

Side, LLC & Hillside View, LLC

% Alejandro Doring
2750 Costebelle Drive La Jolla, CA 92037 adoring@mac.com
TEL 858-349-3355 FAX 858-455-0057

December 11 2017

Attn: Marlon I. Pangilinan, Senior Planner
Re: La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037

“Hillside Residences”
Side, LLC and Hillside View, LLC

- SDP # 571249
- 7687 Hillside Drive, La Jolla, CA 92037.
- APN's 352-051-16-00 (Side, LLC) & 352-051-22-00 (Hillside View, LLC)
- Contact: Alejandro Doring; 858-349-3355; adoring@mac.com

Project description:

Side, LLC - Existing single family residence to be remodeled with addition of new upper floor and 3 car garage, and Hillside View, LLC a new single family residence with a 3 car garage.

Side, LLC has lot size of 16,035.9 SF (0.368 AC)

It has an existing structure with 2,451 SF and FAR of 0.15

The proposed residence to have 4,764 SF and FAR of 0.25

The proposed residence has a height of 29' at the visible main elevation and greater on the back of the hill within the allowed 40' maximum envelope per city guidelines.

Existing Setbacks are 3.3', 39.8', 39.4', & 41.5'

Proposed setbacks are 3.3', 39.8', 15', & 32.9'

Hillside View, LLC has lot size of 11,558.5 SF (0.265 AC)

It has no existing conditioned structures.

The proposed residence to have 6,880 SF and FAR of 0.35

The proposed residence has a height of 27' at the visible street elevation and greater on the back of the hill within the allowed 40' maximum envelope per city guidelines.

There are no setbacks on this empty lot.

Proposed setbacks are 3.9', 20', 30' & 42'

No view corridors exist on the properties. One neighbor that has a potential view impact has been notified and was offered a view easement by the Backus Family Trust which they refused to buy. They are aware that the construction of a 30' structure on the property might affect their

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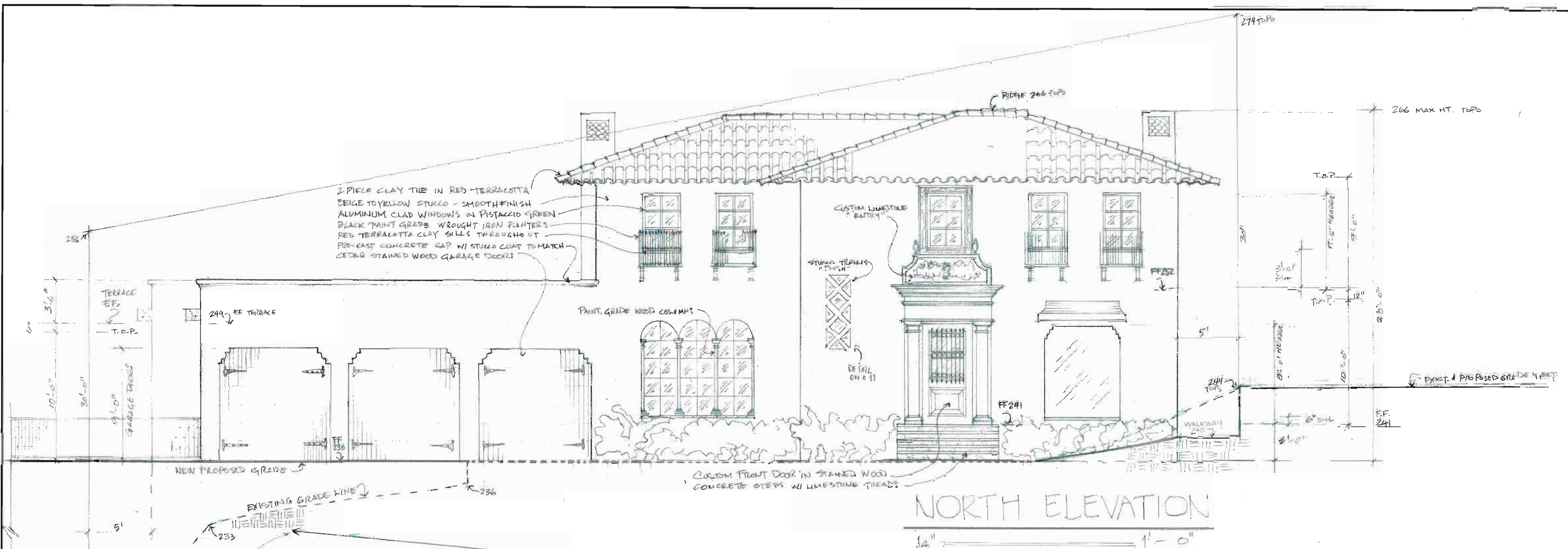
TEL 858-349-3355 **FAX** 858-455-0057

view, but the existing trees on the property already cover this view, and their property is on a higher elevation. All other neighbors are not affected.

