

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
In-Person 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):

PRJ-1080285 LOWRY HOUSE

- Address and APN(s):

7964 LOWRY TERRACE 746-491-11

- Project contact name, phone, e-mail:

TIM MARTIN 858-349-3474 timemartinarchitecture.com

- Project description: DEMOL OF EXIST 1 STORY 3387 SF SFR

CONST OF NEW 1 STORY 3733 SF SFR + RELATED SITE IMPROVEMENTS

- 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:

o lot size: 10,412 SF

o existing structure square footage and FAR (if applicable): 3387 FAR .32

o proposed square footage and FAR: 3733 FAR .36 EXIST PROP.

o existing and proposed setbacks on all sides: FRS 22-8 16-4

SFSB 6-8 5-0

o height if greater than 1-story (above ground): SFSB 9-0 7-2

FRS 9-4 6-2
1 STORY 16'-6"

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): _____

- Address and APN(s): _____

- Project contact name, phone, e-mail: _____

- Project description: _____

- In addition to the project description, please provide the following:

o lot size: _____

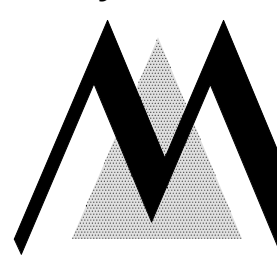
o existing structure square footage and FAR (if applicable): _____

o proposed square footage and FAR: _____

o existing and proposed setbacks on all sides: _____

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

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (community character, aesthetics, design features, etc.): _____



4/21/2023 7:53:32 AM

LOWRY HOUSE
7964 LOWRY TERRACE
LA JOLLA, CA 92037

MARTIN ARCHITECTURE
Tim Martin A.I.A.
2333 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
tim@martinarchitecture.com

SITE BASE 4/10/2023

PROJECT NAME
LOWRY HOUSE
PROJECT ADDRESS
7964 LOWRY TERRACE
LA JOLLA, CA 92037

SHEET TITLE
COVER SHEET / SITE PLAN

DRAWING SCALE
1/8" = 1'-0"

ORIGINAL DATE: 12-22-2022

REVISION 1 04-21-2023

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

COASTAL DEVELOPMENT PERMIT PROJECT NO. #####

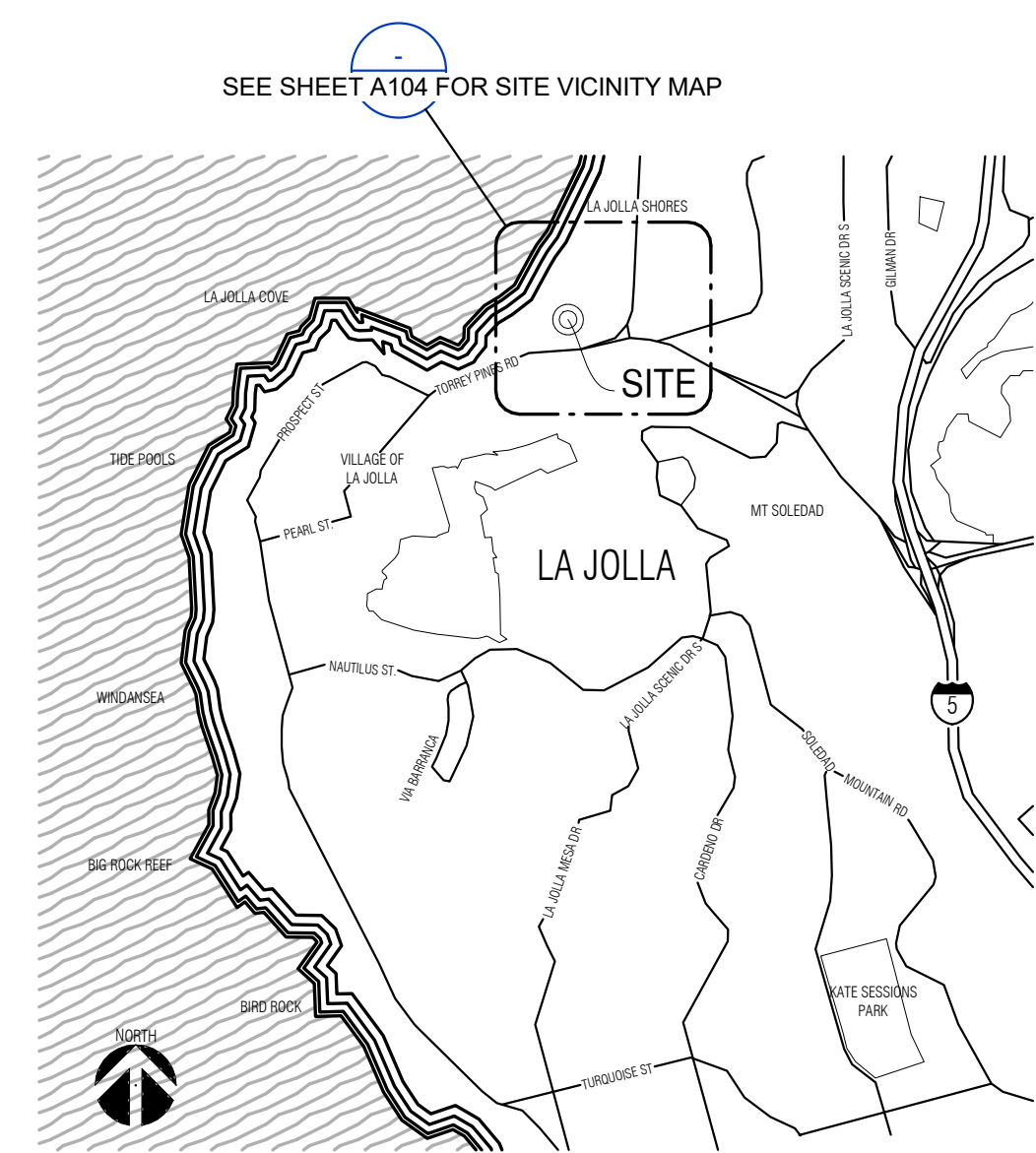
SECT: 0 - COVER SHEETS

SHEET NO.

