

8-28-20

**La Jolla Shores Planned District Advisory Board**  
**La Jolla Recreation Center**  
**615 Prospect Street, La Jolla CA 92037**

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 PTS number from Development Services and project name (only submitted projects can be heard as action items): DN # 638504 SINNETT HOUSE
- Address and APN(s): 2365 VIA SIENA, LA JOLLA 352-165-04-00
- Project contact name, phone, e-mail: SCOTT SINNETT, 951-235-9223, SRSINNETT@GMAIL
- Project description: REMODEL EXISTING, ADD APPROX 2,500 SQ FT., NEW GARAGE
- In addition, provide the following:
  - lot size: 12,345
  - existing structure square footage and FAR (if applicable): EXISTING 1684 / FAR = 14%
  - proposed square footage and FAR: 4,274 / FAR 35%
  - existing and proposed setbacks on all sides: FRONT 20', ALL OTHERS 10'
  - height if greater than 1-story (above ground): SINGLE STORY

**For Information Items**

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): SINNETT HOME
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: \_\_\_\_\_
- In addition to the project description, please 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): \_\_\_\_\_
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): \_\_\_\_\_

**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 for view by the public:

- All exhibits should be sized to 8 1/2" 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;

SAME AS ABOVE

SENT VIA EMAIL

**(CONTINUED ON THE NEXT PAGE)**

- 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 **PHOTOS AND EXCEL SHOWING SIMILARITIES**
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association **SPOKE W/OUR NEIGHBORS AT 2342 RUE DE ANNE AND THEY HAVE GIVEN THEIR SUPPORT ON 6/15/20 AT LJSRPC.**

**Meeting Presentation** **NO COMMENTS FROM OTHER SURROUNDING NEIGHBORS**

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

In addition to the exhibits provided, the applicant may choose to provide a concise powerpoint presentation on their project or indicate that they will use the exhibits provided as their presentation – which staff can place into a powerpoint presentation. All information for the agenda and any presentations will need to be provided in advance, so that staff may include it in the agenda distribution and have it available for public comment. All public comment will be based on the project information provided prior to the meeting and submitted to staff to be read into the record during public comment for each project.

Prior to the meeting, staff will provide the presentation in advance so that the applicant can note the order of slides for reference during the presentation. At the meeting, staff will be running the presentation and the applicant will be speaking and directing staff to advance the slides in the 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 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. Action Items will be heard first.