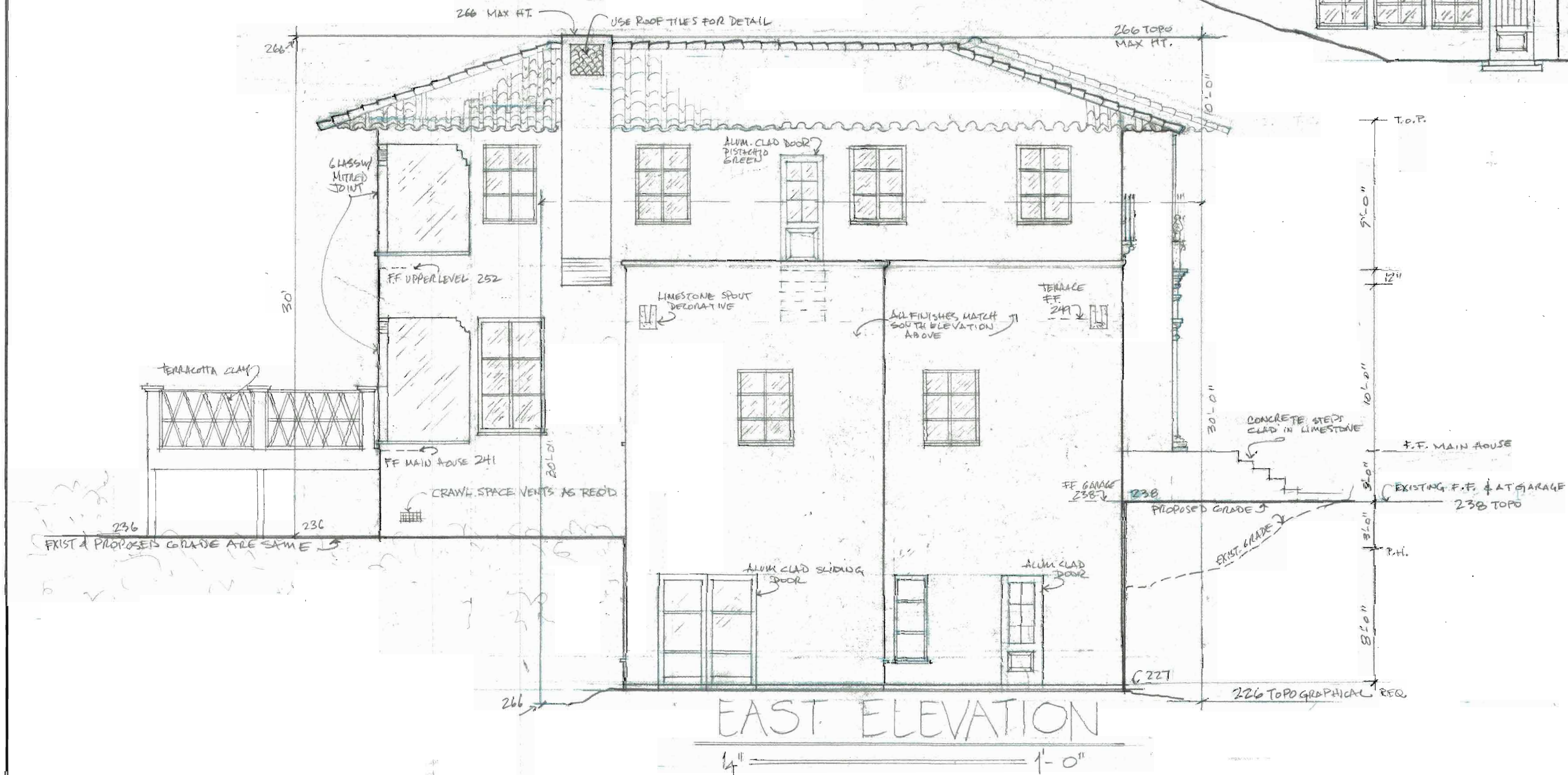
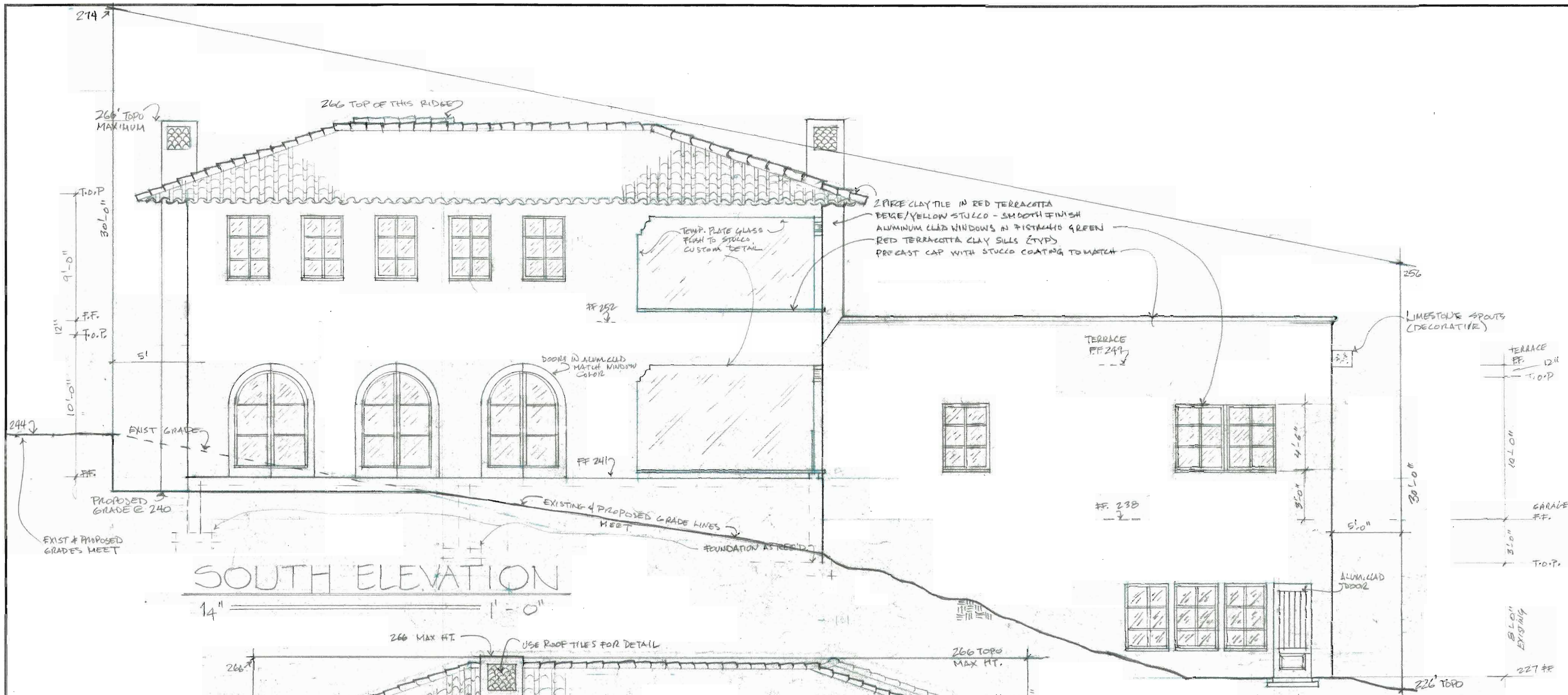
Community conformity: The project is for residences designed to conform to traditional California Spanish Revival, a style that is prominent in La Jolla. Setbacks are compliant to the neighborhood and FAR as noted above is below average for the neighborhood on both homes. Parking is provided for both homes so the city will not be impacted by permanent vehicles using street parking. We believe bulk & scale is compliant as these residences are not Mansions. The architectural articulation of the Hillside area is predominantly Spanish Revival, which is the key as to how these two homes will fit in with each other and their surroundings.

