

**La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037**

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): **653331**
- Address: **CALLE DEL ORO, LA JOLLA, CA 92037**
APN: **346-261-01-00**

- Project contact name, phone, e-mail:
Aaron Borja,
619.535.0537 X 104,
Email: AARONB@ARCHITECTSLOCAL.COM

Project description:

Interior remodel and addition to an existing 1-story, 4 bedroom, 4 bath house, into a 2-story, 5 bedroom, 5 bath / 2 powder room house.

Remodel Area:

Garage Area: 372 SF

Ground Floor: 417 SF

Addition:

Ground Floor: -45 NET SF

Second Floor: 3,636 NET SF

New second story with 3 bedrooms / 3.5 bathrooms

Permitting:

Site Development Permit

- In addition, provide the following:
 - o Lot size: **20,184 SF = 0.46 ACRES**
 - o Existing structure square footage and FAR (if applicable): 5920 SF / 20184 SF = **29%**
 - o Proposed square footage and FAR: 9922 SF / 20184 SF = **49%**
 - o Existing and proposed setbacks on all sides: Existing to Remain
 - FRONT (GARAGE): **15'**
 - FRONT (BUILDING): **36'**
 - INTERIOR SIDE: **8'**
 - STREET SIDE: **N/A**
 - REAR: **54' 3"**
 - EASEMENTS: **10' (PRIVATE, WEST PROPERTY LINE)**
 - o Height if greater than 1-story (above ground): **26'**

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 for view by the public:

- 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;

(CONTINUED ON THE NEXT PAGE)

- 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 from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

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 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. Action Items will be heard first.

Thank you,

Please return the information requested to:

Marlon I. Pangilinan
Senior Planner
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning

2521 CALLE DEL ORO

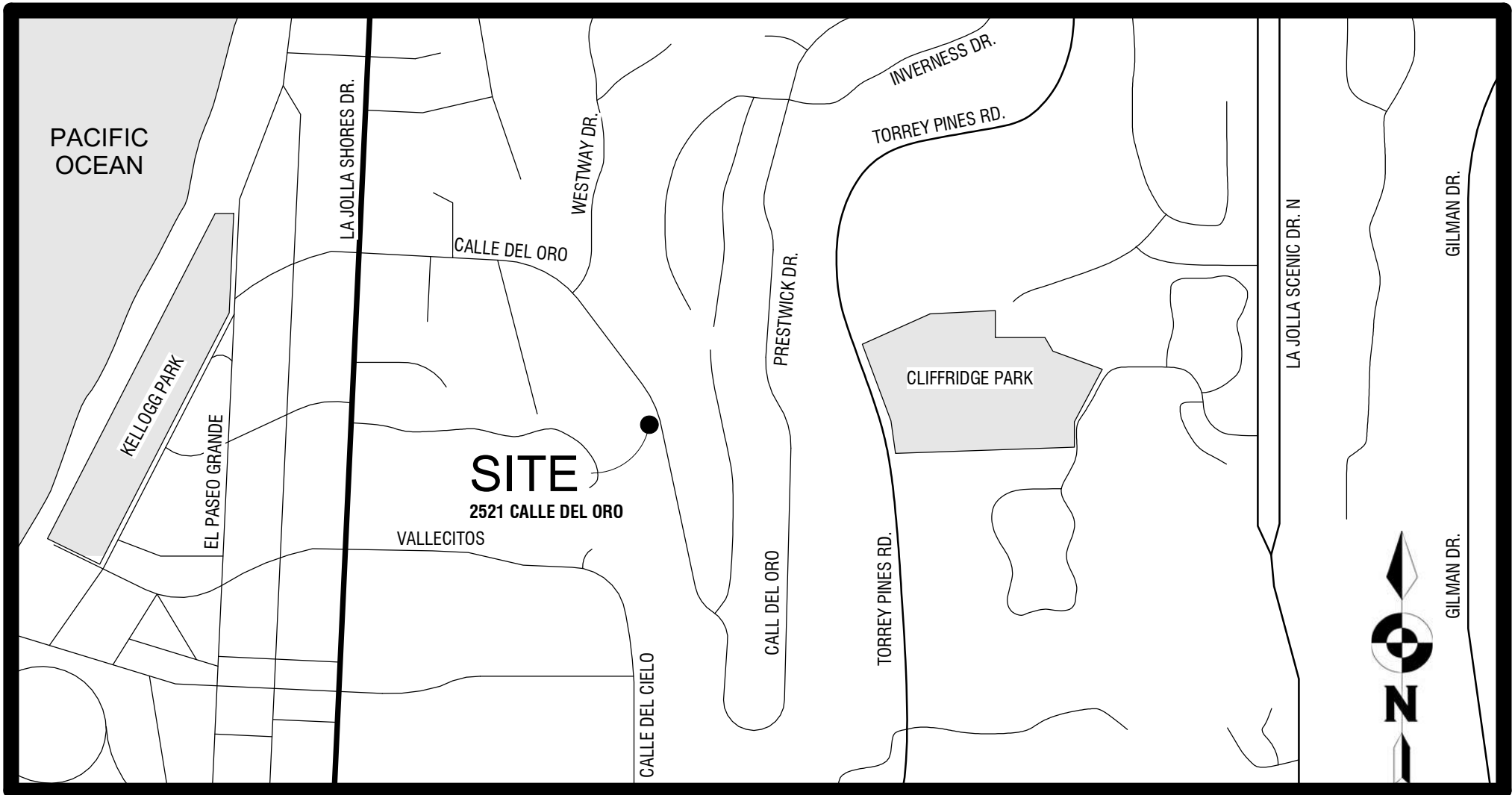
PROJECT INFORMATION

ADDRESS:	2521 CALLE DEL ORO, LA JOLLA, CA 92037
LEGAL DESCRIPTION:	LOT 7 OF PRESTWICK ESTATES UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 13, 1959.
PROJECT CONTACT:	ARCHITECTS LOCAL AARON A BORJA AARONB@ARCHITECTSLOCAL.COM 619.535.0537 X 104 710 13TH ST. #307 SAN DIEGO, CA 92101
APN:	346-261-01-00
MAP:	PRESTWICK ESTS UNIT # 1
SUBDIVISION:	004392
ZONING:	LJSPD-SF
OVERLAY ZONE:	LA JOLLA SHORES PLANNED DISTRICT, STEEP HILL SIDES, COSTAL HEIGHT LIMIT, COASTAL OVERLAY, VERY HIGH FIRE SEVERITY, PARKING IMPACT, SAN DIEGO UNIFIED SCHOOL DISTRICT.
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
GEO-HAZARD CATEGORY:	26
EASEMENTS:	10' (WEST PROPERTY LINE)
CC	
SPRINKLERED:	YES
YEAR BUILT:	1991
EXISTING USE:	1-STORY SINGLE FAMILY HOUSE W/ ATTACHED 3 CAR GARAGE
PROPOSED USE:	2-STORY SINGLE FAMILY HOUSE W/ ATTACHED 5 CAR GARAGE
LOW DATUM POINT:	182.50'
HIGH DATUM POINT:	183.94'
PROPOSED HEIGHT:	26'
LOT SIZE:	20,184 SF = 0.46 ACRES
TOTAL GROSS SF:	9922
(E) GROSS	5920
(N) GROSS	4002
BUILDING GROSS SF:	9922
(E) GARAGE	890
(N) GARAGE:	372
(E) GROUND LEVEL:	5030
(N) GROUND LEVEL:	-45
(N) LEVEL 2 ADDITION:	4047
TOTAL NET SF:	8464
(E) NET:	4828
(N) NET:	3636
BUILDING NET SF:	8464
(E) GROUND LEVEL:	4828
(N) GROUND LEVEL:	-354
(N) LEVEL 2 ADDITION:	3990
(E) LANDSCAPE AREA SF (TO REMAIN):	6005
LOT COVERAGE (E)	29%
LOT COVERAGE (N)	29%
F.A.R. (E)	0.29
F.A.R. (N)	0.49
OVERALL HEIGHT CHANGE	3' 9"

RENDERINGS



VICINITY MAP



SHEET INDEX

- A00 - TITLE PAGE
- A01 - SITE SURVEY
- A02 - SITE PLAN
- A03 - FLOOR PLAN AREAS
- A04 - SITE SECTIONS
- A05 - LONG SITE SECTION
- A06 - ENTRY FACADE
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- A10 - EXISTING GROUND FLOOR PLAN
- A11 - NEW GROUND LEVEL FLOOR PLAN
- A12 - NEW FIRST FLOOR PLAN
- A13 - NORTH ELEVATIONS
- A14 - SOUTH ELEVATIONS
- A15 - EAST ELEVATIONS
- A16 - WEST ELEVATIONS
- A17 - LONG SECTIONS
- A18 - SHORT SECTIONS



