

## La Jolla Shores Planned District Advisory Board (LJSPDAB) Online Virtual 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): **Project not currently submitted**

- Address and APN(s): \_\_\_\_\_

- Project contact name, phone, e-mail: \_\_\_\_\_

- Project description: \_\_\_\_\_

- 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:

- 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):

### 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): **FROMM RESIDENCE**

- Address and APN(s): **\_7964 Lowry Terrace APN 346-491-11**

- Project contact name, phone, e-mail: **Timothy Martin 858-349-3474**

- [tim@martinarchitecture.com](mailto:tim@martinarchitecture.com)

- Project description: **Remodel of Existing 3126 SF SFR, Remove 76 SF Entry, 148 SF Bedroom Add'ns, 266 SF Guest Suite Add'n, 580 SF Lanai Add'n (exempt from GFA), new pool, site retaining walls, hardscape, and landscaping**

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

- lot size: **10,515 SF**
- existing structure square footage and FAR (if applicable): **3,126 SF (FAR .30)**
- proposed square footage and FAR: **3,541 SF (FAR .34) (increase of 13%)**
- existing and proposed setbacks on all sides:

**Existing: SOUTH: 7'-9" / EAST: 24'-0" / NORTH: 8'-0" / WEST: 15'-6"**

**Proposed: SOUTH: 7'-9" / EAST: 24'-0" / NORTH: 5'-9" / WEST: 5'-0"**

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

<b>1-Story (existing) 1-Story (proposed)</b>			
<b>Existing Building Height:</b>	<u><b>12'-0"</b></u>	<b>Existing Chimney Height:</b>	<u><b>14'-0"</b></u>
<b>Proposed Building Height:</b>	<u><b>16'-8"</b></u>	<b>Proposed Chimney Height:</b>	<u><b>22'-0"</b></u>
<b>Increase of:</b>	<b>38.9%</b>		<b>57.1%</b>
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (community character, aesthetics, design features, etc.): **Seeking opinion from advisory board that project as designed is considered minor in scope.**

#### **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:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab>

for view by the public:

- All exhibits should be sized to 8 ½" 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;
  - 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 such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

#### **Meeting Presentation – updated 8/31/20**

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

**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 Advisory Board members 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 no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Senior Planner

[mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

Planning Department

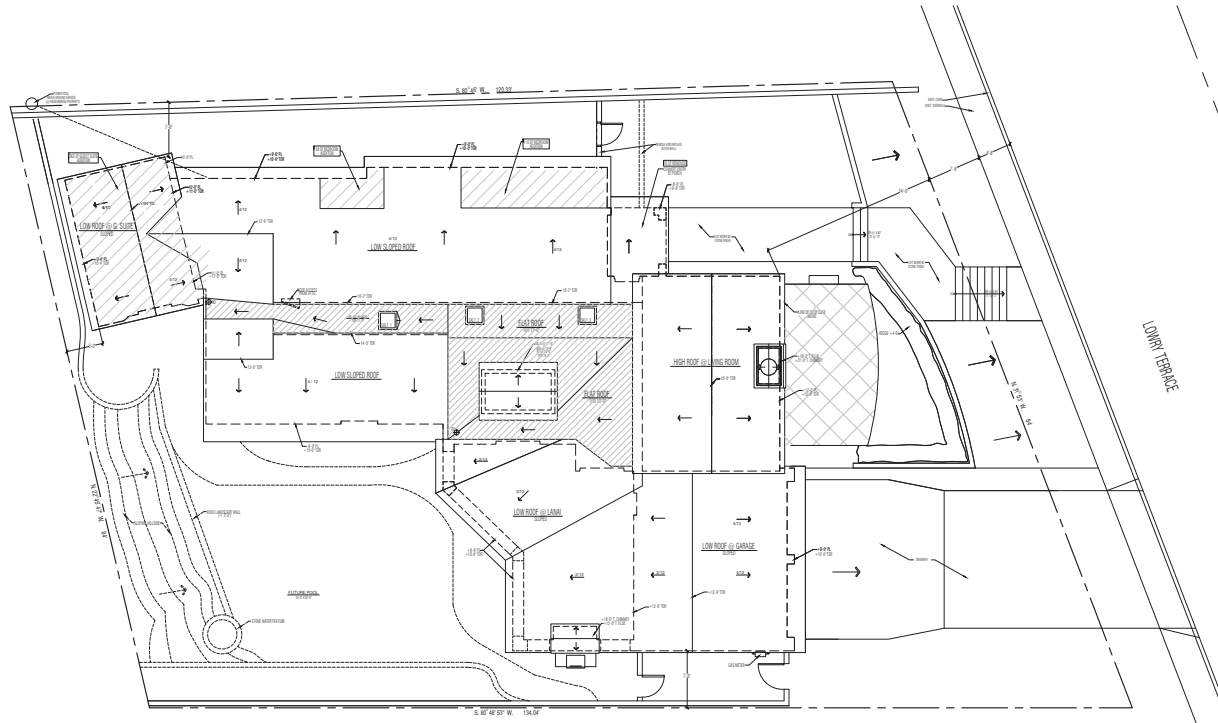
9485 Aero Drive MS 413

San Diego CA 92123

619-235-5293



FROMM RESIDENCE  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037



SITE PLAN  
SCALE 1/8"=1FT

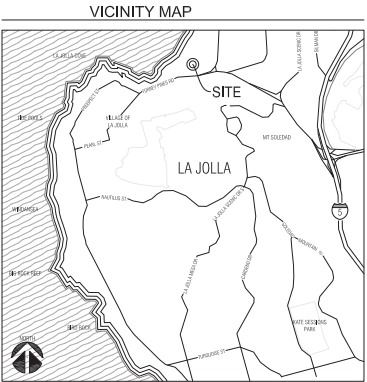


MARTIN ARCHITECTURE  
Tim Martin A.I.A.  
2333 State Street Suite 100 Carlsbad, CA 92008  
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)  
tim@martinarchitecture.com

9-8-21

SHEET NO.

C1.1



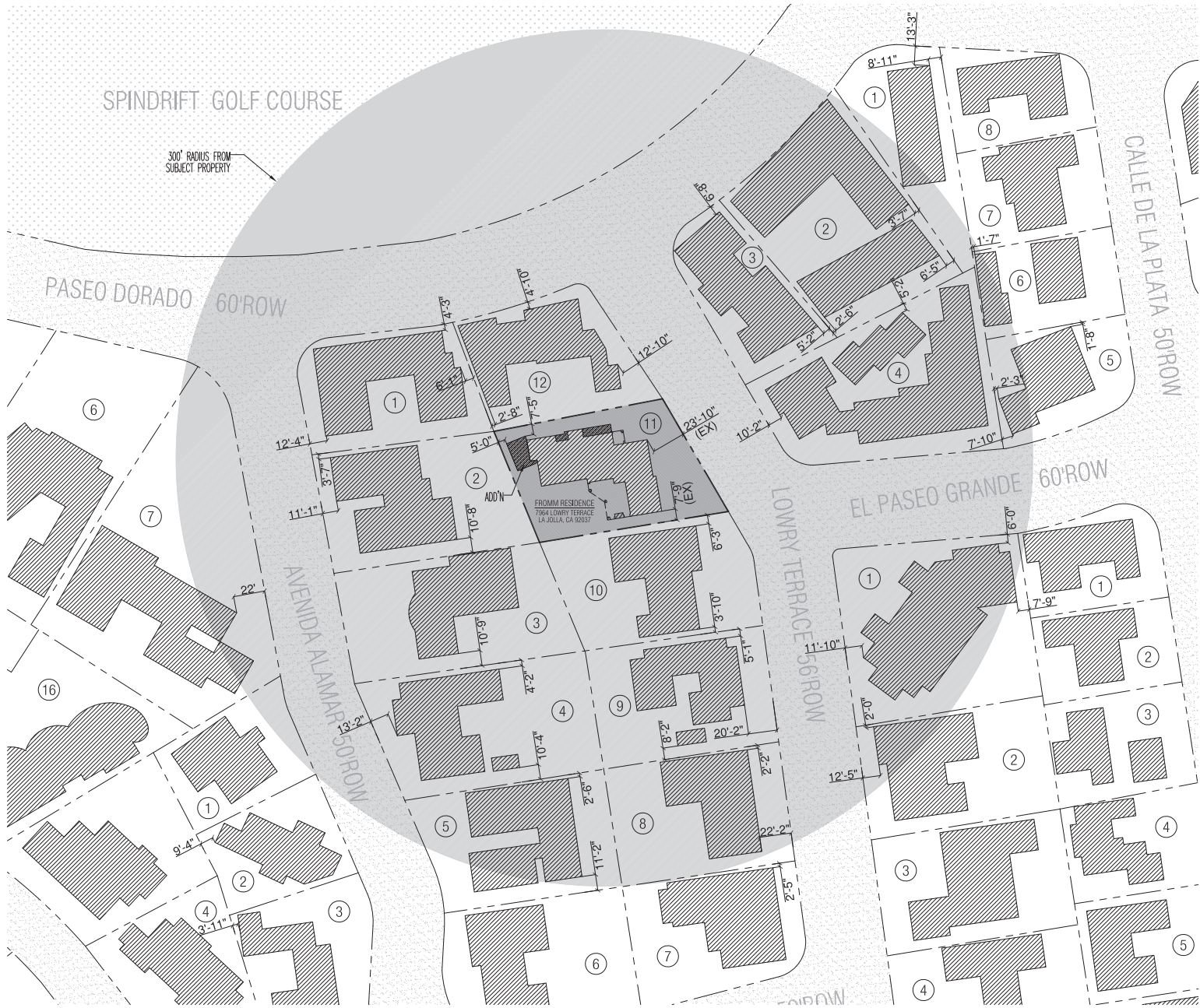
PROPERTY:  
FROMM RESIDENCE  
7964 LOWRY TERRACE  
LA JOLLA, CA  
APN #346-491-11

