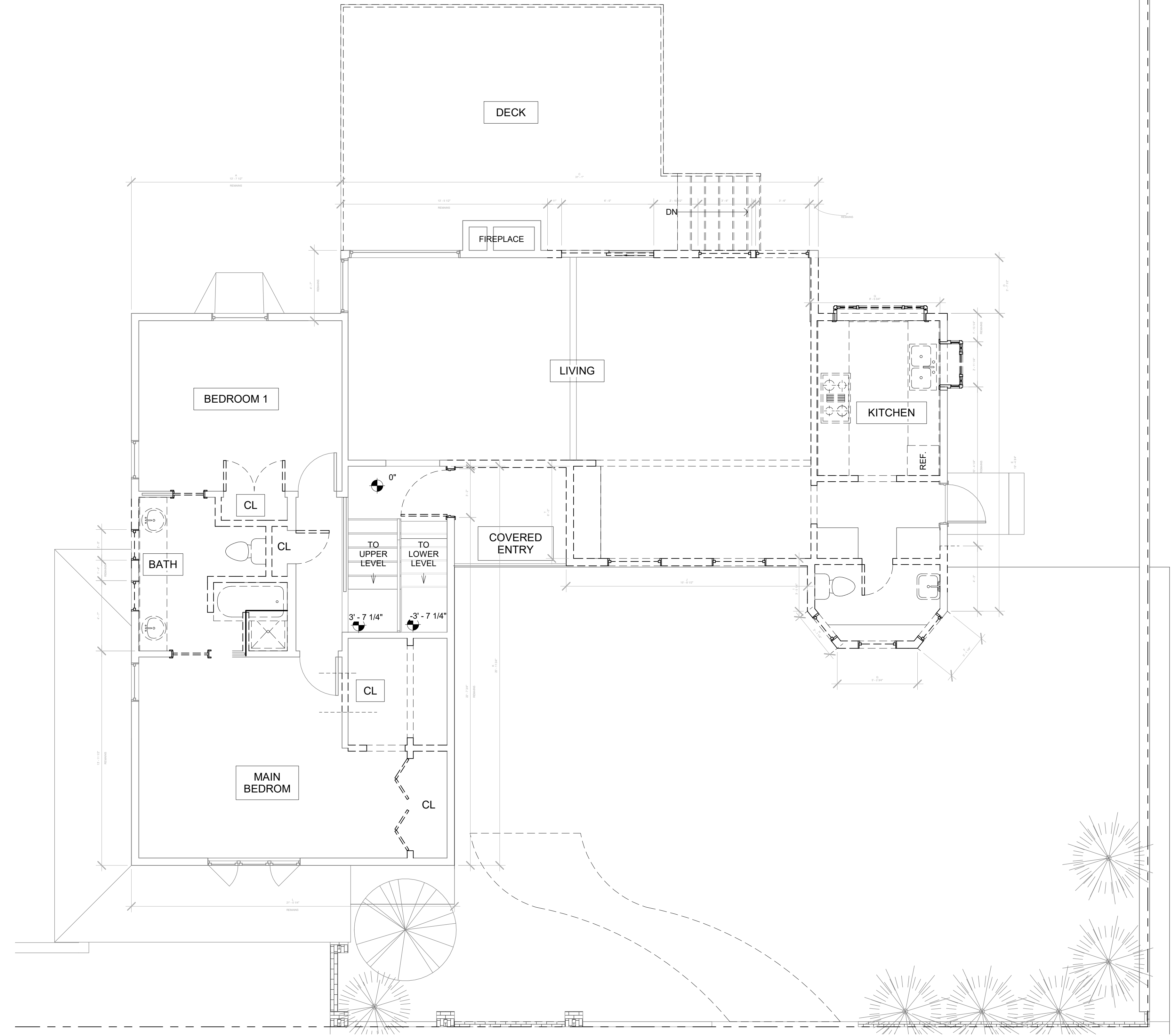
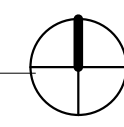
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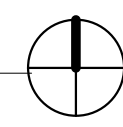
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3 LOWER FLOOR DEMO PLAN
1/4" = 1'-0"