713 13TH ST. #307
SAN DIEGO, CA 92101
619.535.0537
ARCHITECTSLOCAL.COM

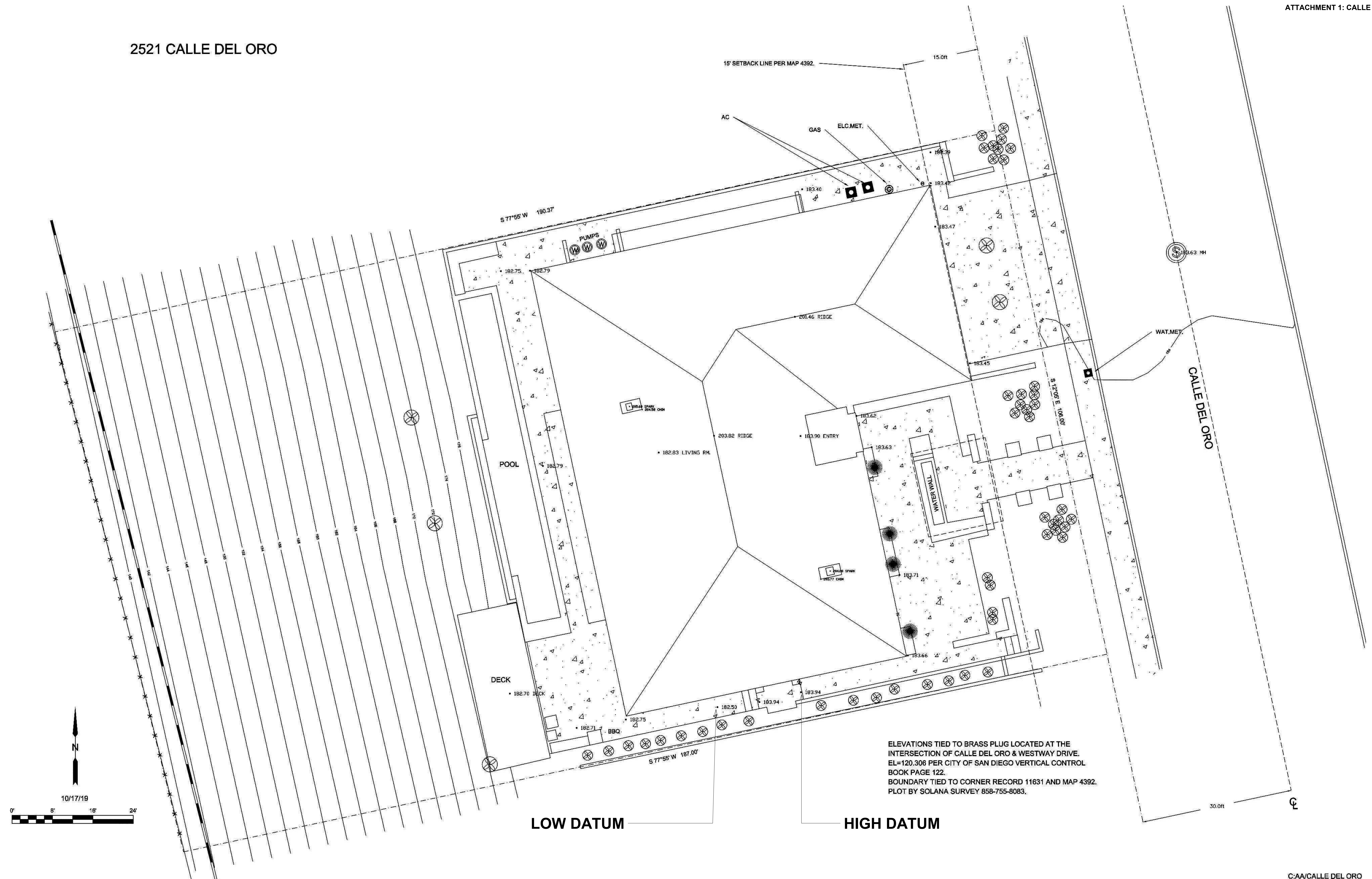
2521 CALLE DEL ORO

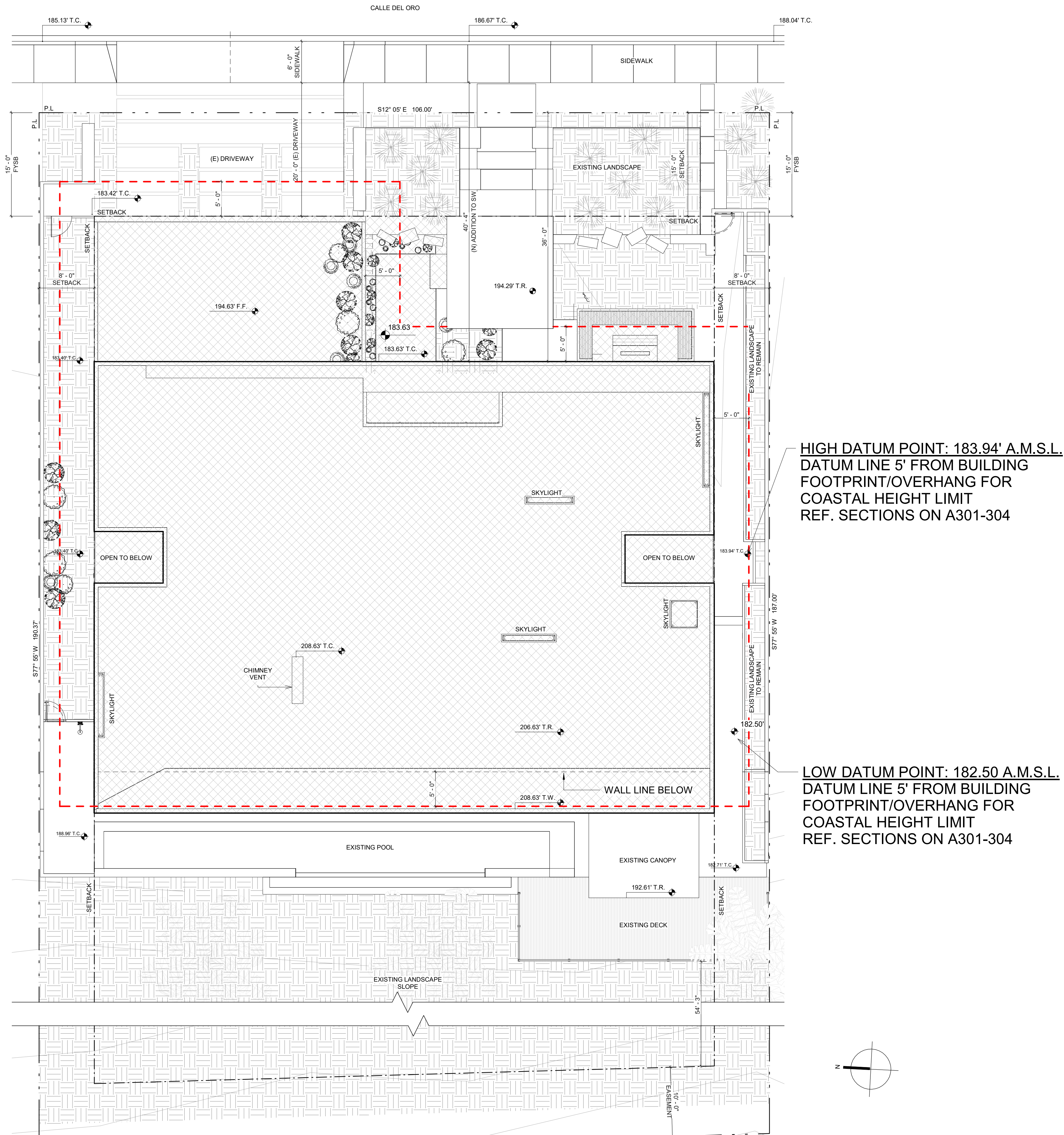
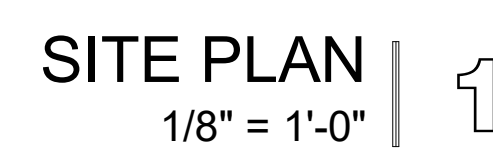
LA JOLLA, CA 92037

