

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

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

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): _PTS: 661815/ 8423 El Paseo Grande Residence_____
- Address and APN(s): __8423 El Paseo Grande, La Jolla, CA 92037; APN: 346-072-03-00__
- Project contact name, phone, e-mail: __Nick Wilson, 858-459-9291, nwilson@islandarch.com
- Project description: _New two story sfr of 4,060 sf and attached ADU of 1,090 sf_
- In addition, provide the following:
 - lot size: 5,241 sf; 0.12 ac
 - existing structure square footage and FAR (if applicable): Demo 1,528 sf, 0.29 FAR
 - proposed square footage and FAR: Proposed 5,150 sf, 0.98 FAR
 - existing and proposed setbacks on all sides: FYSB: (E) 15', (P) 15'; SYSB: (E1) 6', (P1) 4', (E2) 8'-4", (P2) 4', (E-AU) 18", (P-AU) 0'; RYSB: (E) 31' 4", (P) 6', (E-AU) 0, (P-AU) 6'
 - height if greater than 1-story (above ground): 28'- 7 7/8" ft

For Information Items

- 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 Trustee direction on. (community character, aesthetics, design features, etc.): _____

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:

- All exhibits should be sized to 8 1/2" 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;



ISLAND ARCHITECTS

8423 El Paseo Grande Residence Coastal Development Permit Fact Sheet June 15, 2020

General Info

Plan Check Number	661815
A.P.N.	346-072-03-00
Legal	Lot 3, Blk 38, Map 2147 of La Jolla Shores Subdivision
Original Const.	1950
Zoning	LJSPD-SF Residential Tandem, City Coastal, Coastal Height Limit, Parking Impact
Lot Size	5,241 s.f.
Max Height	30' zoning / 30'+10' Prop. D / no private deed restriction

Proposed Project

Lot Coverage	49%	2,580 s.f.
Landscape Ratio	38%	1,968 s.f.
Hardscape Ratio	13%	693 s.f.
Gross Site	100%	5,241 s.f.
Garage/Storage	543 s.f.	Non-Habitable
Main Level	2,581 s.f.	Habitable
Gross Floor	5,150 s.f.	
F.A.R	0.98	
Front Yard	15'-0"	
Side Yard North	4'-0" / 0'	at Companion Unit
Side Yard South	4'-0"	
Rear Yard	6'-0"	
Proposed Driveway	16' wide w/ 2 car garage + 2 off-street	
Existing Driveway	8'-0' wide w/ 2 car garage + 2 off-street	
Garage FF	Elev. +12.8'	
Main Level FF	Elev. +12.8'	
Highest Point	Elev. +41.5'	(chimney)
Highest Roof	Elev. +39.5'	
Lowest Roof	Elev. +33.75'	
Existing House Ridge	Elev. +25'	
Highest Zoning	28'-7 7/8" Prop D at Chimney	
	28'-7 7/8" Zoning Height at Chimney (out of 30' Allowable)	



COMMUNITY REVIEW
FIRST PRESENTATION

8423 El Paseo Grande Residence

8423 El Paseo Grande, La Jolla, CA 92037
DATE: 06/15/2020



ISLAND
ARCHITECTS

858.459.9291 858.456.0351 www.islandarch.com



PTS: 661815

PLANNING COMMENT #10:

CONCLUSION - PROPOSED ZERO SIDE YARD SETBACK DOES NOT EFFECT SEE THROUGH TO THE OCEAN BECAUSE PROPOSED ZERO SETBACK IS ONLY FOR THE LOWER LEVEL AND IS NOT VISIBLE FROM LA JOLLA COMMUNITY PLAN SCENIC ROADWAY PER PG 142 OF LA JOLLA SHORES COMMUNITY PLAN