1 MAIN FLOOR DEMO PLAN
1/4" = 1'-0"



ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

DEMO PLAN

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

A6

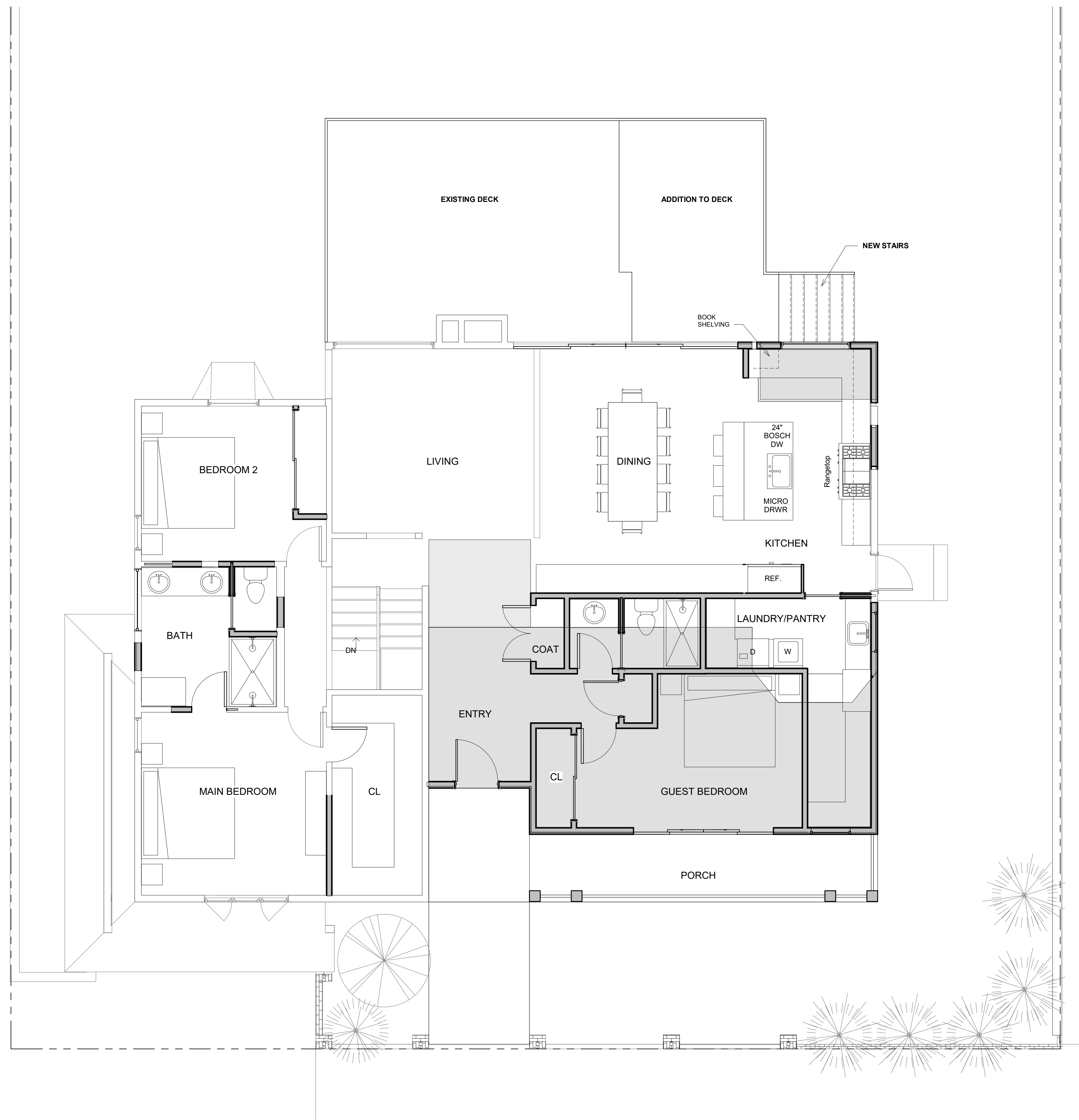


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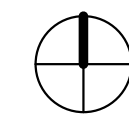
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SQUARE FOOTAGES		LEGEND	
(E) MAIN LEVEL:	1,430 SF		EXISTING BUILDING FOOTPRINT
(E) GARAGE:	345 SF		AREA OF ADDITION
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TOTAL EXISTING:	2,190 SF		PROPERTY LINE
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(N) GUEST BEDROOM:	450 SF		
TOTAL (N) ADDITION:	485		
(N) F.A.R.:	0.29		
NEW TOTAL SF:	2,675 SF		

1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"



ROSELAND RESIDENCE ADDITION

7988 ROSELAND DR
LA JOLLA, CA 92037

09/07/2022

FLOOR PLAN

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

A7



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