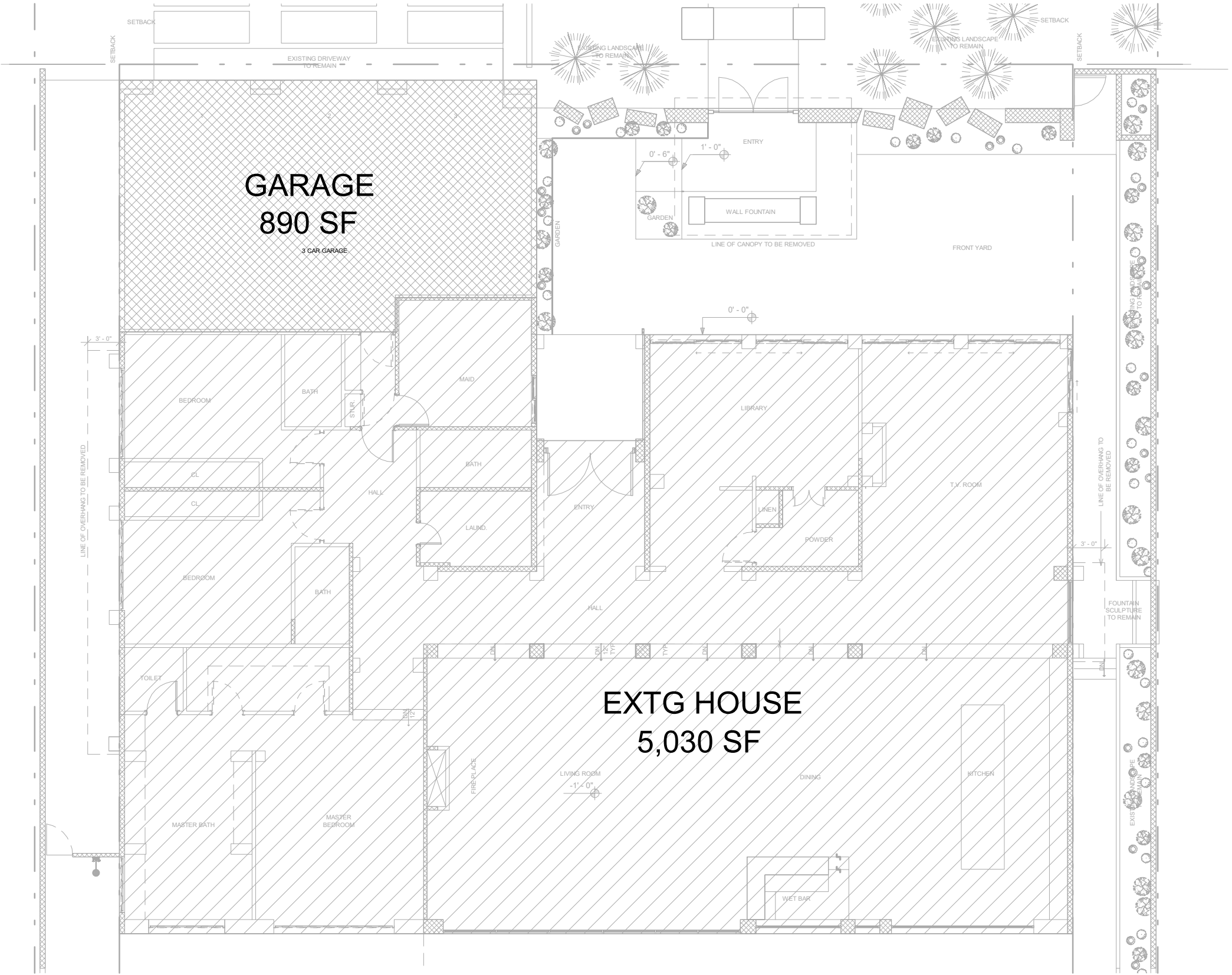
TITLE PAGE A00

DATE: MAY 11TH, 2020
SCALE: AS NOTED

2521 CALLE DEL ORO





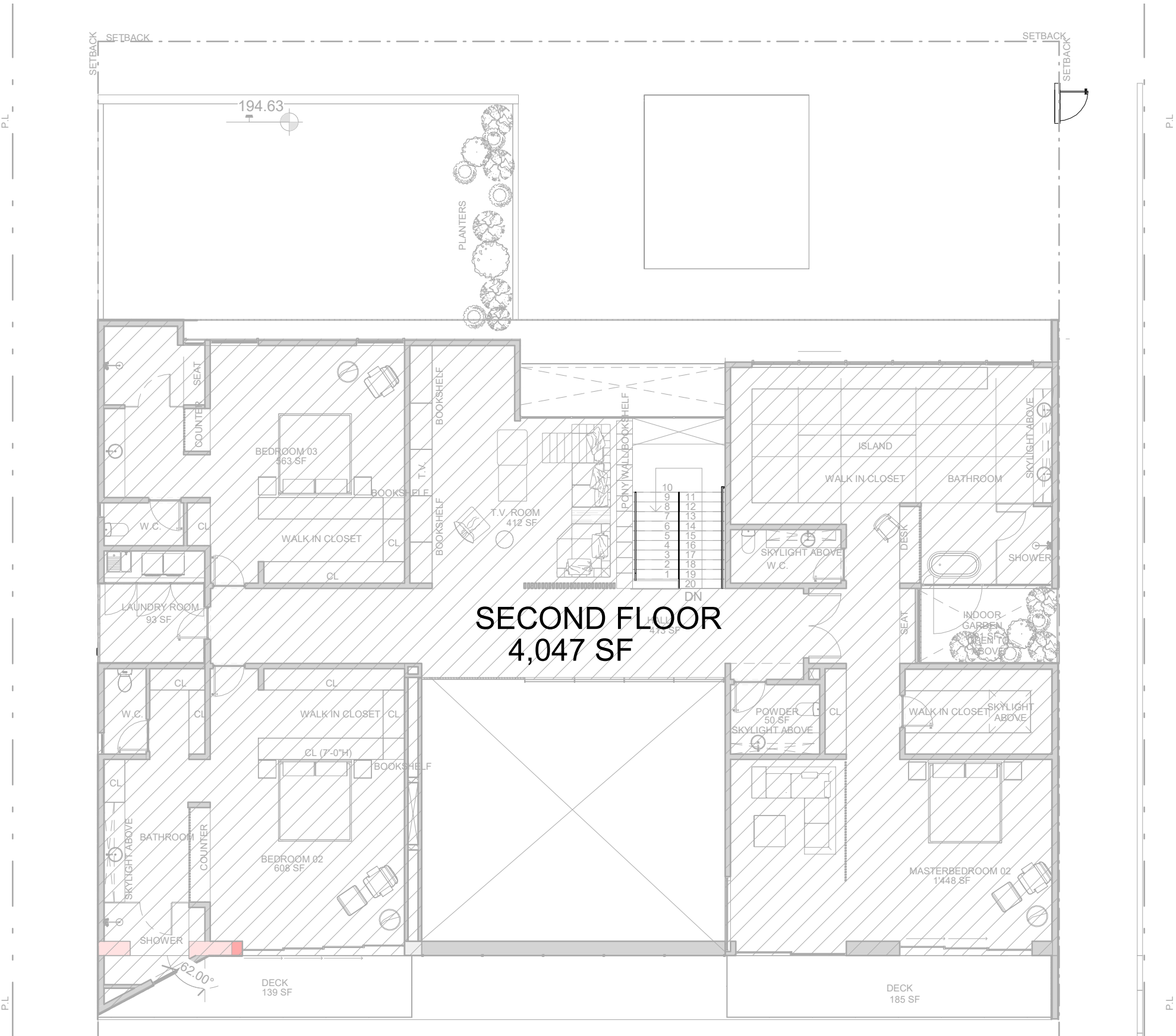
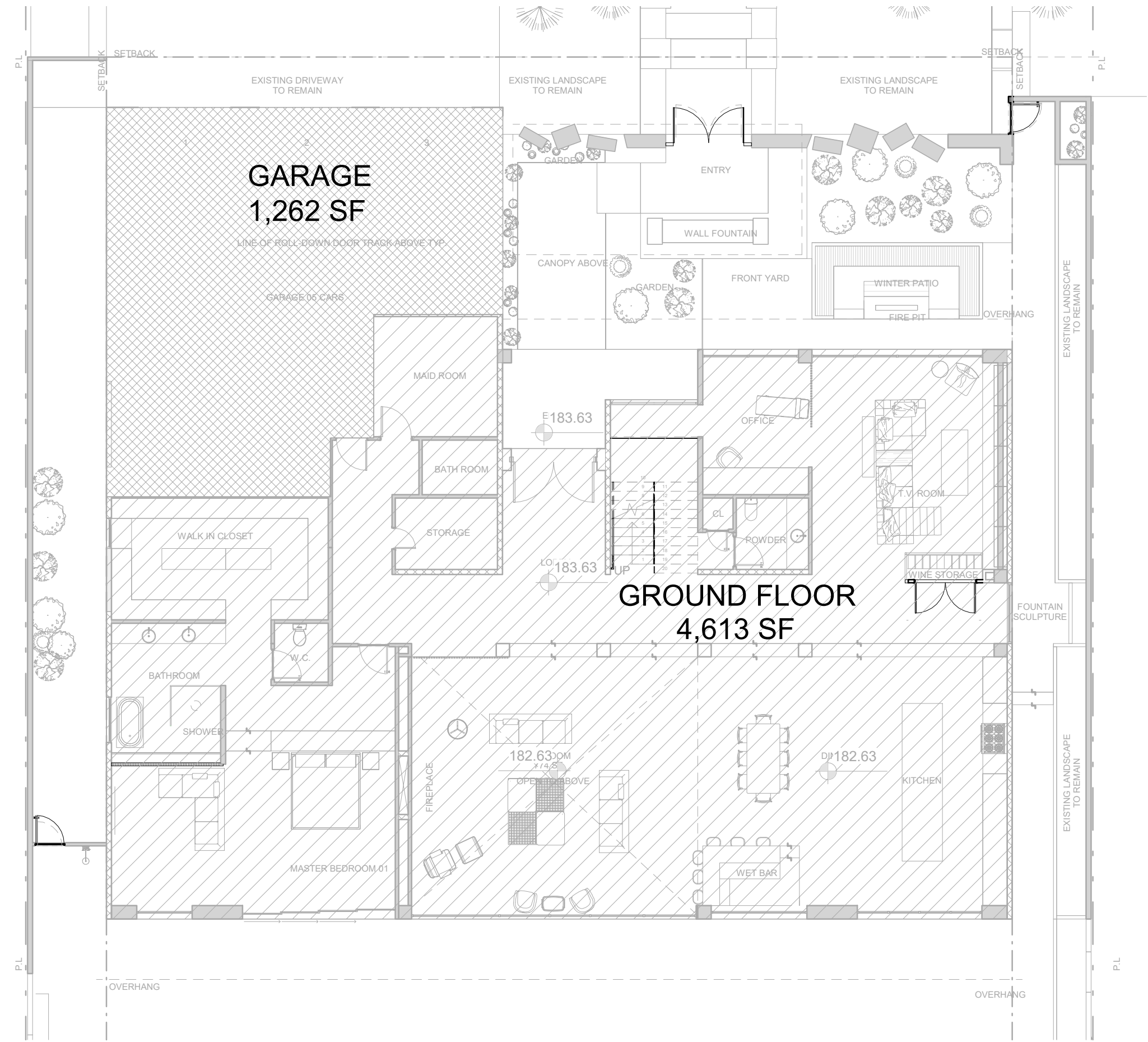


EXISTING AREAS			
AREA	SF	AREA	SF
EXISTING GARAGE	890 SF	EXISTING HOUSE	5,030 SF
TOTAL GARAGE:		TOTAL EXTG HOUSE:	5,030 SF

GARAGE		HOUSE	
AREA	SF	AREA	SF
GARAGE	1,262 SF	REMODEL	4,613 SF
TOTAL :		TOTAL:	4,613 SF

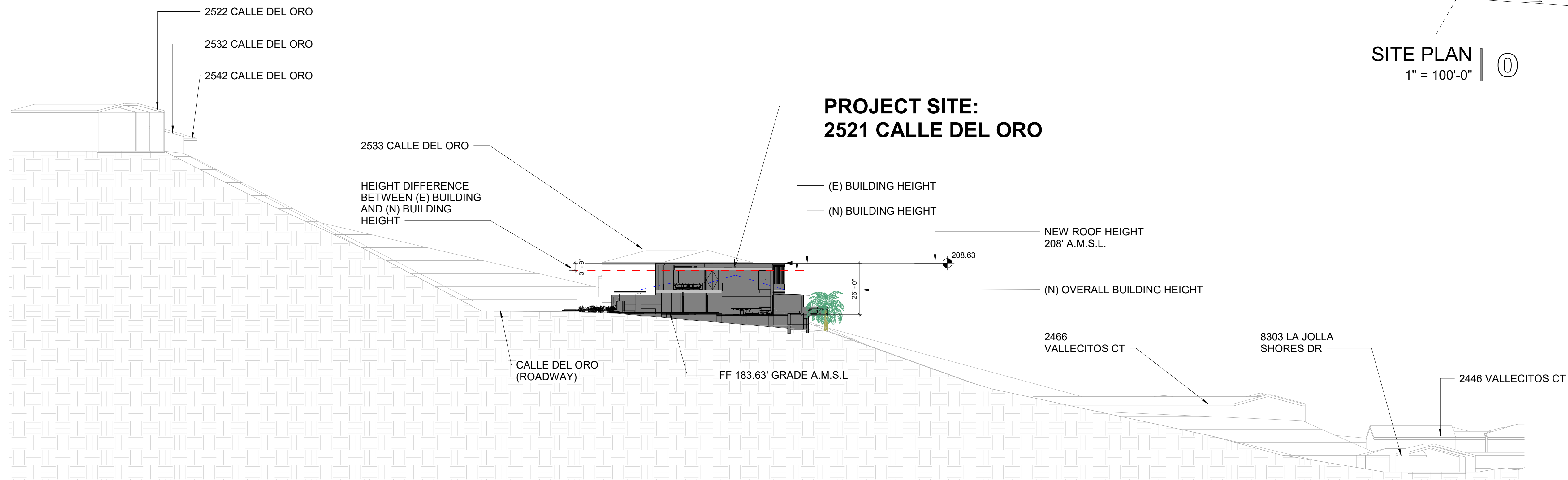
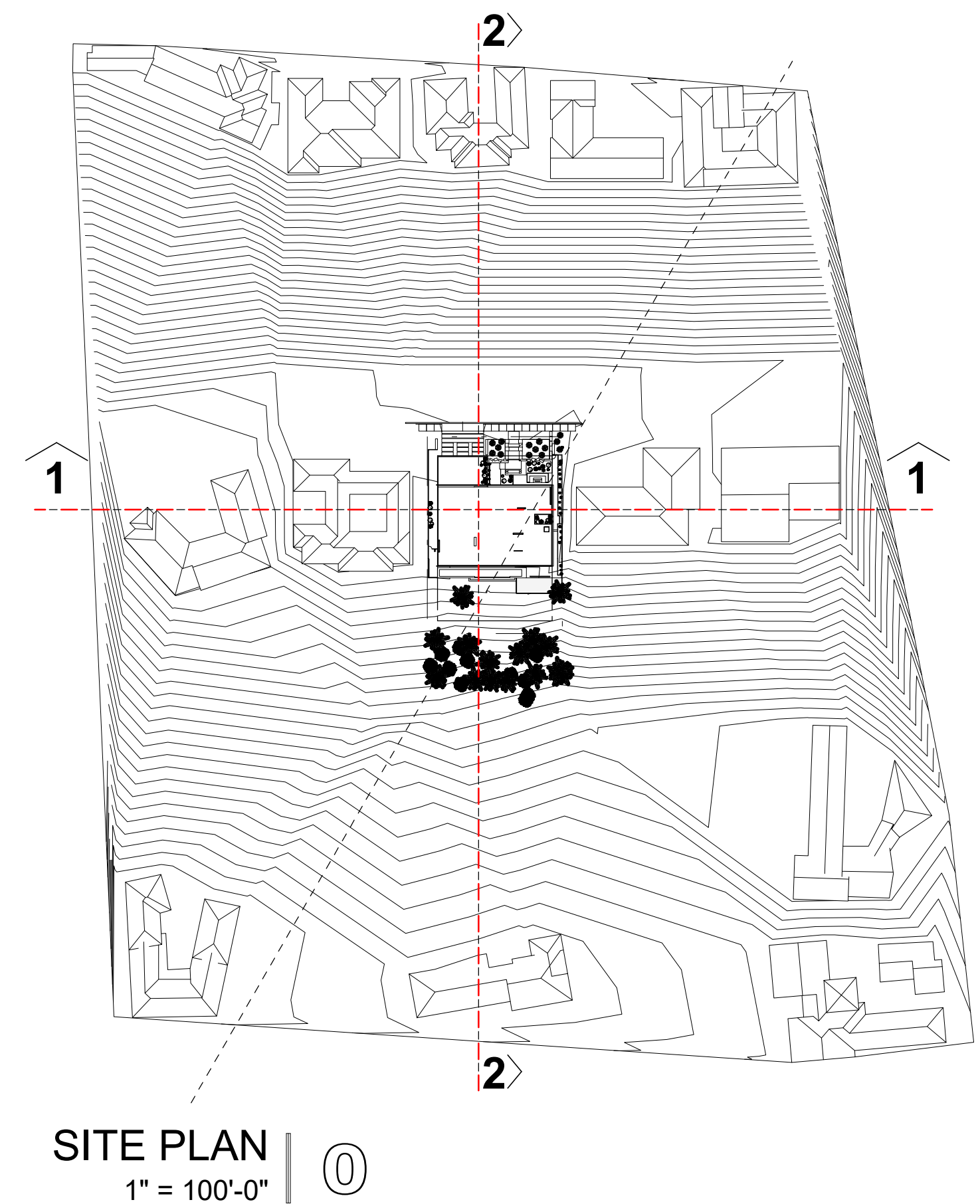
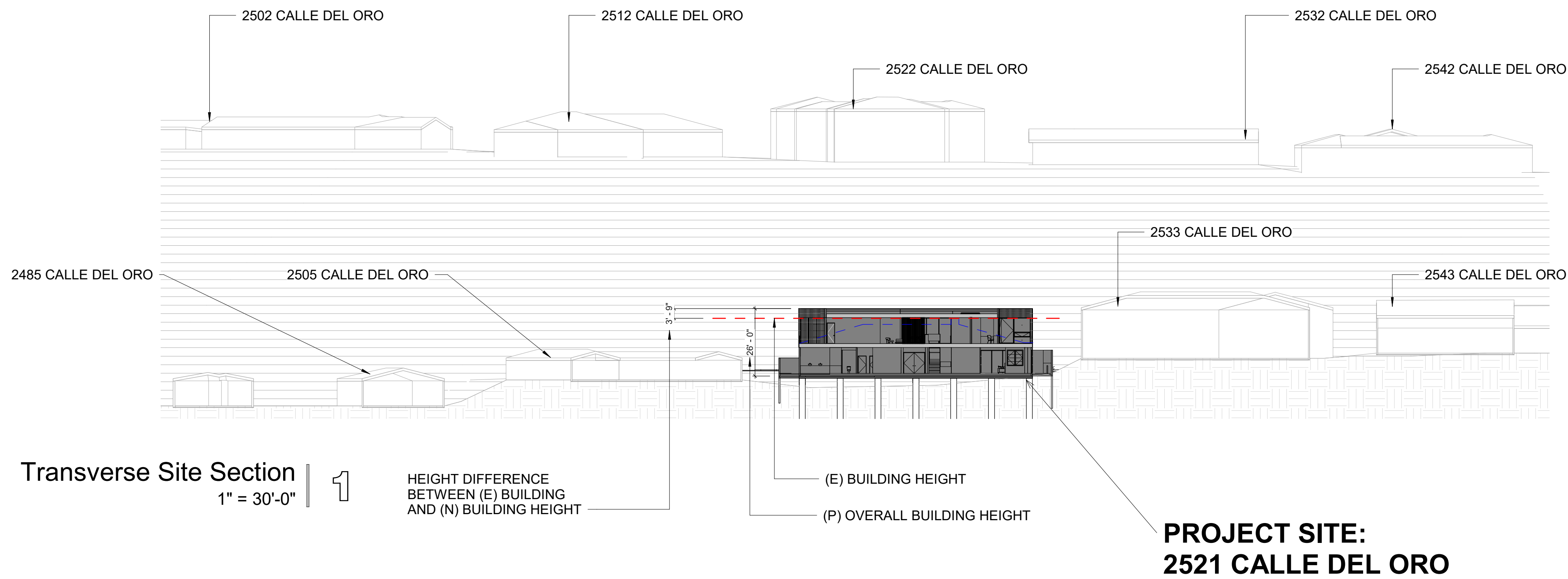
ADDITION AREA	
AREA	SF
SECOND FLOOR	4,047 SF
TOTAL :	4,047 SF