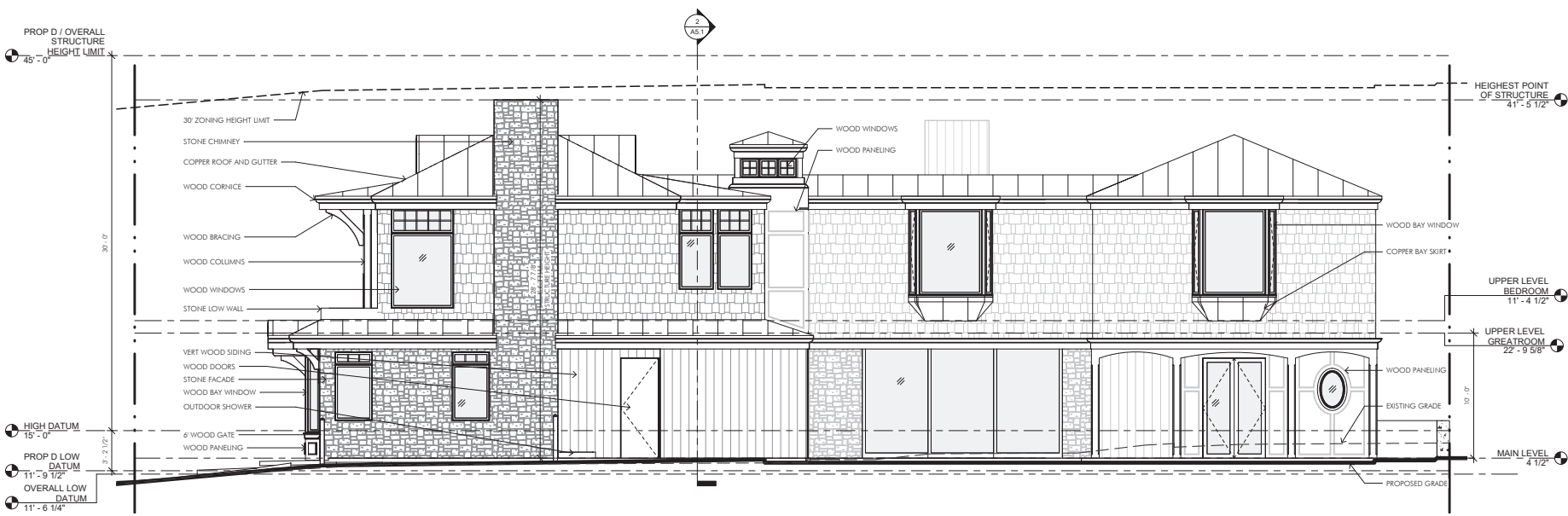
A1.3
AREA
CALCULATIONS



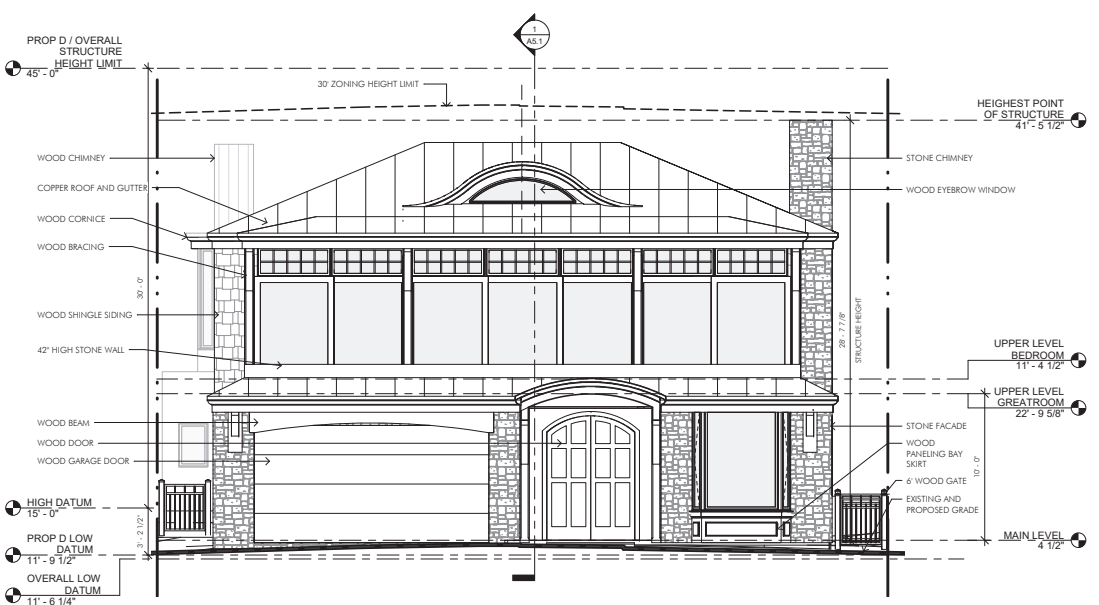
GFA	5,150 SF
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Prepared By:		
Name:	Island Architects	
Contact:	Nick Wilson	Revision 08: _____
	7626 Herschel Avenue	Revision 07: _____
	La Jolla, CA 92037	Revision 06: _____
Phone:	(858) 459-9291	Revision 05: _____
Street Address:		Revision 04: _____
	8423 El Paseo Grande, La Jolla, CA 92037	Revision 03: _____
		Revision 02: _____
Project Name:		Revision 01: <u>06/12/2020</u>
	8423 EL PASO GRANDE RESIDENCE	Original Date: <u>03/11/2020</u>
Sheet Title:		
	AREA CALCULATIONS	
Sheet:	4	of 10
DEP#:		