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 - 23'-10" (EXISTING TO BE UNCHANGED)  
SYSB - 7'-9" (EXISTING TO BE UNCHANGED)  
RYSB - 5'-0" (PROPOSED)  
RYSB - 5'-0" (PROPOSED)
- 3) NEIGHBORHOOD SURVEY EXHIBITS NUMEROUS EXISTING RESIDENCES AND/OR ADDITIONS LESS-THAN OR EQUAL-TO THE PROPOSED 7'-5" SIDE YARD SETBACK, SURVEY SHOWS SIDE YARD SETBACKS AS BEING AS MINIMAL AS 2'-0" IN THE SURROUNDING NEIGHBORHOOD
- 4) NEIGHBORHOOD SURVEY EXHIBITS NUMEROUS EXISTING RESIDENCES AND/OR ADDITIONS LESS-THAN OR EQUAL-TO THE PROPOSED 5'-0" REAR YARD SETBACK, SURVEY SHOWS REAR YARD SETBACKS AS BEING AS MINIMAL AS 3'-11" IN THE SURROUNDING NEIGHBORHOOD
- 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 PARCEL MAPS



NEIGHBORHOOD SETBACK SURVEY  
SCALE: 1/32" = 1'-0"



FROMM RESIDENCE  
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09-07-2021

SHEET NO.