EXISTING FLOOR PLAN AREA | 1
3/32" = 1'-0"



GROUND LEVEL FLOOR PLAN AREAS | 2
3/32" = 1'-0"

SECOND FLOOR PLAN AREAS | 3
3/32" = 1'-0"



Longitudinal Site Section 2
1" = 30'-0"



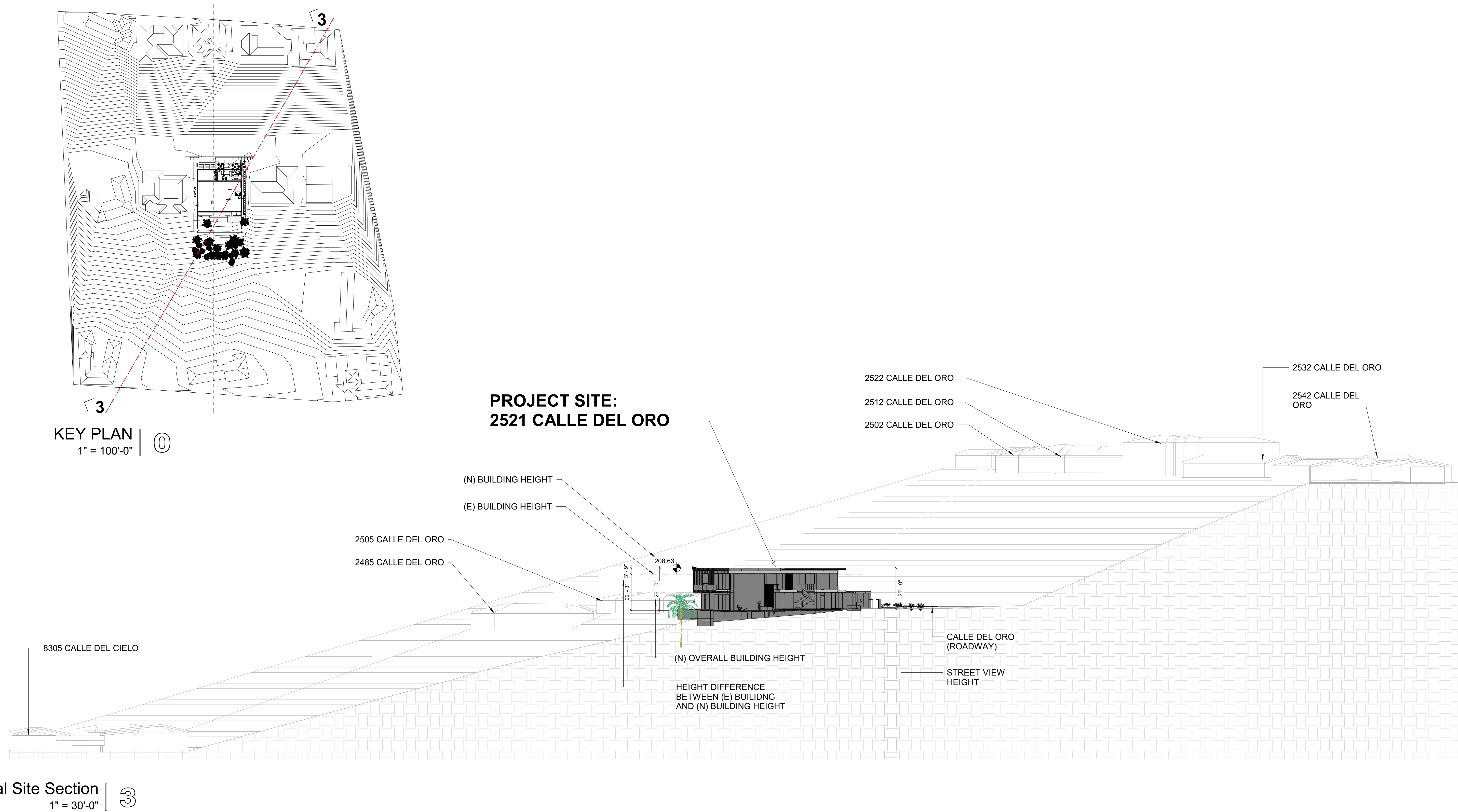
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2521 CALLE DEL ORO

LA JOLLA, CA 92037

SITE SECTIONS A04

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Diagonal Site Section | 3
1" = 30'-0"



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2521 CALLE DEL ORO

LA JOLLA, CA 92037

LONG SITE
SECTION

DATE:
SCALE:

MAY 11TH, 2020
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A05



PROPOSED
RENDERING



EXISTING ENTRY FACADE



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LA JOLLA, CA 92037

ENTRY FACADE A06

DATE: MAY 11TH, 2020
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PROPOSED
RENDERING



EXISTING STREET VIEW



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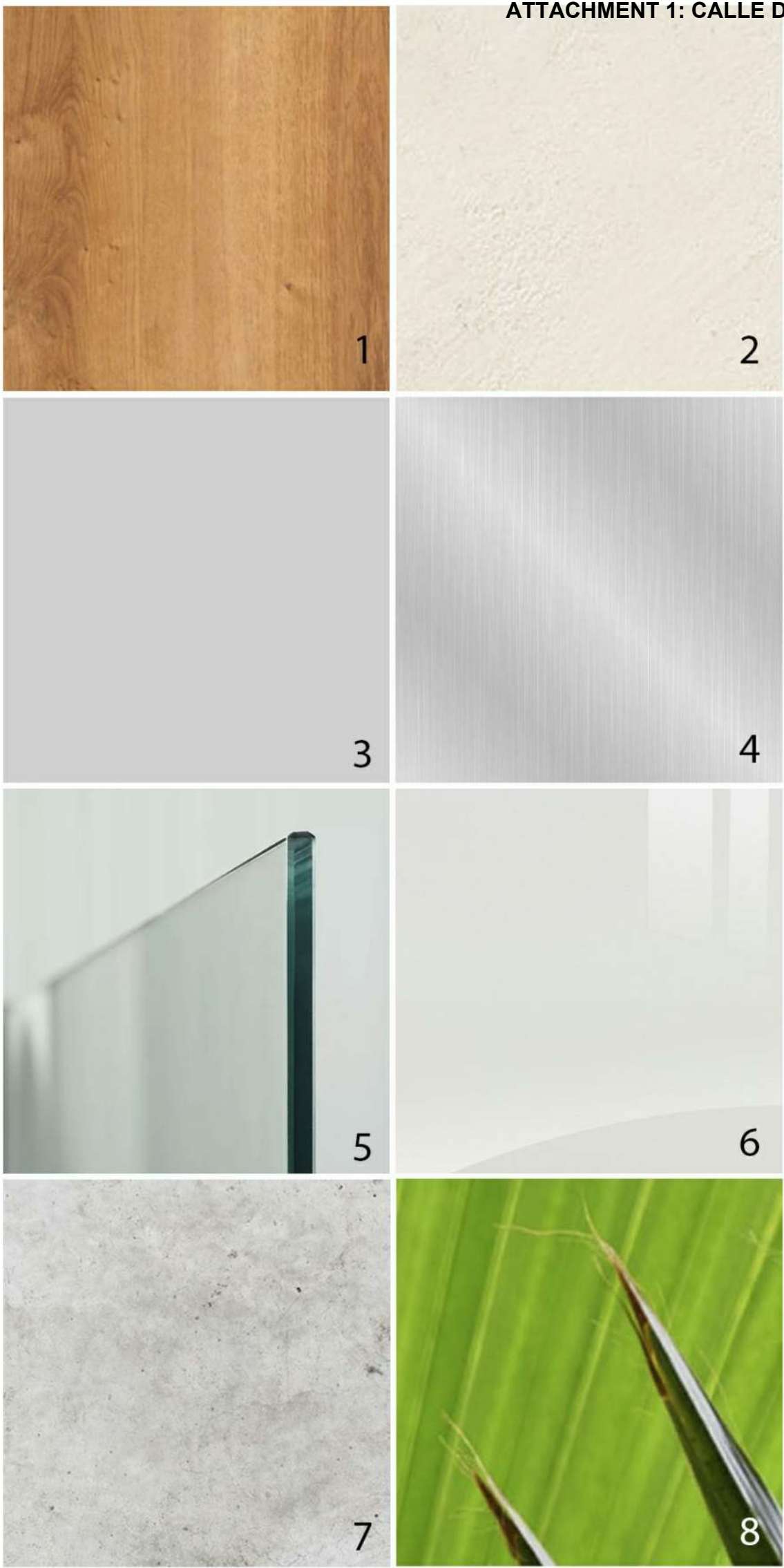
2521 CALLE DEL ORO
LA JOLLA, CA 92037

STREET VIEW A07

DATE: MAY 11TH, 2020
SCALE: AS NOTED



2521 CALLE DEL ORO, LA JOLLA, CA



ATTACHMENT 1: CALLE DEL ORO SDP

DESIGN PALETTE:

- 1. GARAPA WOOD. Transparent Wood Stain
- 2. STUCCO FINISH. Santa Barbara Plaster - Pearl White
- 3. STEEL. Light Gray Anticorrosive Paint
- 4. ALUMINUM. Natural Anodized
- 5. GLASS. Clear Insulated Tempered Glass
- 6. GLASS. White Laminated Tempered Glass
- 7. CONCRETE. Light Gray - Honed
- 8. LANDSCAPE. (Existing Landscape)

graciastudio

2521 CALLE DEL ORO
LA JOLLA , CA 92037

MATERIALS

A08

DATE :
SCALE :