SOUTH ELEVATION 1/4" = 1'-0" ①



WEST ELEVATION 1/4" = 1'-0" ②

CITY STANDARD TITLE BLOCK

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7626 Herschel Avenue		Revision 06:	
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Phone:	(858) 459-9291	Revision 04:	
Street Address:	8423 El Paseo Grande, La Jolla, CA 92037	Revision 03:	
		Revision 02:	
Project Name:	8423 EL PASEO GRANDE RESIDENCE	Revision 01:	06/12/2020
		Original Date:	03/11/2020
Sheet Title:	EXTERIOR ELEVATIONS	Sheet:	8 of 10
		DEP#:	

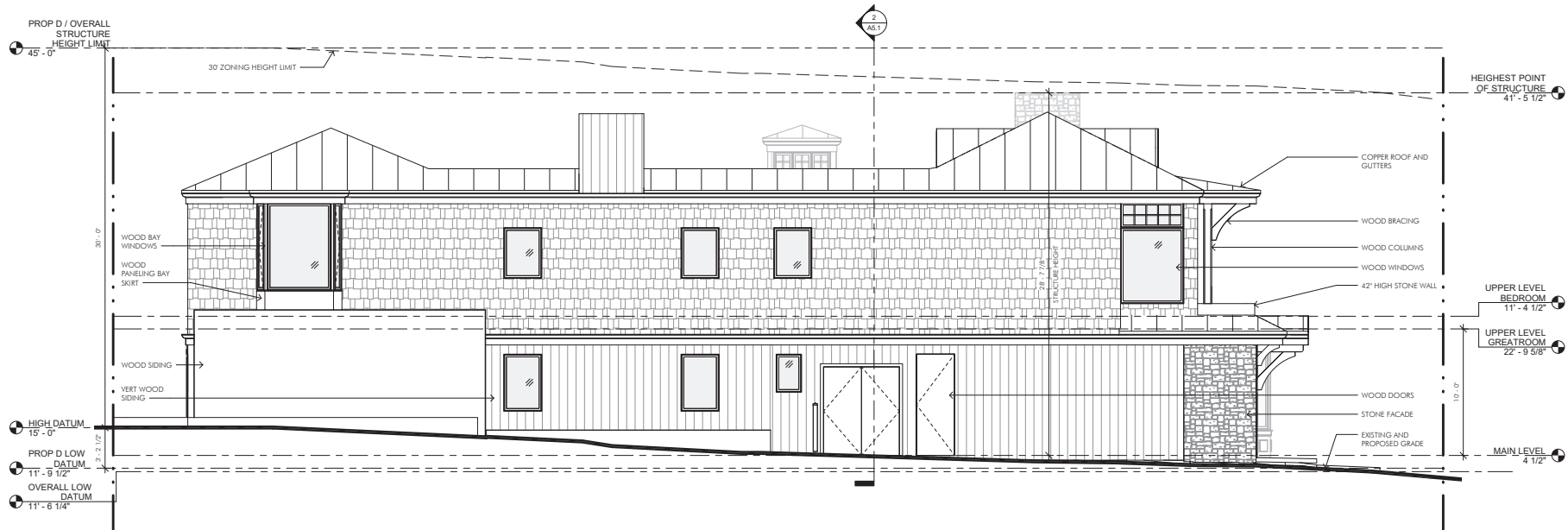
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16100 JEFFERSON AVE SUITE 200
