#### **ATTACHMENT 1:**

Greenberg Residence

# La Jolla Shores Planned District Advisory Board

### La Jolla Recreation Center 615 Prospect Street, La Jolla CA 92037

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

#### **Information Items (Our project is not for information)**

Project name - Greenberg Residence

- 8276 Paseo De Ocaso.
- La Jolla, California, 92037
- APN 346-180-11-00
- Project contact name, Michael Morton AIA
- Marengo Morton Architects
- 7724 Girard Avenue, Suite 200
- La Jolla, CA 92037
- Telephone: (858) 459-3769
- Project description, plus -
- Demolish existing 2,069 square foot one story single family residence. Build a new two story single family residence of 4,539 square feet with a new two car garage. New roof deck area and roof mounted PV system. Provide other miscellaneous site improvements as shown on the site plan such as new lap pool, site walls, fences, and hardscape.
  - o lot size 5,250 Square Feet
  - o existing structure square footage & FAR Existing 2,069 Square Feet 39.4 FAR
  - o proposed square footage & FAR Proposed 4,539 Square Feet .86.5 FAR
  - o existing and proposed setbacks on all sides Existing Setback Front 20'-0"
  - Existing North Side Setback 3'-10" Existing South Side Setback 3'-7"
  - Existing Rear Setback 18'-6"
  - Proposed Front Setback 17'-0"
  - Proposed North Side Setback 5'-0"
  - Proposed South Side Setback 5'-0"
  - Proposed Rear Setback 18'-6"
  - o height if greater than 1-story (above ground) **Existing Height 14'-10"**
  - o Proposed Height 29'-3" at top of chimney
- Project aspect(s) that the applicant team is seeking Trustee direction on. (Community character, aesthetics, design features, etc.)
- Both homes on Paseo Del Ocaso that surround the project are both two stories in height and the average of the area is 50% are currently two stories. We feet the articulation of the building and style will compatible with the current and future community character of La Jolla Shores.

#### **Action Items (Our project is an Action Item)**

- Project PTS number ADP & SDP #556536
- Project name Greenberg Residence
- 8276 Paseo De Ocaso,
- La Jolla, California, 92037
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  - o height if greater than 1-story (above ground) **Existing Height 14'-10"**

o Proposed Height – 29'-3" at top of chimney

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.

• Both homes on Paseo Del Ocaso that surround the project are both two stories in height and the average of the area is 50% are currently two stories. We feet the articulation of the building and style will compatible with the current and future community character of La Jolla Shores. We have contact our immediate neighbors whom we have shown the plans.

Marlon I. Pangilinan Senior Planner Planning Department 1010 Second Avenue, Suite 1100 MS 413 San Diego CA 92101 619-235-5293 www.sandiego.gov/planning

# Greenberg Residence PROJECT SUMMARY

8276 Paseo Del Ocaso, La Jolla, CA 92037

Zoning	Site Requirement	Allowed / Required		Proposed		Percentage/ Conforms
Zone	LJSPD-SF	Single Family		Single Family Conforms		Conforms
	Coastal Height Limit	Overlay Zone, Coastal	Ove	rlay Zone (non appealable	area	-2, Beach Impact Area of the
Overlay Zone	Parking Impact Over	lay Zone, Residential T	ande	m Parking		
Area of Site		5,000	SF	5,250	SF	Conforms
Number of Units		1		1		Conforms
Number of Story's		2		2		Conforms
Allowable Coverage	60%	3,150	SF	2,534	SF	48%
Allowable FAR	No Limit*	5,250	SF	4,539	SF	86%
Allowable Landscape Coverage	30%	1,575	SF	1,817	SF	35%
Parking						
Number of Parking Spaces		2		2		9' x 18'-0" Conforms
Number of Standard Parking Spaces		2		2		9' x 18'-0" Conforms
Number of Guest Spaces	In Driveway	0		2		9' x 18'-0" Conforms
Driveway Length to Sidewalk		20'-0"		20'-0"		Conforms
Number of Bicycle Parking		0		2		Conforms
Unit Size						
First Floor Area - 2 Bedrooms / Den		3,150	SF	1,787	SF	Conforms
Second Floor Area - 2 Bedrooms	No Limit		SF	2,344	SF	Conforms
Garage Area - 2 Cars		400	SF	407	SF	Conforms
Basement Area - 1 Bedroom	No Limit		SF	753	SF	Conforms
First Floor Terrace Area:	No Limit		SF	303	SF	Conforms
Second Floor Balcony Area:	No Limit		SF	330	SF	Conforms
Roof Deck Area:	No Limit		SF	336	SF	Conforms
Building Height - 2 Story Portion		30'-0"		29'-4"		Conforms
Setbacks						
Front Yard (Paseo Del Ocaso)		15'-0" / 17'-0"	Ft.	17'-1" / 22'-0"	Ft.	Conforms
Side Yard - North With Recessed Areas		5'-0"	Ft.	5'-0" / 7'-0"	Ft.	Conforms
Side Yard - With Recessed Areas		5'-0"	Ft.	5'-0" / 6'-4"	Ft.	Conforms
Rear Yard		15'-0" / 17'-0"	Ft.	18'-6"	Ft.	Conforms
Climate Action Plan						
Roof Mounted Photovoltaic Panels	Recommended			12		Conforms
Energy Efficient Lighting - LED	Recommended			All Fixtures LED		Conforms
Low Water Usage Plumbing Fixtures	Recommended			All Low Water Usage		Conforms
Low Water Usage Landscape & Irrigation	Recommended			All Low Water Usage		Conforms

# Greenberg Residence Exterior Project Renderings

August 31st, 2017





# **Greenberg Residence** 8276 Paseo Del Ocaso

La Jolla, CA 92037

**Michael Morton AIA** 





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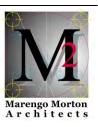
# **Greenberg Residence**





# **Greenberg Residence** 8276 Paseo Del Ocaso

La Jolla, CA 92037 **Michael Morton AIA** 





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