Thank you for your attention,

Alejandro Doring
Side, LLC
Hillside View, LLC



SIDE, LLC			
SCALE: 1/4" = 1'-0"		APPROVED BY:	
DATE: 4-24-2019		DRAWN BY: AS	
		REVISED:	
7687 HILLSIDE DRIVE			
A. DORING DESIGN			DRAWING NUMBER: 4



SIDE, LLC		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: A.D.
DATE: 4-27-2017		REVISED:
7607 HILLSIDE DRIVE		
A DORING DESIGN		
DRAWING NUMBER 5		

HILLSIDE RESIDENCES

R E S I D E N T I A L R E M O D E L & A D D I T I O N

7687 HILLSIDE DRIVE
LA JOLLA, CALIFORNIA 92037

SITE DATA

LEGAL DESCRIPTION & APN:

001479 LOTS 58 THRU 60 FOR
APN:
SIDE LLC: 352-051-16-00
HILLSIDE VIEW LLC: 352-051-22-00

PLANNED DISTRICT & ZONING:

LA JOLLA SHORES, LJSFD-SF
• COSTAL HEIGHT LIMIT
• COSTAL CITY
• PARKING IMPACT
• RESIDENTIAL TANDEM PARKING
• TRANSIT AREA
• FIRE BRUSH ZONE 300' BUFFER
• FIRE HAZARD SEVERITY ZONE
• STEEP HILLSIDE

GEOLOGICAL HAZARD CATEGORY:

CATEGORY '2'

EFFECTIVE YEAR CONSTRUCTED

SIDE LLC EXISTING RESIDENCE: 1954

USE & OCCUPANCY:

R-3, SINGLE FAMILY DWELLING (EXIST & PROP)

BUILDING TYPE & NUMBER OF STORIES

VB, 2 STORIES (EXIST & PROP)

STRUCTURE HEIGHT:

ALLOWABLE PER MUNICIPAL CODE: 30 FT

LOT AREA:

SIDE LLC: 16035.9 SF (0.368 AC)
HILLSIDE VIEW LLC: 11558.5 SF (0.265 AC)

LOT COVERAGE & FLOOR AREA RATIO (F.A.R.):

ALLOWABLE (F.A.R.) PER MUNICIPAL CODE: 0.6

SIDE LLC RESIDENCE

EXISTING (F.A.R.): 2359.3 / 16035.9 = 0.15
PROPOSED (F.A.R.): 3935.5 / 16035.9 = 0.25

HILLSIDE VIEW LLC RESIDENCE

PROPOSED (F.A.R.): 4053.2 / 11558.5 = 0.35

LANDSCAPED AREA:

0 SF (0.0 AC)

AREA TABULATIONS: *

HILLSIDE VIEW LLC RESIDENCE

PROPOSED GROSS FLOOR AREA:

CONDITIONED:

MAIN LEVEL	2538 SF
LOWER LEVEL	1414 SF
UPPER LEVEL	2928 SF
TOTAL CONDITIONED:	6880 SF

UNCONDITIONED:

GARAGE	815 SF
MASTER BALCONY	150 SF
BALCONY	47 SF
MAIN LEVEL DECK:	678 SF
TOTAL UNCONDITIONED:	1690 SF

TOTAL PROPOSED FLOOR AREA: 8570 SF

SIDE LLC RESIDENCE

EXISTING TO BE REMODELED GROSS FLOOR AREA:

CONDITIONED:

MAIN LEVEL	2090 SF
LOWER LEVEL	361 SF
TOTAL CONDITIONED:	2451 SF

UNCONDITIONED:

BASEMENT	180 SF
DECK & COVERED ENTRY:	495 SF
TOTAL UNCONDITIONED:	675 SF

TOTAL EXISTING FLOOR AREA: 3126 SF

PROPOSED GROSS FLOOR AREA: (INCLUDES REMODELED)

CONDITIONED:

MAIN LEVEL	2376 SF
LOWER LEVEL	361 SF
UPPER LEVEL	2028 SF
TOTAL CONDITIONED:	4764 SF

UNCONDITIONED:

GARAGE	853 SF
WINE CELLAR	180 SF
ROOF DECK	596 SF
MAIN LEVEL DECK:	601 SF
TOTAL UNCONDITIONED:	2230 SF

TOTAL PROPOSED FLOOR AREA: 6994 SF

* Areas are approximate and are based on relative dimensions taken in field. Contractor shall verify dimensions and areas prior to start of construction and shall bring any discrepancies found to the attention of the Engineer of Record.