MAY 11TH , 2020
AS NOTED



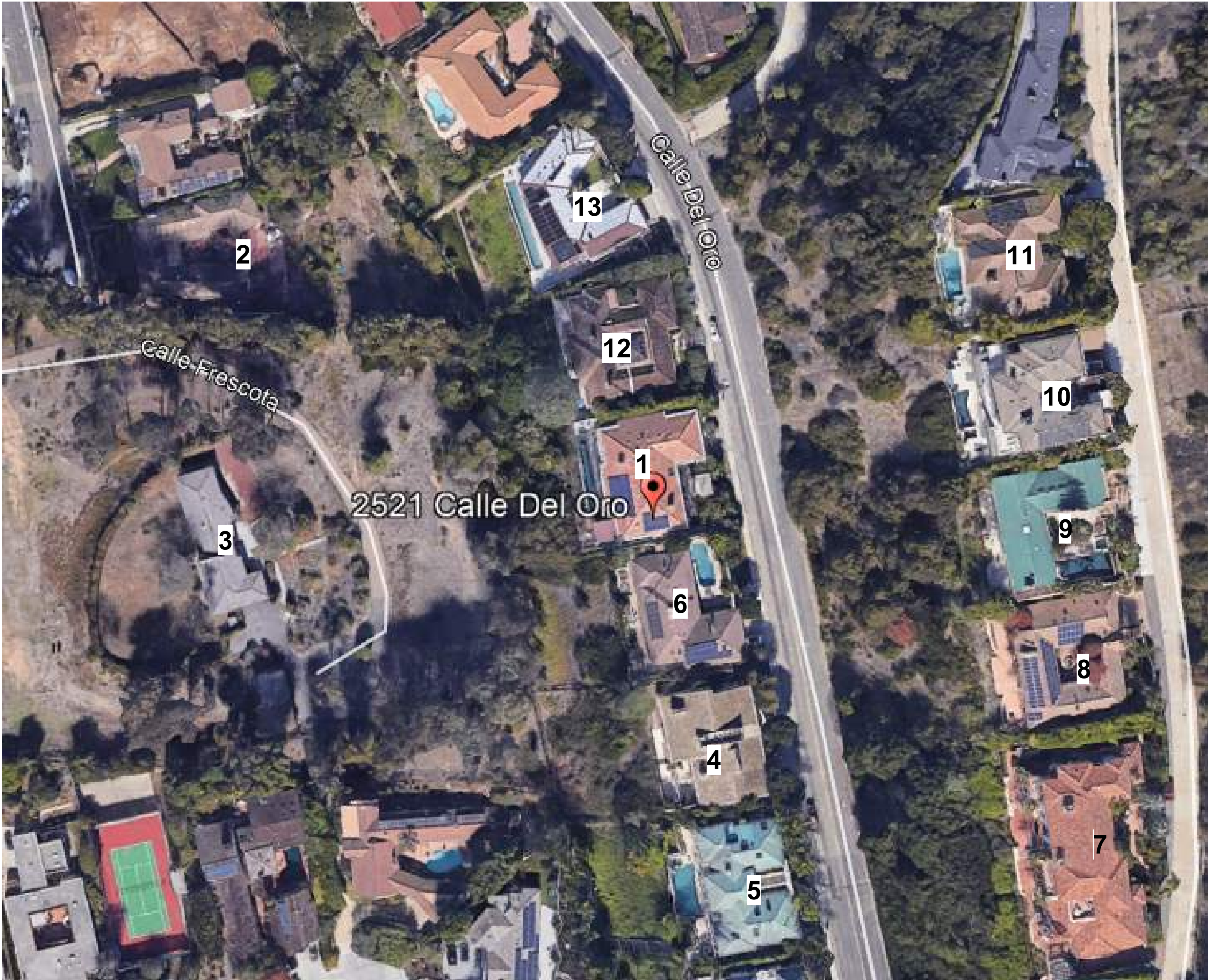
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2585 CALLE DE ORO



2585 CALLE DE ORO



	ADDRESS	APN #	LOT SIZE	NET SF	NEW NET SF
1	2521 Calle Del Oro, San Diego, CA 92037	346-261-01-00	20,184 SF	4828 SF	8,464 SF
2	8303 La Jolla Shores Dr, San Diego, CA 92037	346-580-01-00	88,239 SF	*3,500 SF	
3	2466 Vallecitos Ct, San Diego, CA 92037	346-580-02-00	20,138 SF	3,637 SF	
4	2553 Calle Del Oro, San Diego, CA 92037	346-580-04-00	21,459 SF	4,556 SF	
5	2543 Calle Del Oro, San Diego, CA 92037	346-580-03-00	20,997 SF	4,425 SF	
6	2533 Calle Del Oro, San Diego, CA 92037	352-172-02-00	20,487 SF	3,528 SF	
7	2552 Calle Del Oro, La Jolla, CA 92037	346-262-09-00	42,253 SF	9,945 SF	
8	2542 Calle Del Oro, San Diego, CA 92037	352-180-01-00	22,682 SF	3,989 SF	
9	2532 Calle Del Oro, San Diego, CA 92037	352-084-07-00	22,307 SF	3,490 SF	
10	2522 CCalle Del Oro, San Diego, CA 92037	352-084-08-00	25,238 SF	7,552 SF	
11	2512 Calle Del Oro, San Diego, CA 92037	346-202-06-00	25,232 SF	4,121 SF	
12	2505 Calle Del Oro, San Diego, CA 92037	346-201-06-00	23,954 SF	4,335 SF	
13	2485 Calle Del Oro, San Diego, CA 92037	346-201-05-00	21,305 SF	3,425 SF	
TOTAL			374,475 SF	61,416 SF	
TOTAL/#			374,475 SF/13	61,416 SF/13	
AVERAGE			28,806 SF	4,724 SF	

* No county assessor records available

Letter of Support
2521 Calle Del Oro
San Diego, CA 92037
November 2019

Dear Neighbor,

We, Architects Local, are currently within the permitting process for an upper level remodel and addition at the residential property located on 2521 Calle Del Oro. Accompanying this letter are plans and elevations of the proposed project. We would appreciate your support of this project with the completion of the form below. General information on the project may also be found at Open DSD: <https://opensds.sandiego.gov/web/approvals/> per PTS 653331.

Your participation is not required but is greatly appreciated. This form is not legally binding and will only be used to present at the La Jolla Shores Planned District Advisory Board and the La Jolla Community Planning Association to show general support from the adjacent neighbors. Our first meeting is yet to be determined, but will be held at the La Jolla Recreation Center located on 615 Prospect Street.

We would greatly appreciate if you could initial one of the following items below:

BIG I hereby give my support upon initial review of this project.

____ I would like to make the following recommendations for the project:

Betty Goedhart
Print Name

2505 CALLE DEL ORO
Address LA JOLLA - CA

Betty Goedhart
Signature

01/07/2020
Date

Email address if you would like to be contacted with a confirmed presentation time: _____

Please contact us with any questions or concerns. Have a wonderful day.

Sincerely,
Aaron Borja, Principal
Architects Local
710 13th St. #307 San Diego, Ca 92101
Email : AaronB@ArchitectsLocal.com
Phone : 619.535.0537 X 104

Letter of Support
2521 Calle Del Oro
San Diego, CA 92037
November 2019

Dear Neighbor,

We, Architects Local, are currently within the permitting process for an upper level remodel and addition at the residential property located on 2521 Calle Del Oro. Accompanying this letter are plans and elevations of the proposed project. We would appreciate your support of this project with the completion of the form below. General information on the project may also be found at Open DSD: <https://opensds.sandiego.gov/web/approvals/> per PTS 653331.

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We would greatly appreciate if you could initial one of the following items below:

NLS I hereby give my support upon initial review of this project.

____ I would like to make the following recommendations for the project:

Nilla Stennes
Print Name

2533 Calle del Oro
Address

Nilla Stennes
Signature

12/13/2019
Date

Email address if you would like to be contacted with a confirmed presentation time: nillastennes@aol.com

Please contact us with any questions or concerns. Have a wonderful day.

Sincerely,
Aaron Borja, Principal
Architects Local
710 13th St. #307 San Diego, Ca 92101
Email : AaronB@ArchitectsLocal.com
Phone : 619.535.0537 X 104



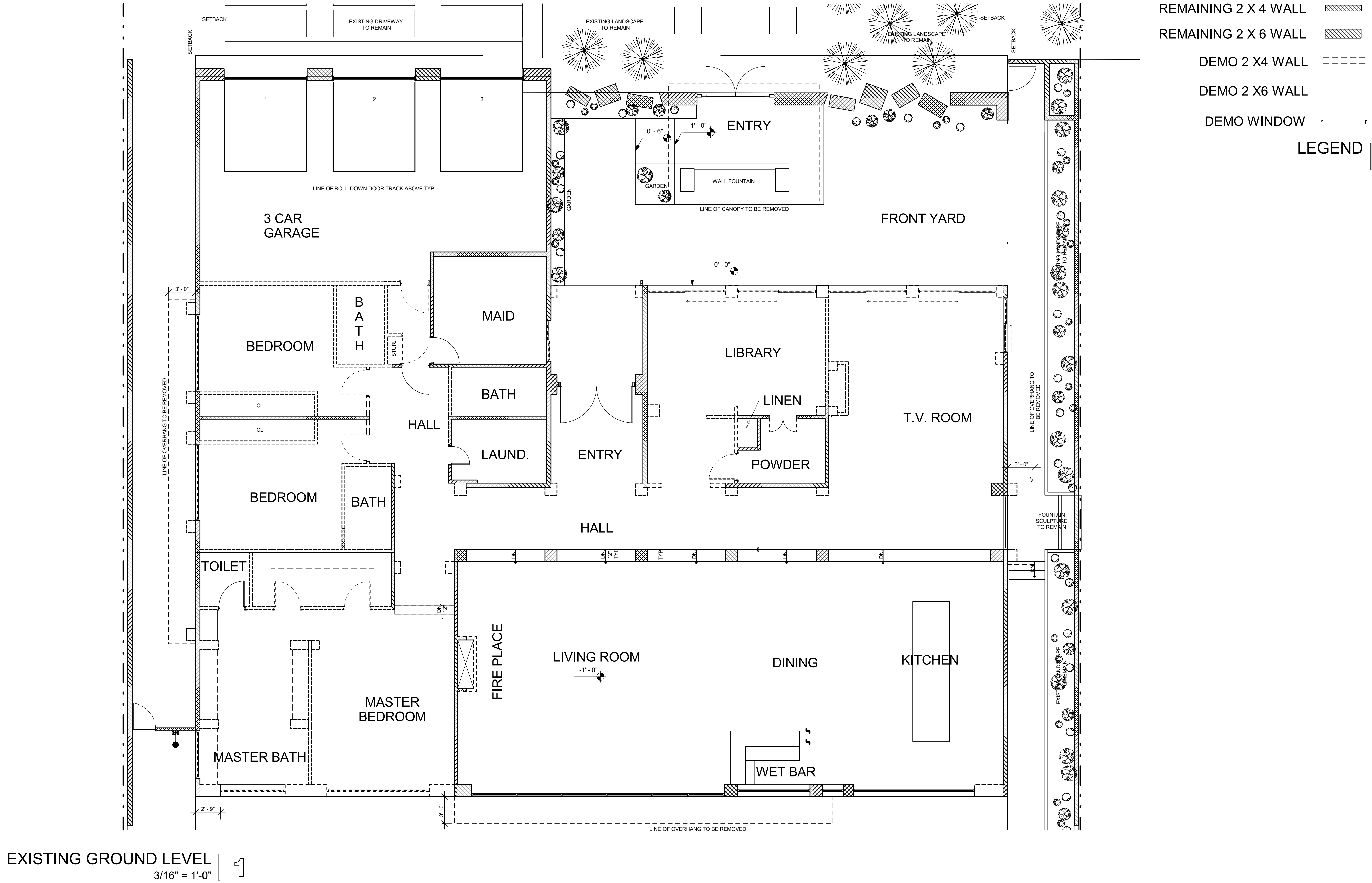
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2521 CALLE DEL ORO
LA JOLLA , CA 92037