C1.5  
FROMM





PHOTO A



PHOTO B



PHOTO C



PHOTO D



PHOTO E



PHOTO F



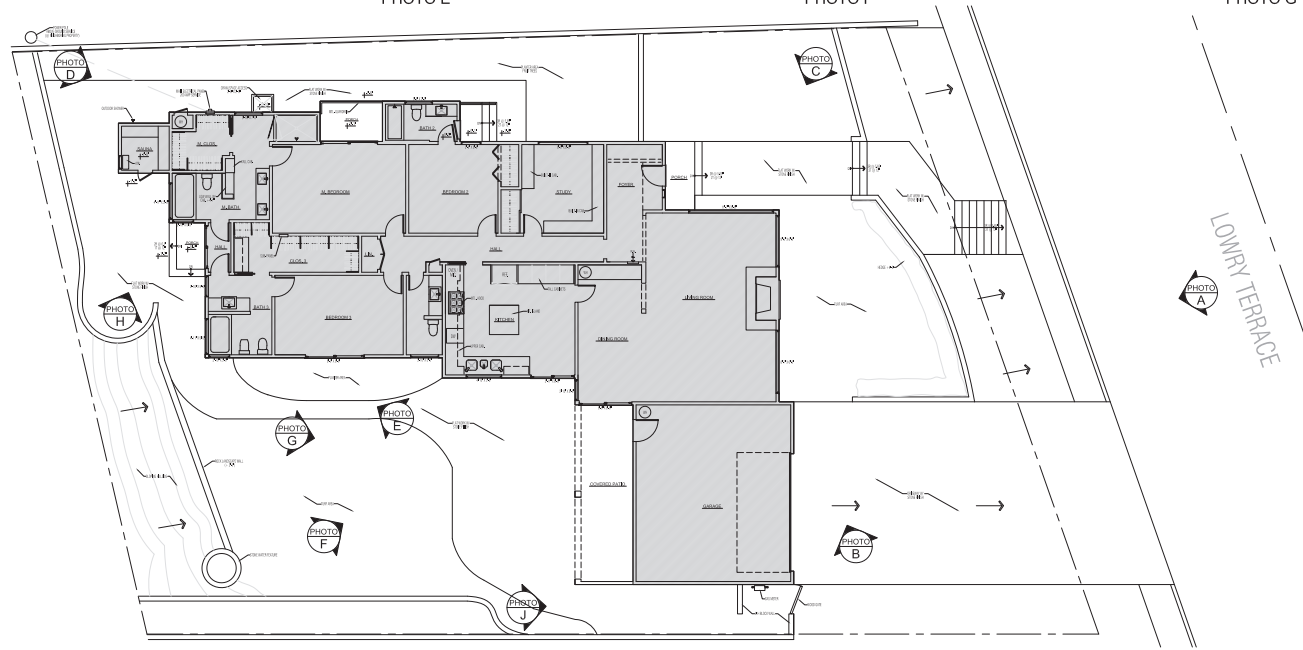
PHOTO G



PHOTO H



PHOTO J



KEY  
INDICATES LOCATION AND DIRECTION OF PHOTO

EXISTING RESIDENCE PHOTO SURVEY  
SCALE: 1/32" = 1'-4"



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09-07-2021

SHEET NO.

C1.6

FROMM



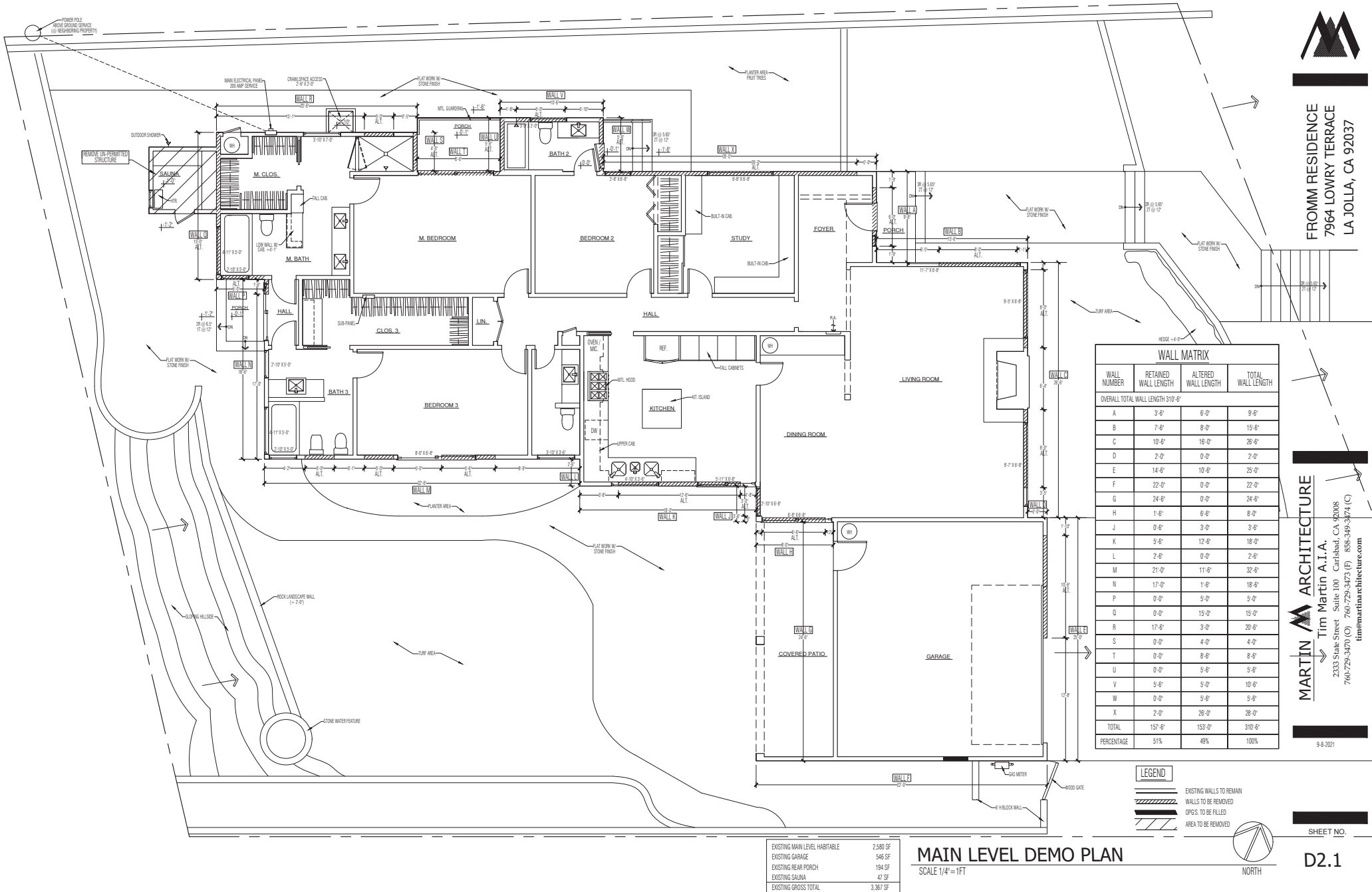
FROMM RESIDENCE  
7964 LOWRY TERRACE  
LA JOLLA, CA 92037