PROJECT DIRECTORY

PROJECT ADDRESS:

7687 HILLSIDE DRIVE
LA JOLLA, CALIFORNIA 92037

OWNER & DESIGNER:

HILLSIDE VIEW LLC & SIDE LLC
ATT: ALEJANDRO DORING
2750 COSTEBELLE DRIVE
LA JOLLA, CALIFORNIA 92037

ENGINEER OF RECORD:

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
TELEPHONE - (760) 839-7302
FAX - (760) 480-7477
PROJECT MGR - DON SPRANKLES
E-MAIL - don@designgroupca.com

COMPLIANCE

NOTE:

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE WHICH INCORPORATES THE 2015 INTERNATIONAL BUILDING CODE, THE 2016 CALIFORNIA RESIDENTIAL, FIRE, PLUMBING, MECHANICAL, AND ELECTRICAL CODES, TITLE 24 ENERGY AND DISABLED ACCESS REGULATIONS.

SCOPE OF WORK

SIDE LLC RESIDENCE: EXISTING SINGLE FAMILY RESIDENCE TO BE REMODELED WITH ADDITION OF NEW UPPER FLOOR & 3 CAR GARAGE.

HILLSIDE VIEW LLC RESIDENCE: NEW SINGLE FAMILY RESIDENCE WITH 3 CAR GARAGE.

SHEET INDEX

T1.0	TITLE SHEET
A0.0	SITE PLAN
L1.0	LANDSCAPE PLAN
C1.0	GRADING PLAN

1	TOPOGRAPHICAL SURVEY
2	TOPOGRAPHICAL SURVEY

SIDE LLC RESIDENCE

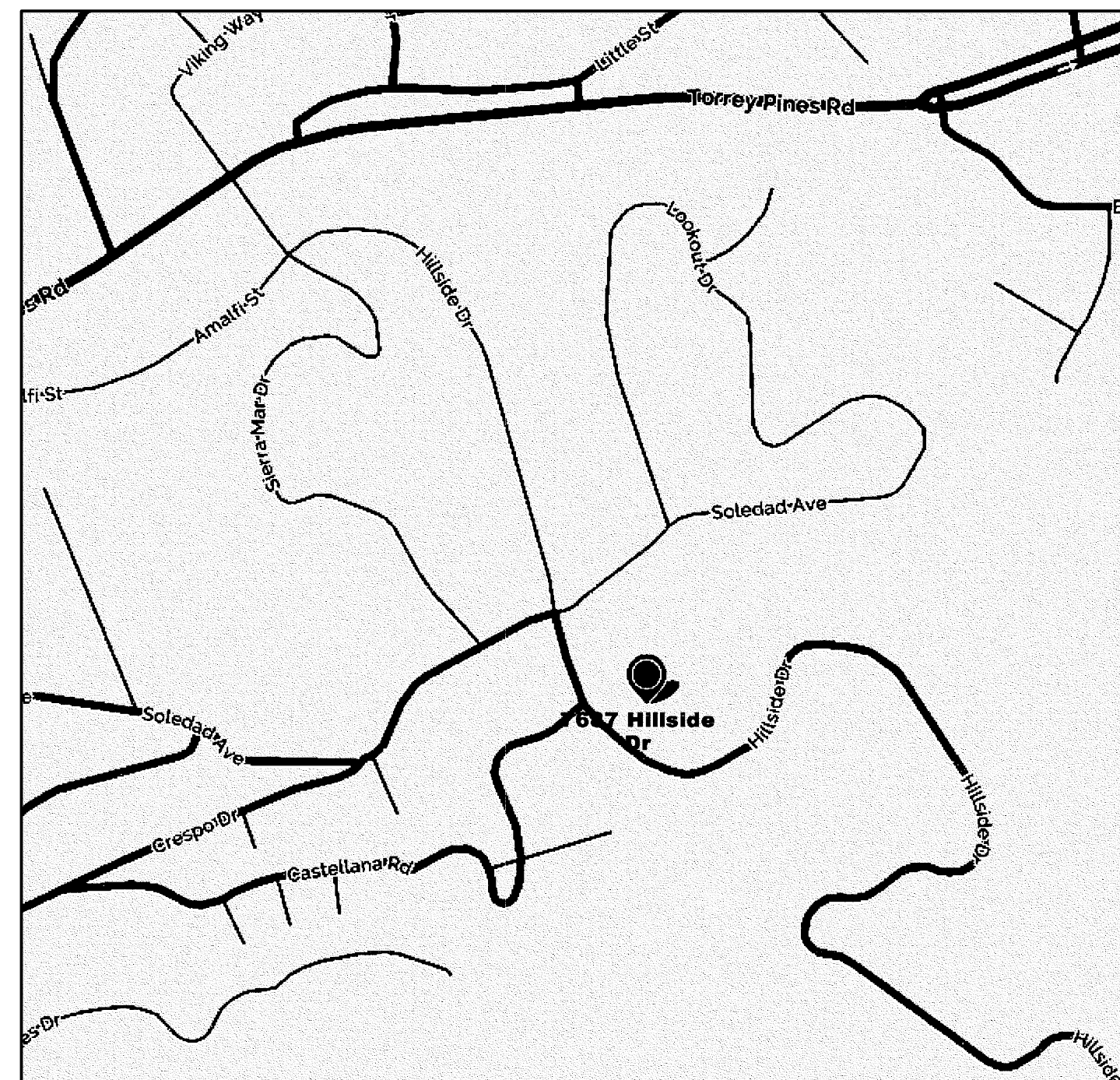
A1.0	EXISTING/DEMO MAIN FLOOR PLAN
A1.1	EXISTING/DEMO LOWER FLOOR PLAN
A1.2	PROPOSED MAIN FLOOR PLAN
A1.3	PROPOSED LOWER FLOOR PLAN
A1.4	PROPOSED UPPER FLOOR PLAN
A1.5	ROOF PLAN
A1.6	ELEVATIONS
A1.7	ELEVATIONS