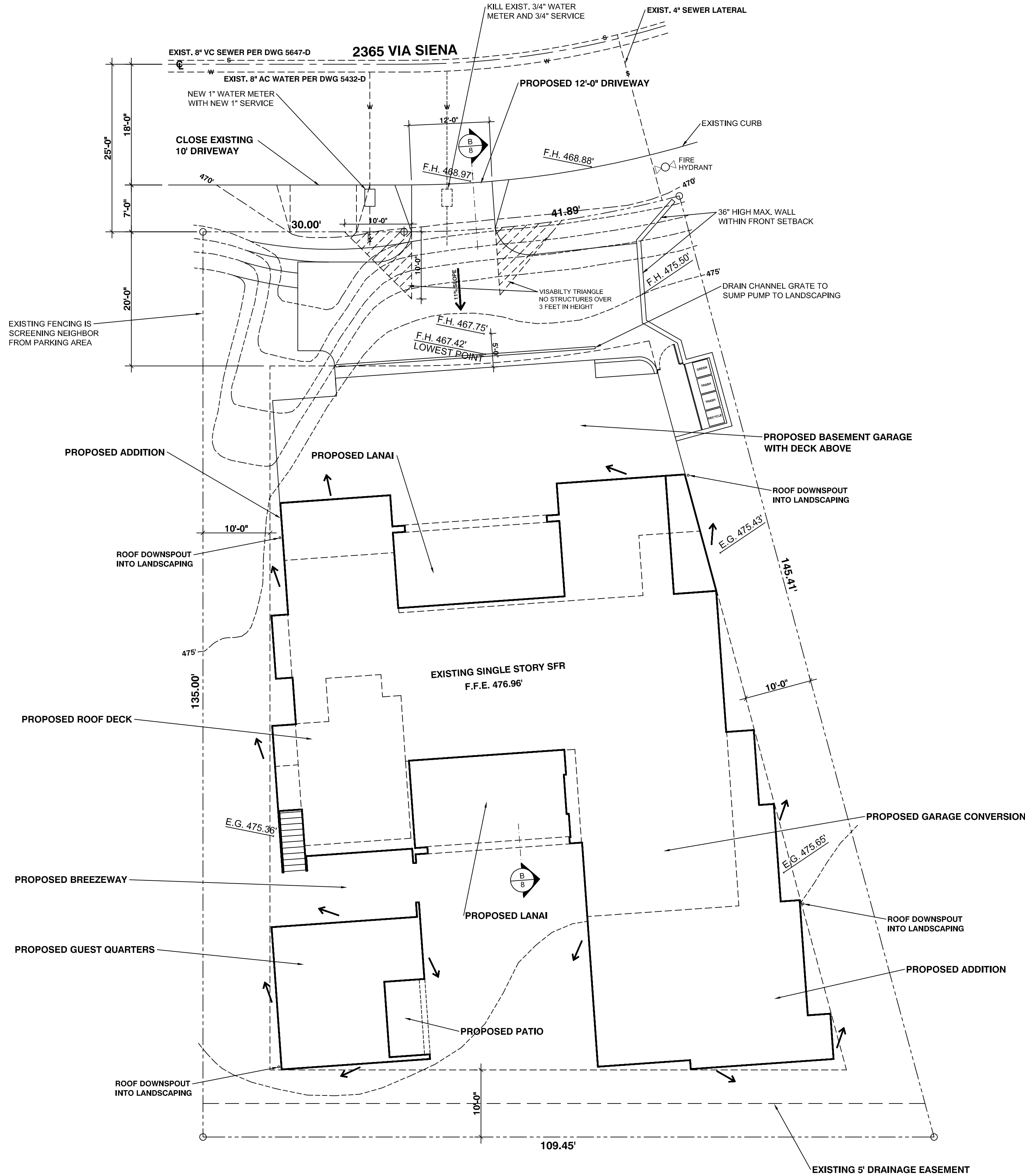






GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS (INCLUDING SETBACKS & ROOF PITCH) PRIOR TO STARTING.
- ALL DIMENSIONS ARE TO NOMINAL ROUGH FRAMING.
- ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC) AND WHEN APPLICABLE, THE 2019 CALIFORNIA BUILDING CODE. PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:  
2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GREEN CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, 2019 CALIFORNIA BUILDING CODE, AND THE 2019 CALIFORNIA FIRE CODE.
- NO TRANSIT STOPS EXIST NEAR PROPERTY.
- WATER CLOSETS SHALL HAVE A MAXIMUM FLOW OF 1.28 GALLONS PER FLUSH (GPF).
- SHOWERHEADS SHALL HAVE A MAXIMUM 2.0 GPM FLOW. LAVATORY FAUCETS SHALL HAVE A MAXIMUM 1.5 GPM FLOW AND KITCHEN FAUCETS SHALL HAVE A MAXIMUM 1.8 GPM FLO.
- PROVIDE PERMANENTLY WIRED TOGETHER SMOKE DETECTORS IN ALL BEDROOMS AND THEIR ADJACENT HALLWAYS, AND ABOVE STAIRWAYS, AND ON EACH FLOOR.
- SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE PRIMARY RESIDENCE.
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION 314.3.4.
- ATTIC VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/8-INCH IN SIZE.
- SURFACE WATER SHALL DRAIN AWAY FROM BUILDING.
- EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR.
- ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING U-VALUE.
- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSSLINKED POLYETHELYN (PEX) FOR INTERIOR WATER-SUPPLY PIPING.
- ALL BEDROOM ELECTRICAL OUTLETS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI).
- PERMANENTLY WIRED CARBON MONOXIDE ALARM WITH BATTERY BACK UP WILL BE INSTALLED ACCORDING TO THE 2016 CRC, SECTION 315.
- DOWNSPOUTS SHALL BE DIRECTED INTO LANDSCAPE AREAS AND WALKWAYS SHALL BE DIRECTED INTO LANDSCAPE AREAS WHERE FEASIBLE.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION 'BEST MANAGEMENT PRACTICES' NECESSARY TO COMPLY WITH CHAPER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PERMANENT VACCUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

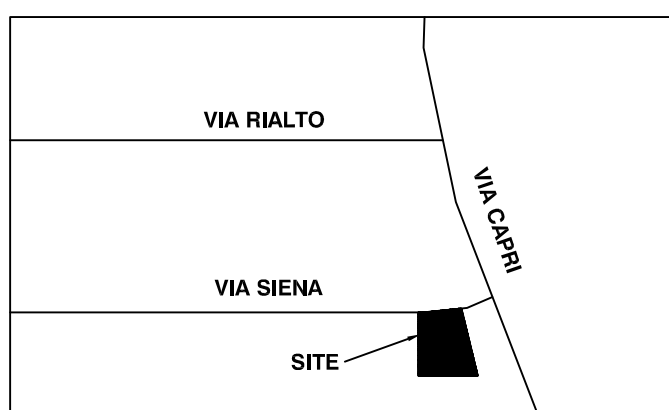


SITE PLAN  
SCALE: 1"=10'-0"

SOURCE OF TOPOGRAPHY:

FIELD SURVEY BY METROPOLITAN MAPPING SEPT. 28, 2019  
DATUM: MEAN SEA LEVEL (NGVD 29)  
PAGE 5, NO. 9

BASIS OF ELEVATIONS:  
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
MONUMENT DESCRIPTION: BRASS PLUG TOP OF CURB  
LOCATION: SOUTHWEST CORNER OF VIA CAPRI AND VIA RIALTO  
DATUM: MEAN SEA LEVEL (NGVD 29)  
ELEVATION: 451.82 FEET



VICINITY MAP

SCALE: N.T.S.

EARTHWORK:

ED  
737 CUBIC YARDS OF EXPORT  
0 CUBIC YARDS OF IMPORT  
18' FOOTING CUT DEPTH (MAX. 9'-8" CUT DEPTH)  
22' FILL DEPTH  
877 CUBIC YARDS OF CUT (INCLUDING FOOTINGS)  
170 CUBIC YARDS OF FILL

TOTAL DISTURBANCE AREA 7530 SQ. FT.  
EXIST. AMOUNT OF IMPERVIOUS AREA 2614 SQ. FT.  
PROPOSED AMOUNT OF IMPERVIOUS AREA 4442 SQ. FT.  
TOTAL IMPERVIOUS AREA 7056 SQ. FT.  
IMPERVIOUS % INCREASE 64%

NOTE: PERVIOUS AREA SHALL NOT INCLUDE: ROOF, SIDEWALKS, PARKING AREA, WALKWAYS, POOLS, POOL DECKS, ETC.

SCOPE OF WORK:

OBTAIN COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT TO BUILD AN ADDITION TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE (BUILT IN 1947), GARAGE CONVERSION, BASEMENT GARAGE, GUEST QUARTERS, TWO LANAIS, PATIO, BREEZEWAY, DECK AND ROOF DECK

OWNER :

SCOTT & REEM SINNETT  
2365 VIA SIENA  
SAN DIEGO, CA 92037

LEGAL DESCRIPTION:

A.P.N. : 352-165-04  
MAP 3921, HIDDEN VALLEY HILLS, UNIT NO. 1  
LOT 23

DESIGNER:

ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT ST.  
SAN DIEGO, CA 92111 (619) 778-9750

PROJECT DATA:

OCCUPANCY R-3-U  
TYPE OF CONSTRUCTION TYPE VB  
ZONE LUSP-SF  
LA JOLLA SHORES PLANNED DISTRICT  
COASTAL DEVELOPMENT PERMIT OVERLAY  
COASTAL HEIGHT LIMIT OVERLAY  
FIRE BRUSH ZONES 300' BUFFER  
FIRE HAZARD SEVERITY ZONE  
PARKING IMPACT (COASTAL)  
TRANSIT AREA (PRIORITY)  
GEOLOGIC HAZARD CATAGORY 21  
MAX. LOT COVERAGE ALLOWED .60  
PROPOSED LOT COVERAGE .48  
MAX. HEIGHT ALLOWED 30'  
MIN. REQUIRED LANDSCAPE AREA .30  
LANDSCAPE AREA PROVIDED .31

SETBACKS

FRONT YARD (ESTABLISHED): 20'  
INTERIOR YARDS: 10'  
REAR YARD: 10'  
LOT AREA: 12,345 S.F.  
LOT AREA (ACRES) .27  
ALLOWABLE GFA: 9,259 SQ. FT.  
EXISTING LIVING AREA: 1,684 SQ. FT.  
PROPOSED LIVING AREA: 1,384 SQ. FT.  
PROPOSED GARAGE CONVERSION AREA: 730 SQ. FT.  
PROPOSED BASEMENT LIVING AREA: 69 SQ. FT.  
TOTAL PROPOSED RESIDENCE LIVING AREA: 3,867 SQ. FT.  
PROPOSED GUEST QUARTERS LIVING AREA: 407 SQ. FT.  
TOTAL PROPOSED GFA: 4,274 SQ. FT.  
PROPOSED FAR: .35  
PROPOSED BASEMENT GARAGE AREA: 1,753 SQ. FT.  
PROPOSED LANAI AREA: 649 SQ. FT.  
PROPOSED PATIO AREA: 72 SQ. FT.  
PROPOSED BREEZEWAY AREA: 203 SQ. FT.  
PROPOSED ROOF DECK AREA: 1,540 SQ. FT.

