

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

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*

8433 Prestwick Drive Remodel

La Jolla Shores PDO Advisory Board Presentation

10-21-2020



GOLBA ARCHITECTURE

1940 Garnet Avenue, Suite 100
San Diego, CA 92109

8433 Prestwick Drive

WHY ARE WE HERE?

From: Cleveland, Travis [<mailto:TCleveland@sandiego.gov>]
Sent: Wednesday, September 16, 2020 3:45 PM
To: Tim Golba; Brian Yamagata
Cc: FitzGerald, PJ; Pangilinan, Marlon
Subject: RE: PTS 662163 - Perez Residence Remodel SDP - Update on CPG reviews

Hi Tim,

I looked into this further.

Unfortunately, we do not consider a La Jolla Shores board (LJSAB) vote prior to an application being submitted to the city to be valid. The application triggers a Notice of Application advising the public of their right to participate in any proceedings, and the LJSAB is codified to give a formal recommendation on a project requesting a SDP for being in the PDO area. Their previous vote took action prior to anyone being invited to participate.

I will need you to get a formal recommendation prior to my being able to schedule your project for a hearing. If you can get on the next agenda, this is unlikely to affect your project timeline.

Respectfully,

Travis Cleveland
Development Project Manager
City of San Diego
Development Services Department
T (619) 446-5407
sandiego.gov

I AM CURRENTLY WORKING REMOTELY TO PROMOTE SOCIAL DISTANCING. I APPRECIATE YOUR PATIENCE DURING THIS TIME.

COVID-19: DSD Business Days and Hours

Development Services is currently closed to the public due to the COVID-19 crisis, but services are available. [See this link for more information.](#)

We encourage all customers to visit sandiego.gov/DSD for more information regarding DSD, and visit sandiego.gov/dsd-email to subscribe to receive future department email notifications.

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.
Contract the north end of the front elevation to recessed 4 ft. on the second story being
- ☐ E. No recommendation due to a lack of four affirmative votes.
- ☐ F. Concept Review Only

☐ 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
storey

8433 Prestwick Drive

**EXISTING HOUSE
& SITE**



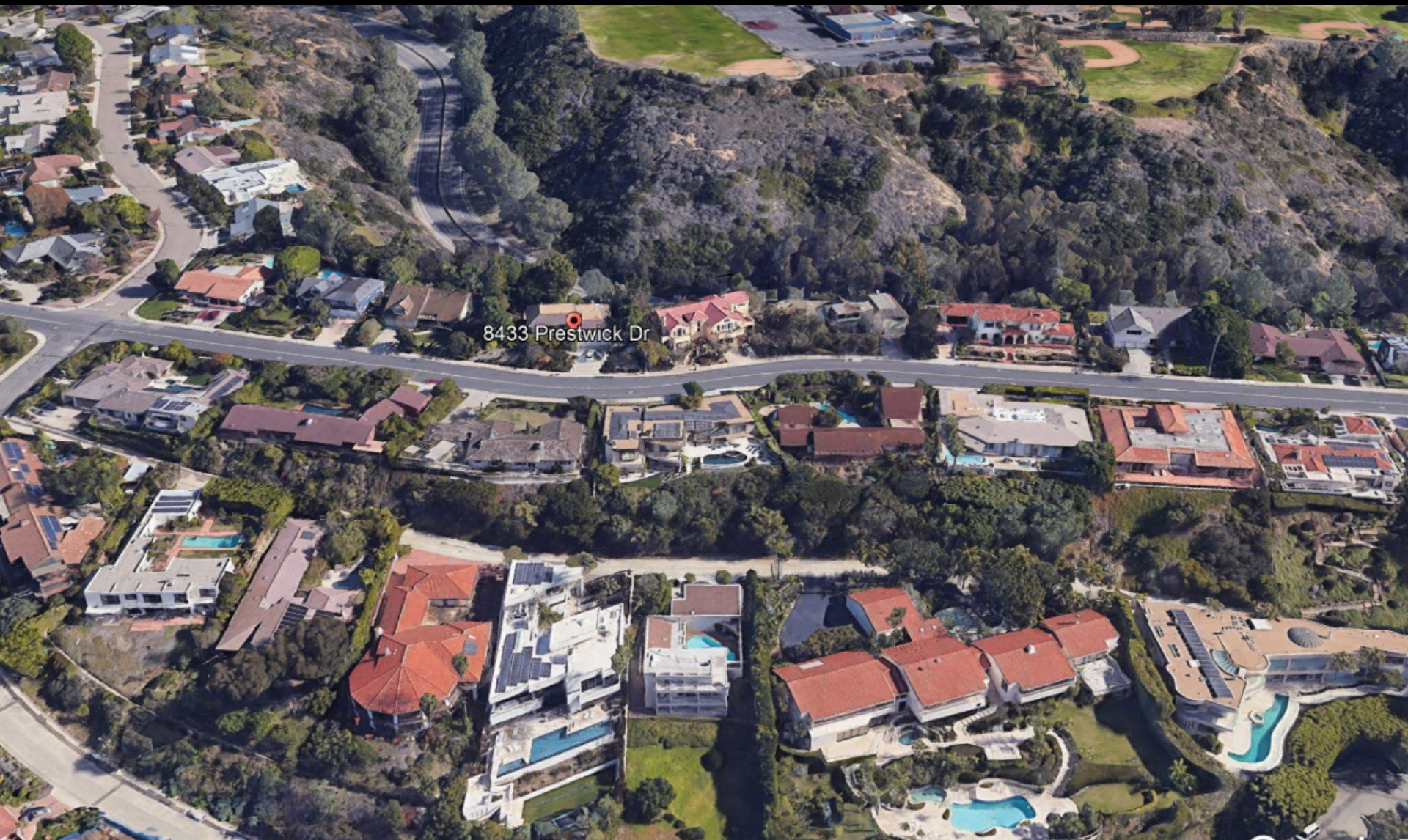
8433 Prestwick Dr

SITE



SITE

8433 Prestwick Dr



8433 Prestwick Dr

SITE

8433 Prestwick Dr























8433 Prestwick Drive

CONTEXT

©2020 Google











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8433 Prestwick Drive

PROJECT DATA

Cycle Issues



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

3/12/20 5:03 pm

Page 1 of 1

L64A-003A

Project Information

Project Nbr: 659782 Title: Prelim 8413 Prestwick
Project Mgr: Parks, Emanuel (619) 448-5415 EParks@sandiego.gov



Review Information

Cycle Type: 1 Prelim(Plan-Historic)	Submitted: 02/28/2020	Deemed Complete on 02/28/2020
Reviewing Discipline: Plan-Historic	Cycle Distributed: 02/28/2020	
Reviewer: Back, Megan (619) 655-6301	Assigned: 03/13/2020	
Hours of Review: 1.00	Started: 03/13/2020	
Next Review Method: Prelim(Plan-Historic)	Review Due: 03/13/2020	
	Completed: 03/13/2020	COMPLETED ON TIME
	Closed: 03/13/2020	

Last month Plan-Historic performed 348 reviews, 82.5% were on-time, and 93.1% were on projects at less than < 3 complete submittals.