A1.8 SECTIONS

HILLSIDE VIEW LLC RESIDENCE

A2.0	PROPOSED MAIN FLOOR PLAN
A2.1	PROPOSED LOWER FLOOR PLAN
A2.2	PROPOSED UPPER FLOOR PLAN
A2.3	ROOF PLAN
A2.4	ELEVATIONS
A2.5	ELEVATIONS
A2.6	SECTIONS

VICINITY MAP



NOT TO SCALE

ALL DRAWINGS, DESIGNS, IDEAS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

HILLSIDE VIEW LLC.
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
LA JOLLA, CA 92037

DESCRIPTION:
TITLE SHEET

ENGINEERING DESIGN GROUP
2121 MONTIEL ROAD
SAN MARCOS, CALIFORNIA 92069
PHONE: (760) 839-7302
FAX: (760) 480-7477



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO.

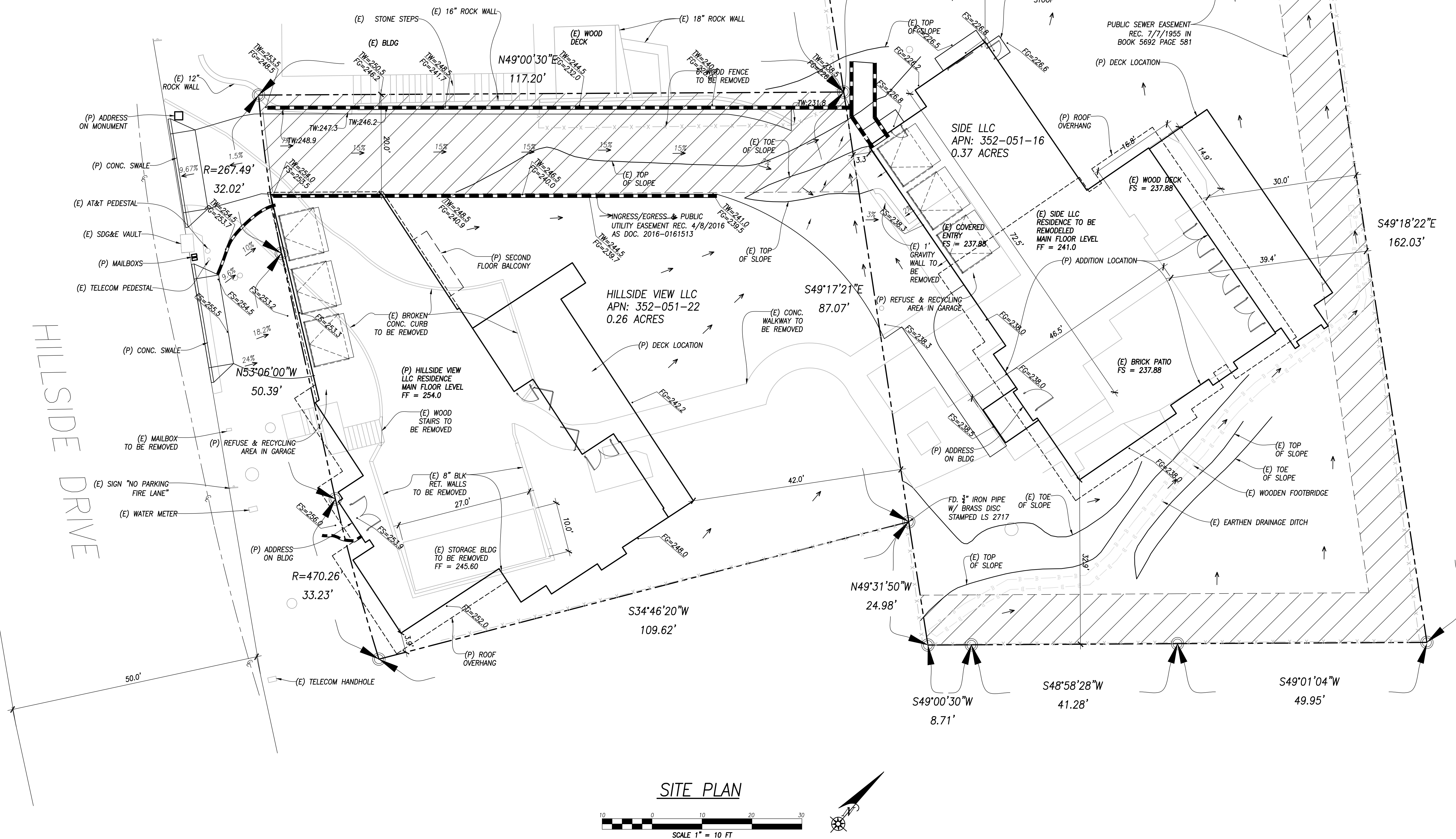
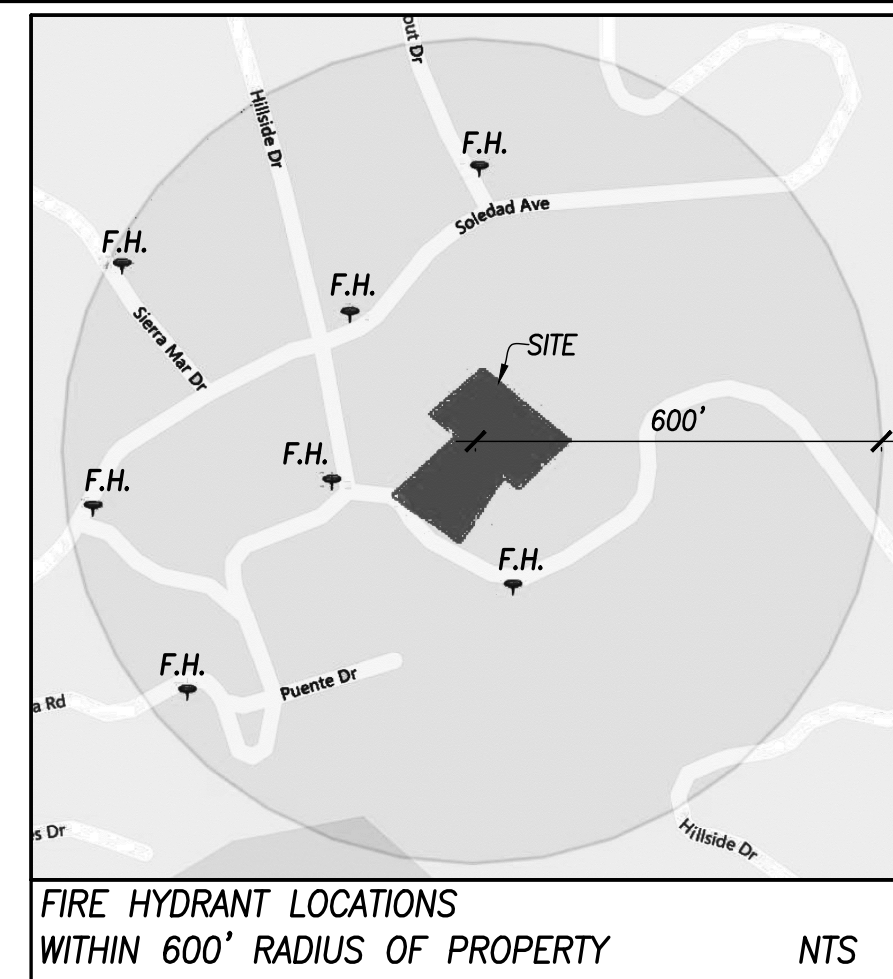
T1.0