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SHEET 4 FIRST FLOOR PLAN  
SHEET 5 ROOF PLAN  
SHEET 6 ELEVATIONS  
SHEET 7 ELEVATIONS  
SHEET 8 SECTIONS  
SHEET 9 SECTIONS

PREPARED BY:

ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT STREET  
SAN DIEGO, CA 92111  
619-778-9750

PROJECT ADDRESS:

2365 VIA SIENA  
SAN DIEGO, CALIFORNIA 92037

PROJECT NAME:

SINNETT HOME

SHEET TITLE:

SITE PLAN

REVISION 13:

REVISION 12: \_\_\_\_\_  
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REVISION 3: \_\_\_\_\_  
REVISION 2: 6-1-20  
REVISION 1: 11-25-19

ORIGINAL DATE:  
4-10-19

SHEET 1 OF 9

PROJECT # 638504

NO.	REVISION	DESCRIPTION	BY

SIEFKEN & ASSOC.  
7126 HYATT STREET  
SAN DIEGO, CA (619) 778-9750

SINNETT HOME  
2365 VIA SIENA  
SAN DIEGO, CA 92037

DESIGN BY  
ED SIEFKEN

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ES

CHECKED

DATE  
4-10-19

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JOB NO.

SHEET

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SHEET: OF:





**EXISTING FLOOR PLAN** **1,684 S.F.**  
SCALE: 1/4"=1'-0"

PREPARED BY:  
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SAN DIEGO, CA 92111  
619-778-9750

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**SINNETT HOME**

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**EXISTING FLOOR PLAN**

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4-10-19

SHEET 2 OF 9

PROJECT # 638504

NO.	REVISION	DESCRIPTION	BY

**SIEFKEN & ASSOC.**  
7126 HYATT STREET  
SAN DIEGO, CA (619) 778-9750

**SINNETT HOME**  
2365 VIA SIENA  
SAN DIEGO, CA 92037

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SAN DIEGO, CA 92037

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PROJECT ADDRESS:

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SAN DIEGO, CALIFORNIA 92037

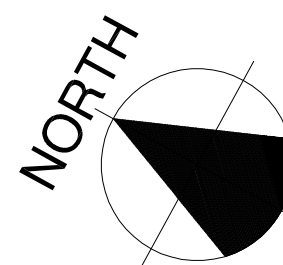
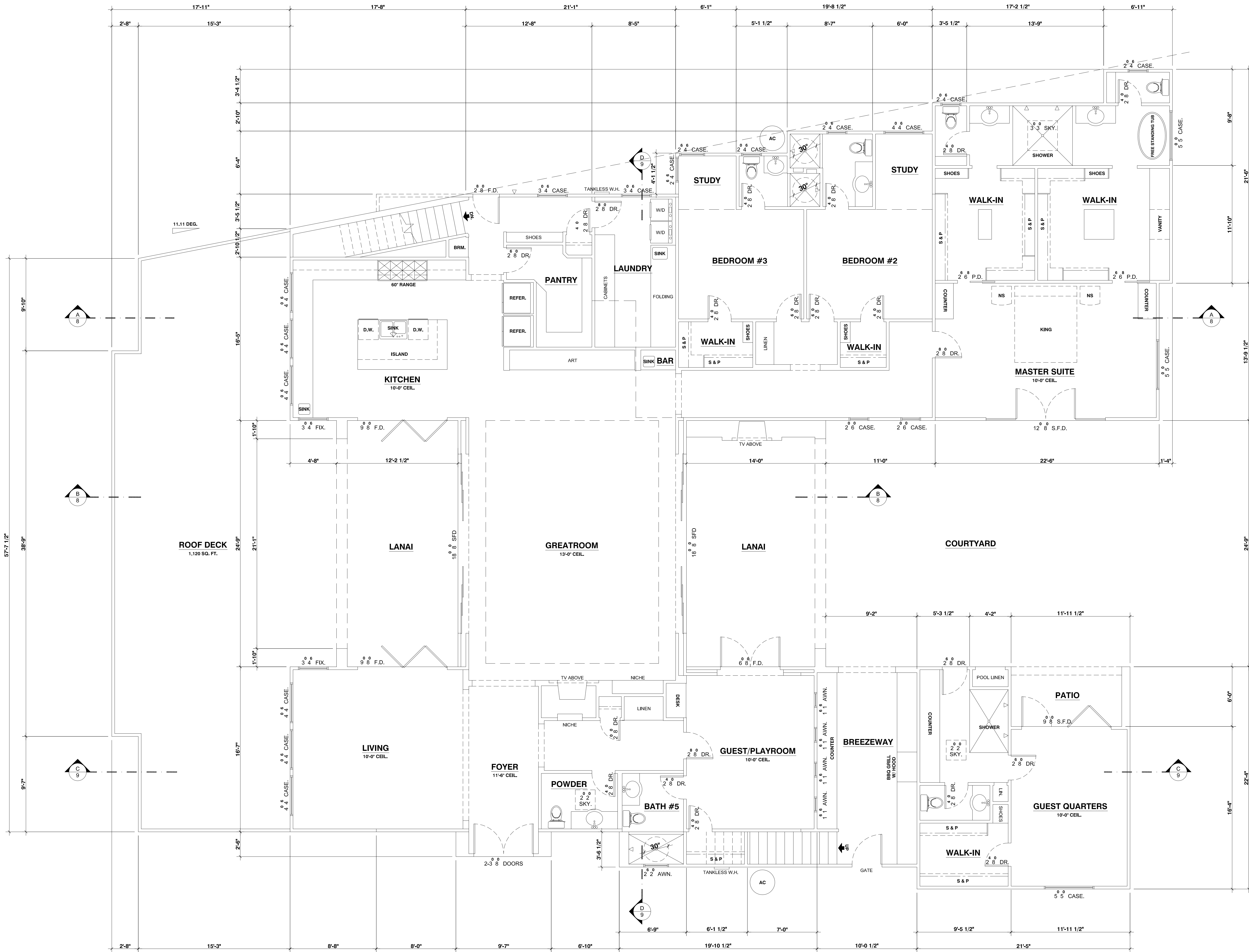
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FIRST FLOOR PLAN