03.13.2020

Cleared?	Issue Num	Issue Text
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1 | The property located at 8433 Prestwick Dr. is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue) |
| <input checked="" type="checkbox"/> | 2 | During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

http://www.sandiego.gov/planning/programs/historical/pdf/2011/02/criteria-guidelines.pdf
(Informational Only, No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 3 | More information regarding this review process can be found in Information Bulletin 580:

http://www.sandiego.gov/development-services/pdf/industryinfo/bulletin/ib-580.pdf
(Informational Only, No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 4 | If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 5 | If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue) |
| <input checked="" type="checkbox"/> | 6 | (...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only, No Response or Action Required) (New Issue) |
| <input checked="" type="checkbox"/> | 7 | Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue) |
| <input checked="" type="checkbox"/> | 8 | The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue) |
| <input checked="" type="checkbox"/> | 9 | Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue) |

AREA CALCULATIONS

MAX. LOT COVERAGE: 60%
AREA OF SITE: 20,087 S.F.
ALLOWABLE COVERAGE: 12,052 S.F.

EXISTING LOT COVERAGE: 2,251 S.F. / 20,087 S.F. = 11.2%
PROPOSED LOT COVERAGE: 2,959 S.F. / 20,087 S.F. = **14.7%**

TOTAL PROPOSED AREA:

1ST FLOOR HABITABLE:

EXISTING AREA TO BE REMODELED:	1,587 S.F.
AREA OF ADDITION:	747 S.F.
<hr/>	
TOTAL 1ST FLOOR HABITABLE:	2,334 S.F.

2ND FLOOR HABITABLE:

EXISTING AREA TO BE REMODELED:	1,966 S.F.
AREA OF ADDITION:	789 S.F.
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TOTAL 2ND FLOOR HABITABLE:	2,755 S.F.

TOTAL LIVING SPACE:	5,089 S.F.
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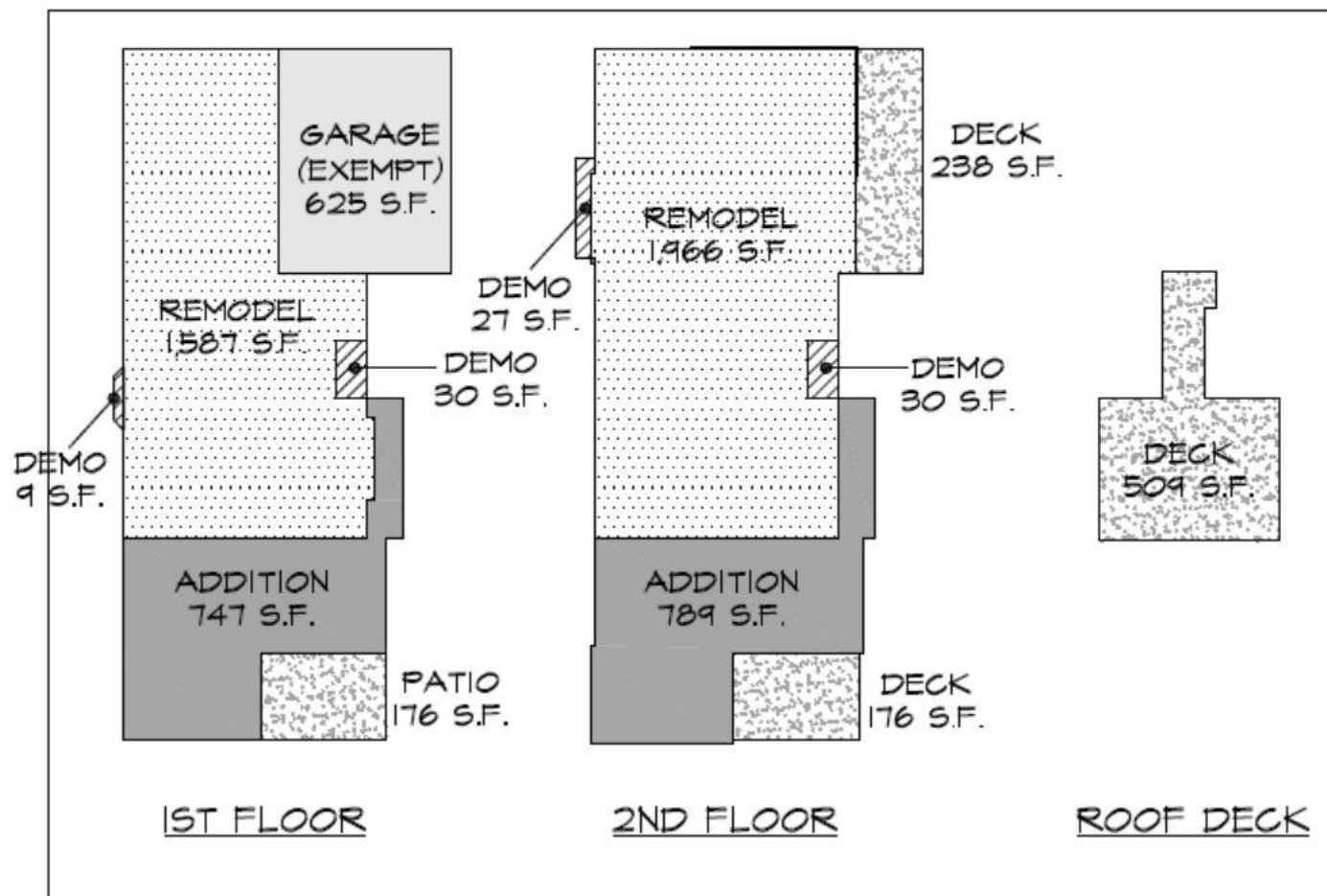
GARAGE: 625 S.F.

AREA OF PATIOS AND DECKS:

1ST FLOOR (COVERED ENTRY):	30 S.F.
1ST FLOOR (PATIOS):	176 S.F.
2ND FLOOR (DECKS):	414 S.F.
ROOF (DECKS):	509 S.F.
<hr/>	
TOTAL:	1,129 S.F.