	PROPERTY BOUNDARY
	EASEMENT
	EXISTING BLDG LIMITS
	PROPOSED BLDG LIMITS
	EXISTING SITE WALLS
	PROPOSED SITE WALLS

APPROVED NUMBERS OR ADDRESSES ON A CONTRASTING BACKGROUND SHALL BE PLACED ABOVE THE DOORWAY OR IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM EITHER DIRECTION OF APPROACH FROM THE STREET OR ROAD FRONTING THE PROPERTY.

1. THE MINIMUM SIZE DIMENSION OF THE NUMBERS SHALL BE 4" HIGH & 3/4" STROKE WIDTH.
2. WHERE A BUILDING OR BUILDINGS (INCLUDING RESIDENTIAL "FLAG" LOTS) ARE SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE ADDRESSES MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY OR TO VISUAL OBSTRUCTIONS SUCH AS LANDSCAPING OR ARCHITECTURAL FEATURES, ADDRESS OR NUMBER POSTING SHALL BE REQUIRED BOTH AT THE STREET DRIVEWAY (I.E., A MONUMENT SIGN) SERVING SUCH BUILDING AND ON THE BUILDINGS.

FF	FINISHED FLOOR ELEVATION
FP	FINISHED PAD ELEVATION
FS	FINISHED SURFACE
FG	FINISHED GRADE
TW	TOP OF WALL
(P)	PROPOSED
(E)	EXISTING
CL	CENTERLINE
PL	PROPERTY LINE