HOME SIZE
ANALYSIS

DATE :
SCALE :

A09
MAY 11TH, 2020
AS NOTED



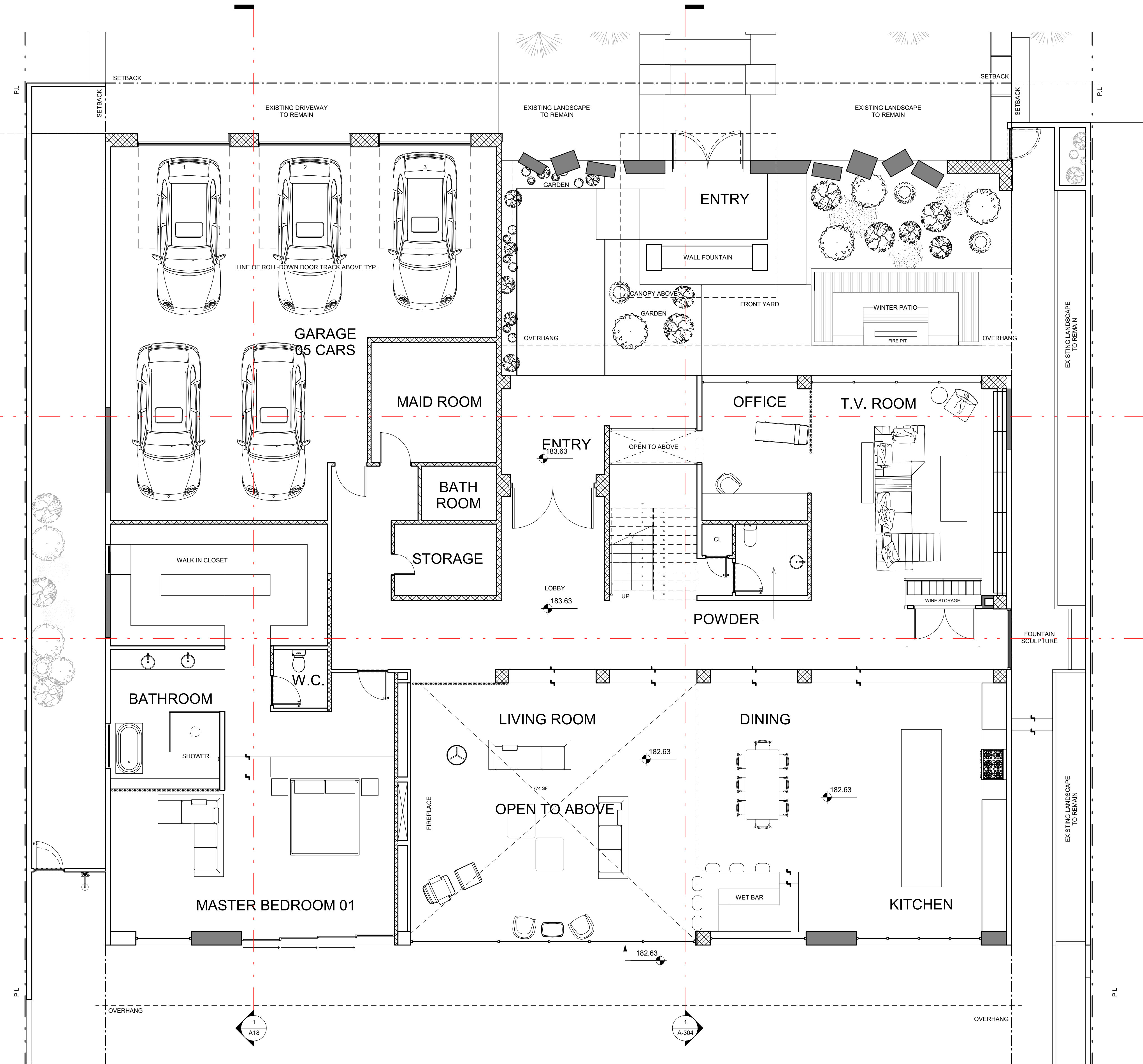
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2521 CALLE DEL ORO

LA JOLLA, CA 92037

EXISTING ENTRY A10
LEVEL
DATE: MAY 11TH, 2020
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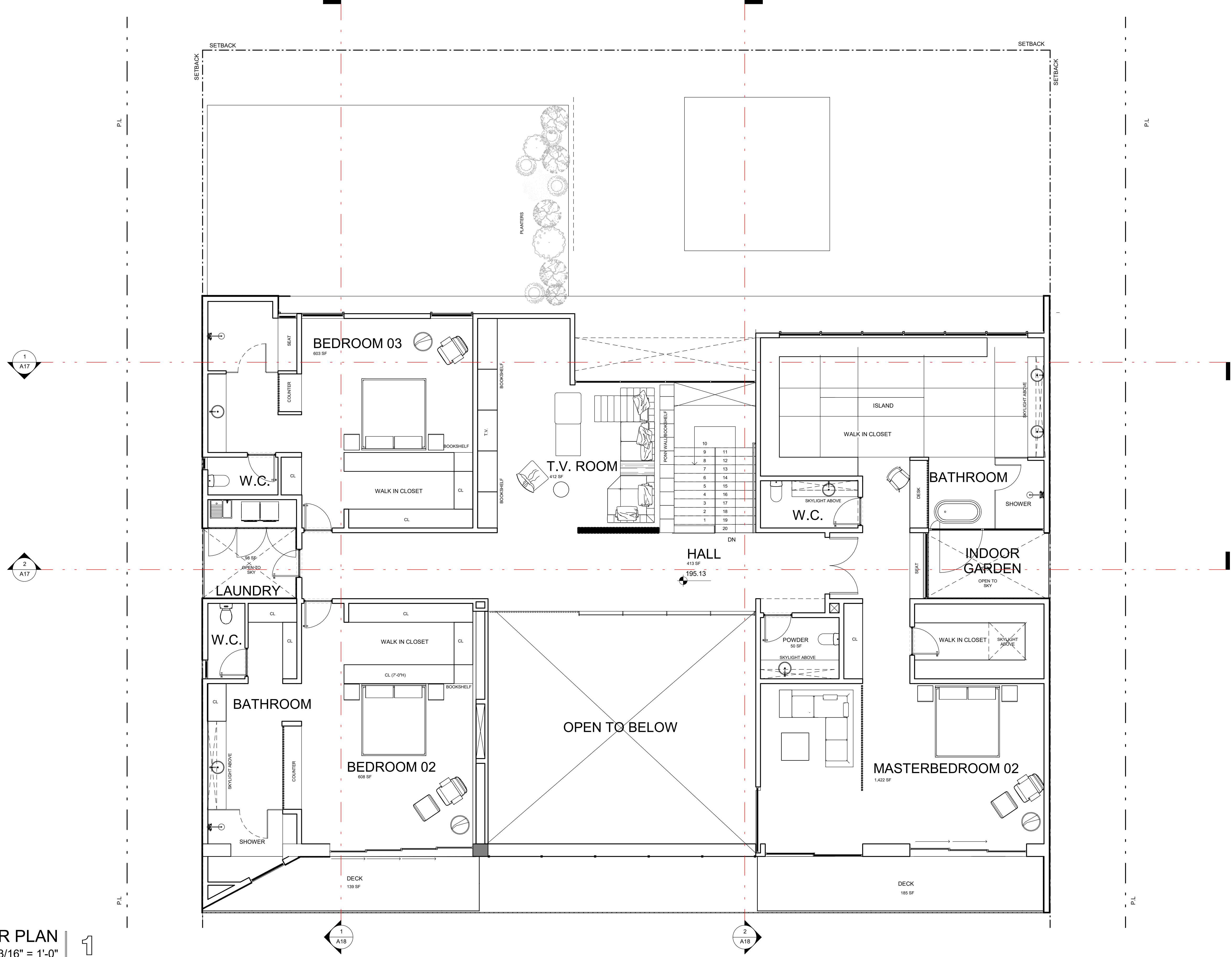
PROPOSED GROUND LEVEL FLOOR PLAN
3/16" = 1'-0"

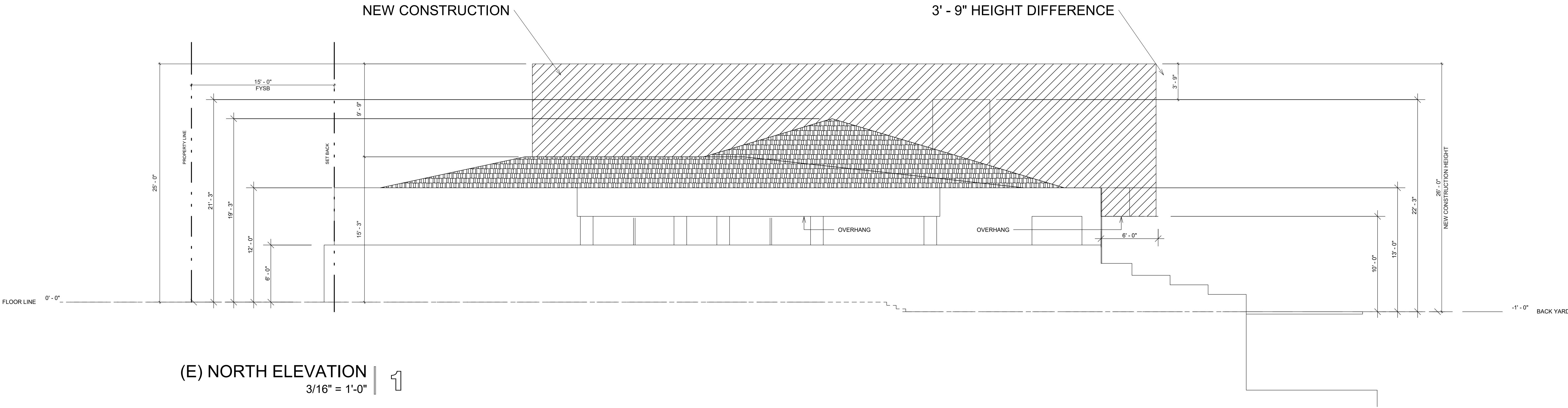


PROPOSED SECOND LEVEL FLOOR PLAN
3/16" = 1'-0" 1

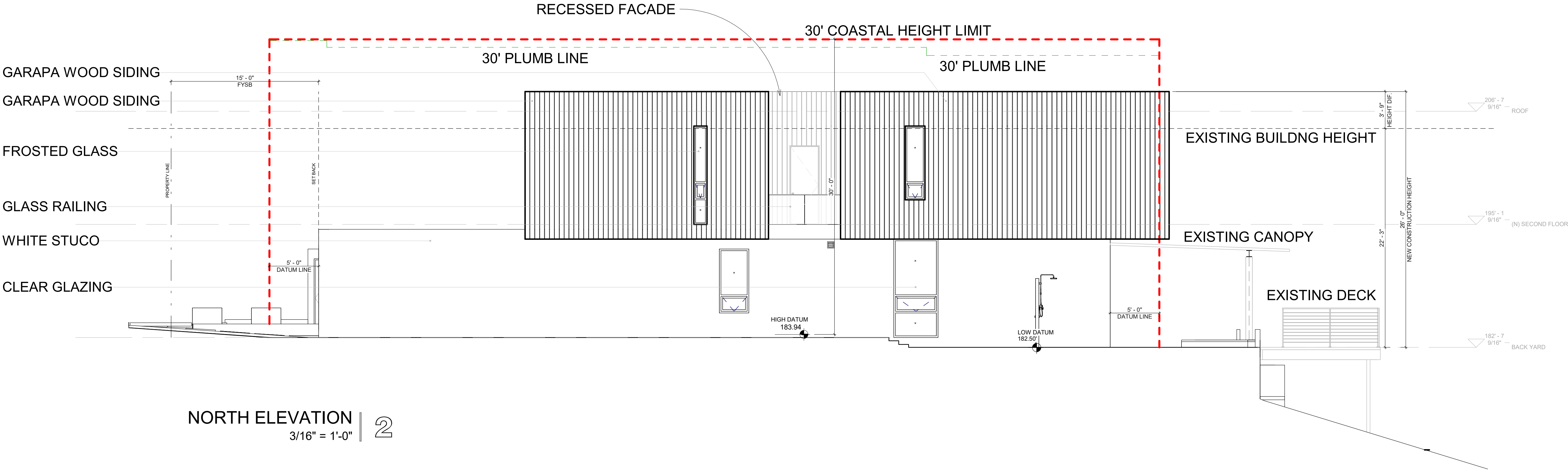
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LA JOLLA, CA 92037