CS1

1 OF 18 SHEETS

LOCATION MAP (NOT TO SCALE)



PROJECT ADDRESS

7964 LOWRY TERRACE
LA JOLLA, CA 92037

GENERAL NOTES

- ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED ADJUSTED TO FALL ON SAME PREMISES ON WHICH LIGHTS ARE LOCATED
- ALL DOWNSPOUTS TO TERMINATE AT PLANTERS. SEE FLOOR PLANS AND ROOF PLAN FOR GUTTER AND DOWNSPOUT ROUTING AND LOCATIONS
- ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
- PROVIDE BUILDING ADDRESS NUMBERS WHICH ARE VISIBLE AND LEGIBLE FROM STREET
- SEE SHEET **A104 VICINITY MAP** FOR LOCATIONS OF ALL EXISTING FIRE HYDRANTS WITHIN 600' OF SITE
- PROJECT IS LOCATED WITHIN LA JOLLA ASBS AND PROPERTY OWNER SHALL COMPLY WITH ALL ASBS REQUIREMENTS ACCORDINGLY
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS

GROSS FLOOR AREA

LOT AREA:	(0.24 ACRE) 10,412 SF
EXISTING HABITABLE:	2,580 SF
EXISTING GARAGE:	546 SF
EXISTING REAR PORCH:	194 SF
EXISTING SAUNA:	47 SF

EXISTING GROSS:	3,367 SF
EXISTING F.A.R. (3,367 / 10,412):	0.32

PROPOSED HABITABLE:	3,237 SF
PROPOSED GARAGE:	496 SF

PROPOSED GROSS:	3,733 SF
PROPOSED F.A.R. (3,733 / 10,412):	0.36

PROPOSED LANAI (EXEMPT):	618 SF
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SITE AREA

LOT AREA:	(0.24 ACRE) 10,412 SF
IMPERVIOUS AREA:	6,447 SF
PERVIOUS AREA (LANDSCAPE):	3,965 SF
% PERMEABLE (LANDSCAPE):	38.1%

LOT COVERAGE AREA:	4,706 SF
LOT COVERAGE %:	45.2%

PROJECT DATA

SITE ADDRESS:	7964 LOWRY TERRACE LA JOLLA, CA 92037
APN:	346-491-11
LEGAL DESC:	LOT 8 OF LA JOLLA VISTA UNIT NO.3, MAP NO.3037 FILED NOVEMBER 6, 1953

BUILT IN:	1955
HISTORIC:	___ YES ___ X_NO

PER PRJ-1048517 (PREVIOUS 2022 SUBMITTAL) STAFF DETERMINED PROPERTY DOES NOT MEET LOCAL DESIGNATION CRITERIA

EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	SINGLE FAMILY DWELLING

BASE ZONE:	LJSPD
OVERLAY ZONES:	COASTAL COASTAL HT. LIMIT PARKING IMPACT (COASTAL) LA JOLLA ARCHAEOLOGICAL STUDY AREA (SPINDRIFT)

OCCUPANCY:	R3
CONSTRUCTION TYPE:	V-B

PROJECT DATA (CONT.)

FIRE SPRINKLERED - EXISTING:	NO
FIRE SPRINKLERED - PROPOSED:	YES
GEOLOGIC HAZARD CATEGORY:	52

HEIGHT LIMIT:
SITE IS LOCATED WEST OF I-5. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, ANY PIPE VENT, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE, AS MEASURED PER PROP D OF THE SDMC

BLDG HEIGHT - EXISTING:	17'-0" (EX. CHIMNEY)
BLDG HEIGHT - PROPOSED:	16'-0" (NEW ROOF)

# OF STORIES - EXISTING:	1
# OF STORIES - PROPOSED:	1

PARKING - REQUIRED:	2 PARKING STALLS
PARKING - PROVIDED:	2 PARKING STALLS

SETBACKS:	15'-0" FYSB PER MAP 3037 SEE SHEET A104 FOR SETBACK SURVEY
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EASEMENTS & ENCUMBRANCES:	'UN-NAMED' EASEMENT PER MAP 3037
TRANSIT STOPS:	LA JOLLA SHORES DR @ PASEO DORADO TORREY PINES RD @ CALLE DE LA PLATA TORREY PINES RD @ LITTLE ST

SHEET INDEX

CS1	COVER SHEET / SITE PLAN
A101	SITE SECTIONS
A102	EXISTING SITE PLAN
A103	EXISTING RESIDENCE PHOTO SURVEY
A104	NEIGHBORHOOD SETBACK & AREA SURVEY
C000	TOPOGRAPHIC MAP
C001	PRELIMINARY GRADING PLAN
C002	PRELIMINARY GRADING PLAN
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE HYDROZONE PLAN
A201	FLOOR PLAN
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS
A403	BUILDING SECTIONS
A501	ROOF PLAN
A601	REFLECTED CEILING PLAN
TOTAL SHEETS: 18	

SCOPE OF WORK

- DEMOLITION OF EXISTING 1 STORY 3,367 SF SFR AND EXISTING SITE IMPROVEMENTS
- CONSTRUCTION OF NEW 1 STORY 3,733 SF SFR
- NEW DRIVEWAY, HARDSCAPE, SITE WALLS AND FENCING
- NEW SIDEWALK WALKAROUND
- NEW SITE DRAINAGE AND CURB OUTLET
- NEW LANDSCAPE AND IRRIGATION

REQ. PERMITS & APPROVALS

- COASTAL DEVELOPMENT PERMIT
- SITE DEVELOPMENT PERMIT

APPLICABLE CODES

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 BUILDING ENERGY EFFICIENCY STANDARDS

CITY OF SAN DIEGO - LAND DEVELOPMENT CODE (LDC)
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PROJECT TEAM

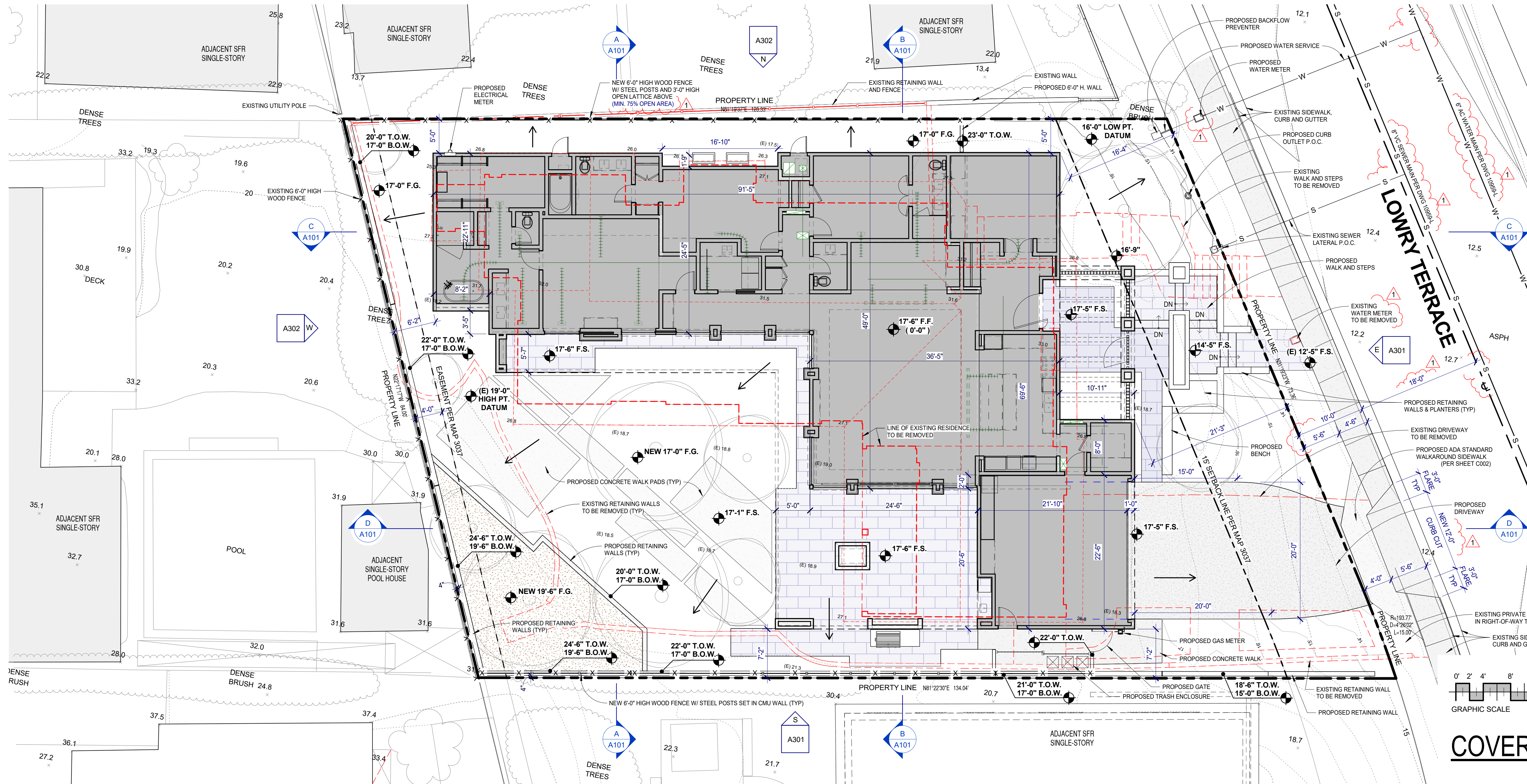
ARCHITECT: MARTIN ARCHITECTURE
2333 STATE ST., STE. 100
CARLSBAD, CA 92008
J. TIMOTHY MARTIN, AIA
760-729-3470 (O)
760-729-3473 (F)