NO.	DATE	REVISION

DESCRIPTION:
SITE PLAN

ENGINEERING DESIGN GROUP



JOB NO.:
175728
SCALE:
NOTED
DATE:
4-19-17

SHEET NO

A0.C

HILLSIDE VIEW LLC,
& SIDE LLC. SDP
7687 HILLSIDE DRIVE
AUSTIN, TEXAS 78747



7706











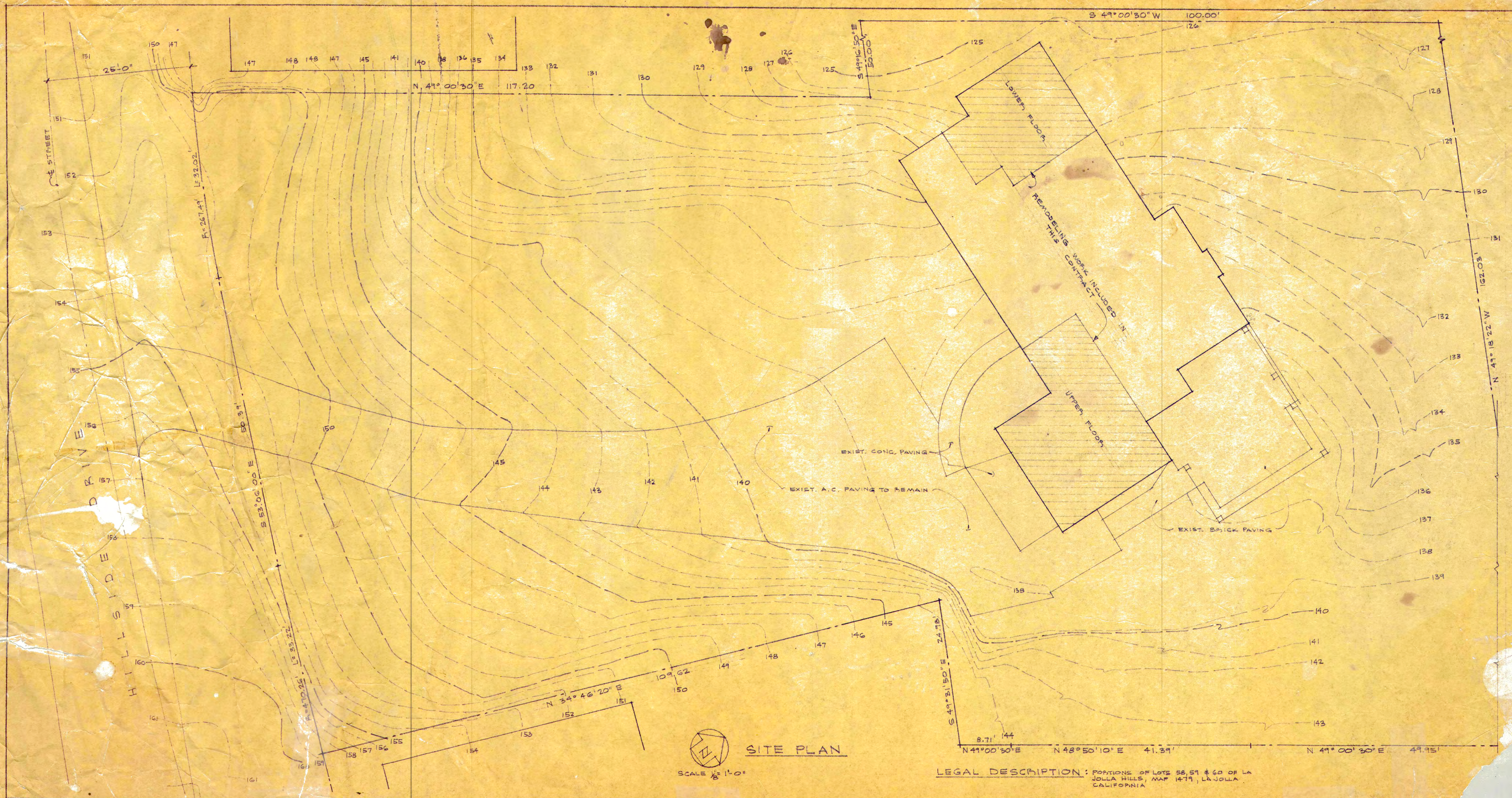










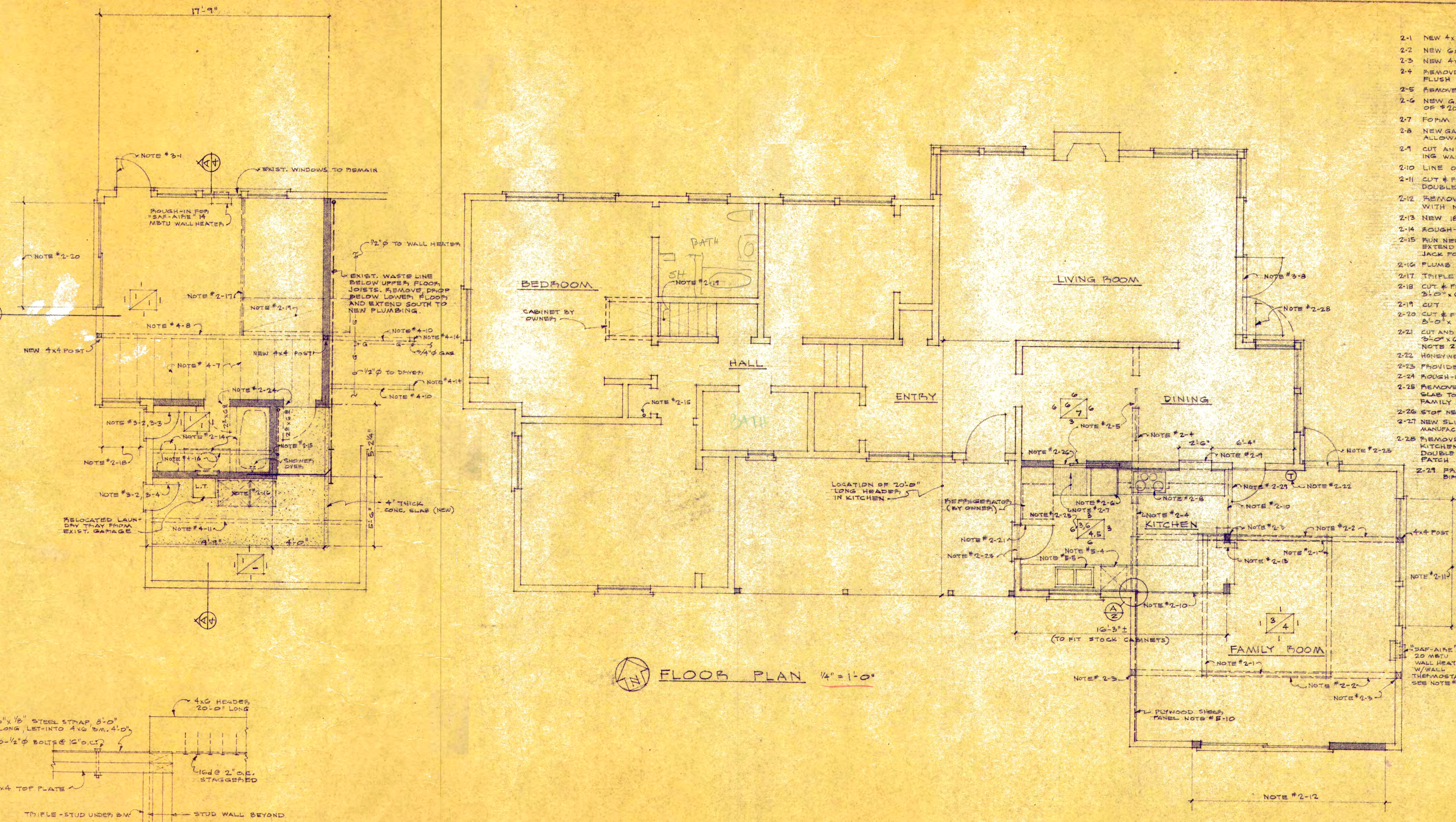


ADDITION TO RESIDENCE FOR
D. & MRS. G. BACKUS
JOLLA, CALIFORNIA

LIC. NO. C-2539

THOMAS HERKELSEN
A. I. A. ARCHITECT

7 DEC 1966

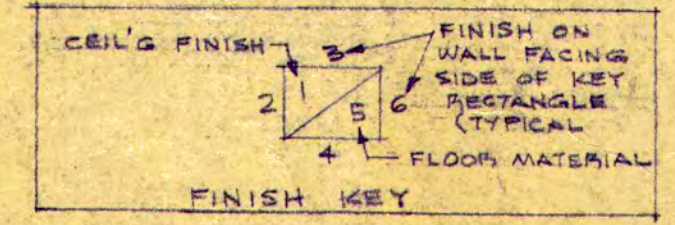


FLOOR PLAN 1/4" = 1'-0"