PROPOSED A12
SECOND FLOOR
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(E) NORTH ELEVATION | 1
3/16" = 1'-0"



NORTH ELEVATION | 2
3/16" = 1'-0"



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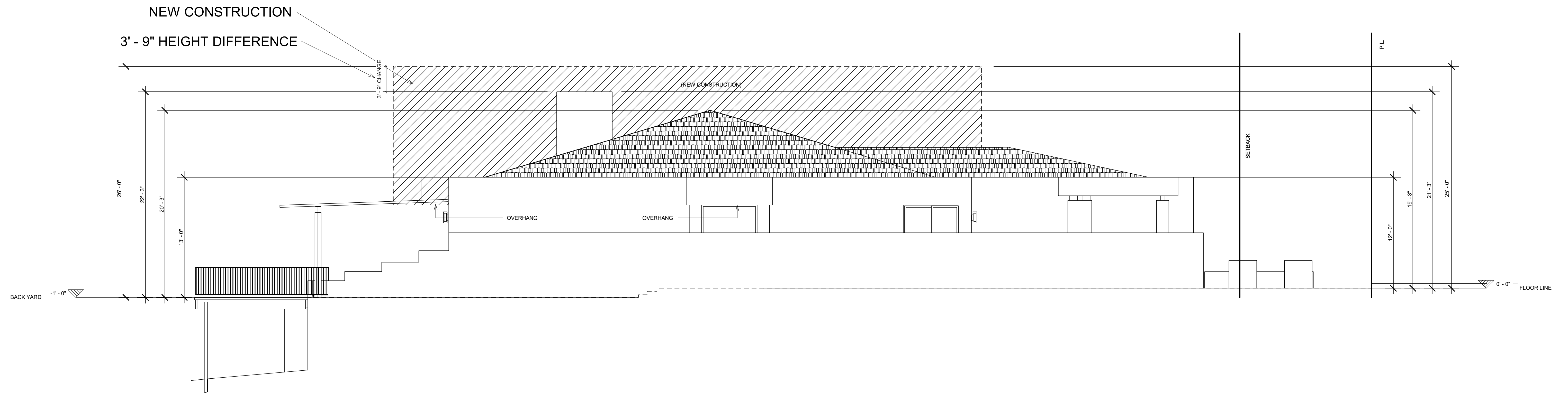
2521 CALLE DEL ORO LA JOLLA, CA 92037

NORTH
ELEVATIONS

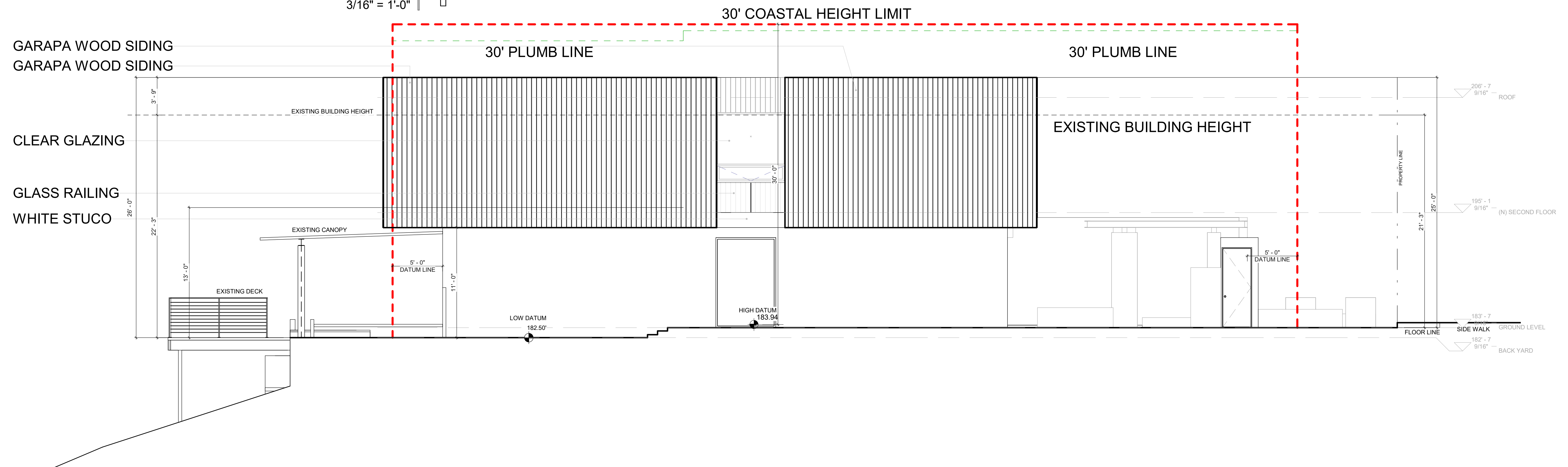
DATE:
SCALE:

MAY 11TH, 2020
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A13



(E) SOUTH ELEVATION | 1
3/16" = 1'-0"

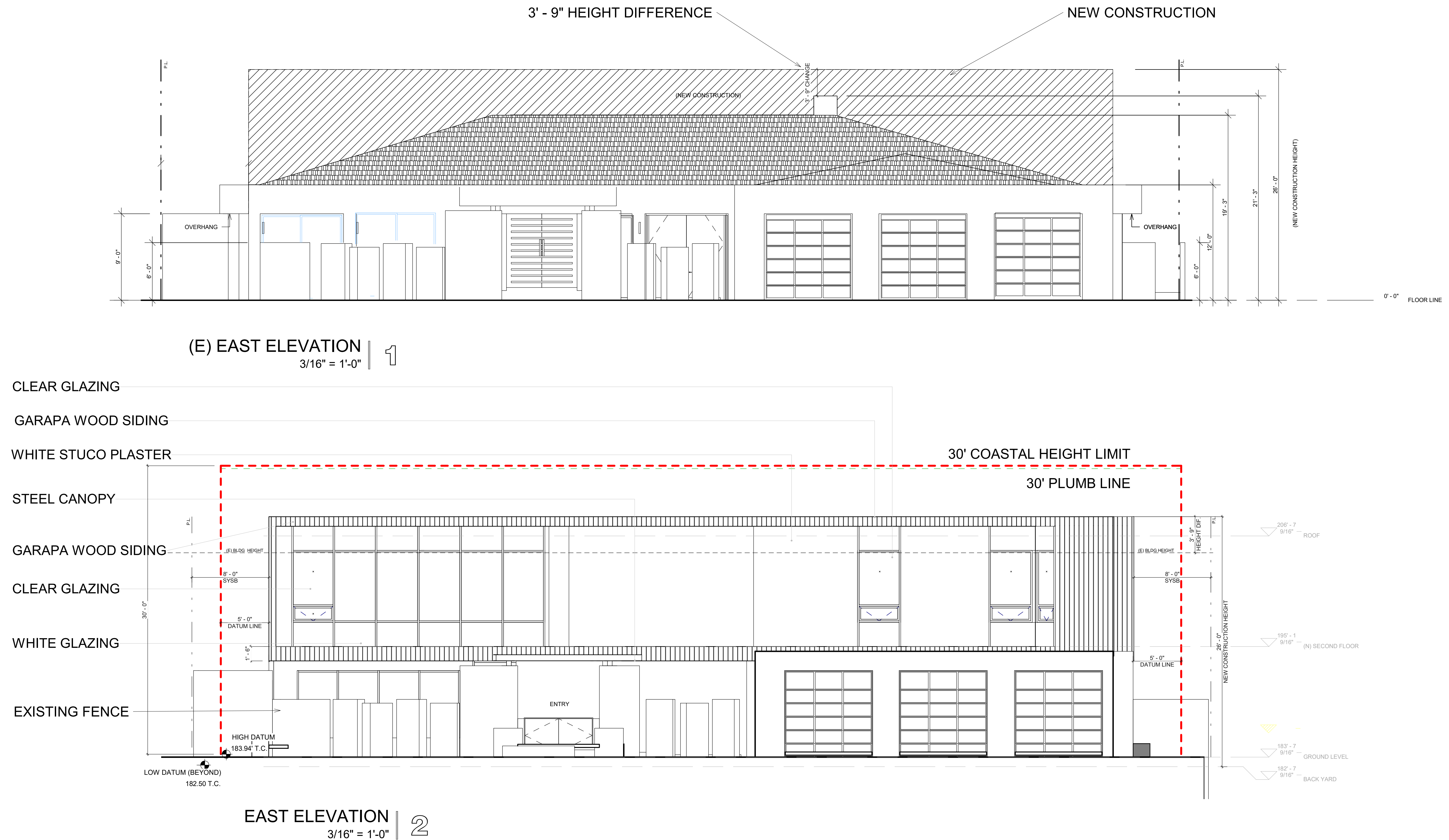


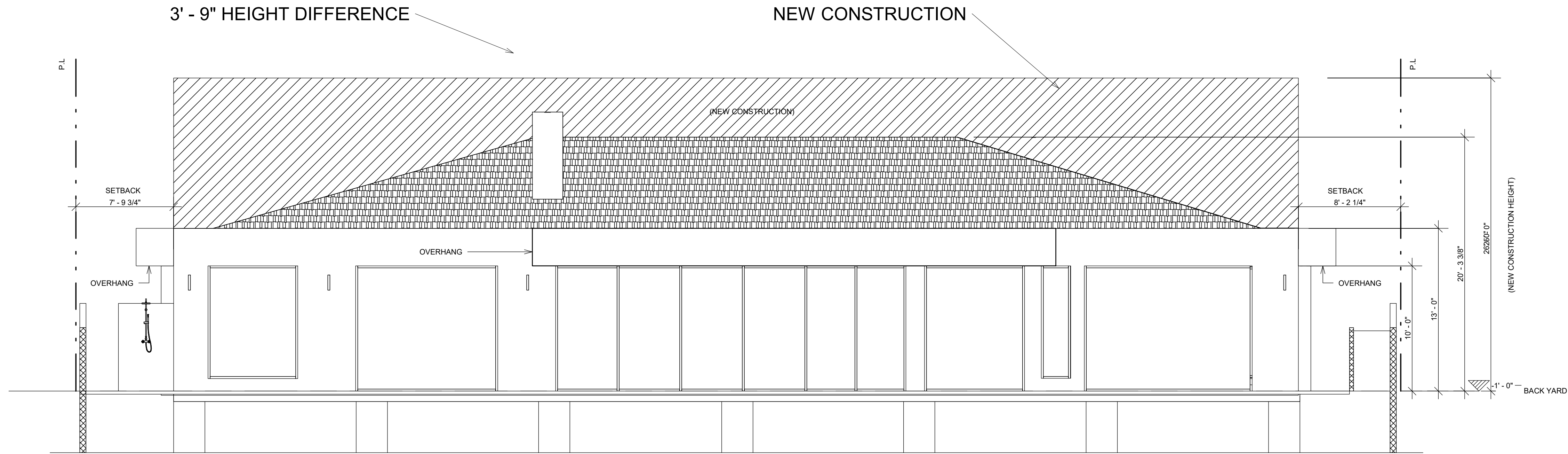
SOUTH ELEVATION | 2
3/16" = 1'-0"