OWNER: 2022 LOWRY LIS TRUST
7964 LOWRY TERRACE
LA JOLLA, CA 92037

CIVIL ENGINEER: CHRISTENSEN ENGINEERING & SURVEYING
BRET BELVEA, RLA
100 B STREET
ENCINITAS, CA 92024
858-504-2738

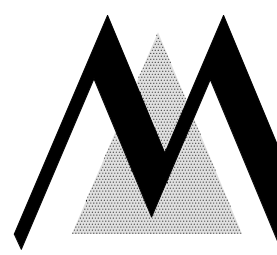
LANDSCAPE ARCHITECT: GRAIN LANDSCAPE ARCHITECTURE
BRET BELVEA, RLA
100 B STREET
ENCINITAS, CA 92024
858-504-2738

GEOTECHNICAL: GEOTECHNICAL EXPLORATION, INC.
LESLIE D. REED
7420 TRADE ST.
SAN DIEGO, CA 92121
858-549-7222



COVER SHEET / SITE PLAN

SCALE: 1/8" = 1'-0"



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LOWRY HOUSE
7964 LOWRY TERRACE
LA JOLLA, CA 92037

MARTIN ARCHITECTURE
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tim@martinarchitecture.com

SITE BASE 4/10/2023

PROJECT NAME
LOWRY HOUSE
PROJECT ADDRESS
7964 LOWRY TERRACE
LA JOLLA, CA 92037

SHEET TITLE
EXISTING RESIDENCE PHOTO SURVEY

DRAWING SCALE
1/32" = 1'-0"

ORIGINAL DATE:	12-22-2022
REVISION 1:	04-21-2023
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	

COASTAL DEVELOPMENT PERMIT
PROJECT NO. *****

SECT: 1 - SITE
SHEET NO.