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SHEET 4 OF 9  
PROJECT # 638504



# FIRST FLOOR PLAN

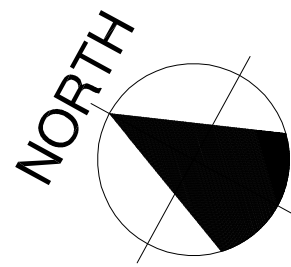
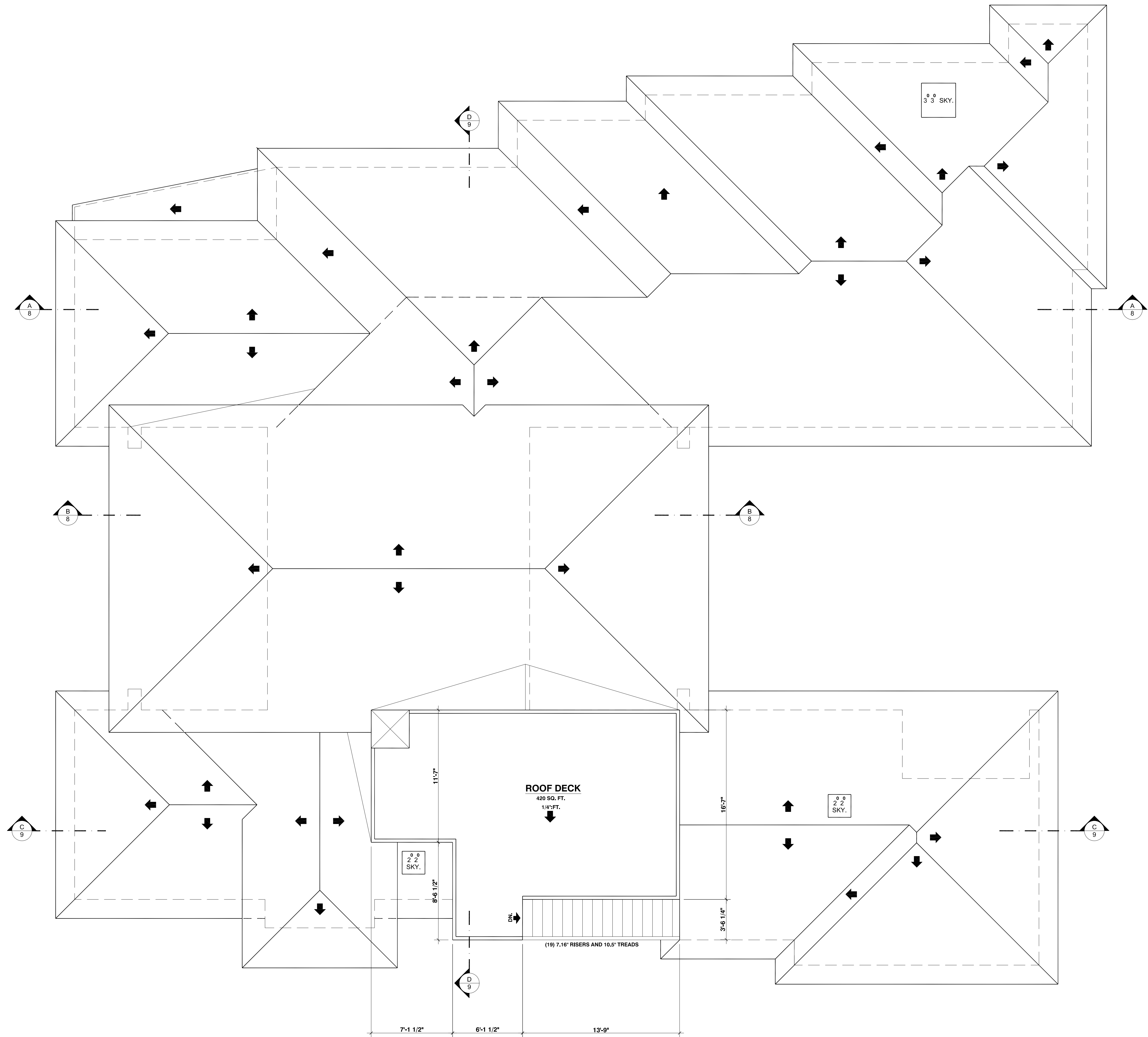
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## ROOF PLAN

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

### ROOFING NOTES:

- ROOF PITCH SHALL BE 2:12, U.O.N..
- CERTAINTED ASPHALT ROOFING, CLASS "A", ICC #ESR-1389 (CHARCOAL GREY)

#### PREPARED BY:

ED SIEFKEN  
SIEFKEN & ASSOCIATES  
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SAN DIEGO, CA 92111  
619-778-9750