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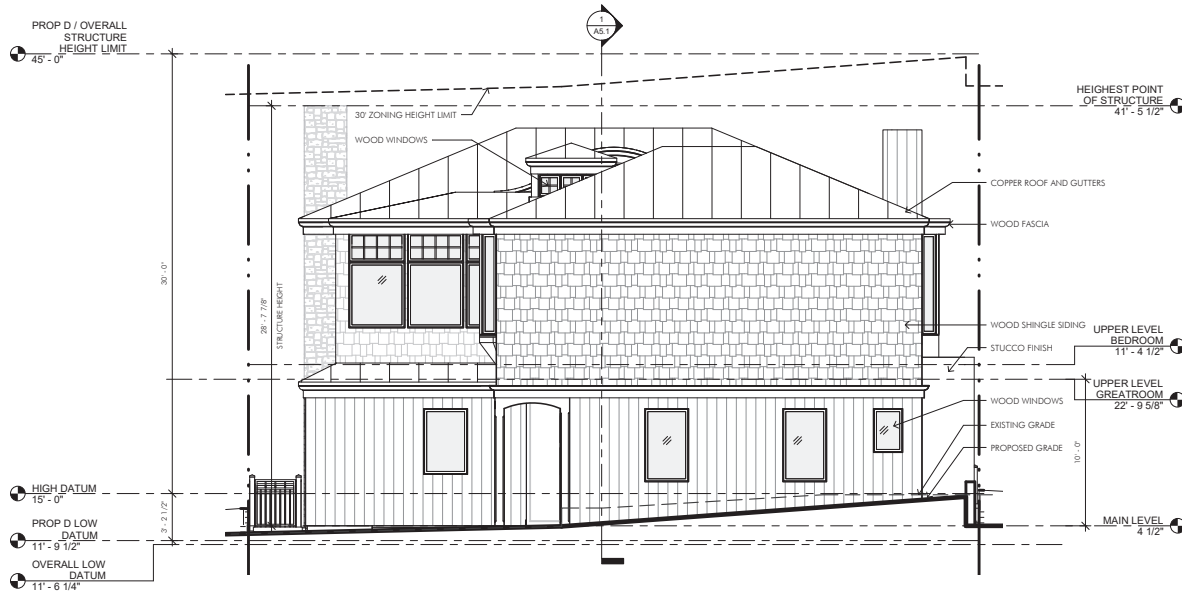
8423 EL PASEO GRANDE RESIDENCE
8423 El Paseo Grande, La Jolla, CA 92037

A4.1
EXTERIOR ELEVATIONS
06.12.2020

ATTACHMENT 1: 8423 El Paseo Grande



NORTH ELEVATION 1/4" = 1'-0" ①



EAST ELEVATION 1/4" = 1'-0" ②

CITY STANDARD TITLE BLOCK

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JOB #:	7010
DRAWN BY:	AJW
PRICE MGR:	Checker
DOTS	SSUE
08/11/2020	CDP 1
06/12/2020	CDP 2
REVISIONS	
NO.	DESCRIPTION

8423 EL PASEO GRANDE RESIDENCE
8423 El Paseo Grande, La Jolla, CA 92037

A4.2

EXTERIOR ELEVATIONS
06.12.2020