

# **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.**
    - lot size - **5,250 Square Feet**
    - existing structure square footage & FAR - **Existing 2,069 Square Feet – 39.4 FAR**
    - proposed square footage & FAR – **Proposed 4,539 Square Feet - .86.5 FAR**
    - 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"**
    - height if greater than 1-story (above ground) **Existing Height – 14'-10"**
      - **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 feel 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
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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 feel the articulation of the building and style will be compatible with the current and future community character of La Jolla Shores. We have contacted 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](http://www.sandiego.gov/planning)

# Greenberg Residence

8276 Paseo Del Ocaso, La Jolla, CA 92037

## PROJECT SUMMARY

Zoning	Site Requirement	Allowed / Required		Proposed		Percentage/ Conforms
Zone	LJSPD-SF	Single Family		Single Family Conforms		Conforms
Overlay Zone	Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non appealable area-2, Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem 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%
<b>Parking</b>						
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
<b>Unit Size</b>						
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
<b>Setbacks</b>						
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
<b>Climate Action Plan</b>						
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 31<sup>st</sup>, 2017

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**Greenberg Residence**

**8276 Paseo Del Ocaso**

**La Jolla, CA 92037**

**Michael Morton AIA**

*Note :*

*THESE RENDERINGS REPRESENT THE OVERALL DESIGN INTENT AND MAY NOT REFLECT THE CURRENT  
UPDATED PLANS AND ELEVATIONS . THESE SHOULD ONLY REFERENCED TO FOR GENERAL SITE  
CONTEXT AND SCALE .*







**View 01**

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View 02

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## View 03

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## View 04

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View 05

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View 06

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View 07

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View 08

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**View 09**

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## View 10

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View 11

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## View 12

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