AREA DIAGRAM

NO SCALE



TOTAL AREA OF DEMOLITION: 96 S.F.

TOTAL AREA OF REMODEL: 3,553 S.F.

TOTAL AREA OF ADDITION: 1,536 S.F.

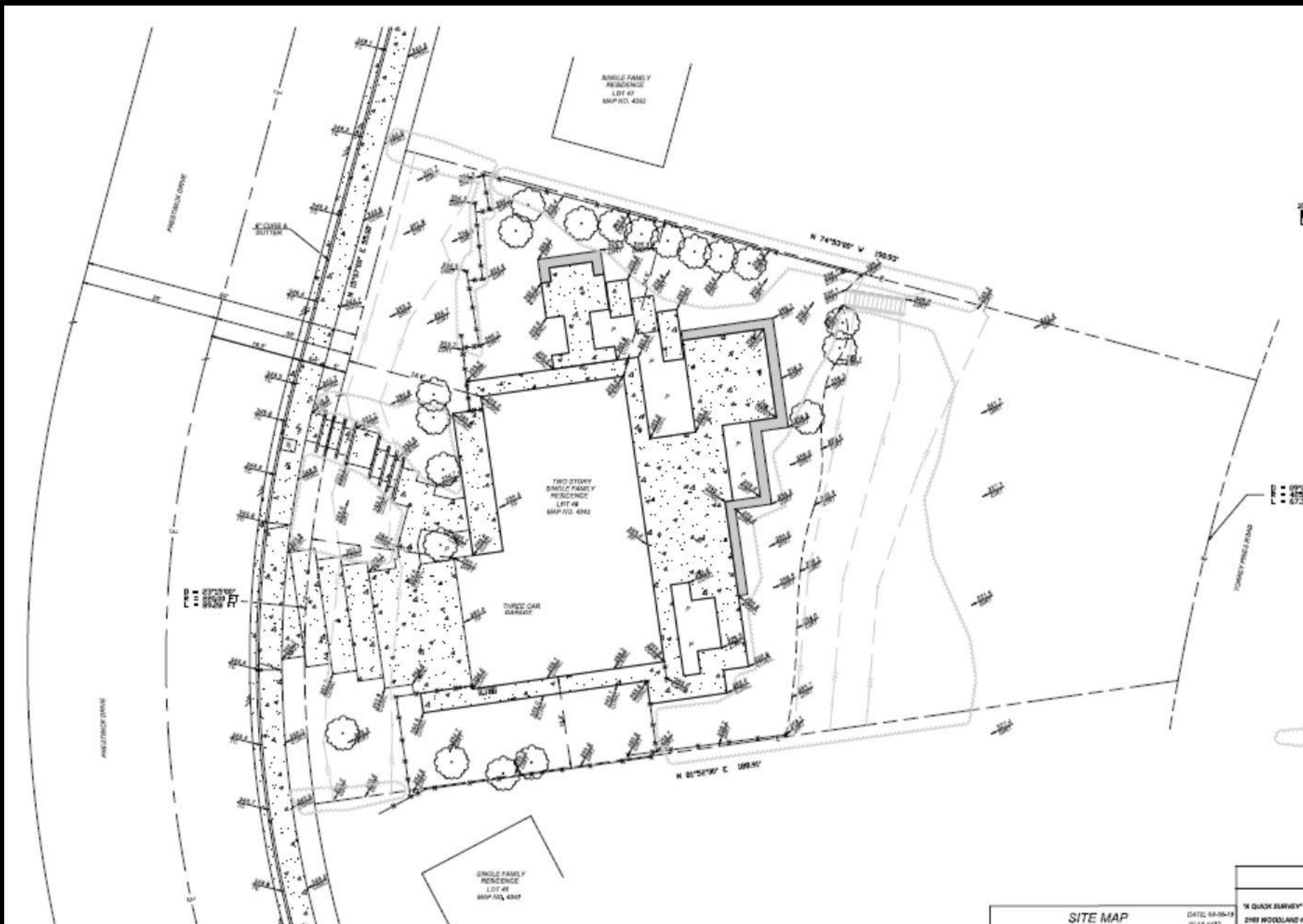
LOT SIZE:	20,087 S.F.
MAX. LOT COVERAGE:	.60 MAX = 12,052 S.F. ALLOWED
OCCUPANCY:	R-3
BUILDING CODES:	2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CALIFORNIA FIRE CODE
CONSTRUCTION TYPE:	TYPE VB 13D FIRE SPRINKLERS THROUGHOUT HOUSE AND GARAGE
NUMBER OF STORIES	
EXISTING:	2 STORY
PROPOSED:	2 STORY
BUILDING HEIGHT	
EXISTING:	23'-0"
PROPOSED:	23'-8 3/8"

LANDSCAPE REQUIREMENTS

LANDSCAPE REQ'S: (LA JOLLA SHORES PLANNED DISTRICT)	30% OF PARCEL TO BE LANDSCAPED, MINIMUM.
	20,087 S.F. x .30 = 6,026 S.F. REQUIRED
	PROPOSED LANDSCAPING: 13,060 S.F.
	% OF PARCEL TO BE LANDSCAPED: 13,070 S.F. / 20,087 S.F. = 65%