#### PROJECT ADDRESS:

2365 VIA SIENA  
SAN DIEGO, CALIFORNIA 92037

PROJECT NAME:  
**SINNETT HOME**

SHEET TITLE:  
**ROOF PLAN**

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SHEET 5 OF 9

PROJECT # 638504

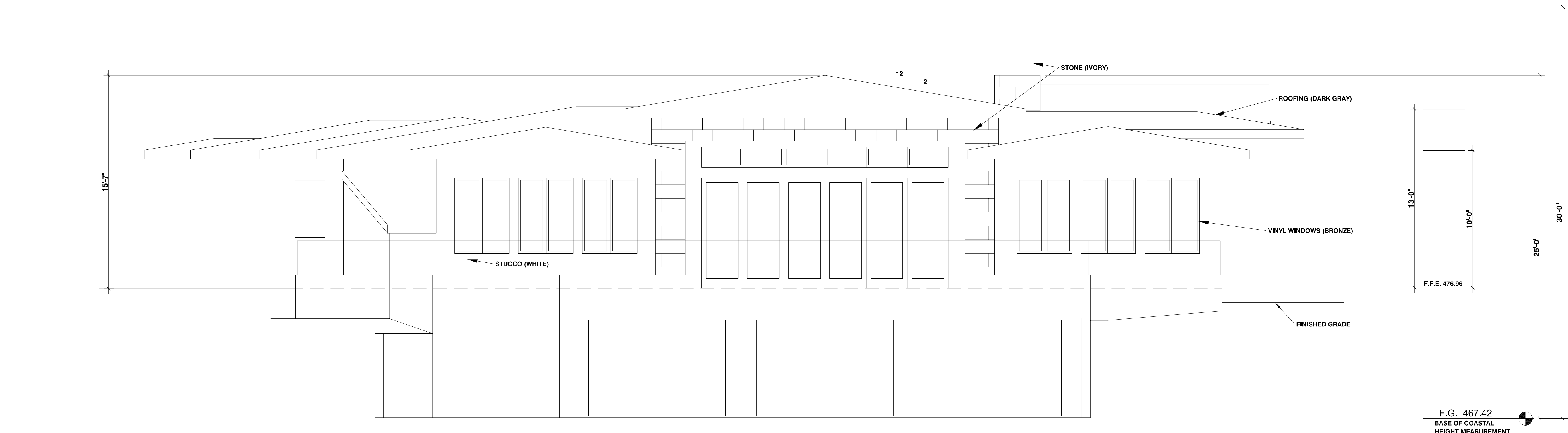
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**SIEFKEN & ASSOC.**  
7126 HYATT STREET  
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**SINNETT HOME**  
2365 VIA SIENA  
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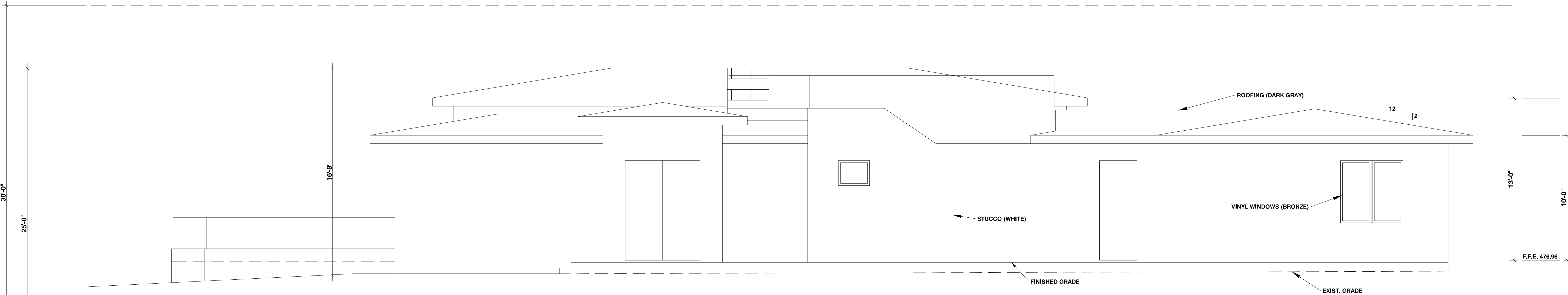
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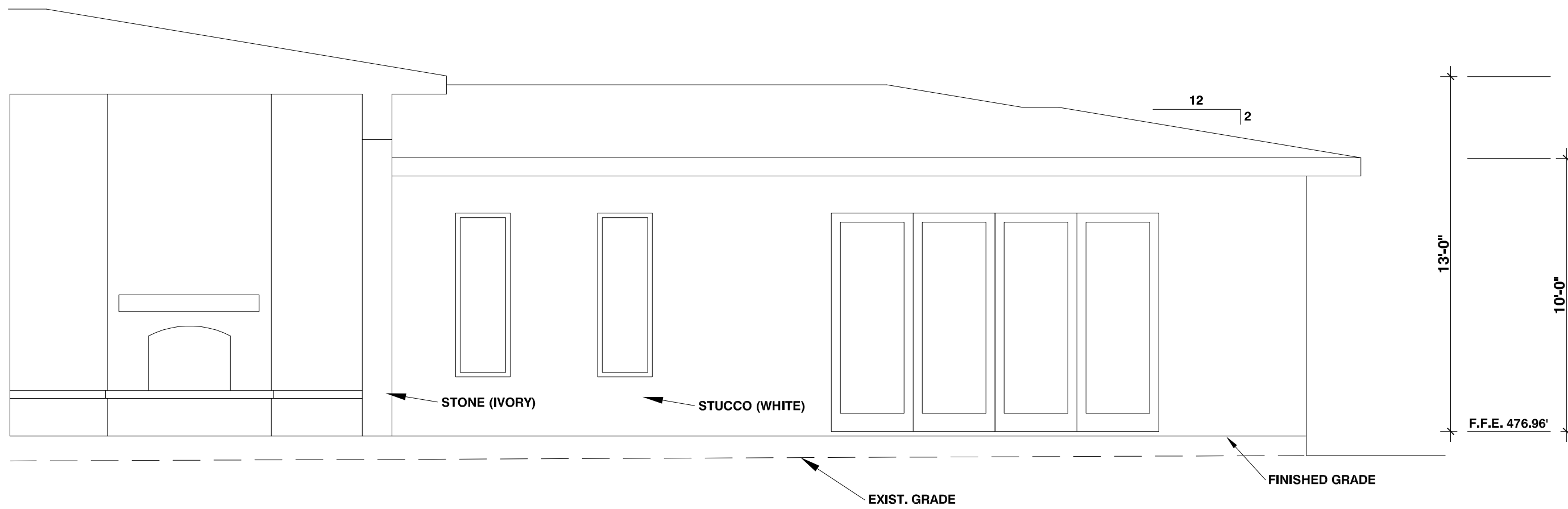
**NORTH ELEVATION**

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**WEST ELEVATION**

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**WEST COURTYARD ELEVATION**

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

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SHEET 6 OF 9  
PROJECT # 638504