A103

4 OF 18 SHEETS

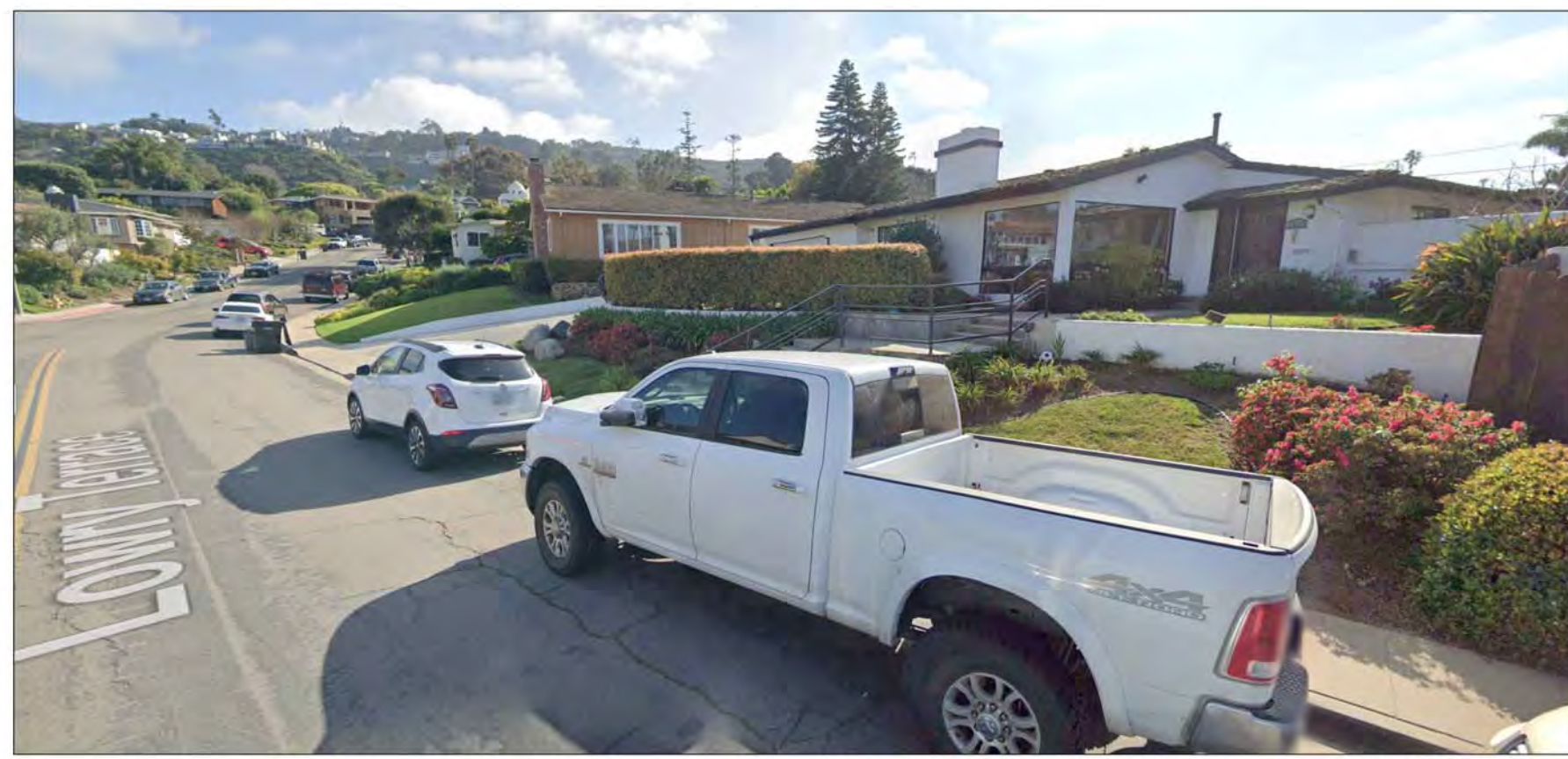


PHOTO A

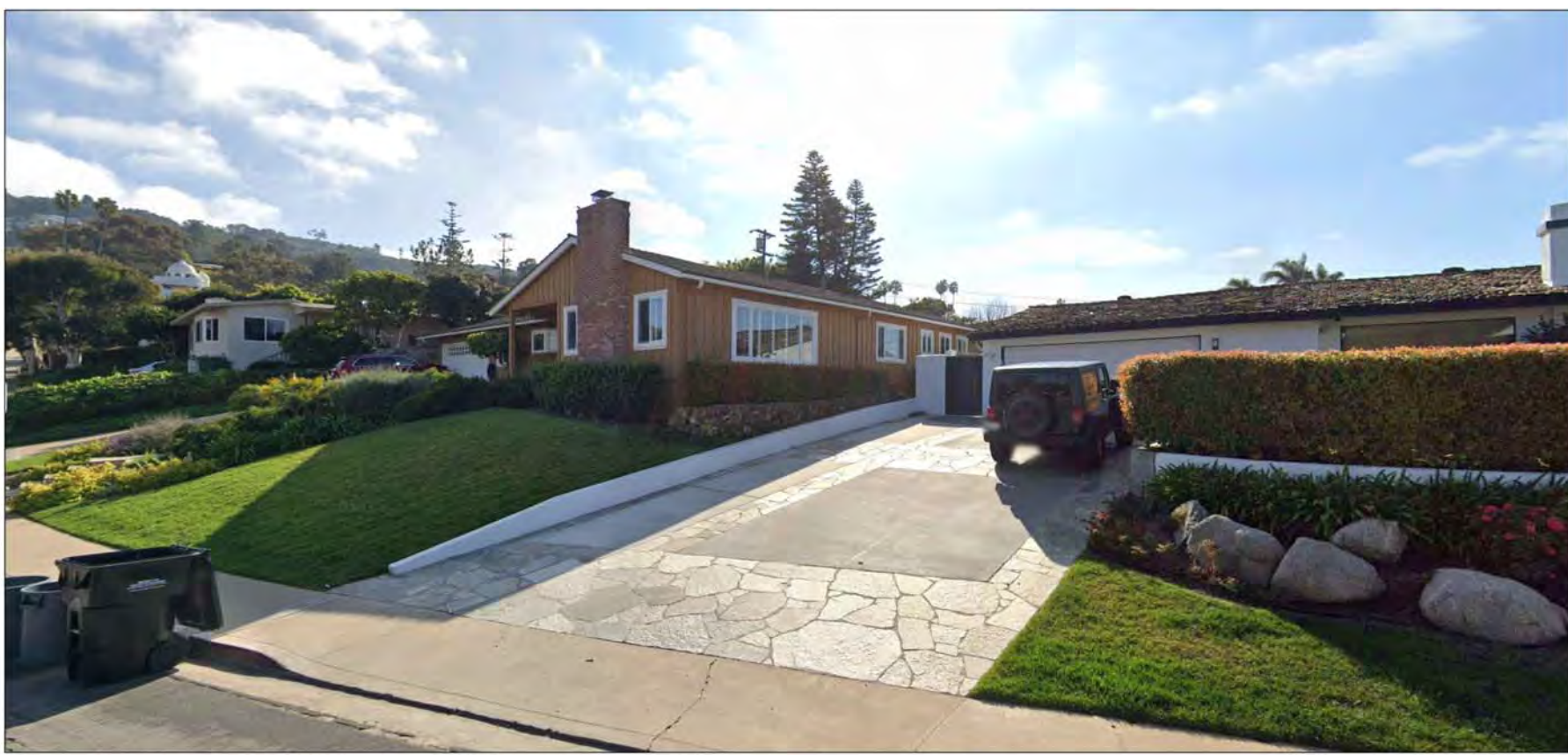


PHOTO B



PHOTO C

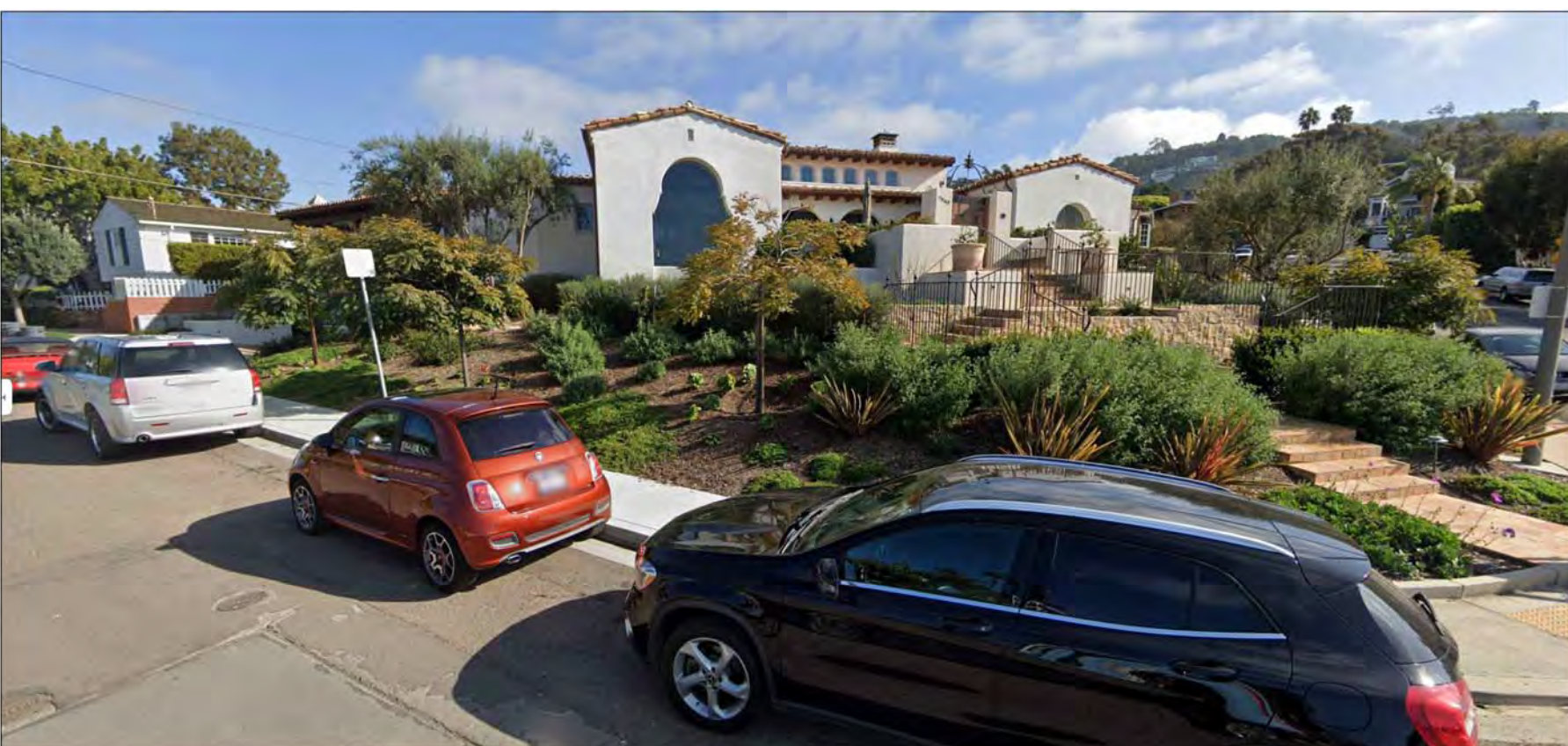


PHOTO D



PHOTO E



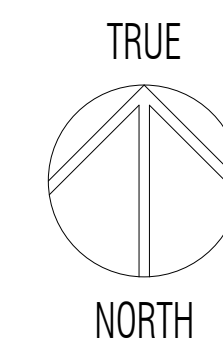
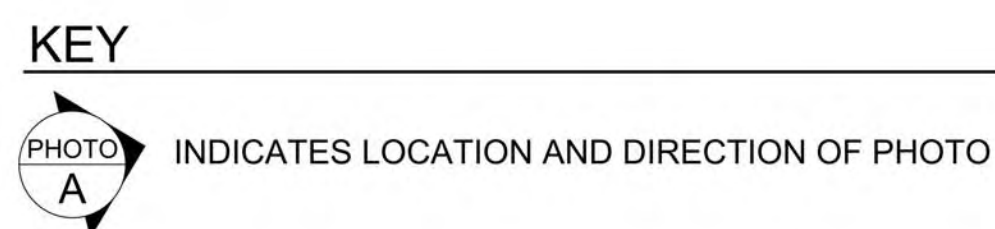
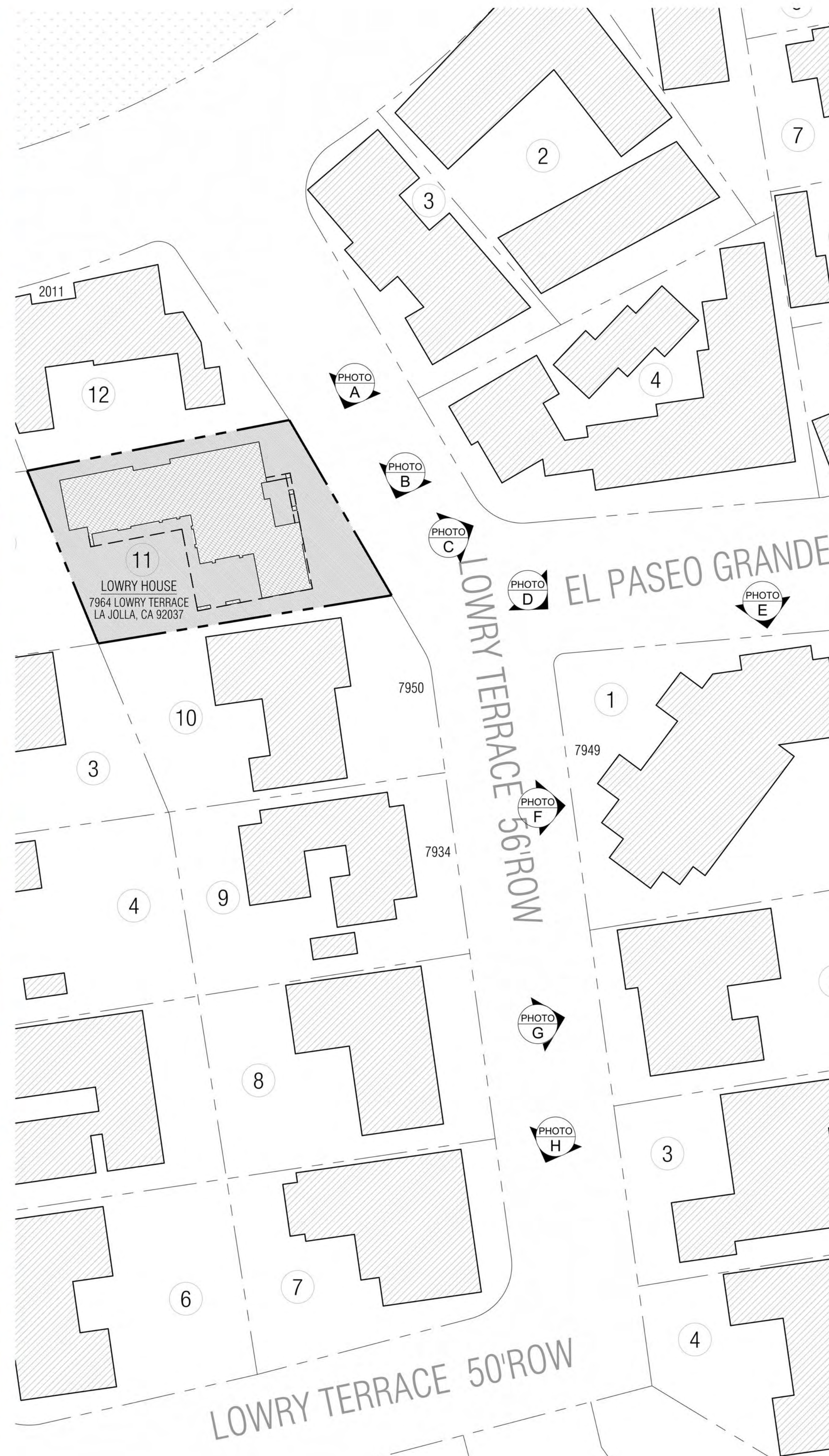
PHOTO F



PHOTO G

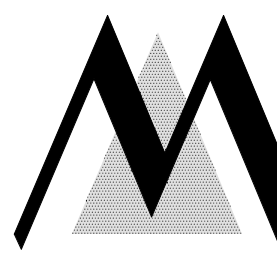


PHOTO H



EXISTING RESIDENCE PHOTO SURVEY

SCALE: 1/32" = 1'-0"



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LOWRY HOUSE
7964 LOWRY TERRACE
LA JOLLA, CA 92037

MARTIN & ARCHITECTURE
Tim Martin A.I.A.
2335 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
tim@martinarchitecture.com

SITE BASE 4/10/2023

PROJECT NAME
LOWRY HOUSE
PROJECT ADDRESS
7964 LOWRY TERRACE
LA JOLLA, CA 92037

SHEET TITLE
NEIGHBORHOOD
SETBACK & AREA
SURVEY

DRAWING SCALE
1/32" = 1'-0"