8433 Prestwick Drive

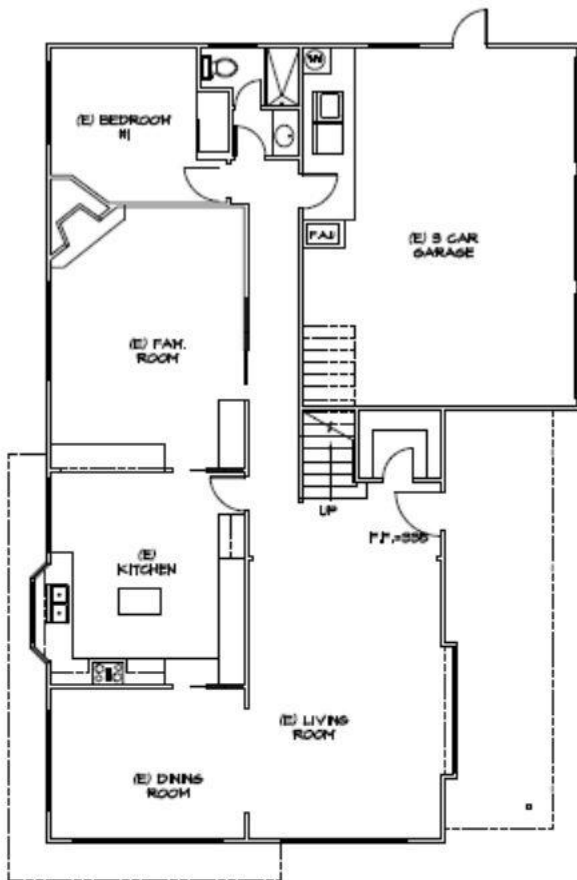
PROJECT PLANS



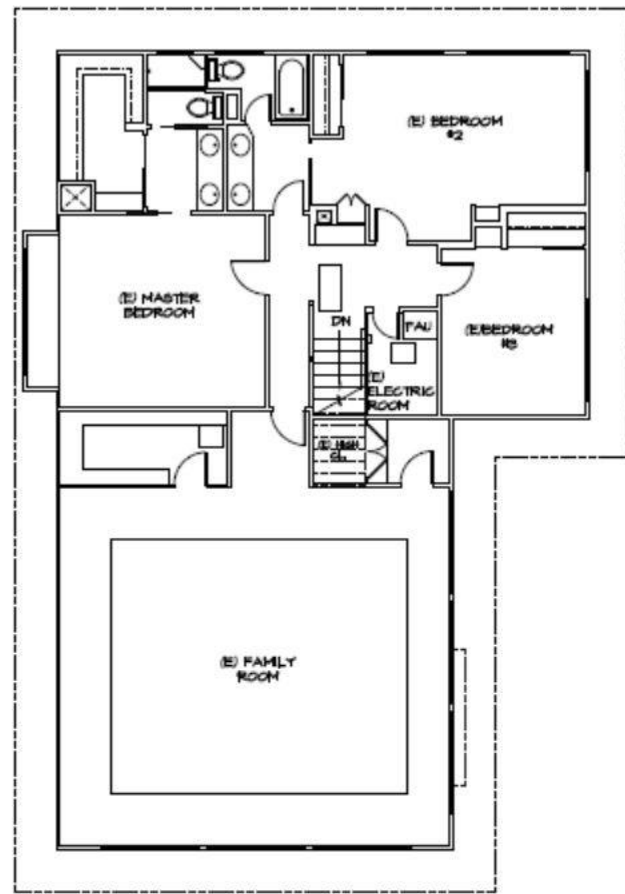
SITE MAP

DATE: 04-04-19
BY: J. J. J.