GENERAL NOTES

- 2-1 NEW 4x8 BEAM TO SUPPORT RAFTERS
- 2-2 NEW 6x10 BEAM. SEE (A/2)
- 2-3 NEW 4x6 POST UNDER NEW 6x10 BEAM W/ "SIMPSON" TYPE ANGLE POST CAP
- 2-4 REMOVE EXIST. WALL, FRAME NEW 4x6 HEADER FLUSH W/ EXIST. CEILING. (HEADER TO BE 20'-0" LONG)
- 2-5 REMOVE AND REUSE EXIST. SLIDING DOOR.
- 2-6 NEW GAS OVEN TO BE SELECTED. INCLUDE ALLOWANCE OF \$200.00 IN BID FOR PURCHASE.
- 2-7 FORM RAMP DOWN APPROX. 2 INCHES.
- 2-8 NEW GAS COOKTOP AND HOOD TO BE SELECTED. INCLUDE ALLOWANCE OF \$200.00 IN BID FOR PURCHASE.
- 2-9 CUT AND FRAME FOR 18" HIGH OPENING. PATCH EXISTING WALL FINISH.
- 2-10 LINE OF EDGE OF PLAT CEILING.
- 2-11 CUT & FRAME OPENING, PROVIDE NEW 3'-0" x 5'-0" WOOD DOUBLE-HUNG WINDOWS TO MATCH EXISTING.
- 2-12 REMOVE EXIST. GARAGE DOOR AND FILL IN OPENING WITH NEW 10'-0" x 6'-8" SLIDING GLASS DOOR. SEE NOTE #2-21
- 2-13 NEW 18"x18" C.P. CONC. FOOTING 12" DEEP.
- 2-14 ROUGH-IN ONLY PLUMBING FIXTURES
- 2-15 RUN NEW SINGLE VENT FOR NEW PLUMBING AS SHOWN AND EXTEND THRU EXIST. FLOOR, CEILING & ROOF. FLASH ROOF JACK FOR WATER-TIGHT INSTALLATION.
- 2-16 PLUMB FOR WASHER & GAS DRYER, PROVIDE DRYER VENT TO OUTSIDE.
- 2-17 TRIPLE JOIST UPPER FLOOR JOISTS.
- 2-18 CUT & FRAME OPENING IN EXIST. WALL. PROVIDE NEW 3'-0" x 6'-6" FIXED GLASS WINDOW STOPPED IN WOOD FRAME.
- 2-19 CUT OPENING FOR STAIRS. (SEE NOTE #4-12)
- 2-20 CUT & FRAME OPENING IN EXIST. WALL. PROVIDE NEW 3'-0" x 6'-8" SLIDING GLASS DOOR. SEE NOTE #2-27
- 2-21 CUT AND FRAME OPENING IN EXIST. WALL. INSTALL EXISTING 3'-0" x 6'-8" DOOR FROM NORTH WALL OF DINING ROOM (SEE NOTE 2-28)
- 2-22 HONEYWELL T86A THERMOSTAT - SET AT +51.0°
- 2-23 PROVIDE NEW BRONZE THRESHOLD.
- 2-24 ROUGH-IN DOORS ONLY
- 2-25 REMOVE EXIST. FLOORING & POUR APPROX. 2" THICK CONC. SLAB TO BRING FLOOR LEVEL UP TO EXIST. LEVEL IN FAMILY ROOM. (SEE NOTE #2-7)
- 2-26 STOP NEW FLOORING UNDER DOOR.
- 2-27 NEW SLIDING GLASS DOORS TO BE "HILITE" SERIES 15 AS MANUFACTURED BY ADOR/SECURITY
- 2-28 REMOVE EXIST. DOOR, AND RELOCATE TO WEST WALL OF KITCHEN. FRAME FOR AND INSTALL NEW 3'-0" x 5'-0" WOOD DOUBLE HUNG WINDOW TO MATCH EXISTING (SEE NOTE 2-21) PATCH EXIST. WALL FINISH.
- 2-29 FRAME FOR NEW 2'-6" x 6'-8" SOLID CORE PAINT GRADE BIRCH H.C. DOOR. PROVIDE BRASS THRESHOLD.

FINISHES



1. NO FINISH ON EXIST. OR NEW WOOD FRAMING
2. (NOT USED)
3. 1/2" THICK TAPED AND FINISHED DRYWALL ON NEW AND/OR EXISTING WOOD FRAMING. MEET AND SMOOTHLY JOIN EXISTING DRYWALL SURFACES.
4. NEW SHEET VINYL FLOORING OVER EXISTING CONCRETE. CLEAN AND PREPARE SLAB AS PER VINYL MFG'S INSTRUCTIONS.
5. NEW SHEET VINYL FLOORING OVER NEW CONC. SEE NOTE #2-25.
6. EXISTING FINISH TO REMAIN. PATCH AS NECESSARY.
7. REMOVE EXIST. RESIL. FLOORING AND UNDERLAYMENT. NEW FLOORING BY OWNER.
- 8.