ORIGINAL DATE: 12-22-2022

REVISION 1 04-21-2023

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

COASTAL DEVELOPMENT PERMIT
PROJECT NO. #####

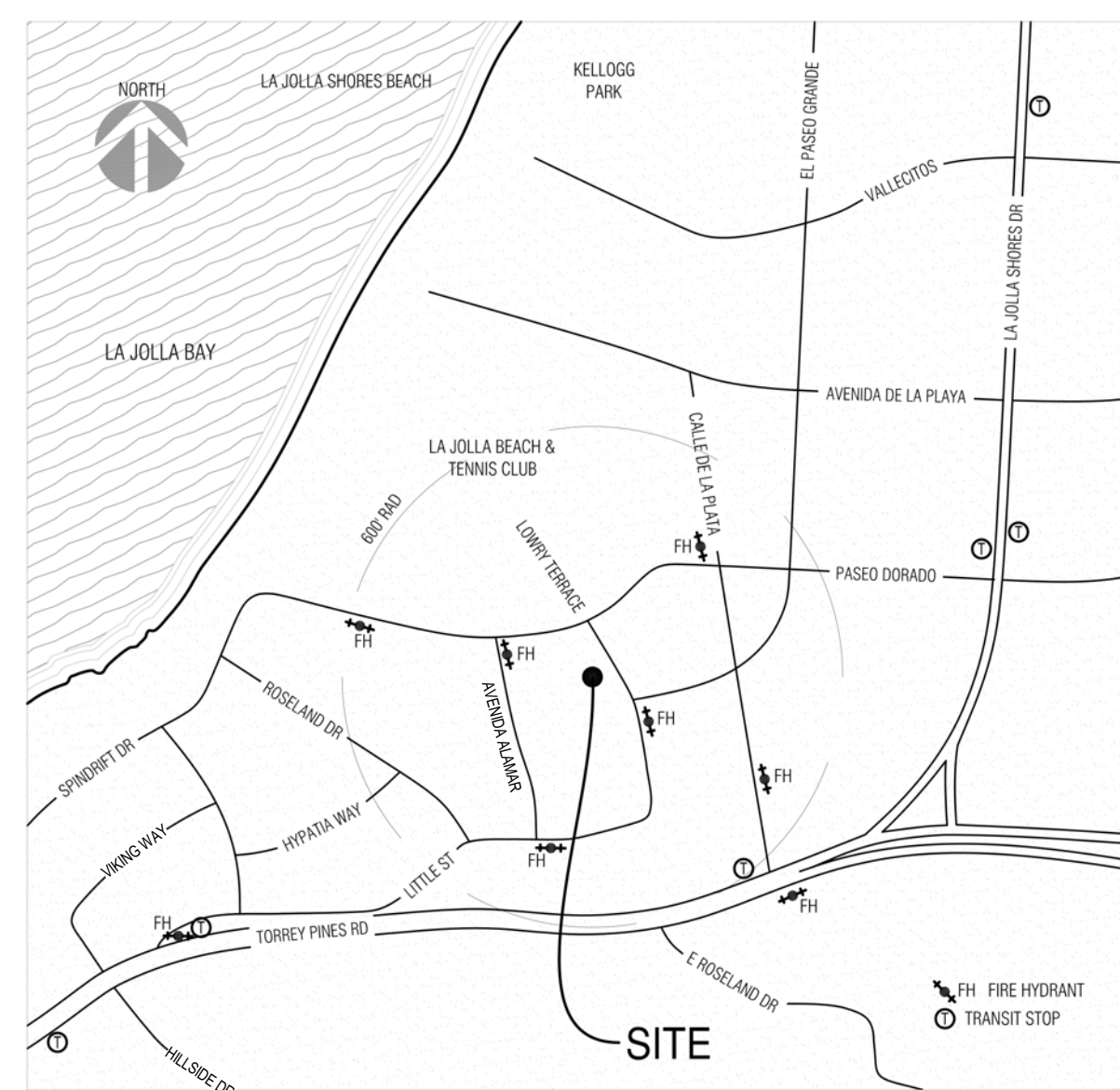
SECT: 1 - SITE

SHEET NO.

A104

5 OF 18 SHEETS

VICINITY MAP: NTS



PROPERTY:

LOWRY HOUSE
7964 LOWRY TERRACE
LA JOLLA, CA
APN #346-491-11

LOT 10515 SF
3733 SF GROSS (PROPOSED)
FAR .36 (PROPOSED)

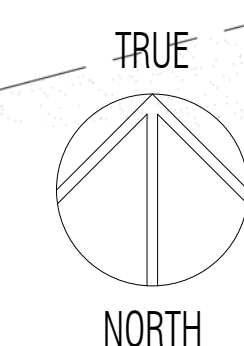
GENERAL NOTES

- 1) PROPOSED RESIDENCE MEETS GENERAL FRONT YARD, SIDE YARD, AND REAR YARD SETBACKS IN CONFORMANCE TO THE SURROUNDING NEIGHBORHOOD
- 2) PROPOSED RESIDENCE SETBACKS:
FYSB - 16'-4" (15'-0" REQUIRED PER MAP 3037)
SYSB - 7'-2"
RYSB - 5'-0"
RYSB - 6'-2"
- 3) NEIGHBORHOOD SURVEY EXHIBITS NUMEROUS EXISTING RESIDENCES AND/OR ADDITIONS LESS THAN OR EQUAL TO THE PROPOSED 5'-0" AND 7'-2" SIDE YARD SETBACKS. SURVEY SHOWS SIDE YARD SETBACKS AS BEING AS MINIMAL AS 2'-0" IN THE SURROUNDING NEIGHBORHOOD (WITHIN 300' RADIUS)
- 4) NEIGHBORHOOD SURVEY EXHIBITS NUMEROUS EXISTING RESIDENCES AND/OR ADDITIONS LESS THAN OR EQUAL TO THE PROPOSED 6'-2" REAR YARD SETBACK. SURVEY SHOWS REAR YARD SETBACKS AS BEING AS MINIMAL AS 3'-11" IN THE SURROUNDING NEIGHBORHOOD (WITHIN 300' RADIUS)
- 5) ROADS SHOWN AS RIGHT-OF-WAY WIDTHS
- 6) INFORMATION PROVIDED PER SAN DIEGO COUNTY ASSESSOR'S PARCEL MAPS:

BOOK 346 - PAGE 46
BOOK 346 - PAGE 48
BOOK 346 - PAGE 49
BOOK 346 - PAGE 50
BOOK 346 - PAGE 51

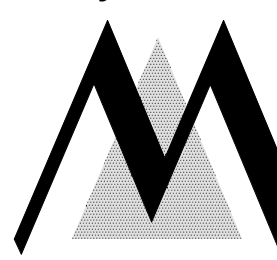
KEY

- 1 INDICATES LOT# PER SAN DIEGO COUNTY PARCEL MAPS

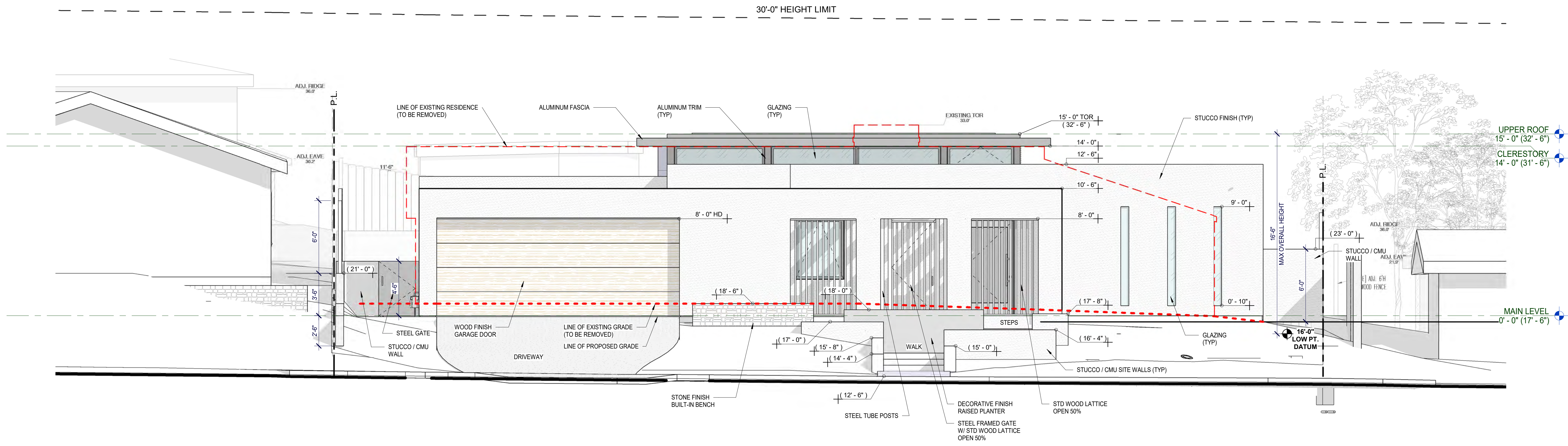


NEIGHBORHOOD SETBACK & AREA SURVEY

SCALE: 1/32" = 1'-0"



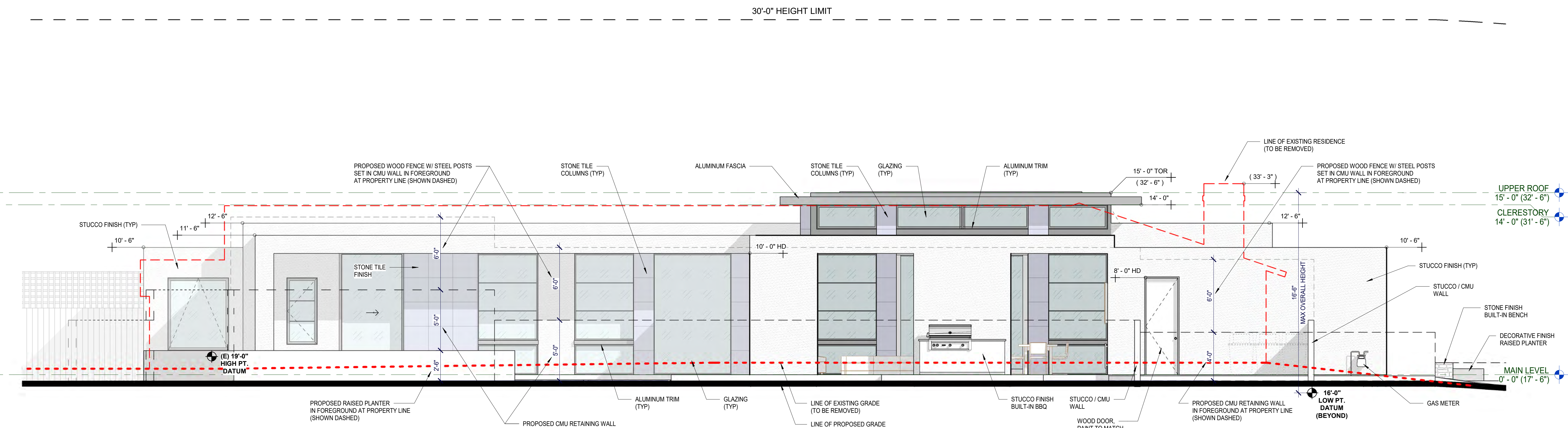
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EAST (FRONT)

LOWRY HOUSE
7964 LOWRY TERRACE
LA JOLLA, CA 92037

MARTIN / ARCHITECTURE
Tim Martin A.I.A.
2333 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
tim@martinarchitecture.com



SOUTH (SIDE)

BUILDING ELEVATIONS

A301

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

SITE BASE 4/10/2023

PROJECT NAME
LOWRY HOUSE
PROJECT ADDRESS
7964 LOWRY TERRACE
LA JOLLA, CA 92037

SHEET TITLE
BUILDING ELEVATIONS

DRAWING SCALE
1/4" = 1'-0"

ORIGINAL DATE: 12-22-2022

REVISION 1 04-21-2023

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

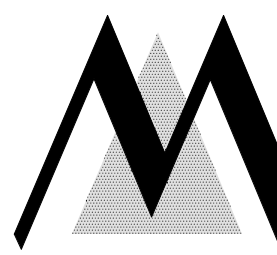
COASTAL DEVELOPMENT PERMIT
PROJECT NO. #####

SECT: 4 - ARCHITECTURAL

SHEET NO.

A301

12 OF 18 SHEETS



4/21/2023 7:50:19 AM

LOWRY HOUSE
7964 LOWRY TERRACE
LA JOLLA, CA 92037

MARTIN ARCHITECTURE
Tim Martin A.I.A.
2333 State Street Suite 100 Carlsbad, CA 92008
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SITE BASE 4/10/2023

PROJECT NAME
LOWRY HOUSE
PROJECT ADDRESS
7964 LOWRY TERRACE
LA JOLLA, CA 92037

SHEET TITLE
BUILDING ELEVATIONS

DRAWING SCALE
1/4" = 1'-0"

ORIGINAL DATE: 12-22-2022

REVISION 1 04-21-2023

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

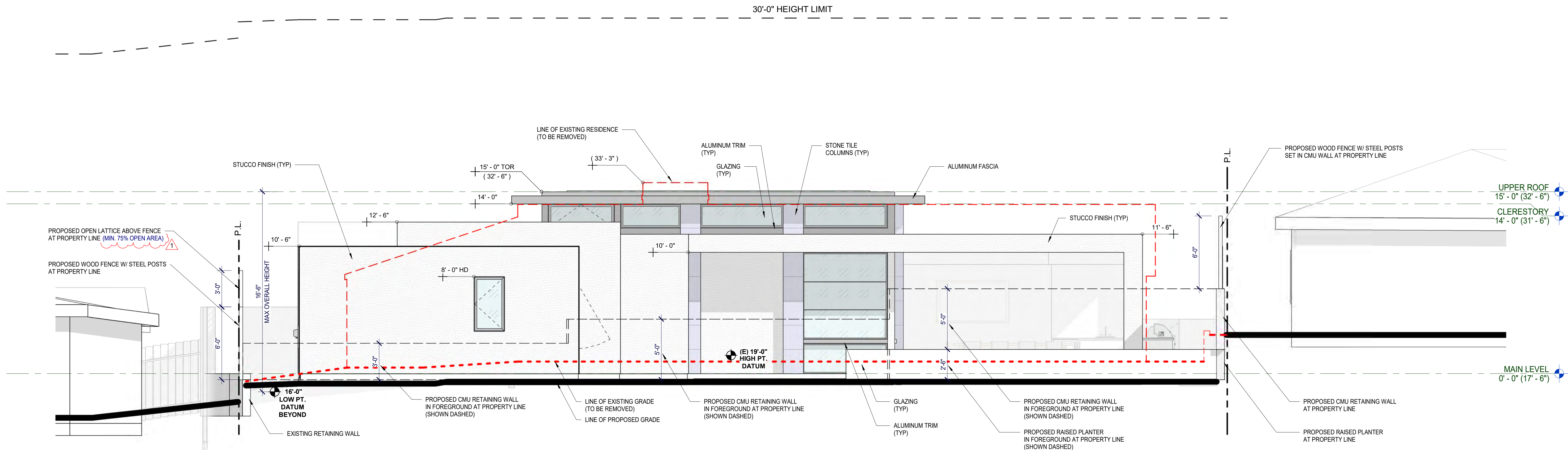
COASTAL DEVELOPMENT PERMIT
PROJECT NO. #####