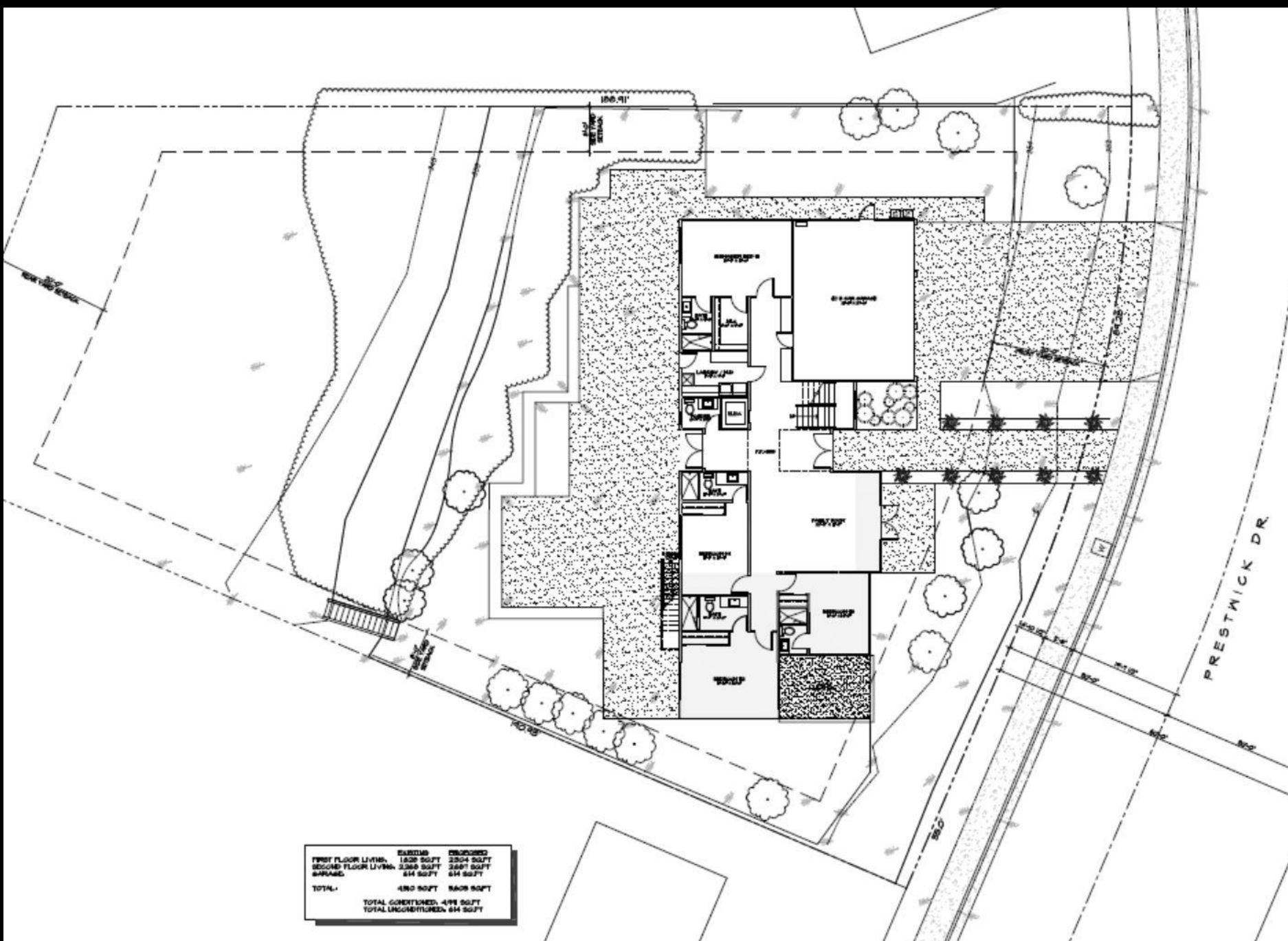
1/4" QUAD SURVEY
2183 WOODLAND H



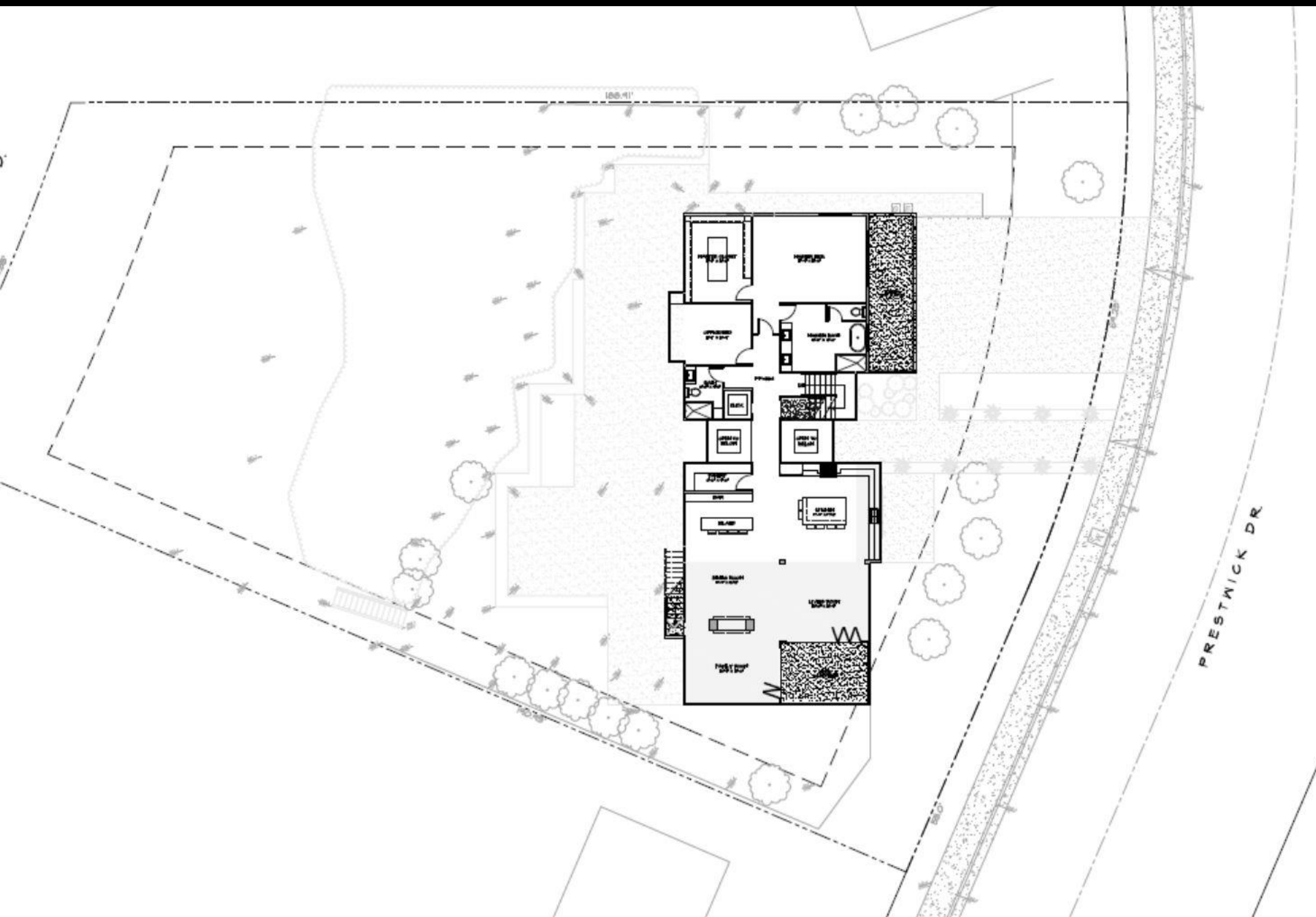
SECOND FLOOR- DEMO OVERLAY
SCALE: 3/8"=1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 3/8"=1'-0"



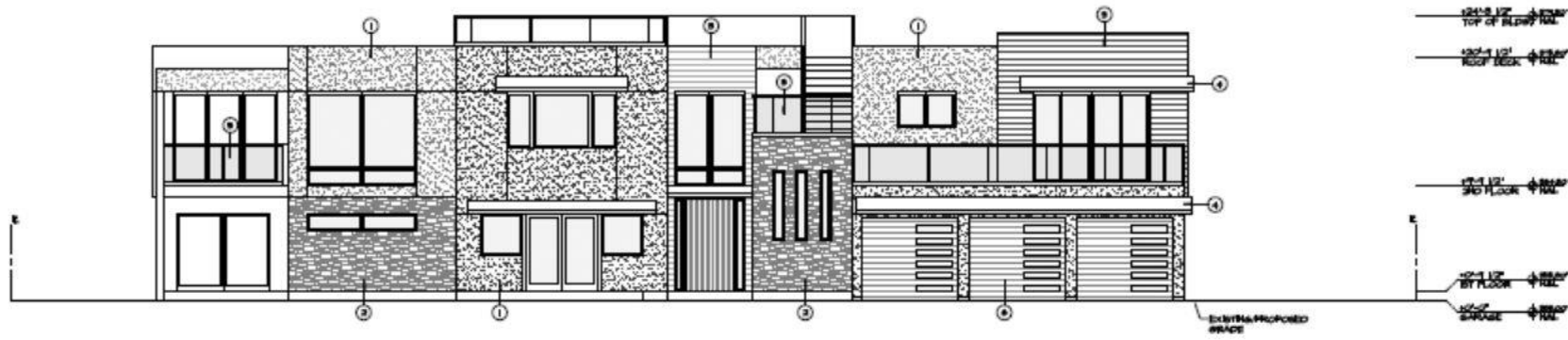
FIRST FLOOR LIVING	1838 SQFT	2324 SQFT
SECOND FLOOR LIVING	3385 SQFT	3887 SQFT
BARABE	614 SQFT	614 SQFT
TOTAL	4197 SQFT	6825 SQFT
TOTAL CONDITIONED: 4197 SQFT		TOTAL UNCONDITIONED: 614 SQFT





30'-0" HT. LIMIT PER PROP. OF BRACK HALL.
SEE SOUTH ELEVATION SHEET ASJ FOR
REFERENCE DATUM & DIMENSION.