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SINNETT HOME  
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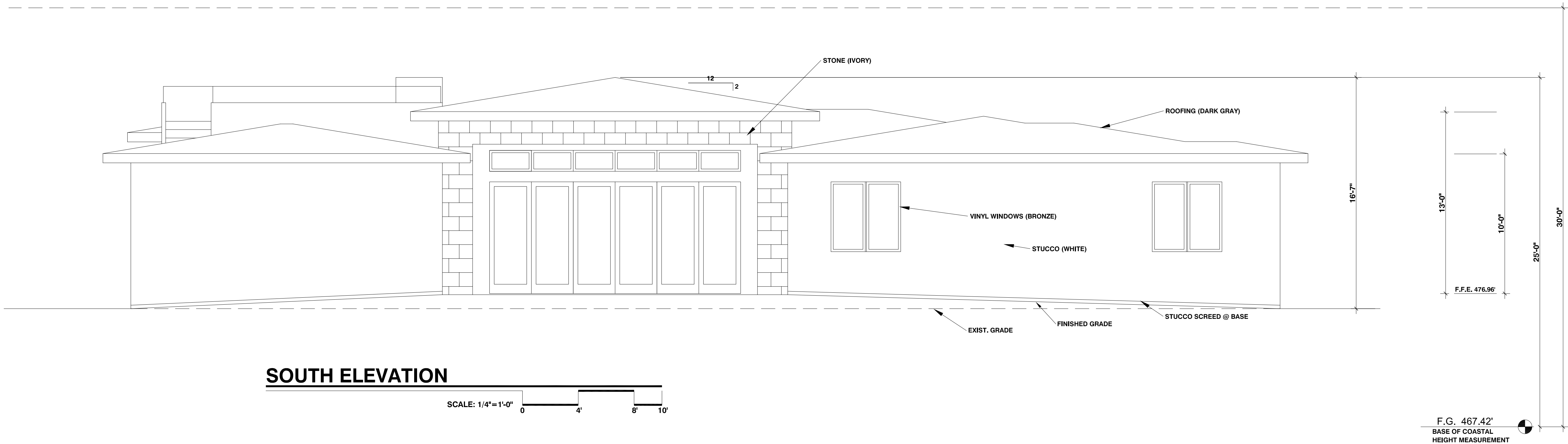
NO.	REVISION	DESCRIPTION	BY

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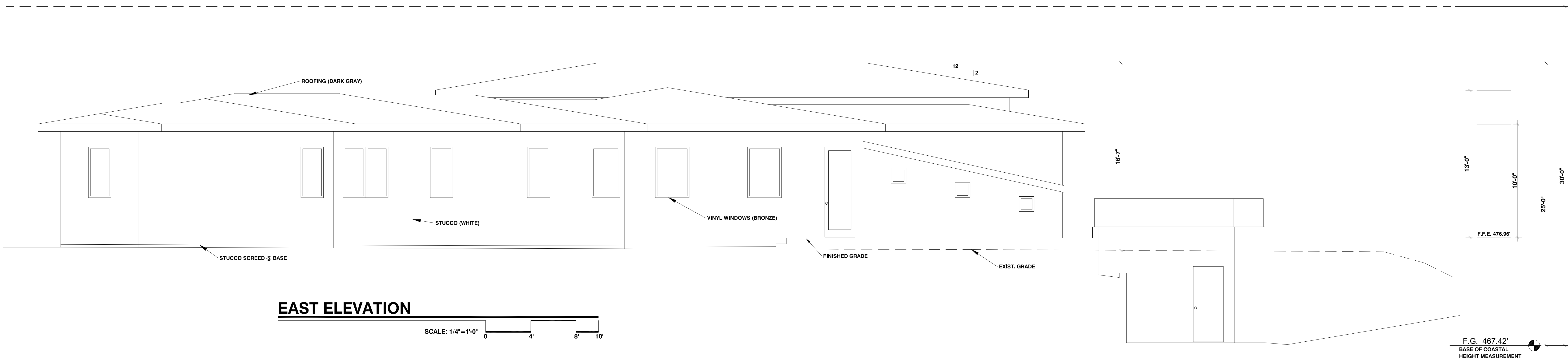
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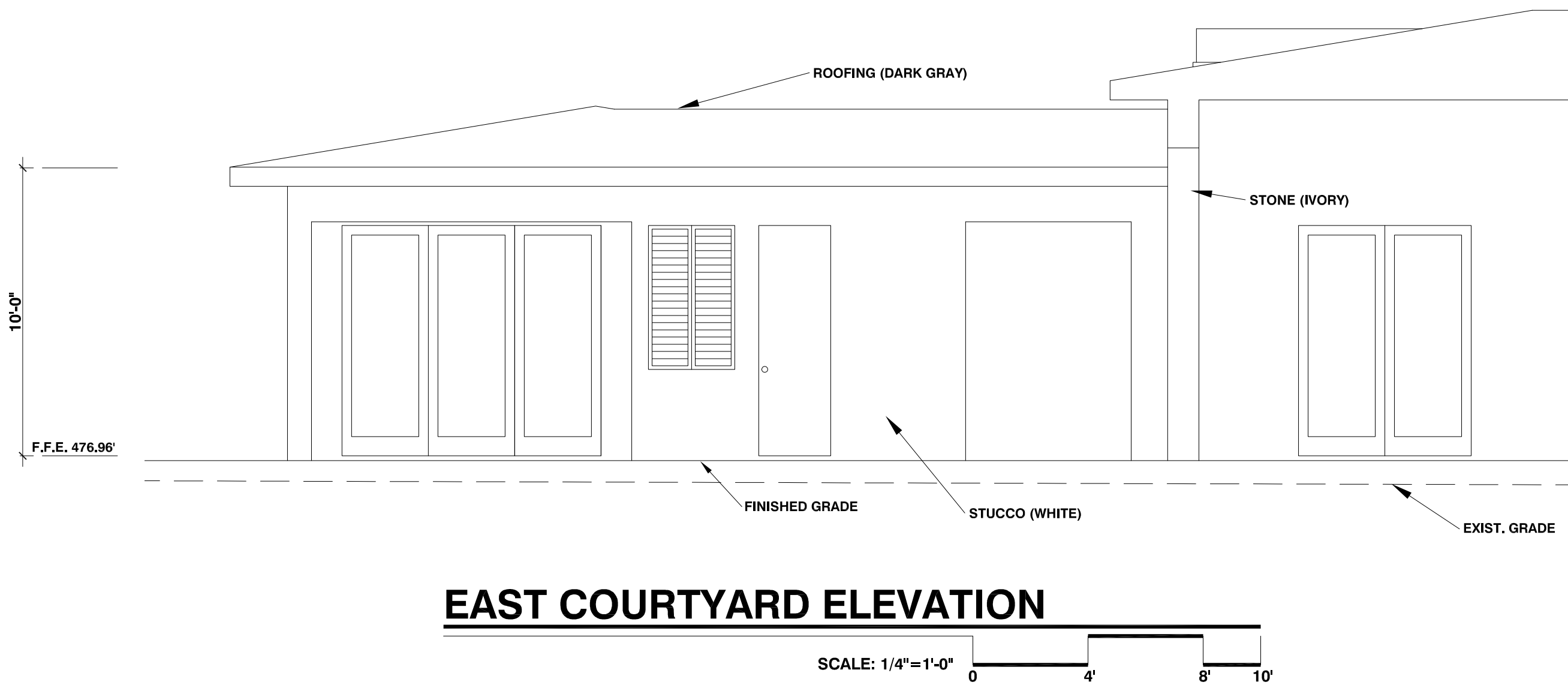
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SOUTH ELEVATION