2521 CALLE DEL ORO
LA JOLLA , CA 92037

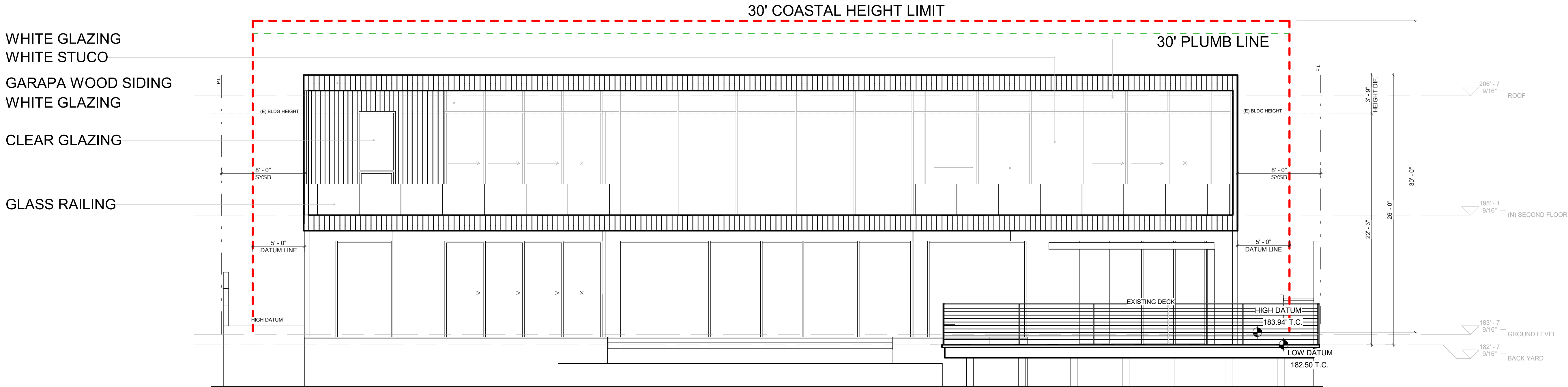
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A15





(E) WEST ELEVATION | 1
3/16" = 1'-0"



WEST ELEVATION | 2
3/16" = 1'-0"



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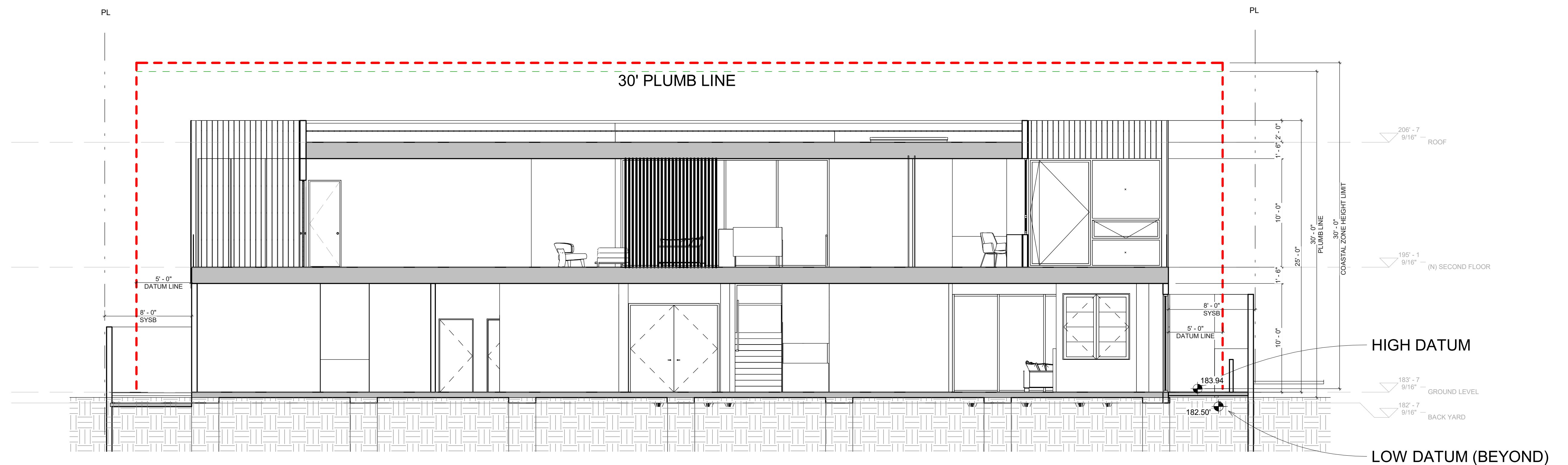
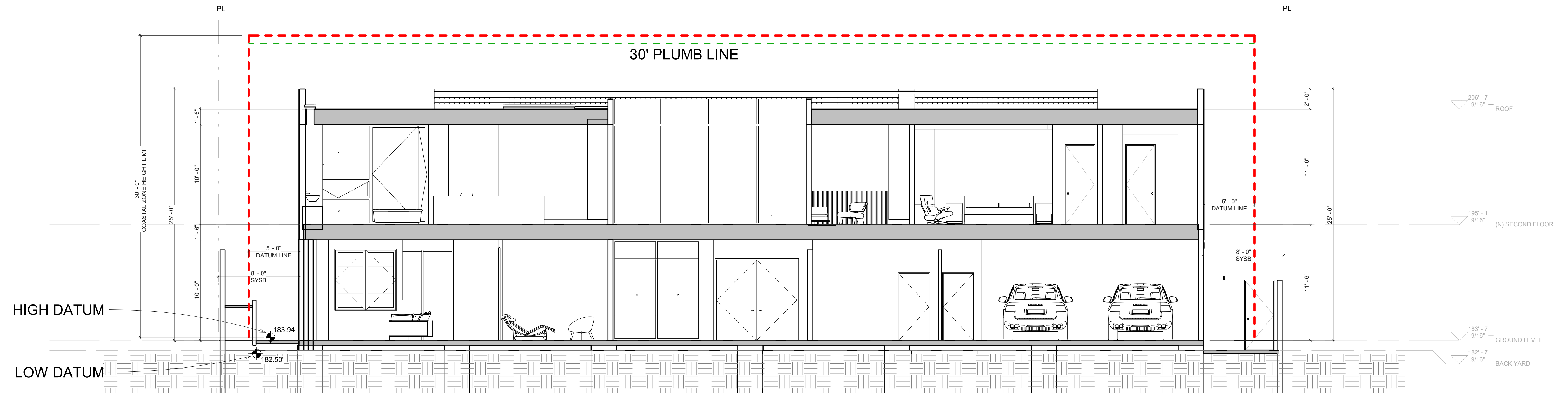
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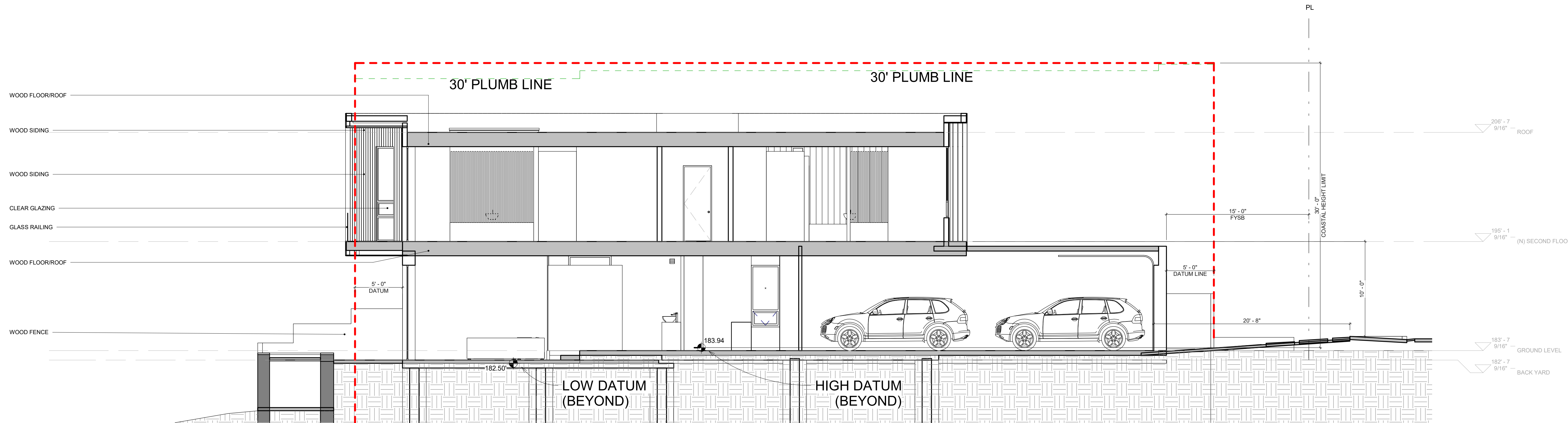
**WEST
ELEVATIONS**

DATE:
SCALE:

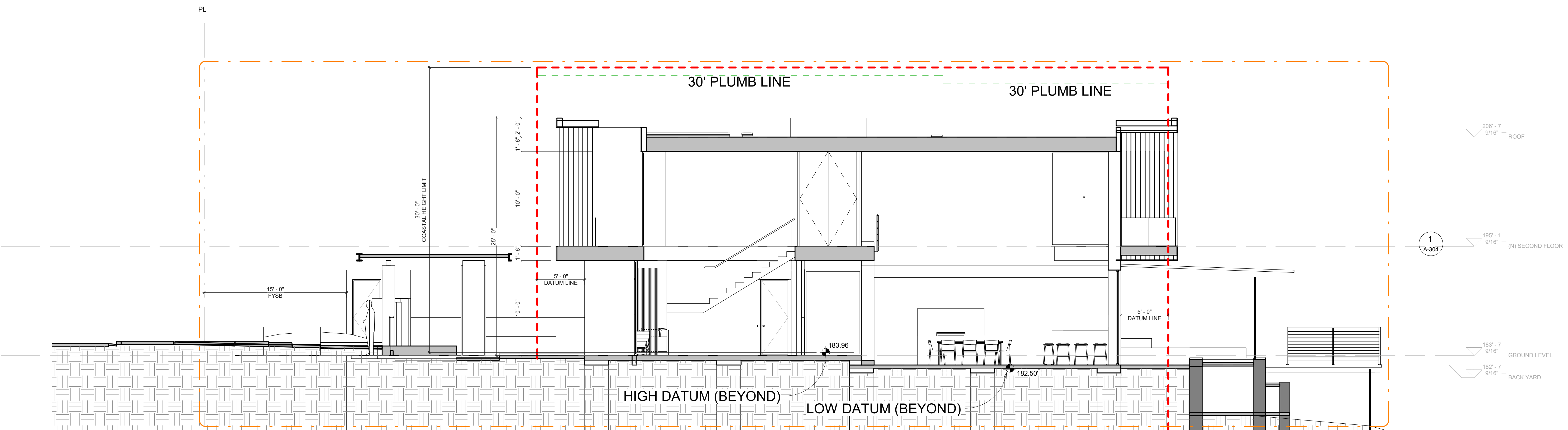
MAY 11TH, 2020
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A16





SECTION C
3/16" = 1'-0" | 1



SECTION D
3/16" = 1'-0" | 2

ARCHITECTS
LOCAL

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2521 CALLE DEL ORO
LA JOLLA, CA 92037

SHORT SECTIONS A18

DATE: MAY 11TH, 2020
SCALE: AS NOTED