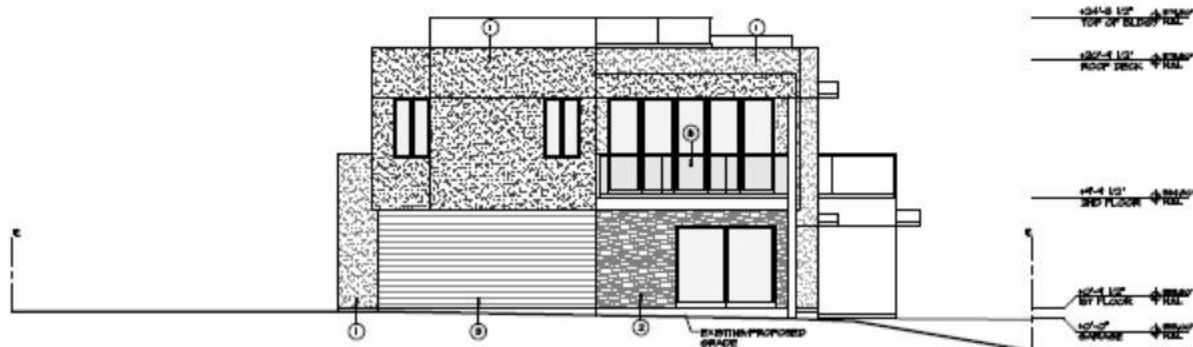
PLAIN HEIGHT LIMIT



WEST ELEVATION

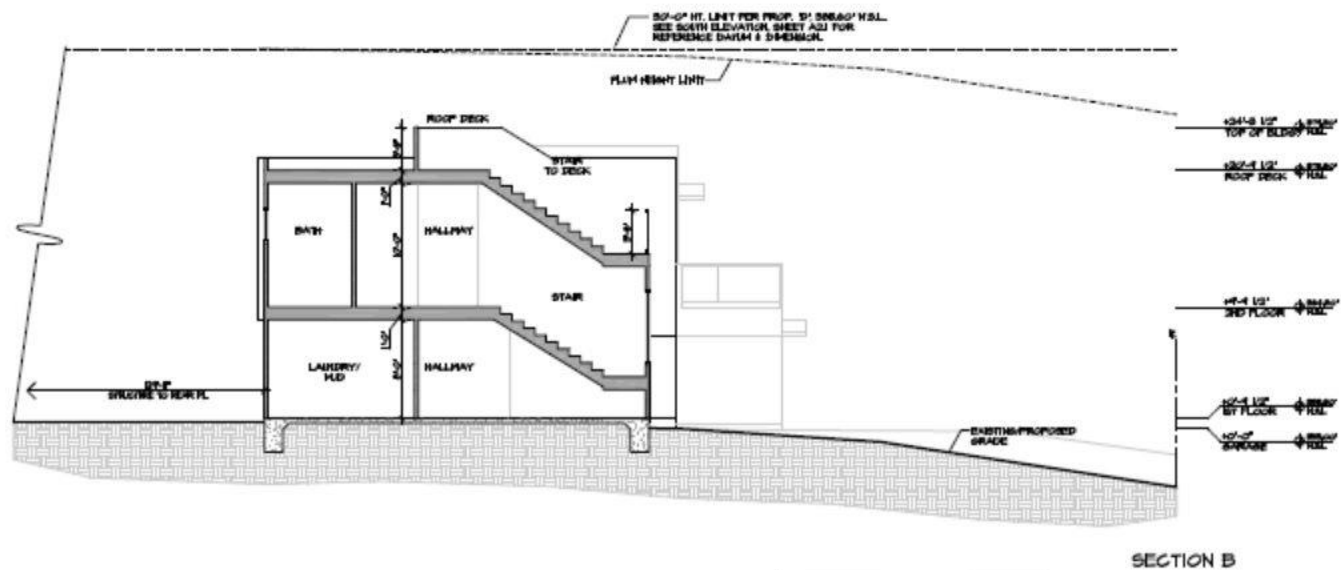
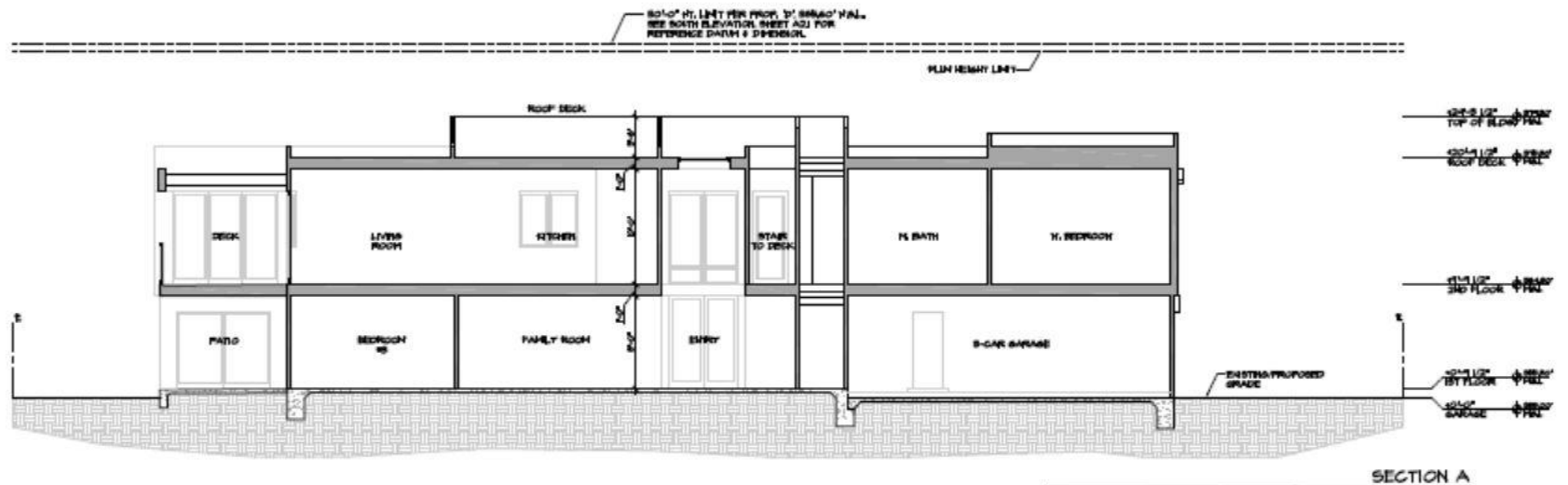
30'-0" HT. LIMIT PER PROP. OF BRACK HALL.
SEE SOUTH ELEVATION SHEET ASJ FOR
REFERENCE DATUM & DIMENSION.