EAST ELEVATION



EAST COURTYARD ELEVATION

PREPARED BY:

ED SIEFKEN  
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PROJECT ADDRESS:

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SINNETT HOME

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SHEET 7 OF 9  
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NO.	REVISION	DESCRIPTION	BY

SIEFKEN & ASSOC.  
7126 HYATT STREET  
SAN DIEGO, CA (619) 778-9750

SINNETT HOME  
2365 VIA SIENA  
SAN DIEGO, CA 92037

DESIGN BY ED SIEFKEN
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DATE 4-10-19
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PREPARED BY:

ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT STREET  
SAN DIEGO, CA 92111  
619-778-9750

PROJECT ADDRESS:

2365 VIA SIENA  
SAN DIEGO, CALIFORNIA 92037

PROJECT NAME:  
SINNETT HOME

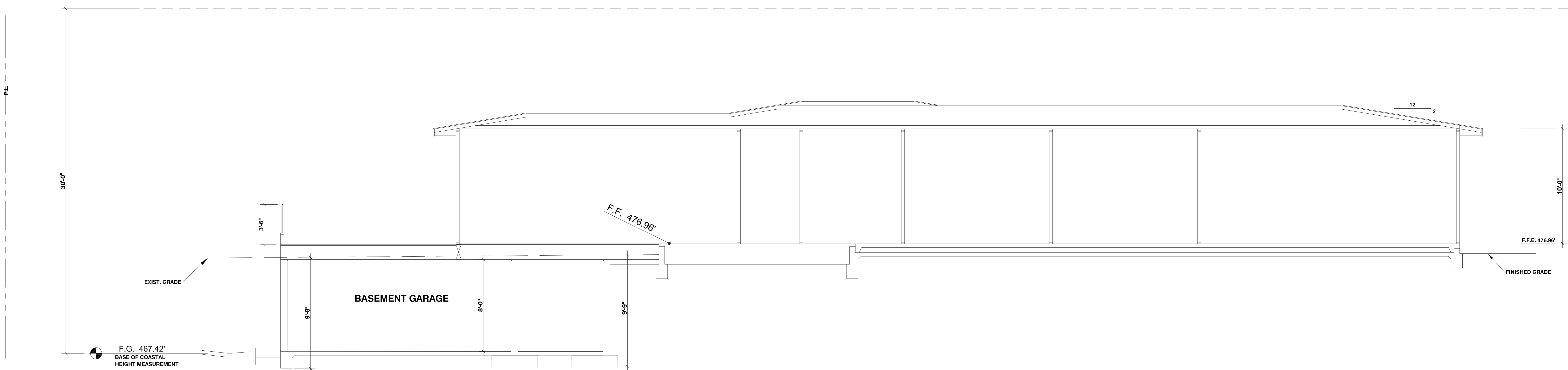
SHEET TITLE:  
SECTIONS

REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	6-1-20
REVISION 2:	11-25-19
REVISION 1:	