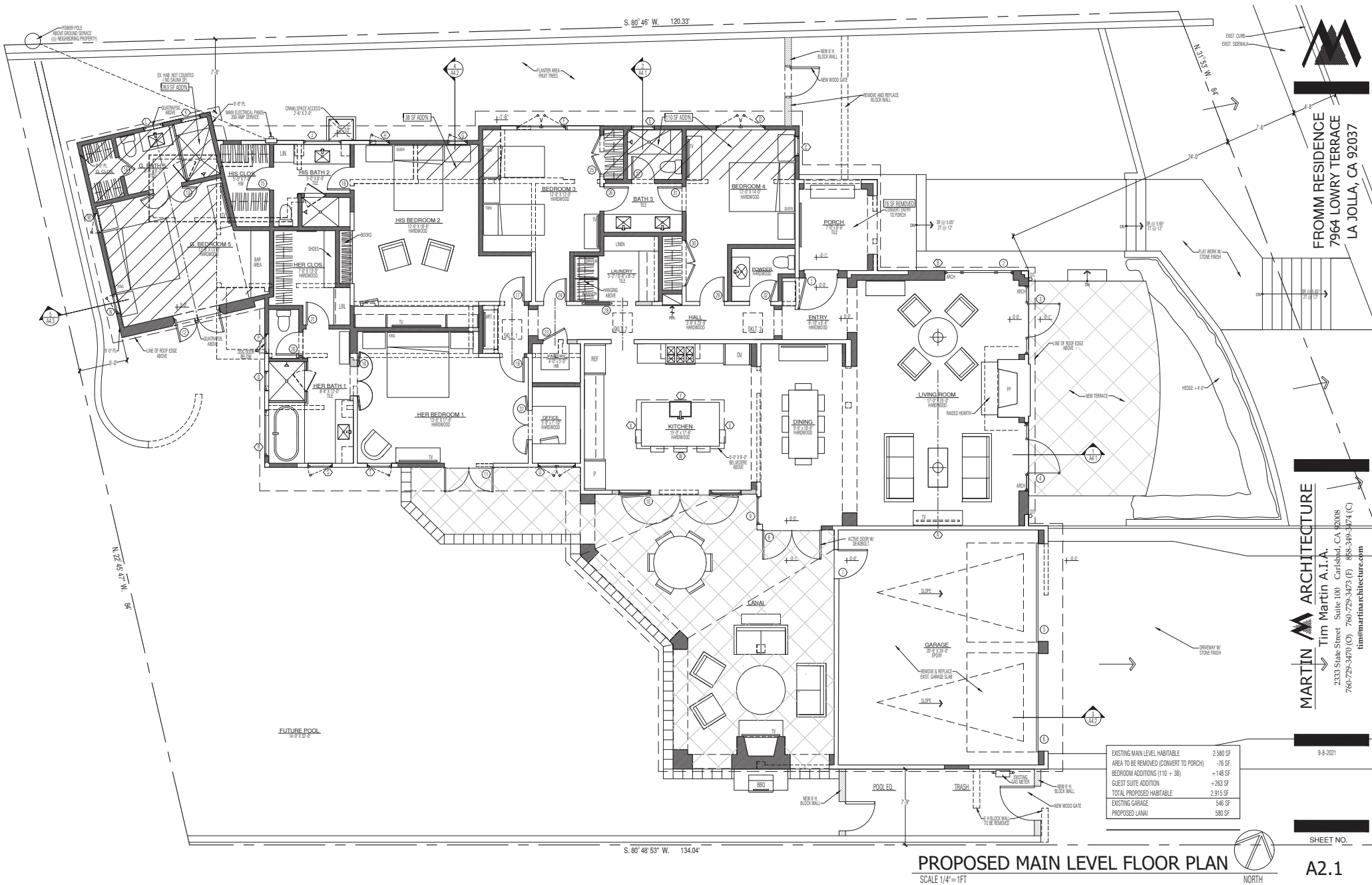
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timmartinarchitecture.com