PLAIN HEIGHT LIMIT

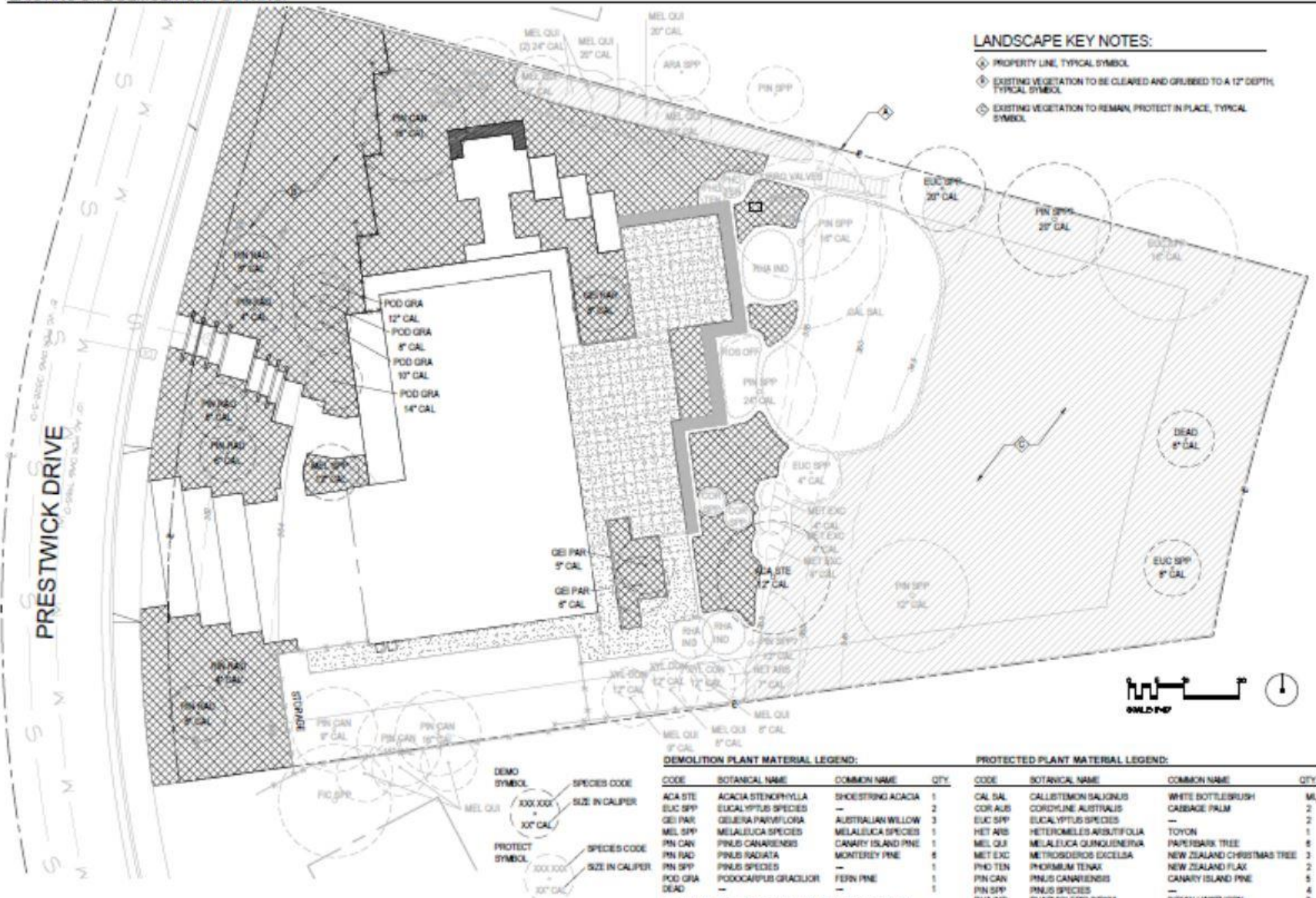


NORTH ELEVATION





EXISTING SITE DEMOLITION PLANTING:





LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

SINGLE FAMILY LANDSCAPE REQUIREMENTS:
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE (SDMC 15.12.0303)(g)(1)

LA JOLLA SHORES PDO NOTES:



LEGEND		
SYMBOL	CRITERIA	ZONE WIDTH
	ZONE ONE	35'
	ZONE TWO	65'

GENERAL NOTES:

4. ALLUCENT PROPOSED PROJECTS ARE NOT BROWN/PURPOSED PROJECTS THAT SHALL BE SUBJECT TO NOTICE OF VIOLATION ISSUED BY THE PWD ADMINISTRATOR. THOUGH A 1996 MAJOR ADVISORY AT STEED-HAM PLACES THE COMMUNITY IS A MIX OF CRUSTAL, LANE SCOUR AND NON-LANE NATURALIZED VEGETATION.
5. ALL GRADED, DISTURBED, OR EXPOSED AREAS THAT WILL NOT BE PERMANENTLY FLOORED OR COVERED BY A STRUCTURE, SHALL BE PERMANENTLY ADVERTISED AND INDICATED AS SHOWN IN TABLE TWO AND IN ACCORDANCE WITH THE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
6. BROWN/MANAGEMENT ACTIVITIES ARE PROHIBITED THROUGH CRUSTAL SCOUR, WATERSHED, SUCCESSION CRUSTAL AND CRUSTAL SCOUR-CHARACTERIZED AREAS FROM WHICH THROUGHOUT AREAS IS EXCEPTED FROM DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE HARMING WOULD BE CONSISTENT WITH CONFIRMED OF SPACES CONSIDERED DESIGNATED BY THE CITY OF SAN DIEGO BROWN/MAINTENANCE PLAN.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DEVELOP A LAND CONSTRUCTION WARNING ON THE SITE WITHIN THE CITY OF SAN DIEGO, THE CITY OF SAN DIEGO DEPARTMENT TO DESIGN AND OBTAIN THE NECESSARY FOR THE BROWN/MANAGEMENT PROJECT.

DESIGN METHOD

ZONE 1 SHALL MEASURE 15 FEET FROM THE EDGE OF THE EXISTING & PROPOSED STRUCTURE TOWARD THE PROPERTY LINE. THIS AREA SHALL ADHERE TO THE ZONE 1 REQUIREMENTS FOR BOTH PLANTING AND IRIGATION.

