

La Jolla Shores Planned District Advisory Board
Online Virtual Meetings

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 name: **PEREZ RESIDENCE REMODEL & ADDITION PTS 662163**
- Address and APN(s): **8433 PRESTWICK DRIVE – APN: 346-151-04**
- Project contact name, phone, e-mail: **GOLBA ARCHITECTURE inc. Tim Golba**
- **(619) 231-9905** TGolba@golba.com
- Project description: **Scope of work is for a mainly cosmetic remodel to an existing 2 story home on the east side of Prestwick Drive abutting the slope down to Torrey Pines Road. The project includes small additions to the north side yard on both levels of approximately 750 square feet on each floor but will still utilize an 8'-0" minimum side yard setback on the north side with the average setback still at nearly 15'.**
- In addition to the project description, please provide the following:
 - lot size: **20,087 square feet**
 - existing structure square footage and FAR (if applicable): **3,553 sq. ft. FAR = .17**
 - proposed square footage and FAR: **5,089 sq. ft. FAR = .24**
(747 sq. ft. addition to ground floor / 789 sq. ft. addition to upper floor)
 - existing and proposed setbacks on all sides:
 - **FRONT (WEST) – 19' minimum proposed, average of 24' (existing = 27')**
 - **SOUTH SIDE – NO CHANGE (18'-9")**
 - **NORTH SIDE – 8' minimum proposed 15' average (existing 34')**
 - **REAR – (EAST) SIDE - NO CHANGE (92')**

Height if greater than 1-story (above ground): **NO CHANGE IN HEIGHT PROPOSED**

- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): **Project team are returning from a presentation in October of 2019 when the applicant attempted to garner a "Minor" determination from the Board but at that meeting the Board did not feel a "Minor" was warranted but did unanimously vote to approve the project under the assumption it would proceed into a Discretionary Permit process. The project has moved thru a Discretionary permit and is all approved including the LJCPA which unanimously approved it but City of San Diego staff are requiring the project return for a "re-vote" or confirmation under the PTS of the discretionary action as opposed to the prior vote which occurred under a Preliminary Review PTS number. The project scope has not changed since the prior approval and the applicant will again present detailed before and after floor plans, site plan and elevations as well as 3-D images of the after design to illustrate the primarily cosmetic changes and enhancements for the Board to**

review and the design now includes the one motion comment the Board included in their prior approval.

Exhibits and other materials to provide:

Please provide the following recommended information which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- 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 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.

Thank you,

Marlon I. Pangilinan
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La Jolla Shores Planned District (LJSPD)

Advisory Board Agenda Item Record

Project: Perez Residence**Item:** B**Date:** 10-21-19**Applicant:** Tim Golba, TGolba@golba.com 619-231-9905**Description:** Remodel to existing 2-story residence**Recommendation**

- ☐ A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- ☒ B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council *written*
- ☐ C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- ☒ D. Approval subject to the following modifications to ensure conformity to the LJSPD.
Cancel the north end of the front elevation recessed 6 ft. on the second story being
- ☐ E. No recommendation due to a lack of four affirmative votes.
- ☐ F. Concept Review Only

Board Signatures

Trustee	Approve	Disapprove/Abstain
Jane Potter	<i>Jane Potter</i>	
Susanne Weissman	<i>Susanne Weissman</i>	
Andrea Moser	<i>Andrea Moser</i>	
Herbert Lazerow	<i>Herbert Lazerow</i>	

Absentees:

Jane Potter
 Chairperson

*condition of
 the north end of
 front elevation
 is recessed 6 ft.
 on the second
 story*