ORIGINAL DATE:  
4-10-19

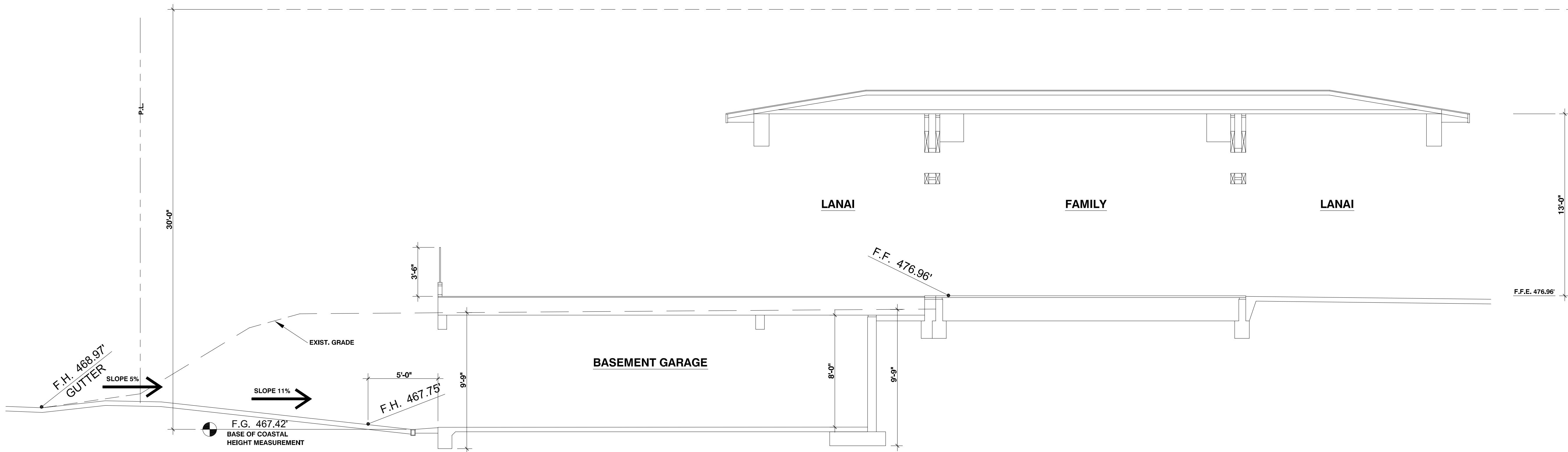
SHEET 8 OF 8

PROJECT # 638504



SECTION A-A

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



SECTION B-B

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

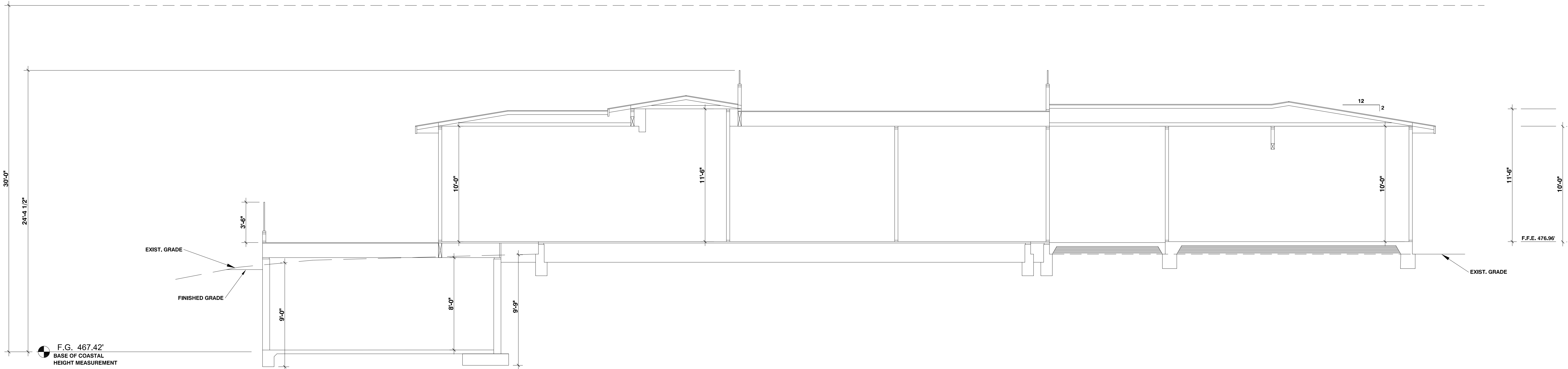


NO.	REVISION	DESCRIPTION	BY

SIEFKEN & ASSOC.  
7126 HYATT STREET  
SAN DIEGO, CA (619) 778-9750

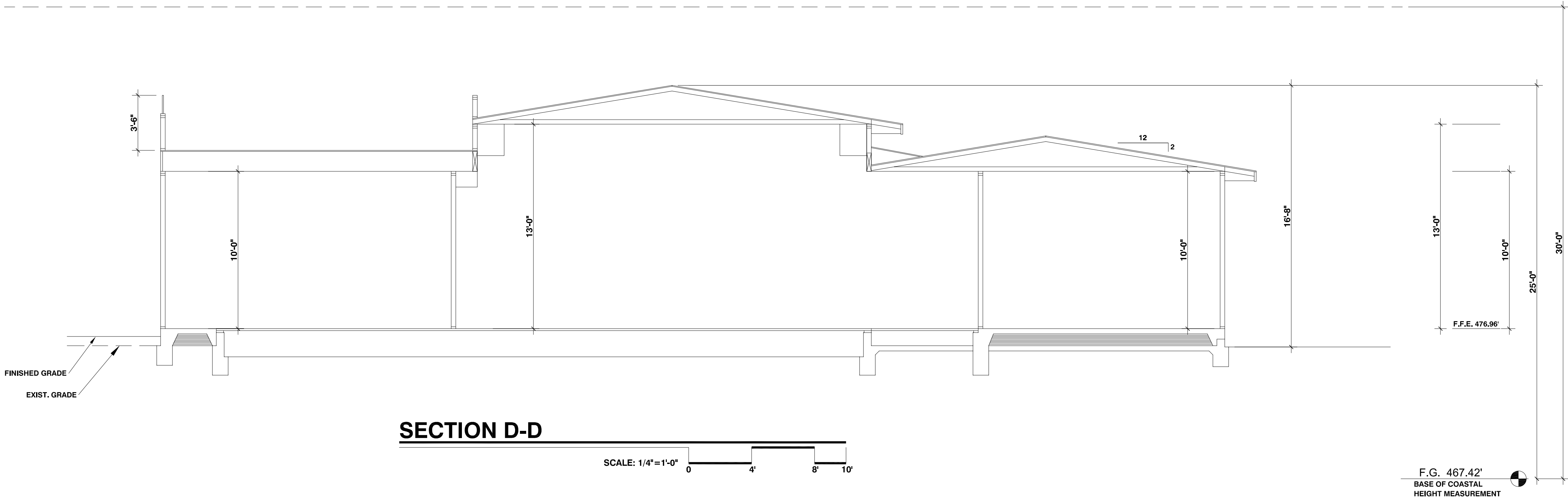
SINNETT HOME  
2365 VIA SIENA  
SAN DIEGO, CA 92037

DESIGN BY ED SIEFKEN
DRAWN ES
CHECKED
DATE 4-10-19
SCALE NOTED
JOB NO.
SHEET
9
SHEET: OF:



SECTION C-C

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



SECTION D-D

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

PREPARED BY:

ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT STREET  
SAN DIEGO, CA 92111  
619-778-9750

PROJECT ADDRESS:

2365 VIA SIENA  
SAN DIEGO, CALIFORNIA 92037

PROJECT NAME:  
SINNETT HOME

SHEET TITLE:

SECTIONS

REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	6-1-20

ORIGINAL DATE:  
4-10-19

SHEET 9 OF 9

PROJECT # 638504

# 2365 VIA SIENA

LOT AREA \_\_\_\_\_ 12,345 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 4,274 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 20'

SIDE SETBACK \_\_\_\_\_ 10'

REAR SETBACK \_\_\_\_\_ 10'

F.A.R. \_\_\_\_\_ .35





# 2345 VIA SIENA

LOT AREA \_\_\_\_\_ 12,150 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 2,630 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 20'

SIDE SETBACK \_\_\_\_\_ 10'

REAR SETBACK \_\_\_\_\_ 25'

F.A.R. \_\_\_\_\_ .22





# 2325 VIA SIENA

LOT AREA \_\_\_\_\_ 12,150 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 2,748 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 20'

SIDE SETBACK \_\_\_\_\_ 10'

REAR SETBACK \_\_\_\_\_ 28'

F.A.R. \_\_\_\_\_ .23





# 74 2311 VIA SIENA AVE

LOT AREA \_\_\_\_\_ 12,030 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 2,748 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 25'

SIDE SETBACK \_\_\_\_\_ 10'

REAR SETBACK \_\_\_\_\_ 10'

F.A.R. \_\_\_\_\_ .23





# 7403 HILLSIDE DRIVE

LOT AREA \_\_\_\_\_ 13,160 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 7,556 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 10'

SIDE SETBACK \_\_\_\_\_ 10'

REAR SETBACK \_\_\_\_\_ 41'

F.A.R. \_\_\_\_\_ .57





# 2322 VIA SIENA

LOT AREA \_\_\_\_\_ 12,010 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 2,544 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 20'

SIDE SETBACK \_\_\_\_\_ 7'

REAR SETBACK \_\_\_\_\_ 38'

F.A.R. \_\_\_\_\_ .21





# 2342 VIA SIENA

LOT AREA \_\_\_\_\_ 10,080 SQ. FT.

GROSS FLOOR AREA \_\_\_\_\_ 2,529 SQ. FT.

FRONT SETBACK \_\_\_\_\_ 20'

SIDE SETBACK \_\_\_\_\_ 7'

REAR SETBACK \_\_\_\_\_ 20'

F.A.R. \_\_\_\_\_ .25