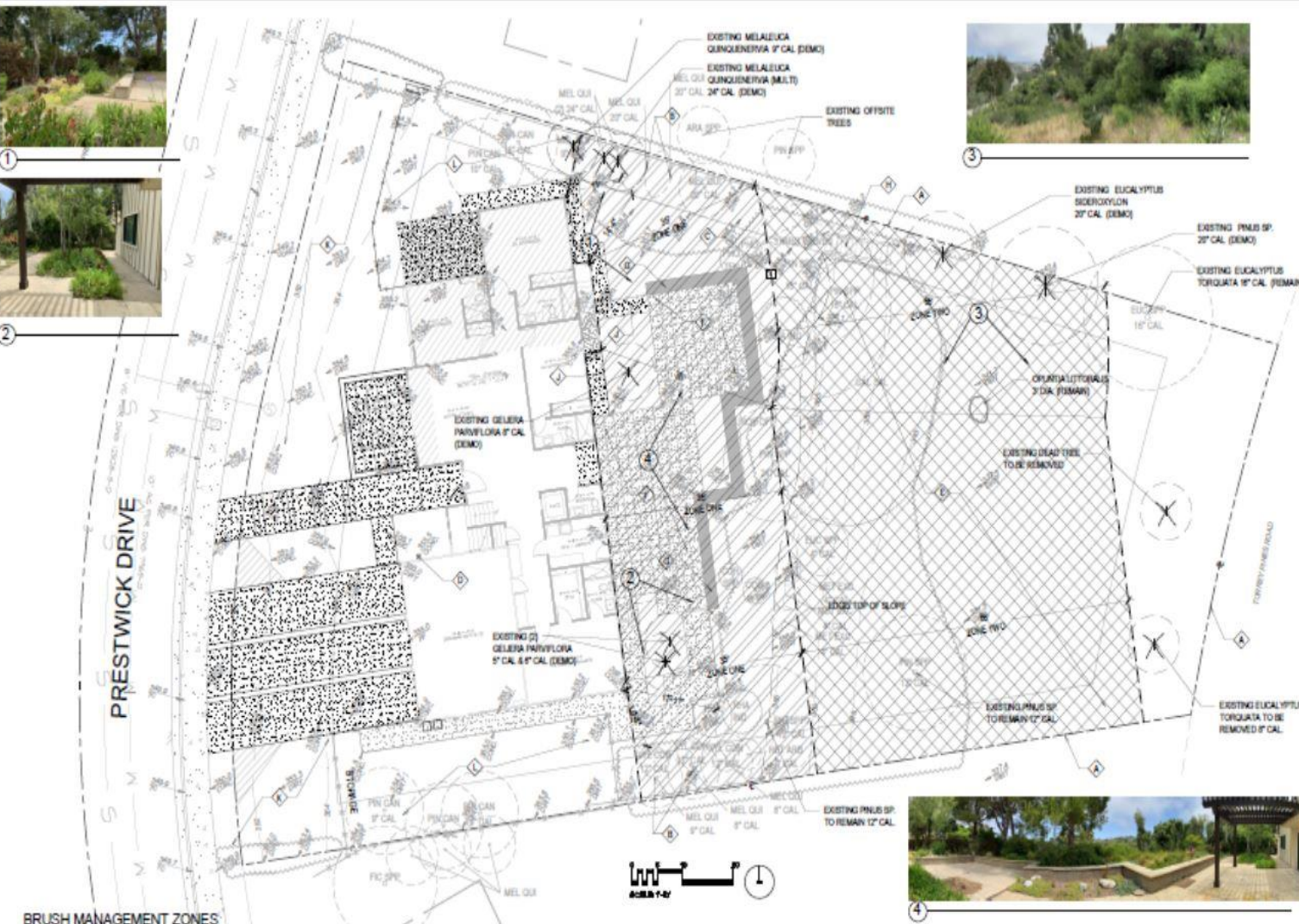
ZONE 2 SHALL BE THE REMAINING AREA BETWEEN ZONE 1 AND THE PROPERTY LINE. THE SLOPE IS CURRENTLY PLANTED WITH A MIX OF ORNAMENTAL, A NATIVE NATURALIZED PLANT MATERIAL. IT IS THE INTENT FOR THIS PLANT MATERIAL TO REMAIN IN PLACE TO ACT AS EROSION CONTROL, AND FIRE PROTECTION WITH THINNING AS OUTLINED IN THE GENERAL NOTES.

KEY NOTES

- | | | | |
|----------|--|----------|--|
| A | PROPERTY LINE | G | EXISTING PISTO-VASCULARS |
| B | EXISTING TREES TO REMAIN: PRUNING REQUIRED TO BE A MINIMUM OF 10" ABOVE ANY STRUCTURES IN ZONE ONE AND 15' ABOVE ZONE TWO REQUIREMENTS IN ZONE TWO WHERE APPLICABLE | I | EXISTING LOW BRANCHING TREES/SHRUBS (NOT NEARLY TO REMAIN) |
| C | EXISTING PLANTED & SPRAY TREES TO REMAIN | H | EXISTING STANDS TO REMAIN |
| D | EXISTING REMOVED SPRAY TREES TO REMAIN | J | EXISTING CONCRETE WALKWAY TO REMAIN |
| E | EXISTING MARGED SCRAP ORNAMENTAL & NATIVE VEGETATION SPACES INCLUDING CALIFORNIA SALICORNIA, COTONWOOD, EUCALYPTUS, PALM, SP. PALM, SP. HE, HE, SCRAMBLED ANEMONE TO REMAIN TO ACT AS BARRIER CONTROL AND FIRE PROTECTION WITH TREES/PLANTS OUTLINED IN THE DESIGN | K | NEW CONCRETE WALKWAY |
| | | L | PRUNE TREES WITH EXISTING AUTOMATIC SPRAY REGULATION |
| | | M | NEW TREES WITH EXISTING AUTOMATIC SPRAY REGULATION |

MAINTENANCE

1. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS AND LONG-TERM MAINTENANCE OF SAID LANDSCAPE. THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT ON OTHER APPROVED EASEMENTS.
2. ALL REQUIRED LANDSCAPES SHALL BE MAINTAINED IN A DESIGN, NEED AND LITERARY FREE CONDITION AT ALL TIMES. SITES PLANNING ON TOP OF THIS IS A MAINTAINED LITERARY LANDSCAPE NOTED UNDER CONDITIONS OF THE PERMIT.
3. LANDSCAPES AND BROWZING AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED FREE OF CHURN AND LITTER AND ALL PLANT MATERIAL, SUCH AS BRUSH, LIMBS, TWIGS, AND OTHER DEBRIS, SHALL BE REMOVED FROM THE AREA. THE AREA SHALL BE SATISFACTORILY TREATED OR REPLACED FOR THE CONDITIONS OF THE PERMIT.



8433 Prestwick Drive

RENDERINGS



OLD RENDERING ORIGINALLY PRESENTED TO LJSAB

FRONT RENDERING OF STREET VIEW



UPDATED FRONT RENDERING OF STREET VIEW



FRONT RENDERING OF STREET VIEW



AERIAL RENDERING



AERIAL RENDERING



STREET VIEW LOOKING SOUTH ALONG PRESTWICK DRIVE



STREET VIEW LOOKING NORTH ALONG PRESTWICK DRIVE

8433 Prestwick Drive

DESIGN POINTS





8433 Prestwick Dr









2527 Torrey Pines Rd

San Diego, California



Google



Street View - Mar 2019



Google