SECT: 4 - ARCHITECTURAL

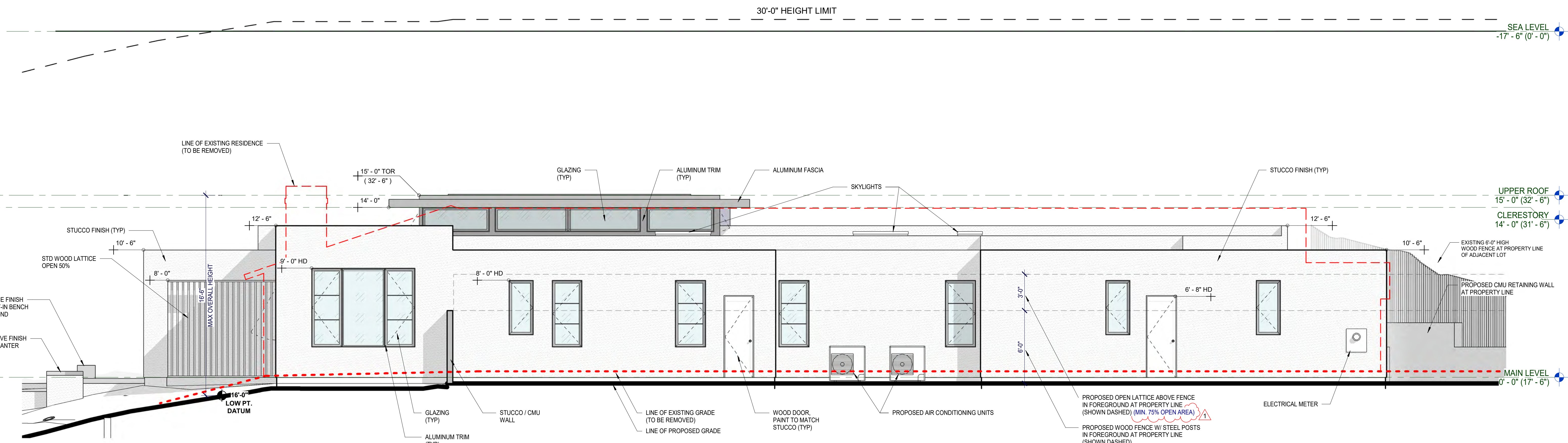
SHEET NO.

A302

13 OF 18 SHEETS



WEST (REAR)



NORTH (SIDE)

BUILDING ELEVATIONS

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

MARTIN ARCHITECTURE

2333 State Street ▲ Suite 100 ▲ Carlsbad, CA 92008
760-729-3470 (O) ▲ 760-729-3473 (F) ▲ 858-349-3474 (C)
tim@martinarchitecture.com www: martinarchitecture.com

January 13, 2023

PROJECT: PRJ-1080285
SUBJECT: LA JOLLA SHORES SURVEY

Please also refer to building construction plans,
Neighborhood Setback Survey sheet A104 for additional neighborhood information.

PROJECT ADDRESS:

EXISTING

7964 LOWRY TERRACE 3367 SF (GROSS)
22'-0" FYSB / 6'-9" SYSB / 8'-1" SYSB / 10'-5" RYSB

PROPOSED

7964 LOWRY TERRACE 3733 SF (GROSS)
16'-4" FYSB / 5'-0" SYSB / 7'-2" SYSB / 6'-2" RYSB

NEIGHBOROR ADDRESSES WITHIN 300' (OF PROJECT ADDRESS):

7915 AVENIDA ALAMAR 4541 SF (GROSS)
22'-8" FYSB / 2'-6" SYSB / 11'-2" SYSB / 26'-0" RYSB

7935 AVENIDA ALAMAR 3656 SF (GROSS)
13'-2" FYSB / 4'-2" SYSB / 10'-4" SYSB / 62'-0" RYSB

7940 AVENIDA ALAMAR 2329 SF (GROSS)
22'-9" FYSB / 4'-1" SYSB / 8'-2" SYSB / 10'-8" RYSB

7951 AVENIDA ALAMAR 3616 SF (GROSS)
46'-0" FYSB / 1'-0" SYSB / 10'-9" SYSB / 20'-0" RYSB

7956 AVENIDA ALAMAR 5905 SF (GROSS)
16'-7" FYSB / 4'-4" SYSB / 6'-0" SYSB / 23'-5" RYSB

7965 AVENIDA ALAMAR 4272 SF (GROSS)
11'-1" FYSB / 3'-7" SYSB / 10'-8" SYSB / 46'-10" RYSB

2003 PASEO DORADO 4816 SF (GROSS)
4'-3" FYSB / 12'-4" SYSB / 6'-1" SYSB / 12'-9" RYSB

ATTACHMENT 1: Lowry House

2011 PASEO DORADO 4020 SF (GROSS)
3'-11" FYSB / 2'-8" SYSB / 12'-10" SYSB / 12'-7" RYSB

7949 LOWERY TERRACE 6355 SF (GROSS)
11'-10" FYSB / 13'-8" SYSB / 6'-0" SYSB / 7'-9" RYSB

7950 LOWERY TERRACE 3408 SF (GROSS)
26'-3" FYSB / 3'-10" SYSB / 6'-3" SYSB / 40'-0" RYSB

7934 LOWERY TERRACE 3188 SF (GROSS)
20'-2" FYSB / 5'-11" SYSB / 8'-2" SYSB / 29'-6" RYSB

7935 LOWERY TERRACE 3850 SF (GROSS)
12'-5" FYSB / 2'-0" SYSB / 10'-2" SYSB / 50'-6" RYSB

7914 LOWERY TERRACE 3429 SF (GROSS)
20'-4" FYSB / 2'-2" SYSB / 10'-1" SYSB / 39'-5" RYSB

7908 LOWERY TERRACE 3051 SF (GROSS)
15'-8" FYSB / 2'-5" SYSB / 11'-8" SYSB / 24'-6" RYSB

7836 EL PASEO GRANDE 9173 SF (GROSS)
12'-1" FYSB / 10'-2" SYSB / 8'-1" SYSB / 5'-2" RYSB

7971-7981 LOWRY PLACE 9173 SF (GROSS)
5'-3" FYSB / 6'-8" SYSB / 11'-5" SYSB / 5'-2" RYSB

7868 EL PASEO GRANDE 2540 SF (GROSS)
9'-3" FYSB / 2'-3" SYSB / 27'-9" SYSB / 1'-8" RYSB

7964 CALLE DE LA PLATA 2300 SF (GROSS)
25'-5" FYSB / 2'-0" SYSB / 8'-3" SYSB / 1'-7" RYSB