9-8-2021

SHEET NO.

D2.1

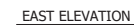




FROMM RESIDENCE  
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 timmartinarchitecture.com





SHEET NO.

### A3.1



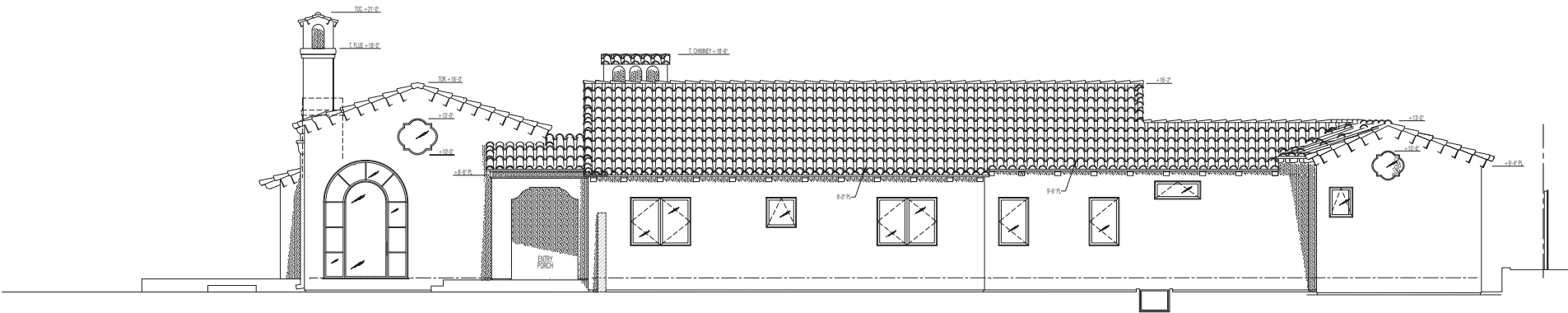
FROMM RESIDENCE  
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LA JOLLA, CA 92037

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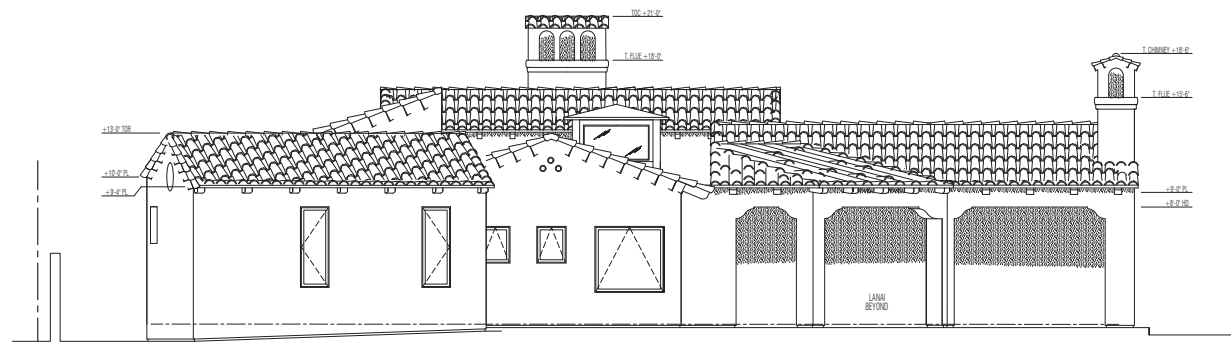
9-8-2021

SHEET NO.

A3.2



NORTH ELEVATION



WEST ELEVATION

PROPOSED ELEVATION

SCALE 1/4"=1FT